

Chambi, Larisa

From: Public Engagement
Sent: Friday, February 3, 2023 8:41 AM
To: Chambi, Larisa
Subject: FW: Case #CD-CPC-2022-00174

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew (Andy) Clarke, AICP
Planner
City Planning & Development
Development Management Division
City of Kansas City, Mo.
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414 E. 12th Street, Kansas City, Missouri 64106 KCMO.gov

-----Original Message-----

From: Alex Pope <alex@thelocalpig.com>
Sent: Thursday, February 2, 2023 7:31 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: Case #CD-CPC-2022-00174

To Whom it May Concern

I'd like to register my objections to the plan for parking at the City Harvest development.

I own a business in the City Market - Local Pig & Pigwich - and I am there most days of the week.

I completely support the development of the Market and the neighborhood, but I think the updated plan is not adequate in its current state regarding parking.

We are just one business in the Market and we need to have a place for 10-13 cars for our staff to use, every day of the week. And that's just us. I don't relish the idea of telling my current staff - or future staffing prospects - that the only available parking is not free or is a multi block walk away.

And staffing is only one portion of the parking problem. Peak-time parking for our customers will sorely be missed.

Build the building. Bring the new residents. But don't do it without replacing the parking that exists in that spot.

Alex Pope

Chambi, Larisa

From: Laura Lynch <laura@lynchpinideas.com>
Sent: Friday, February 3, 2023 8:12 AM
To: Public Engagement
Subject: Case #CD-CPC-2022-00174

Hello. I am Laura Lynch, the owner of Lynchpin Ideas, LLC, a WBE/DBE/SLBE-certified communications firm. After five years on the Country Club Plaza, I chose to relocate my company to a beautiful space in the heart of City Market, overlooking the market itself. Though I was drawn by the view and the location on the KC Streetcar line, what clinched the decision was the assurance of parking for each of my employees — as detailed within the terms of my lease.

While I am open to the overall ideal of growth that the City Harvest Development project is assuring, I am concerned that the scope of the project has shifted to reduce available parking. This elimination of spaces will not only hinder my ability to assure parking for my employees, it will also dampen my ability to hire and retain top talent. Yes, in an ideal world, we would all live just down the street from our office and walk to work — or commute reliably and easily using public transportation. But today, that simply isn't a viable option for most.

The reality is that I signed a lease based on having available parking for my employees. And to be clear, As a woman who employs other women, "available" also means within close proximity to our building. For us, I can assure you that a "safe walk to work" is not a luxury, but a necessity: the farther we must walk, the more dangerous it is. That's just a fact.

I ask that you consider the needs of your tenants; we're the folks who add to the fabric of this amazing mix of residential, retail and business owners that make City Market an attractive destination for residents, workers and tourists alike.

Thanks for listening,

- Laura

--

Laura Lynch
Owner & Chief Executive Officer
Lynchpin Ideas, LLC

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Chambi, Larisa

From: Clarke, Andrew
Sent: Friday, February 3, 2023 7:14 AM
To: Chambi, Larisa
Subject: FW: Case #CD-CPC-2022-00174

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KCMO.gov

From: The Candy Wizard <thecandywizard.kc@gmail.com>
Sent: Thursday, February 2, 2023 6:04 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: Case #CD-CPC-2022-00174

To whom it may concern,

We are writing to you in regards to the City Harvest development in the River Market. As City Market business owners, we are concerned that two thirds of the parking will be taken away from City Market use from that building. Whether it's parking for employees or customers we as merchants lose out without this parking. We are told that it's a good thing to have more people moving in, and to a point that is correct. However it's not worth it to have 400 people move in when we don't have parking for the several hundred people a day who need those missing parking spaces. City Market employee parking, and the several garbage dumpsters that are located in that lot, will have to be located elsewhere. But where? Our employees park in the City Market lot on Grand Blvd. By the time we arrive in the morning at least 90% of those spaces have been taken by other area businesses in the River Market. When the City Harvest development starts it will take away 100% of the parking in that lot for over a year's time. When the development is complete only a fraction of the parking will be returned. In the meantime those displaced workers will need to park in the other lots. Including the one closest to my business that is already full. We ask that this City Harvest development be required to build a parking garage big enough to replace every City Market parking space that they plan to erase and not just one third of them. If this can't be done then it's our hope that Kansas City builds a parking garage large enough to replace the parking spaces before it gives any more parking lots away to builders.

Regards,
John Stein & Mark DeShazer
Owners of The Candy Wizard

Chambi, Larisa

From: Robert Reiman <rcreiman@gmail.com>
Sent: Tuesday, February 7, 2023 8:21 AM
To: Public Engagement
Subject: Case #CD-CPC-2022-00174

City Council,

I am a resident of the River Market, and an advocate of high density living in our neighborhood. That said, high density development requires a careful and responsible balance to address existing resident and business needs. Our primary concern is vehicular traffic moving from the new building, North along Main. This is an area of very high pedestrian travel from the market to the park. **We respectfully request that daily traffic flow be eliminated in this stretch along the park.**

Thank you

Robert Reiman

Chambi, Larisa

From: Level One Game Shop <Company@levelonegameshop.com>
Sent: Monday, February 6, 2023 12:45 PM
To: Public Engagement
Subject: Case #CD-CPC-2022-00174

Hello,

I am emailing about Case #CD-CPC-2022-00174 and the impacts of the City Harvest development project on businesses in the area. I am the owner of Level One Game Shop located in City Market. We have been in operation for about 6 and a half years and have been growing consistently in that time.

Parking heavily affects the potential of our business, both for customers and staff. In particular not having dedicated employee parking for City Market businesses will affect our ability to find and retain staff. We are up to 13 staff currently and expect that number to grow in the future. We require a number of parking spaces on a daily basis to support that staff number.

Please consider how to maximize the amount of parking dedicated to area businesses, especially for staffing purposes.

Thank you,

Shawn Davison

Level One Game Shop



February 6, 2023

Re: Case #CD-CPC-2022-00174 – City Harvest

Dear City Plan Commission members,

On behalf of the City Market Management Team, and the City Market Oversight Committee, I would like to express enthusiasm for the development of the parking lot at 5th & Main adjacent to the Market as it will increase density and activity in the River Market District and bring new customers to City Market's shops and restaurants as well as the Farmers Market.

We are extending support for City Plan Commission approval with the understanding that the development team is actively addressing outstanding issues identified as notations on the current plan drawings regarding inadequate parking provisions for City Market tenants and location of the Market's waste management facility. Both issues impact the long-term viability of the Market, and we appreciate the continued commitment of Flaherty & Collins and PortKC to resolve these matters prior to advancing the City Harvest plan for consideration by the Neighborhood Planning & Development Committee and City Council.

We look forward to supporting a modified final plan that is sensitive to Market tenants and fosters a desirable ecosystem within which to do business.

Sincerely,

KC Commercial Realty Group, Inc.

A handwritten signature in blue ink that reads "Justin J Cottrell".

Justin J Cottrell, Principal

Chambi, Larisa

From: Deborah Reiman <deborahreiman@gmail.com>
Sent: Tuesday, February 7, 2023 8:17 AM
To: Public Engagement
Subject: Case #CD-CPC-2022-00174 - City Harvest Development

As a resident in the River Market, I am excited about more residents in the River Market.

It is critical that the city ensure that the developer:

- makes good use of the street level in a way that benefits and engages River Market residents
- does NOT use the City Market Park for staging. Loss of this greenspace during construction, as well as the damage that it would do to the soil and existing mature trees would be unacceptable. We need to keep the tree canopy and greenspace safe for residential use during and after construction.

Ideally, the height would be in keeping with the historical buildings on Delaware, since this area is wedged between two historical areas: City Market and Delaware (which has some of the oldest buildings in the city). Making it consistent with these heights would be good.

Thanks,

Deborah Reiman

210 W 5th St #405, KCMO 64105

DeborahReiman@gmail.com

913-707-6908 cell

Chambi, Larisa

From: Paul Freeman <pauljfreemanjr@gmail.com>
Sent: Wednesday, February 8, 2023 3:04 PM
To: Public Engagement
Cc: planning
Subject: Commentary on Plan Number: CD-CPC-2022-00174

Dear City Plan Commissioners,

I hope this letter finds you well. I am writing to express my strong support for the City Harvest project planned by Flaherty & Collins Properties, and to respectfully address your recent vote against its rezoning.

As you are aware, City Harvest is a 300-apartment community planned northwest of Fifth and Main streets, which would replace the current city-owned parking lot. This project will not only increase the activation of the downtown area but also make significant improvements to the park and provide an aesthetically pleasing alternative to the current parking lot. Regarding parking, I understand that this was a point of contention for some who spoke against the rezoning. However, I would like to assure you that the latest version of the plan filed in late January includes 307 parking spaces, including 279 in the garage and 28 dedicated to the City Market in the public right-of-way along Main Street. This is more than enough parking to accommodate the residents, commercial users, and the public.

In my opinion, what the River Market really needs is a neighborhood-wide parking plan, rather than focusing on the parking availability of individual projects. The city has the opportunity to work together with developers and stakeholders to create a comprehensive solution that addresses the parking challenges faced by the entire community.

I would also like to remind you of the economic benefits that this project will bring to the city, including new customers, job creation, and increased tax revenue. I strongly believe that City Harvest is an essential step in the right direction for the River Market and its continued growth and development.

I would appreciate the opportunity to discuss this matter further and answer any questions you may have. Thank you for your time and consideration.

Sincerely,

Paul Freeman

Chambi, Larisa

From: Public Engagement
Sent: Friday, February 10, 2023 8:40 AM
To: Chambi, Larisa
Subject: FW: Case #CD-CPC-2022-00174 ; PARKING CONCERNS

Follow Up Flag: Follow up
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Andrew (Andy) Clarke, AICP
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-----Original Message-----

From: kyle operahousekc.com <kyle@operahousekc.com>
Sent: Monday, February 6, 2023 11:09 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: Case #CD-CPC-2022-00174 ; PARKING CONCERNS

Hello,

My name is Kyle and a small business owner in the River Market, across from the City Market. I opened Opera House Café in 2012 and have we have been part of the downtown community ever since, and we have worked very hard to build it to where it is today. I do believe that there should have been much better public engagement and community involvement about this development project from the city. I have not received any notice or any kind of outreach from the city to inform me about this nor have any of my fellow business owner in the River Market. I received information on the development only 2 weeks ago from the property owner.

I am always happy to see progress in the River Market and from what little I know about this development project it will be good over all for the neighborhood. However, parking spaces are already overcapacity, and my understanding is that the parking lot being developed, that the spaces are not going to be replaced. This will have a real impact on my business and my 16 employees already experience problems finding parking during the week and on the weekends. When the Farmers Market is in season the parking situation is already impossible. We need more parking spaces right now, and to suggest taking away spaces let alone 160 would make it even more challenging for me to be able to retain employees when they can't even park at their workplace. Reducing available parking spaces may be a challenge that we can't overcome.

Additionally, adequate customer parking is critical for the success and vitality of the Downtown Historic City Market and River Market businesses. Much of the City Market's Farmers Market weekend traffic consists of people who drive in from outside of downtown KC area. Providing convenient and accessible parking is essential for attracting tourists, improving the shopping and dining experience, and supporting the businesses and vendors operating. A lack of customer parking can have a significant negative impact on our businesses, by creating inconvenience and frustration, which could deter tourist from visiting and potentially reducing business revenue.

It is important to find a balance between promoting commercial development and ensuring that adequate customer parking is provided to support the City Market/River Market and the businesses there.

Thank you

Kyle Getz