

Clarke, Andrew

From: Alma Fetahovic <alma.fetahovic4@gmail.com>
Sent: Monday, February 27, 2023 10:48 AM
To: Public Engagement
Cc: cc 1
Subject: CD-CPC-2022-00222

Follow Up Flag: Follow up
Flag Status: Completed

Alma Fetahovic
411 NE 55th Street, Kansas City, MO 64118
alma.fetahovic4@gmail.com
KCMO Council District 1

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

As a supporter of urban farming and community engagement, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,
Alma Fetahovic

Clarke, Andrew

From: Andrew Johnson <andrewjohnsonkc@gmail.com>
Sent: Monday, February 27, 2023 3:02 PM
To: Public Engagement
Cc: cc 1
Subject: Comments on Westport Commons development --- CD-CPC-2022-00222

From: Andrew Johnson
3423 Baltimore Avenue, KCMO 64111
andrewjohnsonkc@gmail.com
816-718-9916
Resident of the 4th district

To the members of the City Plan Commission:

I am writing to express my frustration and disapproval of plan number CD-CPC-2022-00222, Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel, put forth by Sustainable Development Partners Kansas City, which would replace the Westport Commons Farm.

When I attended the original community meetings for redeveloping Westport Middle School and Westport High School in 2013, I was blown away by the amazing proposal from the Sustainable Development Partners. I sat through numerous community meetings alongside hundreds of my neighbors to learn the details of several proposals. So many of us in the surrounding neighborhoods were increasingly in support of the Sustainable Development Partners plan. Bob Berkebile's vision of a community hub focused on building a more resilient, inclusive, and sustainable midtown neighborhood included a number of commitments to residents when it came to how these properties would be redeveloped. In particular, the Sustainable Partners worked closely with neighbors to offer listening sessions and brainstorming sessions to ensure that their plan would actually serve the needs of the surrounding community. One of the most exciting elements of their proposal was for a working community farm operated by Cultivate KC.

Over the past decade since those community meetings, I've watched Cultivate KC build upon this vision and honor the integrity of their commitments to the community. Cultivate KC continued to hold up their commitment even when the district inexplicably tried to split the two campuses and award each one to different developers, fully aware that the full vision of the Sustainable Partners plan relied on acquiring BOTH campuses. Cultivate KC continued to hold up their commitment even when the partners chose to take half of the land promised for the farm in order to add more parking spaces. Cultivate KC continued to hold up their commitment even after the Sustainable Development Partners brought in Plexpod, which significantly increased the rent for all tenants and priced out most of the other nonprofit partners originally committed to the vision. Cultivate KC continued to hold up their commitment in spite of the rest of the project's vision gradually falling apart.

I understand that the Westport Commons project as it exists today is very different from what the community was promised ten years ago. I understand that developers and investors often change course to deal with realities, financial or otherwise. I understand that this property is now privately owned and the owners are not obligated to do something that is not in their self-interest.

However, I think it is important to remember the history and context of the specific request that is now before City Plan Commission to rezone the site. Up until the Sustainable Partners acquired the property, it was a public school, paid for by our tax dollars and invested in over the years by the people who live in the neighborhood. When KCPS sold it to Sustainable Partners, they only did so because they had the support of the community. Office space and infill housing

could be built in so many places, but this property was uniquely situated for a different vision. That's why the community was in such strong support of the Sustainable Development Partners. This decision is not as simple as a developer dropping Cultivate KC as a tenant to make way for more housing. This decision is about KCPS making the original sale to the developer based on promises made to the community, and whether the City will now support those promises being broken.

Thank you for considering my perspective. Please feel free to contact me with any questions. I encourage you to decline the request for rezoning and to instead encourage the developer to honor the integrity of their commitments and promises.

- Andrew

Clarke, Andrew

From: Gmail <bill99d@gmail.com>
Sent: Saturday, February 25, 2023 4:03 PM
To: Shields, Katheryn; Bunch, Eric; Public Engagement; cc 1
Subject: Rezoning Request CD-CPC-2022-00222 for Westport Farms

City Planning Commission
Cc: Eric Bunch, 4th District Councilman
Katheryn Shields, 4th District-At-Large
Re: Rezoning Request **CD-CPC-2022-00222 for Westport Farms**

My name is Bill Dickinson. I reside at 3867 Holmes Street about one quarter mile from Westport Farms. I am writing to express my dissatisfaction with the development plans and rezoning request CD-CPC-2022-00222. This plan calls for the re-zoning of the Westport Commons Farm to replace the farm with two apartment buildings (100 apartments).

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment. It has served as a model for others wishing to grow food in their community and teaches farming skills to those who wish to learn.

Cultivate KC's farm adds diversity and a unique dimension to our neighborhood and community. When the land was purchased from the school district in 2016, we were promised green space. Operating with the security of a 25-year lease, many neighbors and friends have invested their time, skills and love into developing the farm into a vibrant and productive facility.

Now, after only 5 years, that promise is being broken and replaced with something the community is not asking for. A cynic might wonder if Sustainable Development Partners ever planned to fulfill their commitments to this community or if they were just keeping property taxes minimized until the time was right to build apartments.

Our neighborhood community has lots of apartments but only one farm. Help us say no to these profiteers who ignore community value.

Please deny the re-zoning request.

Sincerely,

Bill Dickinson
3867 Holmes Street, KCMO 64109
913-558-1461
Bill99d@gmail.com

Bill Dickinson
913-558-1461

Clarke, Andrew

From: Carl Schreck <carlschreck213@gmail.com>
Sent: Monday, February 27, 2023 4:47 PM
To: Public Engagement
Subject: Support CD-CPC-2022-00222

Hello,

I am writing to support plan number CD-CPC-2022-00222. I live in the South Hyde Park neighborhood, and would very much like to see midtown become a neighborhood where it is possible to live without depending on a car. I think that the Westport School is a great area for the development of dense housing, in order for midtown to achieve the density necessary to support transit options other than personal vehicles. With the Gillham Park bike trail, soon-to-be streetcar, and bus on 39th Street, this site has ample transit options which would benefit from increased density.

Best,
Carl Schwendinger-Schreck
903 E 42nd St, Kansas City, MO

Mary T. Nguyen
3315 Harrison St.
Kansas City, MO 64109
816.739.9538
Mtnguyen127@gmail.com
Council District 3

To the members of the City Plan Commission:

I am writing to express my dissatisfaction and disapproval with plan number CD-CPC-2022-00222, Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel.

Put forth by Sustainable Development Partners Kansas City, the plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm, which has been operated by Cultivate KC since 2018.

For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

The farm is an attraction and asset to the community and city in so many ways. Here are just a few:

- Many farmers rely on the space for their livelihoods, either for its resources (land and greenhouse for starting seeds) or as an education space managed by Cultivate KC
- Before growing food for sale, Cultivate KC spent several years growing healthy soil in a way that actually contributed to addressing the climate crisis by sequestering carbon and land that would retain water that would otherwise flood the surrounding streets.
- It helps address the growing heat island conditions that are rapidly affecting our city.
- The farm serves as a collection site for food waste, which helps divert it out of landfills.
- The farm grows food which is sold to neighbors as well as donated to pantries and other hunger-addressing agencies.
- The green space is beautiful and invites the community to interact and engage with how food is grown.

Add to all that the value of having food-growing spaces during a time where we can see and feel the consequences of disrupted food and supply chains. The farm is one of many that allows our city to sustain itself in food crisis. What the partners are proposing not only counters every benefit of the farm but also reverses any contribution to the environment it has had since its groundbreaking. We have seen in Hyde Park how the extreme temperature strain our power grid and infrastructure. Inviting more residents without addressing how to contribute resources to balance it all is harmful and foolish to the land and to the residents.

As a neighbor, former Cultivate KC employee/current volunteer and social and climate activist, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community.

When the land was purchased from the school district in 2016, the tenants and the neighborhood residents were promised green space. It is disappointing that in 5 years, that promise is being broken and replaced with something the community did not ask for nor desires.

In addition, the Sustainable Development Partners have not demonstrated its ability to attract or retain tenants or businesses. The two businesses that have occupied their restaurant space performed poorly and then sat vacant for years. The facilities inside the current Plexpod Westport Commons aren't always in operation or maintained to a level that makes the space accessible or reasonably habitable. They have not shown reason to believe that any project is truly in the interest of sustainability or to the benefit the community, rather only for the partners' own profit and their own personal economic prosperity.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Mary T. Nguyen
Resident, North Hyde Park
Member of MARC's Climate and Environment Council



Jasmunder Str. 16
13355 Berlin, Germany
+49 163 1389929
stadtbauer@gmail.com

February 27, 2023

To the members of the City Plan Commission:

I'm writing today to express my surprise and sadness about the possibility that the land currently occupied by Cultivate Kansas City's Westport Commons Farm is being considered for the construction of residential housing units under plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City.

As you make your decision, please consider the tremendous commitment, tenacity, idealism, sweat and sacrifice that made Westport Commons Farm (and other urban farms like it) possible. Please consider the signal a displacement of the farm would send to all those who are working hard to build a more sustainable Kansas City, who are following the call heard in cities around the world to reconnect urban residents to fresh, organic vegetables and to the Earth upon which all life depends. Please consider the effects of uprooting the farm and its caretakers after five years of building the soil, setting up infrastructure, training staff and nourishing neighborhood relationships.

After nearly 20 years in urban agriculture, I worry when I hear about displacing urban farms to make room for more buildings. I fear that we may be taking for granted the resilience and strength of those talented entrepreneurs and nonprofits who are so diligently preparing the ground for a new, more sustainable urban design, a design we all know is urgently needed. Rather than putting this resilience to the test by asking them to find a new home for the farm, wouldn't it be time to send these urban farmers a sign of appreciation and encouragement by affirming their continued access to their existing farmland for years to come?

"Make a city to touch the people's hearts." This was the admonition given by urban farmer Ima Kamalani of Honolulu to landscape architect Randolph Hester, quoted in Hester's deeply compelling book "Design for Ecological Democracy". It is excellent advice.

Thank you very much for considering this brief input.

Kindly,

Daniel Dermitzel
Co-Founder and former Associate Director, Cultivate Kansas City
Former adjunct professor, UMKC Department of Architecture, Urban Planning + Design

Lydia Nebel
317 Cypress Avenue East, KC, MO 64124
417.399.4872; lydia.rachel.nebel@gmail.com
KCMO Council District 4

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I started my farming career journey 9 years ago with Cultivate KC. The Farm Crew position I had for two seasons with the organization changed my life as I began the trajectory into small-scale, diversified vegetable production and got involved with the community development of climate-action farming. Since then, I have farmed around the world, holding management positions in New York City, rural New York, and Melbourne, Australia.

I have trained dozens of young farmers and hosted thousands of volunteers. I am active in the National Young Farmers Coalition and have lobbied for several successful bills in local, state, and federal legislatures. I now continue as the Farm Director for KC Farm School, growing food for Kansas City and teaching folks about food production.

All of this started with and would not have happened without the work of Cultivate KC and their commitment to building a strong, resilient food shed in the KC metro. Citizens have started to recognize the necessity of a robust food economy, and enjoy the benefits of the hard work of organizations like Cultivate KC. We farmers cannot continue this work without the support of our City and its decision makers. Urban farming takes commitment, perseverance, and harder work than most folks even know. If we want KC to be all it can be, we need urban farms and community organizations like Cultivate KC, and we need them to have actual, tangible, ongoing support. Our councils can be part of creating a City where all folks can thrive, not only wealthy “developers;” a City where local food is accessible and cherished; a City where neighbors get to decide what is best for their community and are supported in enacting it. Green space, prairie protection, local food, and community-led economy are not only nicer to live with, they are vital if KC is to be resilient in the face of climate chaos.

As a farmer and supporter, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for. As real estate development continues to flourish in Midtown, urban agriculture must be valued and not overlooked as an important current and future land use.

Ever growing,

Lydia R. Nebel

Jessica Best Stewart
2107 Grand Blvd, #902
Kansas City, MO 64108
816-898-0206
bestofjess@gmail.com
KCMO Council District 4

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because it has not only educated me on ways much smaller farms can specialize and contribute to our food supply in Kansas City, but how much more seasonally (local seasons) I could be eating. It's also been a supporter of the Roots for Refugees program's oversight education, which I think is just one of the best supports for transports TO Kansas City that I've seen at work in KC.

As a neighbor and supporter of Cultivate KC's work, I would like to see the land continue to be used as a farm rather than an apartment. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for and may not need.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Thank you for hearing my concerns,

Jessica Best Stewart

Sierra Walsh
8830 Richards Dr
Raytown, MO 64133
913-207-9072
Sierra.walsh@thekcfoodhub.com

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because of the bountiful opportunities it provides to community members in terms of access to fresh, sustainably grown produce and education on growing and sourcing such food. There is a place for everyone on this farm, and losing the years of hard work and passion for growth sowed into the soil will deeply affect the community.

As an employee of a partnering organization who works closely with the staff who call this plot home, and utilize it to invest in the community, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Sierra Walsh

Andrea Shores
Previous (2017-2022): 808 E 33rd St; KCMO 64109
646.378.9885
andreabshores@gmail.com

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because of its contributions to the health, safety and neighbors in the immediate area of midtown/Hyde Park, Kansas City, Missouri, and beyond.

As a supporter and former neighbor and board member, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Andrea B. Shores

Matt Riggs
610 Tam-O-Shanter Dr.
Kansas City, MO 64145
(816) 682-0196
ecoelvisrocks@gmailcom
6th KCMO Council District

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

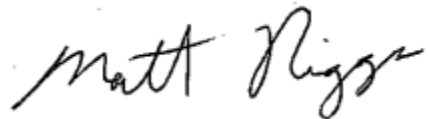
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I consider the farm to be a community asset because it has not only increased the strength, health and sustainability of our Midtown community, but served as an outstanding model for the rest of the Kansas City metro area to follow.

As a supporter, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

A handwritten signature in black ink that reads "Matt Riggs". The signature is written in a cursive, slightly slanted style.

Matt Riggs

Clarke, Andrew

From: Ellen Pajor <ellenpajor@gmail.com>
Sent: Monday, February 27, 2023 4:36 PM
To: Public Engagement; cc 1
Subject: Keep the Cultivate KC Farm!

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because with the increase in food prices and recent disaster in Ohio, we need accessible and healthy food in our community now more than ever!

Thanks,
Ellen

Clarke, Andrew

From: Emily Schaeffer <emilykschaeffer@gmail.com>
Sent: Monday, February 27, 2023 9:52 AM
To: Public Engagement
Cc: cc 1
Subject: CD-CPC-2022-00222

Emily Schaeffer

10900 E 82nd Ter. Raytown, MO 64138

816-627-9367

emilykschaeffer@gmail.com

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because for many this is the only opportunity they have to be connected to the food they eat. Rarely do many city dwellers think of where their food comes from or how it is grown. This offers the opportunity to experience the process by witnessing, working with the soil/plants, and eating fresh produce. This makes more informed consumers and helps them to make better decisions regarding their health and the local food system. This green space offers immeasurable benefit to the surrounding residents and students for its contribution of healthy food, educational learning experiences, and environmental benefits.

As the farm manager of the Westport Commons Farm, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Emily Schaeffer

Clarke, Andrew

From: Gloria Carson <gloria.hope.c@gmail.com>
Sent: Monday, February 27, 2023 11:05 AM
To: Public Engagement
Subject: Concerns about CD-CPC-2022-00222

Hello, my name is Gloria, I am a student, activist, community organizer, and future educator who lives here in Kansas City. I would like to voice my disappointment that the Cultivate KC farm, and urban farming in general, is being displaced in favor of a development that does not have the support of the neighborhood. The impact of Westport Commons Farm and the value of urban agriculture in communities is indispensable. Please consider the negative consequences of this development and the reality of putting profit over people destroying real growth and resilience in our communities.

Thank you,
Gloria Carson

Clarke, Andrew

From: Hannah Rogg <hanidy785@gmail.com>
Sent: Tuesday, February 28, 2023 4:24 PM
To: Public Engagement
Subject: CD-CPC-2022-00222

To the members of the City Plan Commission:

I am writing to express my frustration and disapproval of plan number CD-CPC-2022-00222, Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel, put forth by Sustainable Development Partners Kansas City, which would replace the Westport Commons Farm.

I am a resident of the Hyde Park neighborhood and a proud member of the Midtown community. It has been an honor living in such a historical district full of legacy and stories. I know myself and fellow neighbors have enjoyed watching our neighborhood take pride in its status in the city. I have enjoyed showing friends and family the historical charm and significance of the houses, architecture, and landmarks within this areas. It is one of the reasons living here was so important to me and my family; to uphold the historical importance. That is why I am saddened and angered to learn that we may lose such a point of beauty in my neighborhood in place of a cookie cutter apartment building. While I understand the desire to utilize the space, it is distressing to know that this community garden will be replaced by building which will stick out like a sore thumb and disregard the historical importance of the plot of land it will demolish. It is reminiscent of when the history of our neighborhood was disregarded when the beautiful church on Walnut St. was quickly demolished; a hastily made decision which was received poorly by the community.

In addition, it is also sadden and frustrating to know that this land will not only been taken over by outsiders who wish to make a quick building which will take away from the historical importance, but that the residential unit will be highly priced and continue to promote the pushing out of residents who have made the Midtown area their home for years.

I implore the members of the City Plan Commission to consider the duty of preserving our city's history and decline the request for rezoning. Thank you for considering my perspective. Please feel free to contact me with any questions.

- Hannah

Clarke, Andrew

From: Jasmin Moore <jasmin.moore@gmail.com>
Sent: Monday, February 27, 2023 1:08 PM
To: Public Engagement
Cc: cc 1
Subject: comment on CD-CPC-2022-00222

Follow Up Flag: Follow up
Flag Status: Completed

Members of the City Plan Commission,

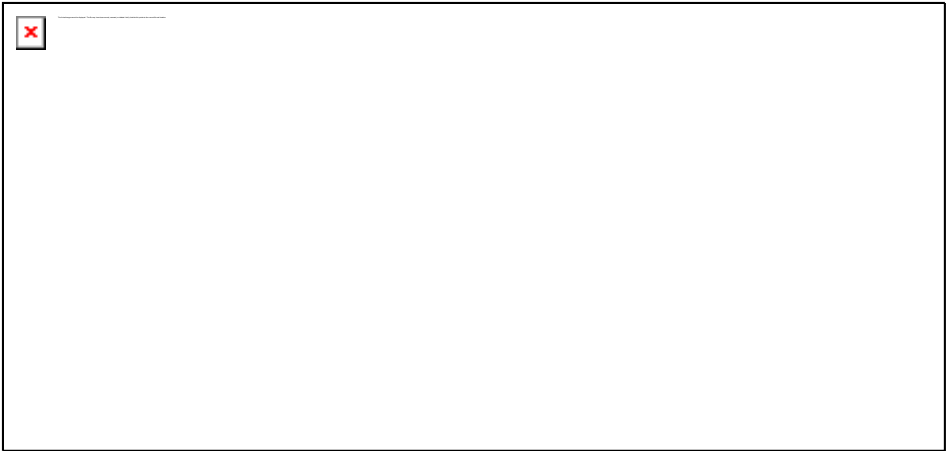
I am writing today to express my disappointment with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm. As a neighbor, former Plexpod Member, sustainability professional, climate activist, and forth district resident, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community.

My family and I have lived on the 3900 block of McGee (about 500 feet from the site) for over 10 years. In the last decade, we have seen promises made and broken about this site and the high school site directly across the street (same developer). When the land for both schools was purchased from the school district in 2016, we were promised green space. In less than 5 years, that promise is being broken and replaced with something the community is not asking for. In the case of the high school site, we see everyday that the green view of a community asset we once had is now a brown expanse of dirt, which will soon become a black expanse of surface parking lot. During the multiple redesigns and reconfigurations of the high school project, we were told multiple times that green space would be retained. Each time the greenspace footprint shrunk. We are disappointed, but not surprised to hear the same developers are doing the same at the middle school site.

Until last week, I was a member of Plexpod Westport Commons. One of the reasons I liked being a part of this co-working site was the access to green space and being able to witness the growth of food onsite. It was refreshing to walk outside and see flowers, crops, and pollinators. After I heard that the farm was going to be turned into apartments, I decided to find another site to work from. I am not interested in watching soil that has been transformed over five years being scraped up for an apartment building.

It seems counterintuitive that a development group with sustainability in its name is proposing to eliminate a land use that can help combat climate change, improve food access, decrease stormwater run off and flooding, and ultimately inspire and educate the community to be more sustainable. I remember when the development group first pitched their vision for this site, which prominently included urban food production. They made the case for why having a place to grow food in the heart of the city in a sustainable way was so important. Now, the land that has been cultivated for almost five years because of their vision is at risk because the same people who wanted it there in the first place decided that an apartment building is more lucrative. More broken promises.

Finally, the [KC Climate Protection and Resiliency Plan](#) was adopted in August 2022 and identifies **Food, Growing and Sharing Local and Nutritious Food** as one of six key elements of how to address the climate crisis. Application CD-CPC-2022-00222 is an opportunity for the Planning Commission to align your work with this important plan by rejecting the rezoning application and retaining an important urban agriculture asset. Short-term actions to encourage food production in the adopted city plan are included below:



Sincerely,

Jasmin Moore
3936 McGee St, KCMO
City Council District 4

Clarke, Andrew

From: Angie Phillips <mrsphillips3@hotmail.com>
Sent: Monday, February 27, 2023 1:25 PM
To: Public Engagement
Cc: cc 1; aschlagel@centerpropertygroup.com; EF Walsh
Subject: CD-CPC-2022-00222

Regarding Case Number: CD-CPC-2022-00222

To Whom It Concerns:

As neighbors directly to the west of the proposed project and within 300ft of the project, John Phillips and I (Angela Phillips) are not in support of this project and the associated rezoning as proposed. When presented at the Public Meeting held 24Jan2023, the undertaking for this development was presented as a singular development as an addition to The Westport Commons. As we have subsequently learned, this area is a very small part of the 16 acre, \$250million development now called the Park 39 campus. Had HP Development Partners LLC provided this information at the city-required Public Meeting or during follow up communication after the Public Meeting, a meaningful dialog could have been possible specific to the actual scope and available resources regarding this case.

To their credit, the developers have continued some communication with community members and with the Old Hyde Park Historic District Board following the Public Meeting. Of note, Angela is a member of the board, however, this communication is provided as that of individuals/neighbors directly impacted by this zoning change and not as a member of the board. Certainly, that communication has included clear dissatisfaction from individuals, neighborhoods and groups with the Davidson renderings provided. The branding for Park 39 leans heavily on historic restoration "while preserving and retaining the neighborhood's character and deep historical roots" per their website. Although colors have been muted from the original renderings, the current design does not fulfill on the promise of preserving and retaining the neighborhood's character and deep historical roots".

Given the rushed timeline for review of updated plans, the obvious change in scope for the bigger picture of the development and an expressed interest by the developers in neighborhood communication and input we ask that the rezoning be denied until further information is provided with ample time for review and community input.

We appreciate your consideration.

Sincerely,
John and Angela Phillips
3814 Warwick Blvd
Kansas City, MO 64111

Angela Phillips
mrsphillips3@hotmail.com



February 24, 2023

To the members of the City Planning Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in an MPD-zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate Kansas City since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I was actually on staff at Cultivate Kansas City during the early phases of their negotiations with the property owners. It was very clear that the property owners had recruited Cultivate Kansas City and were using their impending activities as a way to attract additional occupants to the building and to sell the idea of their planned purchase to leaders in the surrounding neighborhoods. Those first discussions happened back in 2014. Since then, Cultivate Kansas City has moved location to occupy that site and has developed the area from scratch in good faith with continuous improvement.

Our organization considers Cultivate Kansas City especially in its current location a valuable community asset. Cultivate Kansas City benefits the neighbors and serves many urban farmers that grow food within a few miles of the farm. As partners and as a peer farming organization, we would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs or the means of the surrounding community.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

A handwritten signature in black ink, appearing to read "Alicia Ellingsworth".

Alicia Ellingsworth
Co-Founder and Executive Director
KC Farm School at Gibbs Road

Clarke, Andrew

From: Shelby Lewer <shelbyblewer@gmail.com>
Sent: Tuesday, February 28, 2023 4:37 PM
To: Public Engagement
Cc: Nik Lewer; grandajohn49@gmail.com; Roseanngranda@gmail.com
Subject: CD-CPC-2022-00222

City Plan Commission:

This testimony is on behalf of Nik and Shelby Lewer, who own and live at 3734 Gillham Road, and John and RoseAnn Granda, who own and live at 3740 Gillham Road. As property owners in very close proximity to the development of the Village at Westport Commons, we would like to share our concerns and feedback for consideration. The four of us have collaborated on this response and we approve its content.

Our earlier submission to the City Plan Commission was based on the premise that the developers had full and complete approval from the city for a 100 unit apartment building as proposed. We had come to that previous conclusion after information provided at the community meeting, and believed that our ability to influence the project laid in the realm of aesthetics and design. While ensuring the exterior appearance of the development will reflect the character of the neighborhood is still of serious concern to us, the purpose of this testimony is specific to the request for a variance to rezone the property.

After reviewing their submission to the city more closely, it appears that they cannot build the proposed development without exemption from the current zoning and setback requirements. In light of this, we would like to clarify our stance as home owners and residents who will be directly affected by these exemptions. Our primary preference for the land is that it remains in use as was initially allowed and presented to the community - for urban agricultural purposes. We believe the presence of Cultivate KC, a local non-profit organization, provides a positive and meaningful service to the neighborhood and surrounding community. Their mission of "working to grow food, farms, and community in support of an equitable, sustainable and healthy local food system for all" is compelling. It would be a shame to lose it.

If a multi-unit residential structure is to be constructed on that site, we cannot support these proposed exemptions and can only support a development which complies with existing setback and zoning requirements. The developer's intent to establish a precedence of building patterns by comparing an existing greenhouse with an approximate height of 10-12' to the proposed 3-story multi-unit buildings is false equivalency. We believe that the City Planning Commission should evaluate this project relative to current zoning and setback requirements, independent of their comparison.

We appreciate your consideration,

Nik and Shelby Lewer
3734 Gillham Road
Kansas City, MO 64111

John and RoseAnn Granda
3740 Gillham Road
Kansas City, MO 64111

Clarke, Andrew

From: Public Engagement
Sent: Friday, February 24, 2023 2:14 PM
To: Clarke, Andrew
Subject: FW: Potential Rezoning Plan

Follow Up Flag: Follow up
Flag Status: Flagged



Genevieve Kohn *AICP Candidate*

Planner

City Planning and Development

Development Management Division

City of Kansas City, Mo.

Cell: (816) 513-8808

Email: genevieve.kohn@kcmo.org

City Hall, 15th Floor

414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

****I am working remotely on Thursdays. If you need to contact me, please send me an email.**

From: Nathan Young <nateayoung55@gmail.com>
Sent: Friday, February 24, 2023 1:13 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: Potential Rezoning Plan

Nathan Young
785 979-9091
nateayoung55@gmail.com

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I consider the farm to be a community asset because equitable access to healthy food is human right. Farms like Westport not only provide that access, but teach the community the joy and reward of growing food for yourself and others and as a result, improves community engagement, pride, and fellowship.

As a supporter and board member of Cultivate KC, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Nathan Young

Clarke, Andrew

From: Raymond Forstater <rforstater@gmail.com>
Sent: Monday, February 27, 2023 3:57 PM
To: Public Engagement; cc 1
Subject: Opposing CD-CPC-2022-00222 - PROTECT URBAN FARMING

Raymond Forstater
4017 Harrison St. Kansas City, MO
913-219-5427
rforstater@gmail.com
KCMO Council District 4

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I consider the farm to be a community asset because food access is a critical issue to Kansas City residents that will only get more important in the future. Many around the city already have to choose between paying utilities, getting groceries, paying rent, medical expenses and other costs to survive. Equipping our communities with the tools needed to sustain ourselves is critical in ensuring access to quality food for all. City Council recently passed the Climate Protection and Resiliency Plan. This plan highlighted food access as a key issue as we face the impacts of the climate crisis over the coming 10-20 years. Creating resilient communities that can withstand disruptions imported food supplies will be critical for the safety and survival for the people of Kansas City. Make no mistake: these are not future issues. Impacts to our food systems are already playing out in inflation and other areas. Combine that with the food apartheid experienced by many in Kansas City already lacking access to affordable, healthy food and we will be setting ourselves up for even greater disaster. Food is a human right and we shouldn't be forced to sacrifice years of urban farming development for more unaffordable housing.

As a community member who lives just a few blocks from the site and leader with Sunrise Movement KC, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Raymond Forstater

Midtown Resident and Sunrise Movement KC Leader

Clarke, Andrew

From: Reese Bentzinger <reesehbentzinger@gmail.com>
Sent: Monday, February 27, 2023 2:19 PM
To: Public Engagement
Cc: cc 1
Subject: CD-CPC-2022-00222

To the Members of the City Plan Commission,

I'm writing to you today to express my disappointment with plan number CD-CPC-2022-00222, which calls for 100 residential units to be built on top of the Westport Common Farms.

This farm increases healthy food supply and community engagement. Its model shouldn't be diminished but replicated throughout the city. I support this farm because it promotes physical, mental, and community health.

As a Westport resident, I ask that this farm and its mission continue rather than demolish it for something residents didn't ask for. I hope that as Kansas City grows, more green spaces such as this will grow.

Thank you,

Reese Bentzinger

Clarke, Andrew

From: Stacey Kenyon <stacey.kenyon@gmail.com>
Sent: Monday, February 27, 2023 5:07 PM
To: Public Engagement; cc 1
Cc: Shields, Katheryn; Bunch, Eric; Iden, Marissa
Subject: CD-CPC-2022-00222

Follow Up Flag: Follow up
Flag Status: Completed

To the members of the City Plan Commission:

I am asking for your support in refusing the rezoning request submitted by "Sustainable Development Partners Kansas City" at 300 East 39th Street (Westport Commons).

This property was sold to the original Sustainable Development Partners in 2014 after a careful vetting process by Kansas City Public Schools with guidance by the public. SDP was awarded based on their pitch to create a campus of nonprofits, including space for Children's Mercy Hospital, Truman Medical Center, and other treasured Kansas City organizations.

One of those nonprofits, Cultivate Kansas City, signed a 25-year lease before SDP changed their financial focus, resulting in lease rates that couldn't accommodate nonprofits. While the structure ended up being utilized in a for-profit coworking situation, nonprofit CKC stayed the course, put physical and emotional toil into the site, and fulfilled the exterior vision that community members helped KCPS choose. Rezoning the MPD to place apartments on the farm site would be the final nail in the coffin of the nonprofit will of the people.

Please ensure that the partners remain SUSTAINABLE and refuse this request to commercialize the green space on this site. Decline the MPD application.

Thank you,

Stacey Kenyon
816-490-6163
3420 West Coleman Road
KCMO District 4

Clarke, Andrew

From: Public Engagement
Sent: Friday, February 24, 2023 2:15 PM
To: Clarke, Andrew
Subject: FW: Plan Number CD-CPC-2022-00222 -- DO NOT REZONE

Follow Up Flag: Follow up
Flag Status: Flagged



Genevieve Kohn *AICP Candidate*

Planner

City Planning and Development

Development Management Division
City of Kansas City, Mo.

Cell: (816) 513-8808

Email: genevieve.kohn@kcmo.org

City Hall, 15th Floor
414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

****I am working remotely on Thursdays. If you need to contact me, please send me an email.**

From: Taylor Fourt <taylorfourt@gmail.com>
Sent: Friday, February 24, 2023 1:39 PM
To: Public Engagement <publicengagement@kcmo.org>; cc 1 <cc1@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Robinson, Melissa <Melissa.Robinson@kcmo.org>; Lucas, Quinton <Quinton.Lucas@kcmo.org>; Ellington, Brandon <Brandon.Ellington@kcmo.org>; Shields, Katheryn <Katheryn.Shields@kcmo.org>; Barnes, Lee <Lee.Barnes@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>
Subject: Plan Number CD-CPC-2022-00222 -- DO NOT REZONE

Taylor Fourt
908 E 41st St, Kansas City, MO 64110
205-535-7256
Taylorfourt@gmail.com
Dist 4

To the members of the City Plan Commission:

Shame, shame, shame. Landlords dishonoring the term of THEIR OWN LEASE and city council letting them get away with it? Disgusting!! These profiteers painted a beautiful picture of "working with local nonprofits" and "giving back" to the community, only to pull the rug out from under all those people they pledged to protect. It's bull. And y'all should know better.

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel, put forth by Sustainable Development Partners Kansas City. The plan calls

for 100 residential units to be built on top of the current site of the Westport Commons Farm, **a place where for TWENTY seasons, farmers have labored endlessly to turn the compacted hard clay of a FOOTBALL field into arable land. Do y'all realize what a MIRACLE that is?** Of course not! Otherwise you'd never consider this rezoning.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

As a longtime midtown resident and organizer in the urban farming world in KC, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community (AFFORDABLE FOR WHOM??). When the land was purchased from the school district in 2016, we **were promised green space**. It is UNTHINKABLE that after only 5 years, that promise is being broken and replaced with **something the community is not asking for**.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked and **EXPLOITED** as an important current and future land use.

PROFITEERS SHOULDN'T BE ABLE TO USE THE NARRATIVE OF GIVING BACK TO DO WHAT THEY DO BEST: FLIP LAND. It's unconscionable that anyone could look at that garden and even consider destroying it to make a buck off the backs of the people who earned it.

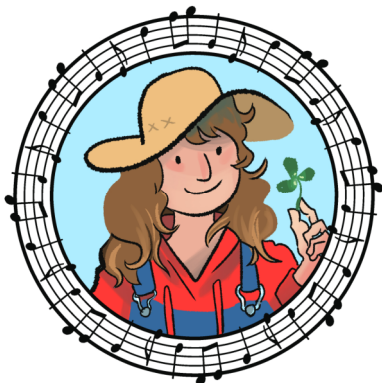
One last thing: HP partners is led by a LOSER LAWYER who has [repeatedly had his license suspended](#) in both KS and MO for DISHONEST BEHAVIOR IN REAL ESTATE TRANSACTIONS. Yeah, I'll repeat that: **this guy leading this rezoning effort can't hold onto his law license long enough to practice, so the guy went into real estate.**

Additionally, HP partners as an LLC has only been around for 9 years. Meanwhile, Cultivate KC is entering its 18th year of operation. It's not hard to imagine the difference in impact between an urban farming nonprofit and an opportunistic developer. So make the right call, don't let HP Development Partners successfully file to rezone this land. Keep it a farm.

Sincerely,

Your name

--



Taylor Fourt

Artist, Farmer, Community Organizer

(205) 535 - 7256

taylorfourt.com | @T_Fourt

Name: The Giving Grove, Represented by Ashley Williamson & Erica Kratofil, Co-CEOs
Address: 300 E 39th St. Kansas City, MO
Phone: 816-313-8766
Email: Ashley@givinggrove.org

To the members of the City Plan Commission:

We are writing today to express dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The Giving Grove has been a member of the Westport Commons Plexpod since 2018. Our staff has watched in awe as Cultivate KC put in long hours and hard labor to improve soil conditions and build a community-centered space for increased access to fresh, healthy food and education on best practices. We've walked the grounds countless times and have seen hundreds of growers, farmers, volunteers, and corporate groups learn about climate resilient agricultural practices. We've even had our own hands in the soil and have partnered with Cultivate KC to plant a mini orchard.

We know Cultivate KC will continue to do their amazing work wherever they can find land, but we are absolutely devastated to see this beautiful and vibrant educational farm in the middle of an urban landscape demolished – especially in an area already experiencing the loss of greenspace. As this agreement of promised greenspace is threatened, it would not only be a major loss for existing and future community members, but for the earth and soil as well.

We could list one hundred reasons why removing this existing space, which has daily visitors, is not in the best interest of the community. As Social Workers, we want to lift up the mental health aspect. There is so much stress in our world, and some of that stress is related to our changing climate. New terms have emerged defining this phenomenon, such as ecoanxiety and ecological grief, which produce responses similar to traumatic stress, especially in vulnerable populations. Connectedness to nature, particularly through active participation, contributes to well-being and environmentally responsible behavior ([Church, 2016](#)). Every person who walks by, looks out a window, or interacts with Cultivate KC's farm space is benefiting psychologically.

We must have a healthy and reciprocal relationship with nature. Cultivate KC's Westport Commons Farm has been and should continue to be a staple in urban KC as a space for food access, education, empowerment and improved mental health.

Sincerely,

Ashley Williamson, Erica Kratofil and The Giving Grove Staff

Commented [EK1]: Can you link to the study?

THE KANSAS CITY FOOD HUB

Farmer Owned. Farmer Run.

Annalise Winter
10900 E 49th St
Kansas City, MO 64133
(816) 225-4982
annaliserawinter@gmail.com
KCMO Council District 3 Resident

To the members of the City Plan Commission:

I am writing today to express my deep dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I consider the farm to be a community asset because they support local producers and make urban farming accessible, they bring together community members and create a space for shared knowledge and peer to peer learning, they educate school age children on food and healthy eating, they bring healthy food to their neighborhood, and they support their community through resource sharing and event space. Additionally, my organization, The Kansas City Food Hub, had been working with Cultivate KC to bring their foods to people around the city in offices, restaurants, and most importantly, school age children in their cafeteria's through our farm-to-school initiatives.

As a supporter, volunteer, and partner of Cultivate KC, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,



Annalise Winter
Director of Operations
The Kansas City Food Hub

Ben Kuhn
701 Broadway Blvd, Apt 209 B, KCMO 64105
732-284-1443
Richardkuhn98@gmail.com
KCMO Council District 4

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset because it provides much needed green space in an urban environment. Green space is important to the health and wellbeing of Kansas City residents, both now and in the future. It improves air quality, provides a site for socializing and exercise, and safeguards us against climate change. The depletion of green space in Kansas City only serves to perpetuate inequities in health. The Westport Farm is also important for education. We are so often disconnected from our food and how it is grown that we lose respect for those who grow it and the earth that it is grown on. Volunteering on-site is one way Westport Farm helps us to rebuild that connection.

As a supporter of the Westport Farm, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

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Sincerely,

Ben Kuhn

Cori Stites
4310 Eaton Street
Kansas City, KS 66103
816-352-2737
cstites@healthforward.org

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

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I consider the farm to be a community asset for a number of reasons. The farm currently hosts dedicated farmers who have been working the land since 2018. Many of these farmers are refugees who have made Kansas City their home after suffering traumatic displacement from their homelands. They have done the hard work of converting the existing dirt of a former sports field to fertile topsoil—a process that takes time and labor to cultivate. The weekly market at Westport Commons during the growing season allows these farmers to offer their fresh produce to the neighborhood, increasing access to healthy local foods. Over the past year I have had the opportunity to volunteer regularly at the farm as a member of the Greater Kansas City Chamber of Commerce's Centurions Leadership program, Pinnacle class of 2023. Cultivate KC was selected as our Legacy Project due to their positive impact on the community. Our group of 80 Kansas City leaders helped construct a community compost area and meeting space to further engage the community in the work of the farm. The Westport Commons farm is a beautiful addition to the neighborhood—an oasis right in the heart of Westport.

As a Cultivate KC board member and farm volunteer, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, we were promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

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Sincerely,

Cori Stites

Christopher Bannister
1025 West 62nd Street
Kansas City, MO 64113
Phone: 816-332-9291
Email: Christopher.Bannister@gmail.com
KCMO Council District: 6

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

Cultivate KC was selected as the 2022-23 Legacy Project by The Kansas City Chamber of Commerce Centurions Leadership Program. As Co-Chair of the Legacy Project, I was responsible for organizing and leading 80 of my peers to make a lasting impact at the Westport Commons Farm. Altogether we contributed over 450 volunteer hours and fundraised more than \$12,000 to make improvements at the Westport Commons Farm. Some of this work included the construction of physical infrastructure such as a community announcement board, community seating area and compost bins. This investment in time and money was intended to benefit the neighborhood and nearby schools and I am disappointed these efforts will be for naught.



I am also the father of two boys who attend elementary school withing walking distance of the Westport Commons Farm. The farm is an important resource for learning about sustainability and healthful eating, and has become even more important as schools cut back on field trips. I am dismayed they will no longer have this educational experience nearby.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Christopher Bannister

Clarke, Andrew

From: Andrea Andrews <andrea.t.andrews@gmail.com>
Sent: Saturday, March 4, 2023 10:11 PM
To: Public Engagement
Cc: cc 1
Subject: CD-CPC-2022-00222

To the members of the City Plan Commission:

I am writing today to express my dissatisfaction with plan number CD-CPC-2022-00222, *Rezoning to District UR/MPD for a multi-unit residential in a MPD zoned parcel*, put forth by Sustainable Development Partners Kansas City. The plan calls for 100 residential units to be built on top of the current site of the Westport Commons Farm.

The farm has been operated by Cultivate KC since 2018. For the past five years, the farm has been a hub for education and engagement centered on the local food system and has helped increase healthy food access in Midtown. Furthermore, the farm has demonstrated climate-resilient agricultural practices in an urban environment and serves as a model for others wishing to grow food in their community.

I consider the farm to be a community and environmental asset—it provides access to local, organic, and healthy food while creating and supporting the livelihood of urban farmers; it also contributes to the environment by removing carbon from the atmosphere and rebuilding healthy soil for plants in the process.

As a strong supporter (as an individual and through corporate citizenship, sustainability efforts that I lead for the Kansas City office of Accenture) of Cultivate KC and its mission to grow food, farms, and community in support of an equitable, sustainable, and healthy local food system for all, I would like to see the land continue to be used as a farm and not be developed into units that don't meet the needs of our community. When the land was purchased from the school district in 2016, Cultivate KC was promised green space. It is disappointing that after only 5 years, that promise is being broken and replaced with something the community is not asking for.

Growing food in an urban space is an important land use; it can help combat climate change, it often activates vacant land, and greater food access contributes to the overall health and well-being of our community. As real estate development continues to flourish in Midtown, I hope that urban agriculture will be valued and not overlooked as an important current and future land use.

Sincerely,

Andrea Andrews
924 SW Redbuck Circle, Lees Summit, MO
andrea.t.andrews@gmail.com

March 2, 2023

RE: CD-CPC-2022-00222

To the City Planning Commission:

This letter represents the views of me individually as a neighbor and not as the president of the Old Hyde Park Historic District neighborhood association.

The request to rezone the property for the purpose of building apartments is the issue, not the architecture of the proposed buildings.

When the property was purchased from the Kansas City Public School District in 2014 the developer agreed to designate a portion of the property as Urban Agriculture. The farm was given a 25-year lease which they are breaking. Previously this public land was an athletic field and open space.

KCPS has a rigorous application process and requires that the project fit appropriately in the neighborhood. The community benefit was the agricultural designation on the field. Does the rezoning provide a community benefit? I think not.

Cultivate KC provides a variety of unique benefits, including open space; a meeting area; composting services; a farmers market bringing healthy food to the urban core; resources for urban farmers; and farm activities for children including a variety of animals over the year.

If indeed there is a housing crisis, these apartments will not be affordable, and the developers will not assure us that the units will not be short term rentals, making this a potential under cover hotel in our historic district residential neighborhood.

I urge the commission to deny the request for rezoning.

Thank you.

Nadja Karpilow
3820 Baltimore Avenue
Kansas City, MO 64111



Katheryn Shields
Councilwoman, 4th District At-Large

22nd Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

(816) 513-6515
Fax: (816) 513-1612
Email: katheryn.shields@kcmo.org

March 2, 2023

Andrew Clarke, AICP
Planner
City of Kansas City, Missouri City
Planning & Development Department
414 E. 12th Street
Kansas City, MO 64106

RE: [CD-CPC-CPC-2022-00222](#)

Dear Mr. Clarke,

This letter is sent in support of the above referenced application to amend the existing MPD for the former Westport Middle School to allow for the construction of 100 residential units on that portion of the property located generally at Warwick Boulevard and E. 38th Street. In 2015 a MPD was approved for a mixed-use development and urban agriculture, including the construction of 100 residential units. The current amendment seeks to modify the MPD to specifically permit the construction of the residential units on the portion of the property currently designated for urban agriculture purposes.

Applicant's proposed development plan is compliant with the Midtown/Plaza Area and the construction of new residential units is in line with the general desire to increase residential density within the Midtown area; particularly as the city prepares to bring the new Streetcar Expansion on-line. As a long-time resident and advocate of the Midtown area, I believe the proposed development plan will be positive for the community at large. HP Development Partners is a locally owned company and their past development efforts in redeveloping the Swinney Elementary School, the Westport Middle School and current redevelopment of the Westport Senior High School strongly suggest that their approach here will be both thoughtful and beneficial to the area.

I am aware that the redevelopment of this site will necessitate the relocation of Cultivate Kansas City's farm. I know many see the farm as a community asset, as do I. This fact, however unfortunate, should not in my estimation negate the approval of the proposed MPD amendment for the construction of residential units on this site. The lease is an agreement between private parties and the right of relocation was provision voluntarily agreed by all when the lease was originally signed.

HP Development Partner has consistently pledged to work collaboratively with Cultivate on the relocation question. I have been in some of these discussions with the parties and have no reason to doubt this commitment.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn J. Shields".

Clarke, Andrew

From: Clarke, Andrew
Sent: Monday, March 6, 2023 10:32 AM
To: Clarke, Andrew
Subject: FW: Updated Imagery: Village at Westport Commons



Andrew (Andy) Clarke, AICP

Planner

City Planning & Development
Development Management Division
City of Kansas City, Mo.

Phone: (816) 513-8821

Email: Andrew.Clarke@kcmo.org

City Hall, 15th Floor
414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

From: Jacob Ambrose <board07@oldhydeparkkcmo.org>
Sent: Tuesday, February 14, 2023 1:00:32 PM
To: Matthew Browning <board05@oldhydeparkkcmo.org>
Cc: Aaron Schlagel <aschlagel@centerpropertygroup.com>; nkarpilow@oldhydeparkkcmo.org
<nkarpilow@oldhydeparkkcmo.org>; board02@oldhydeparkkcmo.org <board02@oldhydeparkkcmo.org>;
board04@oldhydeparkkcmo.org <board04@oldhydeparkkcmo.org>; board03@oldhydeparkkcmo.org
<board03@oldhydeparkkcmo.org>; board08@oldhydeparkkcmo.org <board08@oldhydeparkkcmo.org>;
board06@oldhydeparkkcmo.org <board06@oldhydeparkkcmo.org>; efwalsh@kcsdp.com <efwalsh@kcsdp.com>
Subject: Re: Updated Imagery: Village at Westport Commons

Thank you Aaron and Matthew,

I honestly think this is a big step in the right direction and I'm honestly a fan of the updated design. I think it strikes a great compromise between the previous effort that utilized the high school colors, and the brick and color scheme we were requesting. I understand the desire for even more brick, but I recognize that brick is expensive and adding more may result in the need for drastically more units to offset the price.

There could be a discussion about color changes to help break up some of the black, such as paint accents on the balconies, but overall I am very happy with the updates.

We have a board meeting tomorrow and will plan to discuss.

Either way, Aaron, I can tell you listened and made a great effort to work with us and I look forward to continuing to do so in the future.

Thank You,
Jacob Ambrose

Clarke, Andrew

From: Carl Schreck <carlschreck213@gmail.com>
Sent: Monday, February 27, 2023 4:47 PM
To: Public Engagement
Subject: Support CD-CPC-2022-00222

Hello,

I am writing to support plan number CD-CPC-2022-00222. I live in the South Hyde Park neighborhood, and would very much like to see midtown become a neighborhood where it is possible to live without depending on a car. I think that the Westport School is a great area for the development of dense housing, in order for midtown to achieve the density necessary to support transit options other than personal vehicles. With the Gillham Park bike trail, soon-to-be streetcar, and bus on 39th Street, this site has ample transit options which would benefit from increased density.

Best,
Carl Schwendinger-Schreck
903 E 42nd St, Kansas City, MO



Old Hyde Park Historic District

February 27, 2023

Case # CD-CPC-2022-00222

At this time the Old Hyde Park Historic District Board is impartial on the project as presented due to the varied concerns neighbors have expressed. We would like the developers to collaborate further with the neighbors on the architecture and mural plans.

These project designs take time and engagement. Sustainable Development Partners (SDP) listened to the feedback provided by neighbors and made some adjustments. We did not get the latest renderings until the Friday before the Monday deadline for letters, and even if we'd received them sooner, still we would have needed more time to digest and discuss.

Generally, the concerns on the project are regarding the architecture of the building. The site is in a historic district neighborhood and is surrounded by 100-plus year-old buildings, including the Westport Middle School and the Westport High School, currently being restored. We know that SDP values historic preservation as they have invested significantly into the restoration of these two fine buildings.

The general footprint and parking arrangements for the project is reasonable and the board does not have a particular issue with those components.

Many neighbors are disappointed that the lease agreement with Cultivate KC will end. The farm, once public land as school grounds, provides open space, urban agriculture, and is a valuable community asset. The Kansas City Public School District has a rigorous application process for the sale of their school buildings and involves community input to ensure plans for the property are a good fit for the neighborhood. Cultivate KC and Plexpod have been great neighbors.

The Old Hyde Park Historic District board respectfully requests at least one more month to collaborate with the developers further. We appreciate their efforts and are confident that we can continue to work together for an agreeable plan for the site and neighborhood.

Old Hyde Park Historic District Board:

Nadja Karpilow, President
Angie Phillips, Vice President
Dianna Atkinson, Treasurer
Betsy Ambrose, Secretary
Jacob Ambrose, Director
Matthew Browning, Director
Aaron Fightmaster, Director
Tabitha Judson, Director