

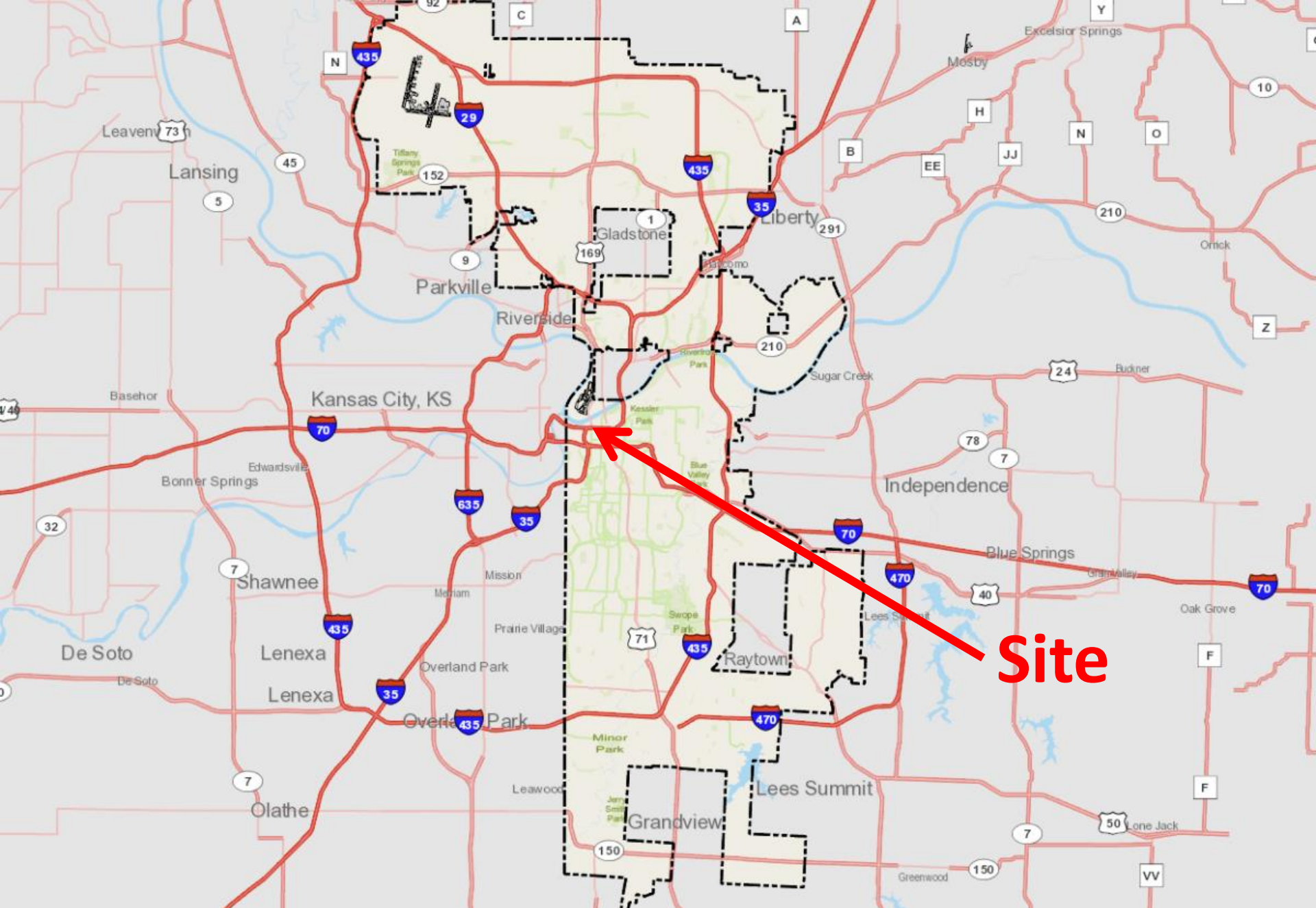
220265

Docket # 04

Case No. CD-CPC-2021-00239

**416 W. 12th St (Cathedral of the Immaculate Conception) –
Development Plan**





Site



Case No. CD-CPC-2021-00239



View looking north from W. 12th St and Broadway

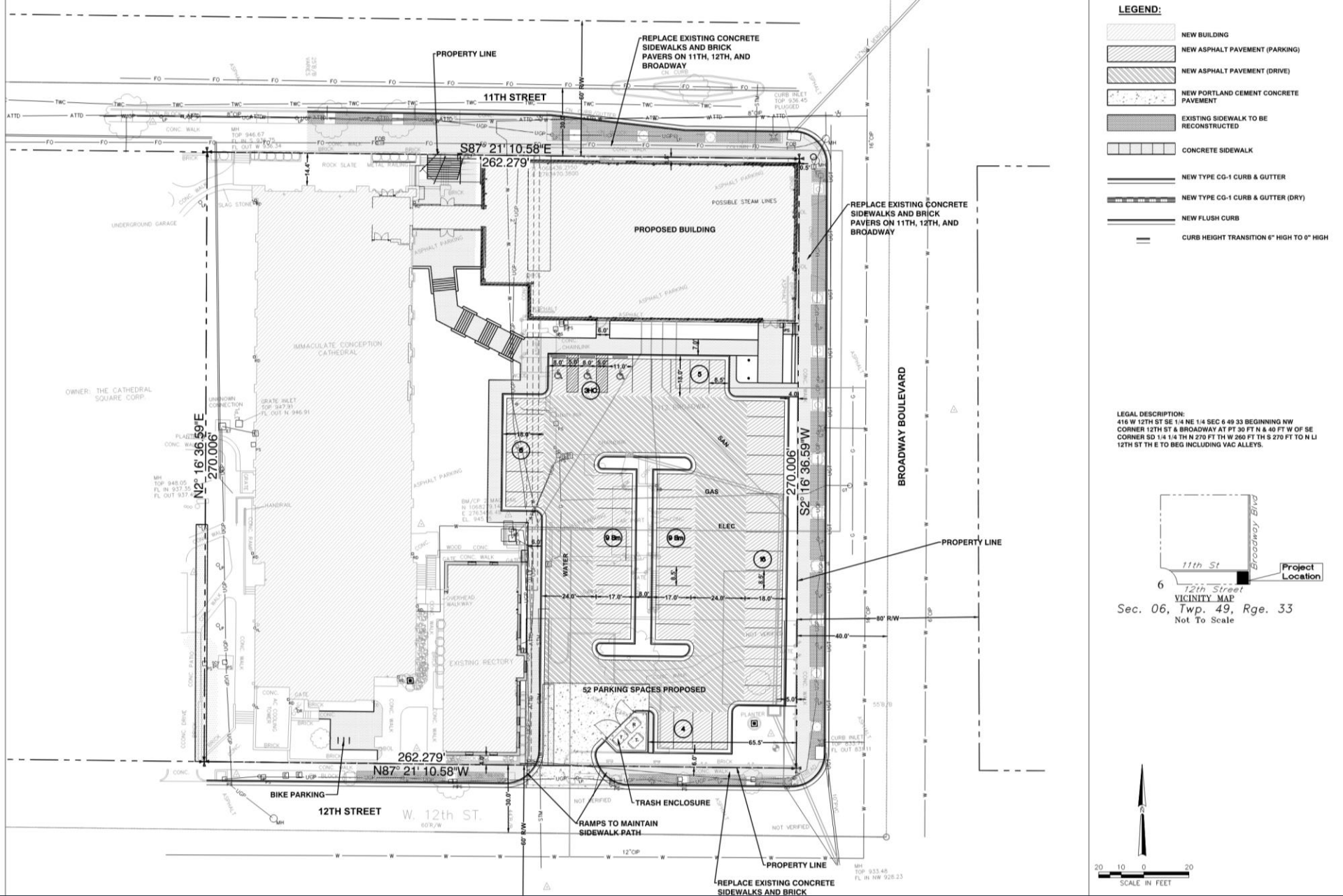
 Case No. CD-CPC-2021-00239












View looking south from W. 11th St and Broadway

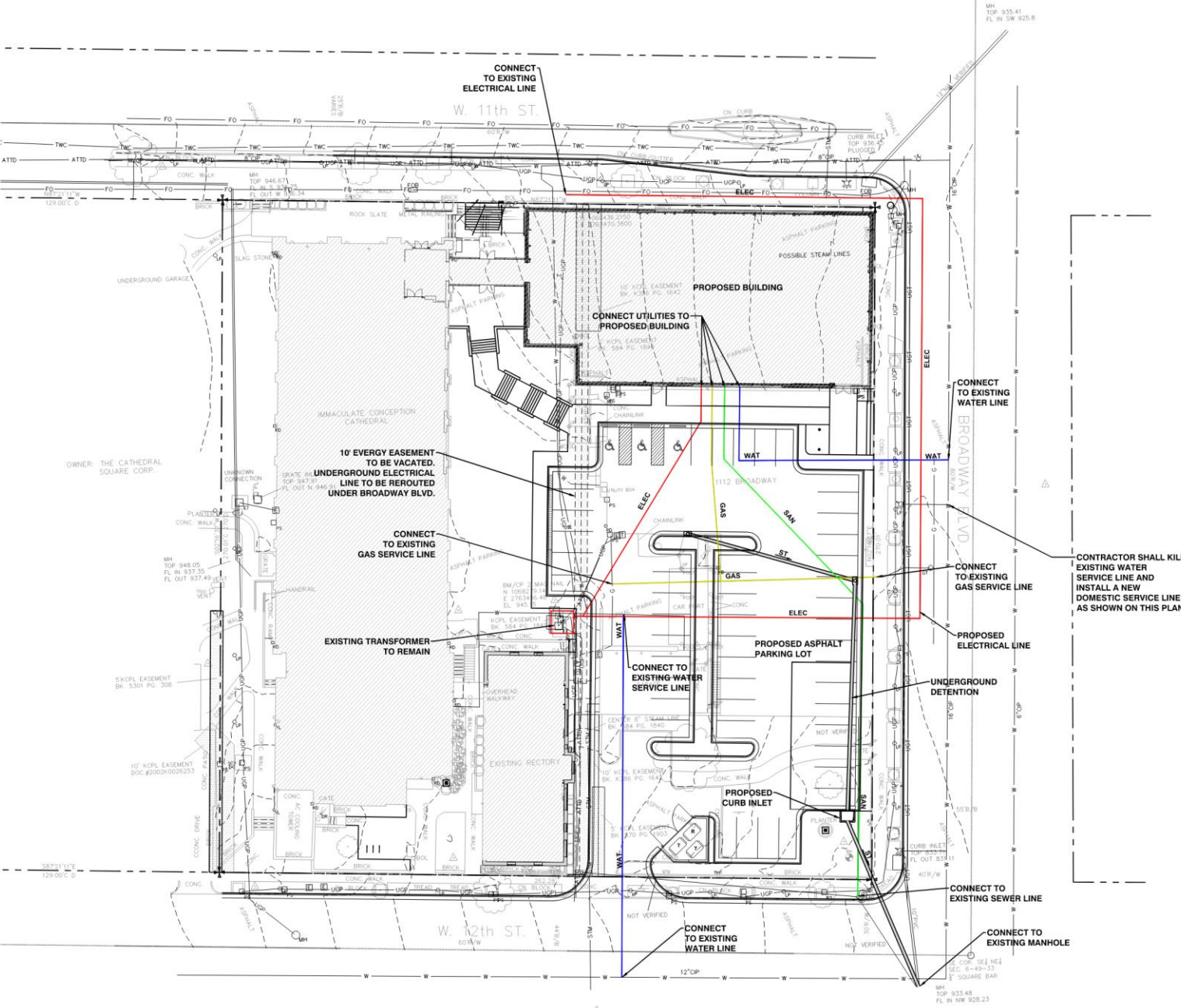
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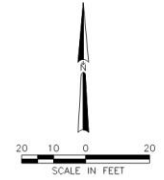


LEGEND:

	NEW BUILDING
	NEW STORM SEWER
	NEW STORM STRUCTURE / INLET
	NEW ROOF DRAIN
	NEW SANITARY SERVICE
	NEW WATER MAIN
	NEW ELECTRIC
	NEW GAS
	NEW COMMUNICATIONS



CONTRACTOR SHALL KILL EXISTING WATER SERVICE LINE AND INSTALL A NEW DOMESTIC SERVICE LINE AS SHOWN ON THIS PLAN.



PLANT SCHEDULE

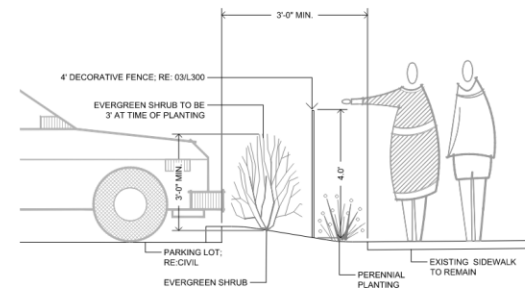
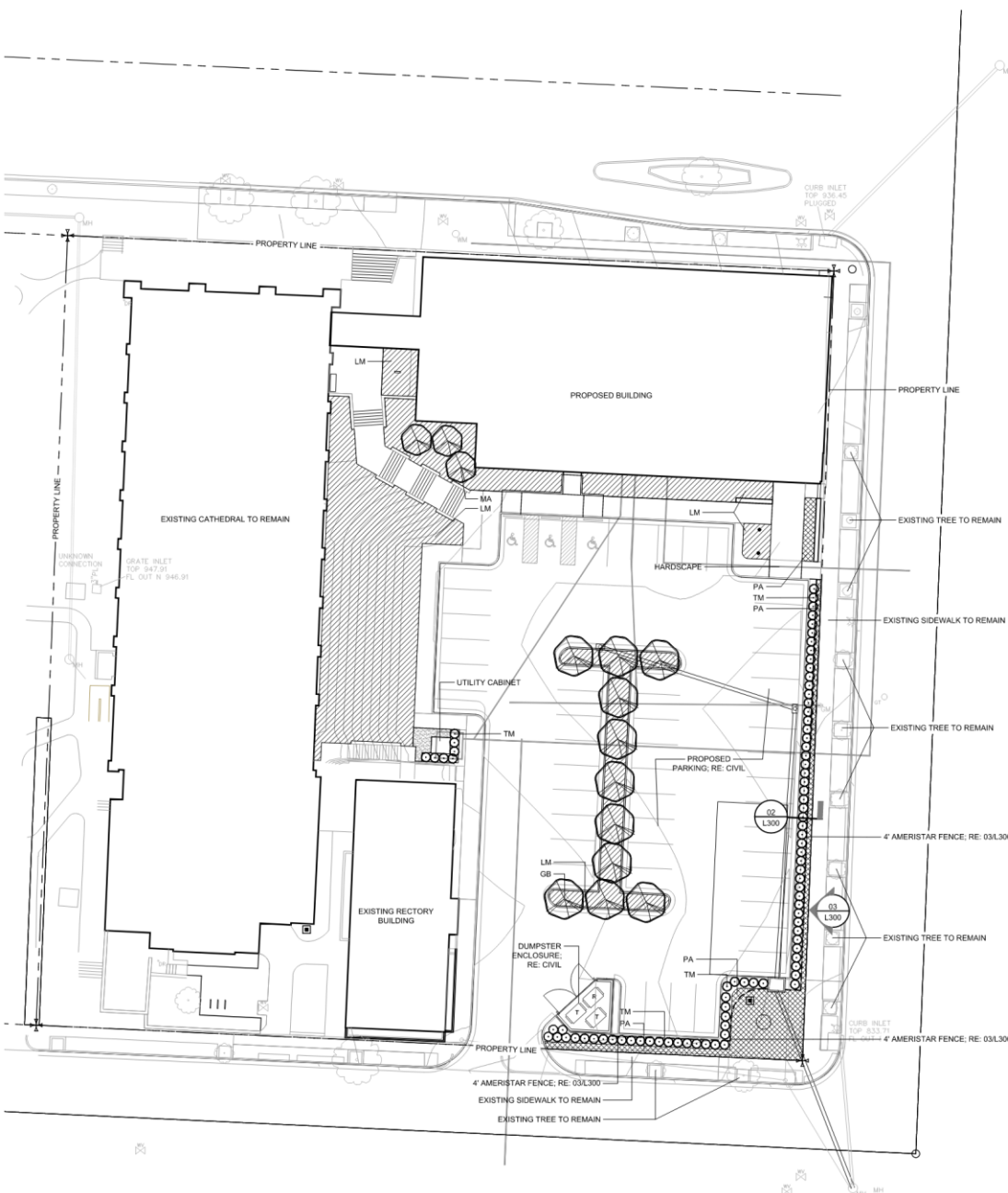
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
UNDERSTORY TREES						
MA	3	Malus 'Prune Fire'	PRAIRIE FIRE CRABAPPLE	8' HT - 1.5" CAL.	B&B	TREE FORM - SINGLE STEM
GB	11	Ginkgo biloba 'Fastigiat'	GINKGO	8' HT - 1.5" CAL.	B&B	FRUITLESS
SHRUBS						
TM	85	Taxus x media 'Hickall'	HICKS YEW	3'-0" MIN.	CONT.	AS SEEN ON PLANS
PERENNIALS						
LM	3019	Lilippe muscari	LILLYTURT	#1	CONT.	18" TRIANGULAR SPACING
PA	645	Perovskia atriplicifolia 'Little Spire'	RUSSIAN SAGE	#1	CONT.	18" TRIANGULAR SPACING

CITY REQUIREMENTS:

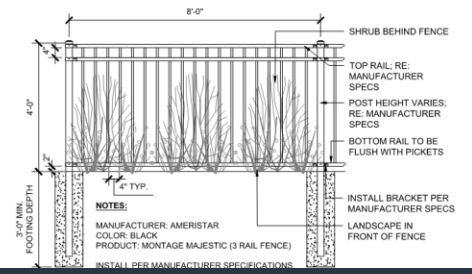
- 88-425-05-B: ADJACENT TO STREETS
 - 3' WIDE BUFFER STRIP REQUIRED - PROVIDED
 - DECORATIVE METAL FENCE - PROVIDED
 - CONTINUOUS SHRUB BOUNDARY 3' HIGH MIN. - PROVIDED
- 88-425-06-B: MINIMUM INTERIOR LANDSCAPE AREA
 - 35 SF PER PARKING STALL (52 STALLS=1,820 SF REQUIRED) - 1,861 SF PROVIDED
- 88-425-06-E: PLANT MATERIAL
 - 1 TREE PER 5 PARKING SPACE (52 STALLS = 11 REQUIRED) - PROVIDED

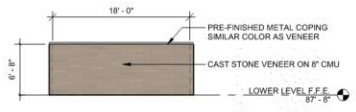
PLANTING GENERAL NOTES

- PLANT QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

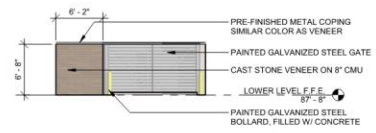


02 PERIMETER LANDSCAPE SECTION

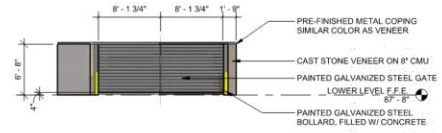




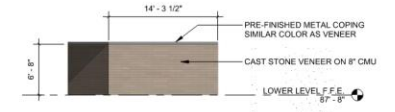
3 CITY TRASH ENCLOSURE ELEVATION - EAST
A201 1/8" = 1'-0"



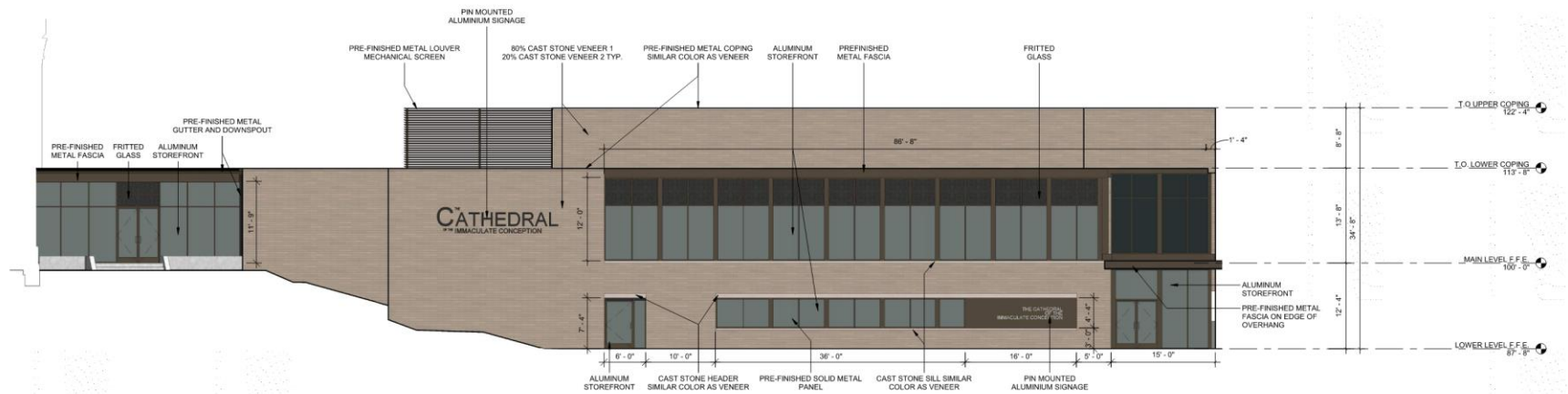
4 CITY TRASH ENCLOSURE ELEVATION - NORTH
A201 1/8" = 1'-0"



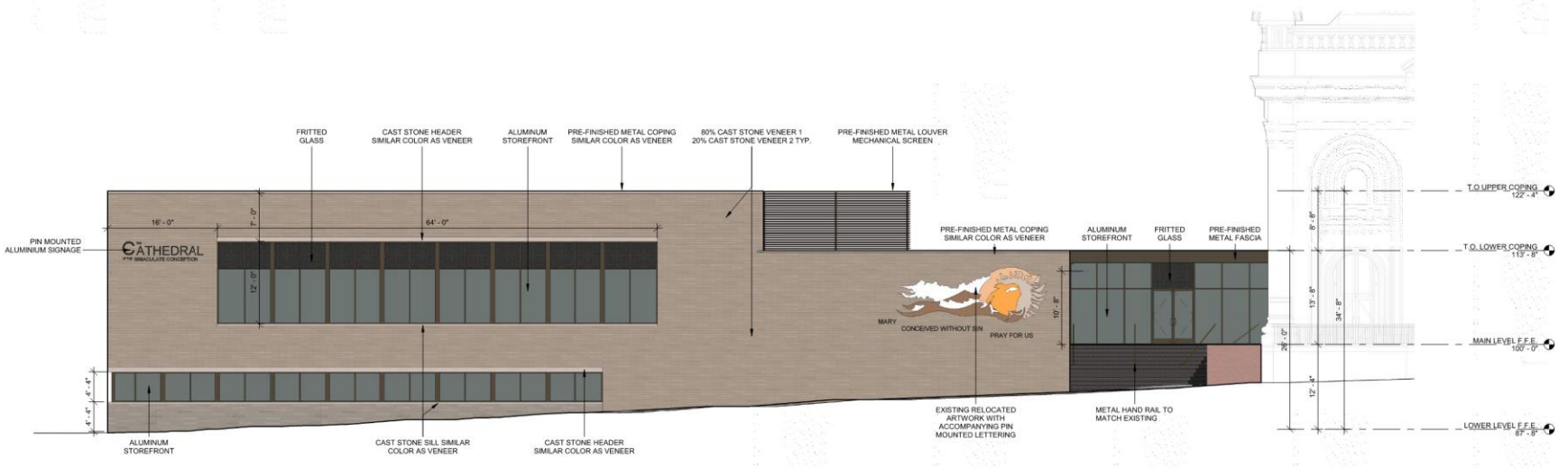
5 CITY TRASH ENCLOSURE ELEVATION - NORTHWEST
A201 1/8" = 1'-0"



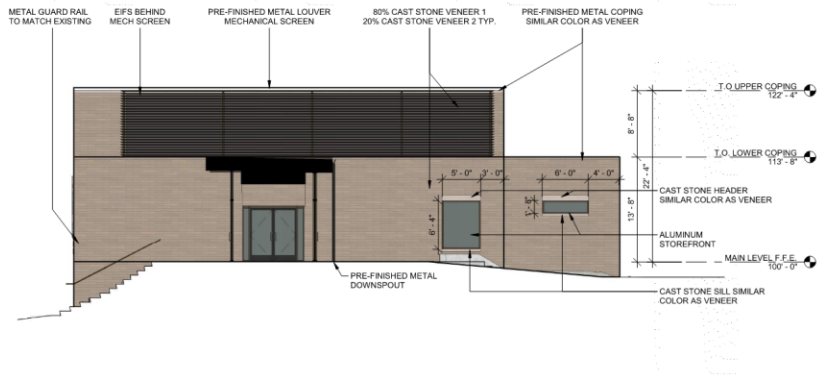
6 CITY TRASH ENCLOSURE ELEVATION - SOUTH
A201 1/8" = 1'-0"



2 CITY EXTERIOR ELEVATION - PARISH CENTER - SOUTH
A201 1/8" = 1'-0"

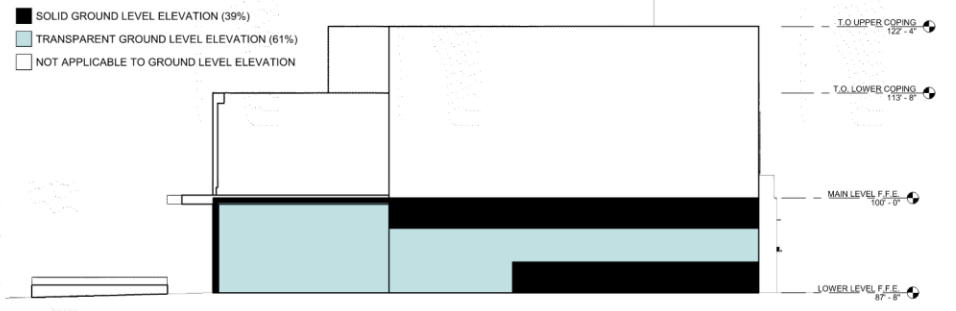


1 CITY EXTERIOR ELEVATION - PARISH CENTER - NORTH
A201 1/8" = 1'-0"

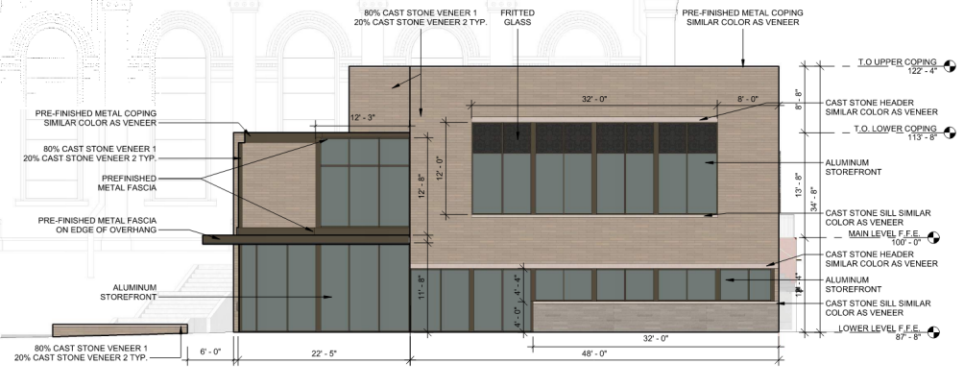
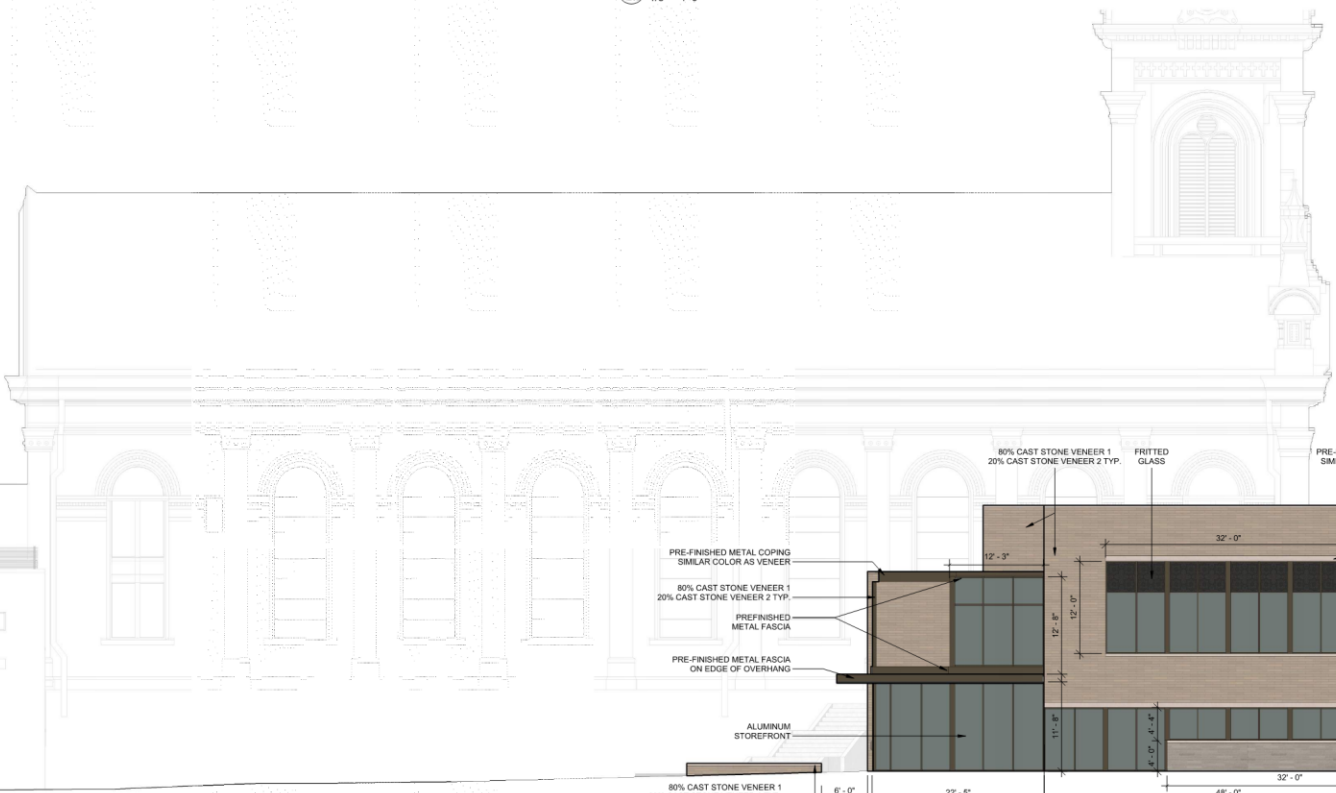


2 CITY EXTERIOR ELEVATION - PARISH CENTER - WEST AT LINK
 A209 1/8" = 1'-0"

AREA OF TRANSPARENCY WITH DESIGN CHANGE 533 SQFT
 TOTAL AREA OF GROUND LEVEL 876 SQFT
 PERCENTAGE OF TRANSPARENCY 61%



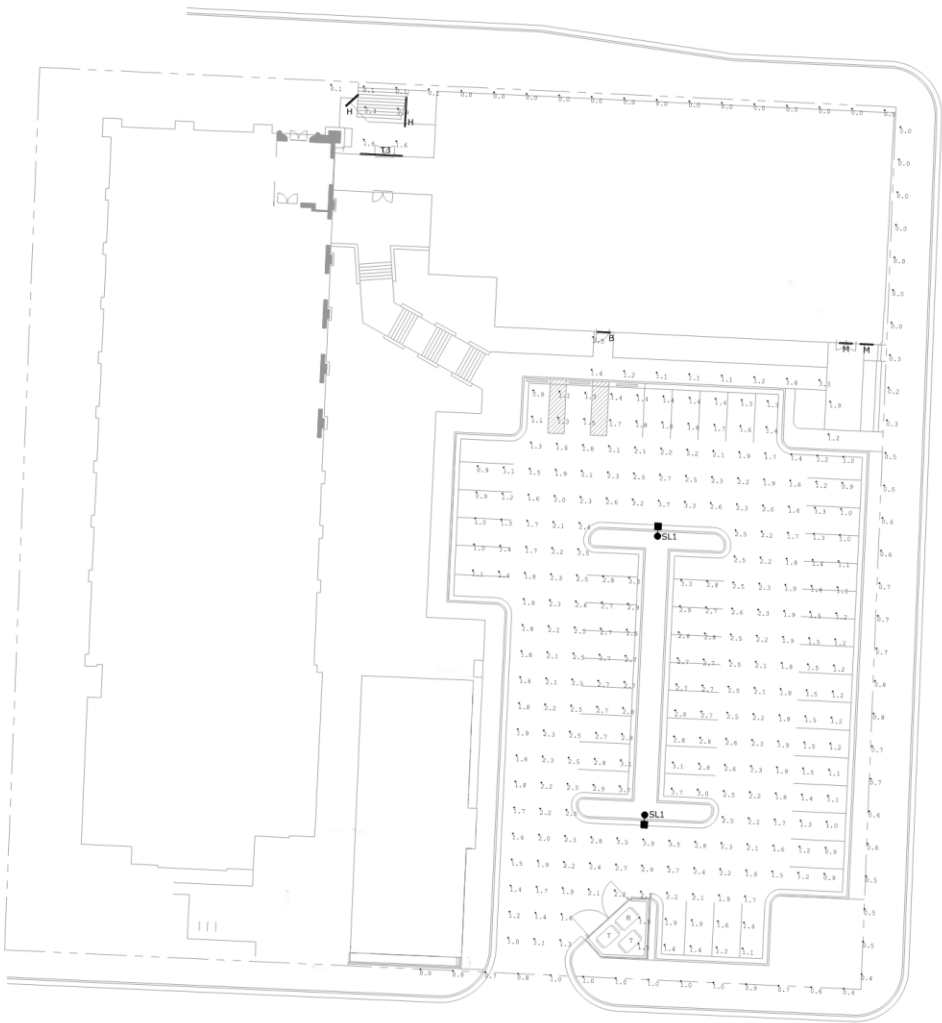
3 FACADE TRANSPARENCY STUDY DIAGRAM
 A209 1/8" = 1'-0"



1 CITY EXTERIOR ELEVATION - PARISH CENTER - EAST
 A209 1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE - DEVELOPMENT PLAN

TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
B	2'-0" LENGTH LINEAR WALL MOUNT EGRESS FIXTURE. WET LOCATION LISTED. MATTE SAFETY GLASS, ALUMINUM ALLOY. FULL CUTOFF LIGHT DISTRIBUTION.	WALL SURFACE	LED 3000K 587 LUMENS	UNV	BEGA SERIES 44417 OR APPROVED EQUAL	9.6
H	1" WIDTH SYMMETRIC HANDRAIL LIGHT. TRANSPARENT LENS, WET LOCATION LISTED. LENGTHS SHOWN ON PLANS. 70 DEG BEAM SPREAD. MOUNTED WITHIN CHANNEL ON UNDERSIDE OF HANDRAIL AIMED DOWNWARDS.	HANDRAIL	LED 284 LUM/LF 3000K, 80 CRI	UNV	WAGNER LUMENLINEAR	3.57 PER LF
M	4" WIDTH MULLION MOUNT WET LOCATION LISTED INDIRECT LINEAR FIXTURE. LENGTHS SHOWN ON PLANS. INDIRECT SYMMETRIC NARROW DISTRIBUTION. STANDARD OUTPUT. COORDINATE FINISH WITH ARCH-INTERIORS. 0-10V DIMMABLE DRIVER.	SURFACE MULLION	LED 3000K 530 LUM/LF	UNV	ALIGHT D4-XLS-30-80-U-G-D-M-X-D	5 PER LF
T3	EXTERIOR GRADE WET LOCATION WHITE LED TAPE IN LENSED CHANNEL. DIRECT VIEW LARGE HOUSING. MILKY DIFFUSION. 58 DEG BEAM ANGLE. IP65. INSTALL IN CONTINUOUS LENGTHS. REMOTE 0-10V DIMMABLE POWER SUPPLIES. FULL CUTOFF. COORDINATE FINISH WITH ARCH	EXTERIOR SURFACE	LED 100 LUM/LF 3000K	UNV/24	ACCOLYTE CHWH35-M-90-SWS265-1-5-40	0.75 PER LF
SL1	SINGLE HEAD PARKING LOT POLE FIXTURE. TYPE V (TSM) DISTRIBUTION. 0-10V DIMMING. UL LISTED FOR WET LOCATIONS. ARCHITECT TO SELECT FINISH. PROVIDE PARALLEL ARM MOUNT 1000mA DRIVE CURRENT. FUT CUTOFF HOUSING.	POLE	LED 20'-0" 3000K/90 CRI 32000 LUMENS	UNV	LITHONIA DSX2 OR APPROVED EQUAL	270



Area Name	Illuminance				
	Average	Max	Minimum	Avg/Min	Max/Min
North Egress	2.10	2.90	1.60	1.21	1.81
South Egress	1.60	3.30	1.10	1.45	3.00
Parking	2.01	3.90	0.90	2.23	4.33
Property Line	0.40	1.00	0.00	-	-
Rectory Egress	1.80	1.80	1.80	1.00	1.00

88-323 Boulevard and Parkway Standards:

Variances granted by BZA (CD-BZA-2022-00014)

88-323-02-B. SURFACE PARKING

1. If adjacent to and within 150 feet of a boulevard or within a development node, a vehicular use area must be located on the side or rear of the building. Parking located on the side of the building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.

(A): A 26-foot variance to the minimum setback of 30 feet for a vehicular use area located on the side or rear of the building, for a total setback of 4 feet.

88-323 Boulevard and Parkway Standards:

Variances granted by BZA (CD-BZA-2022-00014)

88-323-02-B. SURFACE PARKING

3. No more than 30% of a site's frontage adjacent to the boulevard or parkway may be used for vehicular use areas."

(B): A 26-foot variance to the minimum setback of 30 feet for a vehicular use area located on the side or rear of the building, for a total setback of 4 feet

Staff Recommendations:

Approval with Conditions

Downtown Neighborhood Association:

13 March 2022

RE: [CD-CPC-2021-00239](#) - CATHEDRAL OF THE IMMACULATE CONCEPTION

To Whom It May Concern:

The Downtown Neighborhood Association (DNA) represents residents in the CBD and River Market areas in Kansas City. We have a history of supporting dense, walkable infill development aligned with our Project Evaluation Rubric, developed by summarizing City-adopted plans, policies, and other documents for frequent development review issues.

We appreciated the opportunity to engage with the Diocese of Kansas City - St. Joe on Monday, February 7th, 2022. **Unfortunately, the concerns we raised at that meeting have gone unaddressed by the applicant.** While the Board of Zoning Adjustment granted variances to the Parkway and Boulevard standards, the City Council retains its legislative discretion for the approval of the development plan. **We are requesting that the City Plan Commission recommend that the City Council deny the development plan application.**

The DNA Project Evaluation Rubric evaluates development applications for their conformance with adopted city plans and policies. The evaluation rubric is attached and summarized below:

- **The Project should provide its primary entrance facing a public street.** The Project offers a zero-lot street edge along the public right-of-way, but its primary entrance faces off-street parking. Located on two critical downtown corridors, Broadway & 11th St., this project fails to provide street-level entry.



Renderings from SFS show the primary entrance oriented toward the large surface parking lot.

Case No. CD-CPC-2021-00239



- **The Project should create active facades along the street perimeter.** The primary interior event space is located on the building's second-story and overlooks the southern off-street surface parking lot. Transparent and active facades should be street-facing to promote public visibility and activity. Active uses that face the street promote urban life and provide critical eyes on the street. One simple and budget-friendly way of achieving this goal would be to move the second story of the building down to ground level along Broadway, creating an "L" shape.
- **The Project should embrace potential future onsite infill.** Orienting the active facade and entry of the building towards off-street surface parking promotes personal vehicular transportation and ignores potential future opportunities. Unlike this urban location, a development that embraces vehicular transportation is appropriate for suburban contexts. Creating more off-street surface parking lots is discouraged throughout the City's planning documents and is one of the lowest urban land uses. Surfacing parking could provide an opportunity for future infill development, such as a daycare, commercial space, or housing, but orienting the proposed building towards the off-street surface parking would negate this potential.
- **The Project should follow Parkway and Boulevard Standards for parking lot setbacks and vehicular use areas.** While the BZA granted variances for this issue, the Plan Commission and City Council can still enforce these standards through the development plan approval. Following these standards would not result in a net decrease of off-street parking that currently exists for the site. Furthermore, the applicant has previously stated (in the community engagement meeting and the BZA hearing) that a main goal of this project was to provide more parking for residents of Kansas zip codes who drive to their services. As downtown residents, we recognize that people come from all over the region, and that driving is a primary way of traveling to the region. Yet there is an abundance of off-street and on-street parking, both paid and free, available within walking distance of this site. Because downtowns are mixed use areas, parking demand can balance throughout a typical week and can be efficiently shared. This strategy works for venues large and small throughout the downtown area, and we don't believe special exceptions should be made for this applicant.

We encourage the City Plan Commission to ensure the above revisions are implemented as a condition of development plan approval, or recommend the development plan be denied by the City Council.

Respectfully,

Derek Hoetmer
DNA Vice President
for Planning and Development

Josh Boehm
DNA President





Planning & Development Committee

EXHIBIT A - Project Evaluation Rubric

Project Name: Cathedral of the Immaculate Conception
"PROJECT"

Date: 6 March 2022

MISSION: The mission of the Downtown Neighborhood Association (DNA) Planning & Development Committee (PDC) is to ensure projects within the DNA boundaries align with adopted City policies, plans, guidelines, and codes to enhance urban life for workers, visitors, and residents.

PURPOSE: The PDC Project Evaluation Rubric provides the framework for obtaining formal project support from the DNA. The PDC has a history of promoting a dense, walkable, urban experience within its boundaries, and the rubric transparently illustrates the priorities of our members. As part of the [Public Engagement Ordinance](#), the summary of this rubric will inform the DNA's response to City officials and staff on the basis of *Support or Opposition*.

Each evaluation **CATEGORY** is assigned specific goals from the **SUPPORTING DOCUMENTS** listed below. Each goal is given a 'Yes,' 'No', or 'N/A' value based on the relative achievement or failure of the goal. A formal letter response from the DNA will include a summary of the Rubric and outline the DNA's position to the project. Note, the stance of the DNA letter does not constitute future support or opposition throughout the project timeline and is subject to change.

SUPPORTING DOCUMENTS

- [KC Greater Downtown Area Plan](#)
- [KC Transit-Oriented Development Policy](#)
- ▲ [Bike KC Master Plan](#)
- △ [KC Downtown Development Code \(88-338\)](#)
- [Downtown Walkability Plan](#)

CATEGORY	SUPPORTING DOCUMENTS	YES	NO	N/A	COMMENTS/ RECOMMENDATIONS
PLANNING / LAND USE					
Does the PROJECT support dense and pedestrian-friendly development patterns?	●○▲△				PROJECT directs pedestrian circulation away from sidewalks
Does the PROJECT define the street edge or provide setbacks to augment and improve street-level pedestrian activity?	●				
Does the PROJECT improve or maintain a dense, urban street grid?	●				
ARCHITECTURE					
Does the PROJECT provide continuous, street-level, active, pedestrian-oriented uses?	●○△				
Is the PROJECT's primary entrance directly accessible from the street?	●○△				



Are the street-level facades of the PROJECT mostly transparent?	●○△	■			
Does the PROJECT incorporate materials and is of a scale that is similar or complements the surrounding building character?	●○	■			
Does the PROJECT employ human-scaled detailing and design?	●△		■		
LANDSCAPE + PUBLIC REALM					
Does the PROJECT provide a coordinated, accessible, comfortable, safe, multi-modal, and connected public realm?	●○	■			
Does the PROJECT maintain or expand the public right-of-way?	●	■			
Does the PROJECT employ vehicular-traffic calming measures at intersections, alleys, and streetscapes?	○■			■	PROJECT should enhance all disturbed streetscapes
Does the PROJECT minimize or eliminate curb cuts at potential conflict zones with pedestrians, transit, and cyclists?	△			■	
Does the PROJECT provide a coordinated strategy to maintain multi-modal transit, including pedestrian circulation, during construction activity?	●■			■	Not discussed.
Does the PROJECT meet or exceed universal accessibility design standards?	○			■	Not discussed.
PARKING					
Does the PROJECT hide vehicular parking to ensure minimal visibility from the public right-of-way?	●△		■		PROJECT locates parking adjacent to primary street.
Does the PROJECT provide accessible, functional, secure, non-vehicular transportation amenities?	△			■	Not discussed, but does not appear to achieve goal.
Does the PROJECT employ shared parking strategies, minimize quantities, and/or eliminate vehicular parking?	○			■	PROJECT maximizes surface parking.
Does the PROJECT build parking with potential future adaptability (if new vehicular parking is required)?	●	■			
SUSTAINABILITY					
Does the PROJECT preserve or reuse existing buildings that are integral to the street-facing city block perimeter?	●		■		PROJECT removes two existing buildings adjacent to block perimeter.
Does the PROJECT employ sustainable strategies through materiality, renewable energy, construction, and/or water usage?	○			■	Not discussed.
Does the PROJECT employ sustainable living-system strategies such as native plants, green roofs, stormwater BMPs, and/or street trees?	●			■	Not discussed. Street trees shown in plans.

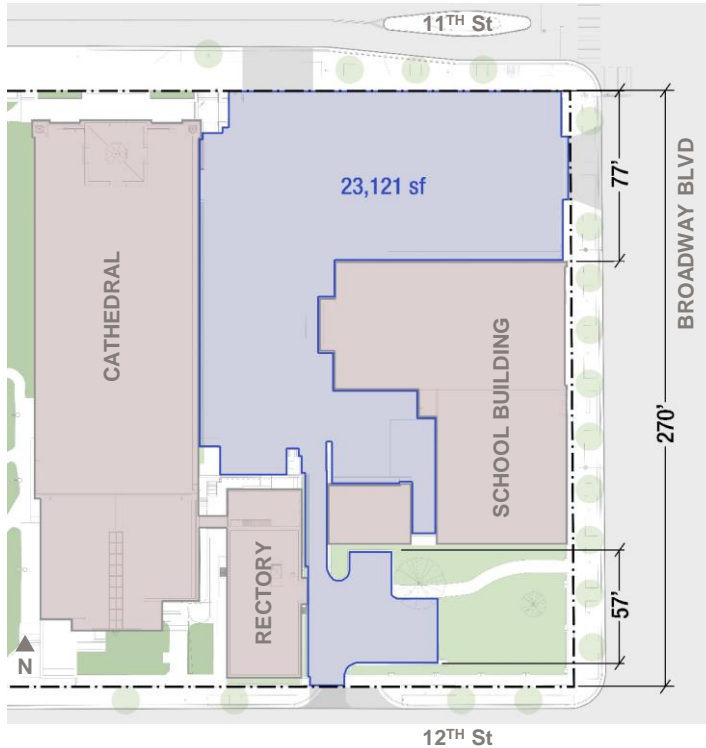




Cathedral of the Immaculate Conception

Cathedral Expansion

Site Plan – Existing – Site Frontage & Paved Area



EXISTING SITE FRONTAGE

- **270'** - Overall Property length along Broadway Blvd
- **134'** (77'+57') - Existing Vehicle Use length along Broadway Blvd
- **50%** - Percentage Vehicular Use

EXISTING PARKING PAVED AREA

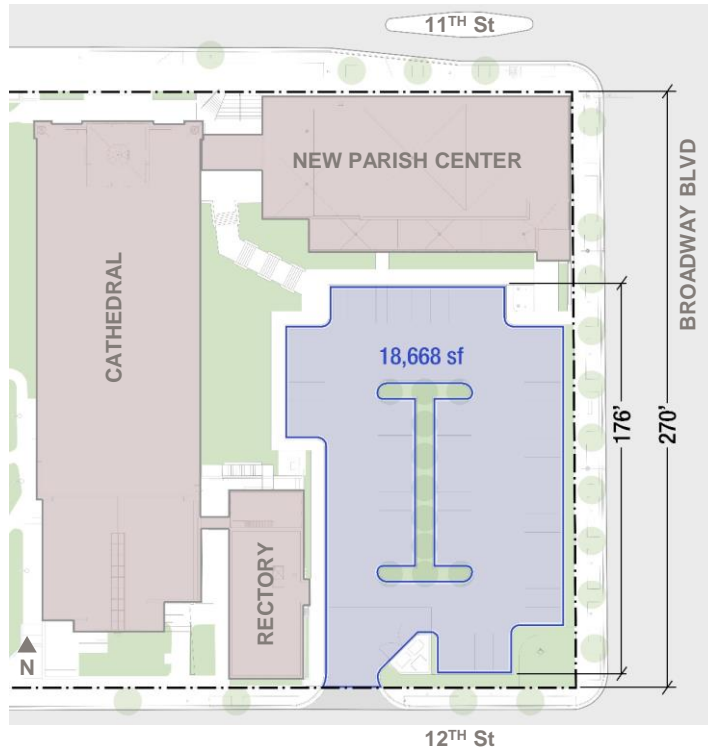
- 23,121 sf - Existing paved area

EXISTING PARKING STALLS

- 42 Spaces



Site Plan – Proposed – Site Frontage & Paved Area



PROPOSED SITE FRONTAGE

- **270'** - Overall Property length along Broadway Blvd
- **176'** - Proposed Vehicle Use length along Broadway Blvd
- **65%** - Percentage Vehicular Use

PROPOSED PARKING PAVED AREA

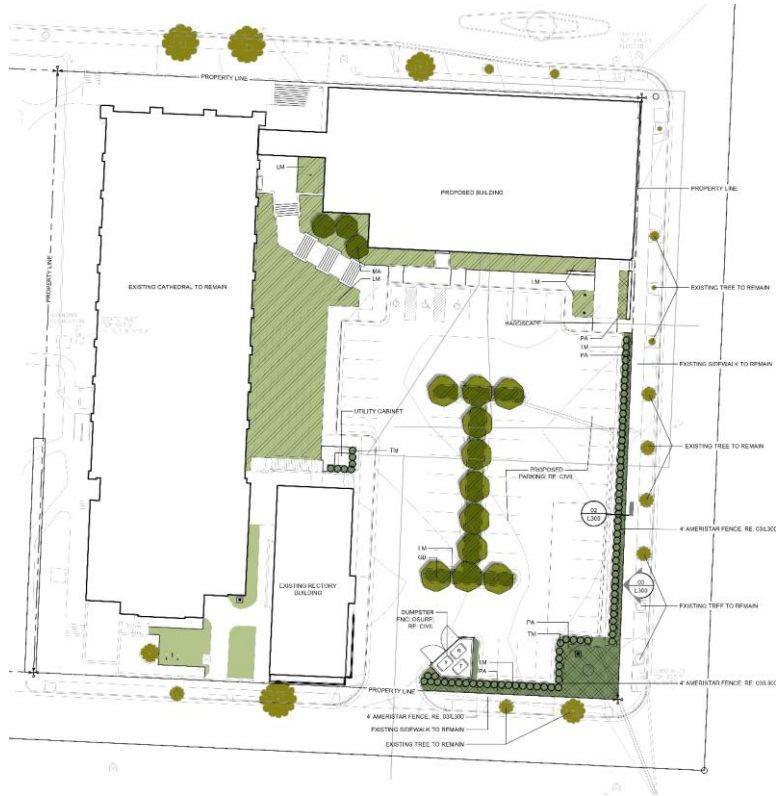
- 18,668 sf - Proposed paved area

PROPOSED PARKING STALLS

- 52 Spaces



Site Context – Proposed – Landscape Detail



Fastigiata Ginkgo (Columnar)



Prairiefire Crabapple



Black Aluminum (e.g. Ameristar) fence



Hick's Yew Evergreen Shrub



Russian Sage



Liriopce Groundcover

Site Context – *Existing* – Northeast corner of 12th & Broadway



Site Context – *Proposed* – Northeast corner of 12th & Broadway



Site Context – *Proposed* – Northeast corner of 12th & Broadway



Site Context – Existing – Southeast corner of 12th & Broadway



Site Context – *Proposed* – Southeast corner of 12th & Broadway

