

Good afternoon, Council members. My name is LaVonne Meyer, and I own a home at 4535 Gillham Road. I have served on the Hyde Park Neighborhood Association Board for 3.5 years. I want to provide some background about my block, why we oppose KC Outlook's proposed development, and why I am asking you to vote no today.

All 13 homes on my block were built before 1912, and most of us were drawn to the area because of its historical character. The entire block is contained in the South Hyde Park Historic District. A few of the residents have lived there since the mid-1990s. We face Gillham Park and enjoy seeing kids in strollers, dogs on leashes, cyclists on the Gillham bike lanes, and the Kansas City marathon on our street every autumn.

Our block became aware of Outlook's proposed development in May of 2019. We were struck by the vast scale of the project and how the design doesn't remotely fit the neighborhood's character, as evidenced by the fact that Outlook has sought variances for nearly every major element, including building height, frontage, usage, and parking. We've suggested multiple compromises with Outlook and have been rebuffed at every turn. The last time Outlook engaged with us was July of 2020.

At the same time Outlook presented its proposal, UC-B Properties presented a proposal for the decommissioned firehouse at 4518 Troost, between Outlook's two parcels. We successfully negotiated with UC-B to reach compromises on parking, lighting, landscaping, and hours of operation.

We have consistently advocated for responsible development for the 4500 block of Troost, including support for affordable housing. For four years, we have written letters, engaged with surrounding neighborhood associations, responded to media inquiries, attended City Plan Commission hearings, and advocated with City Council members.

This issue has been going on for so long that the project has been assigned to three different staffers at the City Planning and Development Department. We have taken personal days from work and juggled childcare to attend hearings. We have spent evenings researching city code provisions and zoning plans, and we have spent weekends brainstorming compromises, so this development doesn't upend our neighborhood by dwarfing our homes with massive buildings and overwhelm the area with cars that don't have enough allotted parking.

We need to pursue development that fits the neighborhood, which is why I am asking you to vote no today. Thank you for your consideration.