

From: [Mary Farmer](#)
To: [Public Testimony](#)
Subject: Fwd: Opposition to Ordinance #221066 and Resolution #221067 (Mac Properties Plan) Neighborhood Development and Planning Committee
Date: Monday, December 12, 2022 7:43:58 PM

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From: **Mary Farmer** <marymfarmer101@gmail.com>
Date: Mon, Dec 12, 2022 at 6:52 PM
Subject: Fwd: Opposition to Ordinance #221066 and Resolution #221067 (Mac Properties Plan) Neighborhood Development and Planning Committee
To: <Keema.McCoy@kcmo.org>, <Teresa.Loar@kcmo.org>, <amy.justis@kcmo.org>, <Katrina.foster@kcmo.org>, <Brandon.Ellington@kcmo.org>
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Honorable Councilmembers:

This Mac Properties Plan (#221066 and #221067) is on the docket for the Neighborhood Planning and Development Committee this Wednesday. It appears to be on a fast track. This plan will be very harmful to 400+ residents who live directly WEST of this proposed project. Specifically, the area Armour to 36th Street, Main to Broadway. This is a UNIQUE AREA along Main Street w/ a very high concentration of small, charming, and historic apartment buildings which rely on street parking. I own several of these buildings and represent 55+ residents. The parking in this particular area is already FULL! Residents already have a hard time finding parking. Not a safe area at night, some girls have to walk two blocks to get home currently. How much worse will it be w/ Mac adding a potential 500+ vehicles to the streets?

We are strongly requesting that this plan be continued until a parking plan can be established. . If that is not possible for some reason, we strongly urge you to add a requirement to the ordinance that prohibits use of any street parking by new residents of this project in the nearby area to the WEST (see chart, marked in yellow), for example. This designated area will be especially hard hit as well as several blocks nearby (3400 block of Wyandotte and the 3600 block of Baltimore) We expect you to hold the City Manager and Staff accountable to protect our parking. We cannot count on Mac to work w/ us individually. There is no guarantee and currently no incentive that would compel them to act in a manner helpful to us. Mac has a bad record of following through and keeping promises to our neighborhood.

THERE IS A BIG MISSING PIECE HERE THAT IS CRUCIAL TO THIS PROPOSED PROJECT IN TERMS OF PARKING. That is (as other cities have) a requirement that when a new large residential project comes in, those residents cannot use parking spaces on the street in certain areas. This encourages people to not bring vehicles and to use public transportation while also protecting the residents who already live in the neighborhood. This can be a win-win for everyone. The City, Mac Properties, and us. Mac states that they will have enough parking but if they don't, they would still be able to park north, south and east of their project. Just not in the immediate area west. No hardship for Mac to park outside of the protected parking zone (draft zone marked in yellow below. Armour to 36th, Main to Broadway).

We cannot wait for a parking solution. We need a parking plan now, not in several years. We needed a parking plan in place BEFORE the high rises started popping up along Main. We are playing catch-up and will pay dearly if this is not addressed immediately.

We need a guarantee that our current parking will be protected. This project is a huge blow to our neighborhood (too modern, too tall, too dense, too much traffic, not enough parking). Represent us and stand up for us. Protect our parking! Show us that you have our best interests in mind, not just those of big developers from out of town. Thank you.

Sincerely,
Mary Farmer
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