



# Parkway Towers Condominium

Building for the Future

July 9, 2023

City of Kansas City, Missouri Councilmembers

Re: Support for Ordinance No. 230579-Transportation and Infrastructure Study

Dear City Councilmembers:

The Parkway Towers Condominium Association, Inc., is joining with the Plaza Westport Neighborhood Association, and other nearby associations in support of Ordinance No. 230579 to enable a comprehensive transportation and infrastructure study plan for the Plaza and Westport areas, approximately north of 52<sup>nd</sup> Street, south of 39<sup>th</sup> St, State Line Road on the west to Troost Avenue on the east. We believe that such a transportation and infrastructure study should be objective, and independent of the developers' traffic studies that routinely find "no impact" on traffic notwithstanding substantial increases in density. Our community has been actively involved in monitoring multiple rezoning and development requests. As a result, we express our great concern that the traffic impact of currently approved projects and other potential development projects in the Plaza and Westport area will make worse an already over stressed traffic situation in our residential neighborhoods. Such a transportation and infrastructure analysis was recommended by the adopted Midtown Plaza Area Plan and is a critical next step in implementing the Midtown Plaza Area Plan.

Listed below are our requests and we are willing to work with the Westport Regional Business League to help shape a scope of work for such an area-wide transportation and infrastructure (including parking) study plan, which we propose should at least include:

1. Initiation of a prioritized transportation and infrastructure study plan for the Plaza and Westport area targeted toward the impact from already approved and anticipated new development projects in the area;
2. Implementation of more comprehensive traffic study requirements for developers to help the City staff evaluate the cumulative traffic, parking and pedestrian impact of changing and more dense land use patterns, not from just one development, but all approved and anticipated developments within our immediate area;
3. Recommendations for policy adoption that City staff utilize the cumulative traffic, parking and pedestrian impacts in their recommendations in specific prospective rezoning and development applications; and

4. Immediate analysis of needed traffic improvements for currently approved and proposed development to address existing traffic, parking and pedestrian problems magnified by increased future traffic due to higher density so that specific traffic improvements can be planned now to be constructed and accomplished with a schedule consistent with development construction.

We pledge our commitment to help define the proper scope of work for this transportation and infrastructure study. We are concerned about our community and our City as new development contributes to the value of our neighborhood, but also creates significant challenges to maintaining the fabric of our neighborhood.

We ask for your support of Ordinance No. 230579 and look forward to working together toward a better future for the City.

Sincerely,

Board of Managers Parkway Towers Condominium Association, Inc.

*Suzy Cook*

By Suzy Cook, President

Electronic CC via email to:

Michael Shaw, Director of Public Works Department  
Jeffrey Williams, Director of Planning and Development Department