

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00046, 00045, 00044

4901 Main St Development



June 17, 2026

Docket #5.1, 5.2, 5.3

Request

Area Plan Amendment
Rezoning
Development Plan

Applicant

Charles Renner
Husch Blackwell

Owner

4901 Main LLC

Site Information

Location	4901 Main St, 9 E 49 th St, 4912 Walnut St
Area	2.2 Acres
Zoning	B4-5, R-1.5
Council District	6 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, public/civic UR
South: Commercial, residential, B3-2, R-1.5
East: Residential, R-1.5
West: Commercial, B4-5

KC Spirit Playbook Alignment

CD-CPC-2026-00044, medium alignment

Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Neighborhood for this location. The proposed plan and request to amend to Mixed Use Community has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

Main Street, E 49th Street, and Walnut Street are not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks to amend the Midtown/Plaza Area Plan from Mixed Use Neighborhood to Mixed Use Community, rezone a portion of the subject site from R-1.5 to B4-5, and receive approval of a development plan for an entertainment venue.

Existing Conditions

The subject site is mostly unbuilt after two buildings were demolished at the end of 2022, into early 2023. One parcel contains a parking lot.

Neighborhood(s)

This site is located within the South Plaza Neighborhood Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 27, 2026. A meeting summary is attached; see Attachment #3.

Project Timeline

The application was filed on March 30, 2026. Scheduling deviations have occurred due to the initial submittal failing the quality control review and the applicant needing time to revise the plans.

Professional Staff Recommendation

Docket #5.1	Approval
Docket #5.2	Approval
Docket #5.3	Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed plan shows an 80,000 square foot entertainment venue on the northern portion of the subject site. The main entrance will be located on the corner of 49th Street and Main Street with a box office window facing Main Street. Sidewalks are shown around the building with additional elements such as brick pavers and bollards within the pedestrian area along Main Street.

This property is located within the Urban Core area defined in the updated parking and loading ordinance and does not require parking; however, there are 64 on-site parking spaces on the south side of the building and additional off-site, shared, parking in existing nearby parking garages along 49th Street and 50th Street as identified in the plan set. Loading docks will be located at the northeast corner of the building off 49th Street and. There will be a drop-off location at the southwestern corner of the building off Main Street.

Landscaping will be provided in the parking lots, and around the perimeter of the building. Proposed landscape species include Sugar Maple, Honey Locust, Redbud, Juniper, Boxwood, Feather Reed Grass, and others.

Proposed building materials include varying types of metal panels, cast concrete, and glass curtain wall.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	
Outdoor Lighting (88-430)	No	Applicant must revise lighting plan prior to request for ordinance.
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed rezoning is for a small portion of the subject site and aligns with the zoning on the rest of the site.

"Community Planning realizes that the B4 zoning request is for the remaining one of three parcels on the proposed development site that is zoned R1.5, however, since this rezoning request is tied to a development application that will put together this subject parcel with the two parcels adjacent to Main Street, the following analysis applies, due to the fact that B4 on the subject third parcel would only further an incompatible alignment with the Midtown Plaza Area Plan.

The Mixed-Use Community Future Land Use generally corresponds with the B2 zoning intensity which contains mostly, if not all, street activating uses that promote a pedestrian environment and walkable community. Because most of the uses in a B3 zoning district are also street activating uses contributing to a pedestrian environment, except for a few such as recreational vehicle park and heavy equipment sales/rental, a B3 zoning would not be completely incompatible with Mixed-Use Community, the Midtown Plaza Area Plan and the surrounding area. For example, B3 as opposed to B2, allows hotels and large indoor venues

as a special use like the one proposed which do provide an active use that contributes to activity along the street.

The B4 zoning district however, contains additional uses that do not contribute to an active pedestrian environment and could be potential nuisances for adjacent residences, especially if combined to make a larger B4 site with the existing B4 parcels. The additional uses allowed in B4 as opposed to B3 are: stable (special use), vehicle storage and towing, day labor employment agency (special use), all of the additional levels of manufacturing (special use) besides artisan, warehousing/wholesale freight movement indoor. These additional uses do not align with the Future Land Use of Mixed-Use Community nor the Area Plan's guiding principles and recommendations for a pedestrian-oriented walkable environment for this site and surrounding area. As an alternative to increasing the amount of B4 zoning, B3 or B2 would align with the character of this area, and the Midtown Plaza Area Plan. The surrounding uses are higher density residential, office, library and restaurants, all of which currently contribute to the walkable environment.

Guiding Principles from the Land Use Chapter that support or are amenable to amending the subject property to Mixed-Use Community and a compatible B2 or B3 zoning are: Reinforce and embrace an urban development pattern, Respect appropriate, established land uses and prevent encroachment, Respect the scale and character of adjacent development with commercial infill development / redevelopment. A B3 or B2 zoning also aligns with the following Transportation Chapter Guiding Principles: Provide an environment where people want to walk. Finally, Main Street at this location is designated as a Pedestrian Priority Corridor by the Area Plan and is adjacent to the entire proposed development.” -Susan Cronander, 6th District Planner, Community Planning Division

B. Zoning and use of nearby property.

There are a variety of zoning districts and uses around the site. Districts include B4-5, B2-5, B3-2, UR, and R-1.5 with a mix of commercial and residential uses.

C. Physical character of the area in which the subject property is located.

The physical character of the area is developed with commercial and residential buildings located on the street enhancing pedestrian scale. The site generally slopes to the northeast towards Brookside Boulevard and Brush Creek.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public utilities were reviewed and approved subject to conditions to serve the proposed development. Other roadway infrastructure considerations were reviewed in the traffic impact study and approved with conditions by the Public Works Department.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The subject site is currently three separate parcels with the majority of the site zoned B4-5, allowing many commercial uses. The northeast corner is zoned R-1.5, which allows residential uses and building types. Prior to 2023 there were residential buildings on the parcel zoned R-1.5 and a commercial building on the B4-5 zoned parcel. It's possible the site could be redeveloped under the current zoning districts, but there would be different lot and buildings standards required based on the different zoning district.

F. Length of time the subject property has remained vacant as zoned.

The previous buildings were demolished in late 2022, early 2023.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning is only for the northeastern portion of the site zoned R-1.5. The rezoning to B4-5 will match the current zoning on the rest of the subject site to allow one cohesive development. The partial rezoning is not expected to detrimentally impact nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no expected gain to public health, safety, or welfare in the denial of this application. The hardship on the landowner would be removing a quarter of the overall site for the proposed commercial development.

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed plan complies with all applicable standards in the Zoning and Development Code except for one outstanding correction for clarification on the lighting plan to ensure there is not excessive spillover light into the public right-of-way.

"This development proposal appears to meet many of the Land Use, Mobility and Economic Development Guiding Principles in the Midtown Plaza Area Plan. The proposed project promotes infill development that is at least partially street activating with a building that has a lot of window transparency facing Main and 49th streets and is also located close to the sidewalk/street. However, transparency and architectural interest is still needed along the east side of the proposed building which currently is a long blank wall facing Walnut at the pedestrian level. The traffic study has considered multiple modes of transportation access. However, bicycles and micromobility were not considered. A clarifying question for the Applicant that would lead to greater alignment with the Area Plan is how much street activation would this proposed event center provide, and is there an additional use that can be incorporated? The Mixed-Use Community Future Land Use allows a variety of different

uses in the same building and on the same property. Continuous street activity promotes a safe and energized pedestrian environment.” -Susan Cronander, 6th District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

An entertainment venue is permitted in the B4 zoning district. The development plan only references this use therefore it will be the only permitted use if the plan is approved by the City Council.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress to the site are expected to be adequate based on the traffic impact study reviewed and approved by the Public Works Department. The applicant will also submit an events management plan prior to the ordinance being presented to Council. There is also a condition of approval from the Public Works Department for the property owner to submit updated event management plans prior to performances in the building, including information related to traffic control plans, any permits needed, and any other event information.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

There are opportunities for safe and efficient non-motorized travel to the site. There will be sidewalks around the site for pedestrians coming from off-site and the adjacent on- and off-site parking areas. Bicycle parking will also be provided.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utilities were reviewed and approved, subject to conditions by the Water Services Department.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

Building materials, locations, and features are compatible with buildings in the surrounding area. The building will be on the street with significant transparency at the corner of 49th Street and Main Street. The color of materials will be similar to other nearby buildings.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping will be installed around the perimeter of the site and within parking areas. Trees, bushes, and grasses will be planted along the east side of the building to soften the portion of concrete façade making up the loading dock area.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The majority of the site will be impervious to maximize the use of this commercial infill lot.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

Most trees will be removed from the site to allow for the proposed construction.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the area plan amendment and rezoning, and APPROVAL WITH CONDITIONS as stated in the conditions report of the development plan.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: June 11, 2026

Case Number: CD-CPC-2026-00044

Project: 4901 Main St Development

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. Resolve outstanding corrections prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

7. That prior to issuance of the Certificate of Occupancy, the applicant must consolidate the lots through a City Approved process.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
11. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
12. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
13. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
14. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.
18. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. The developer shall provide fire lane signage on fire access drives.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-6991 / Jeffrey.Bryan@kcmo.org with questions.

20. Prior to certificate of occupancy the owner shall submit to the Public Works Department City Traffic Engineer the event management plan. The owner shall also submit for review to Public Works Permitting prior to each event the traffic control plans, any permit applications, and other event information needed for the given event.
21. The applicant shall work with Public Works regarding cost sharing opportunities related to the Ward Parkway two-way conversion in the project area, prior to building permit.

Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.

22. Applicant shall formulate event traffic management plans as described in the TIS. These management plans shall describe all efforts to be carried out by applicant prior to, during, and following an event to assure safety and efficiency of traffic and parking operations related to the event. This plan shall be submitted to PW for review and approval. The applicant shall be responsible for assuring all measures in the event traffic management plans are carried out as a condition of approval.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

23. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
26. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
27. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
28. Owner/developer shall enter into a covenant agreement for the perpetual maintenance of all nonstandard construction items (brick pavers, landscaping etc.) located within the public right-of-way. Agreement shall be executed and recorded prior to the issuance of any certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

29. Applicant shall obtain approval by the Transportation Development Committee (TDC) for the requested non-compliant driveway width(s) prior to City Council approval.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772
31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

32. The developer shall submit water main extension plans prepared by a Missouri PE through CompassKC for review, acceptance and contracts for a minimum of one additional public fire hydrant along 49th Street. The plans shall follow KC Water Rules and Regulations for Water main extensions and Relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

33. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
34. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
35. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
36. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
37. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

Development Plans | 04.17.2026

01	Cover Sheet
02	Site/Streetscape Plan (Concept)
03	Landscape Plan (Concept)
04	Grading Plan
05	Building Elevations (Concept)
06	Photometric Plan
07	Tree Removal Plan
08	Parking Plan
C1	Existing Conditions
C2	Preliminary Pla
C3	Site & Utility Plan
C4	Grading Plan
C5	ALTA Survey

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

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PROJECT NAME
4901 Main St Development

4901 Main St Kansas City, MO 64112

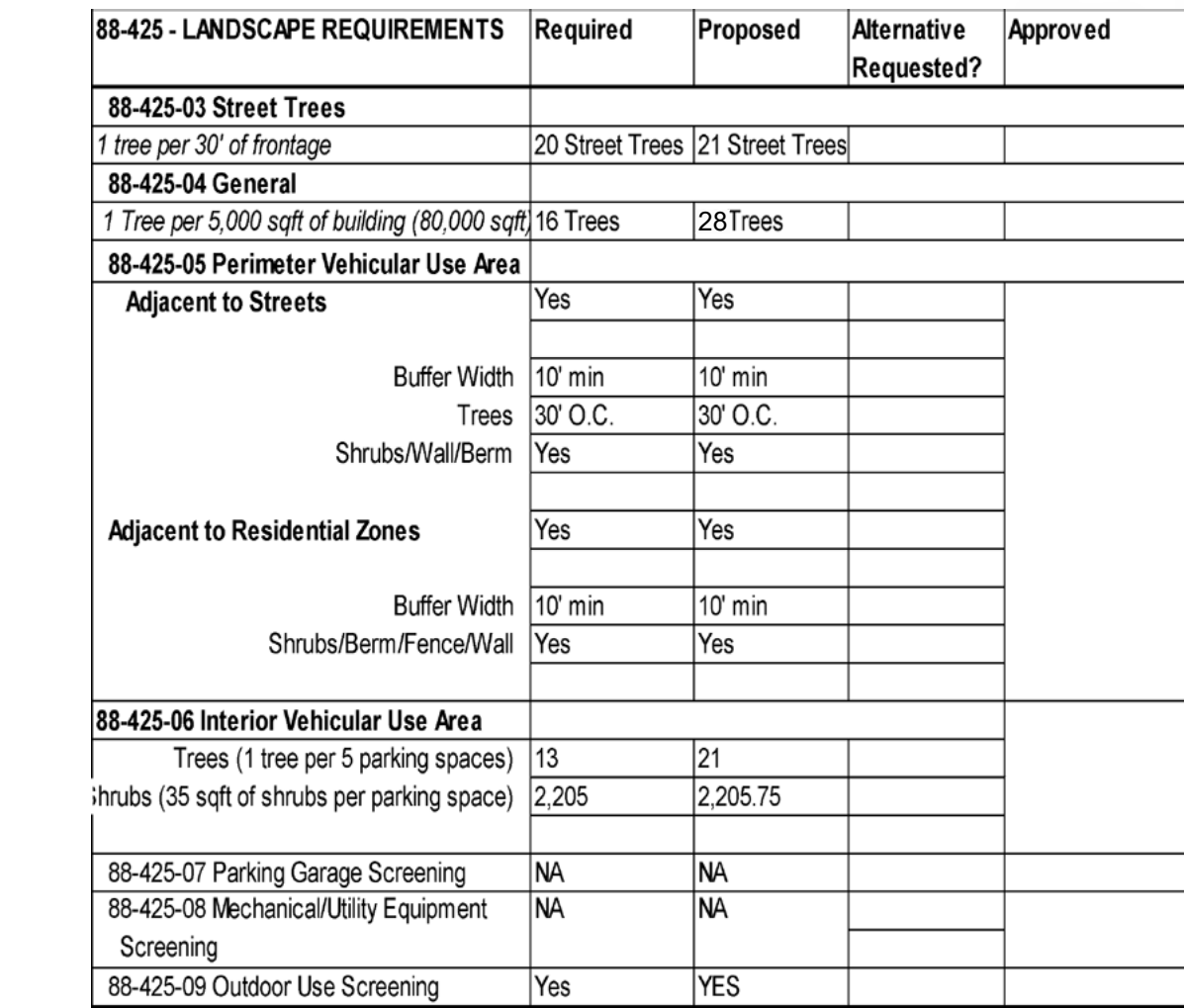
ISSUED NAME
Development Plans

ISSUED DATE	ISSUED BY
04/17/2026	POPULOUS

PROJECT NUMBER	PAPER SIZE
24.006212	D

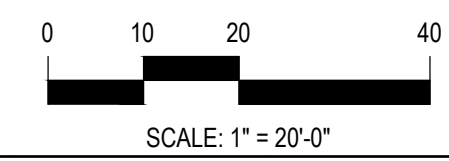
Cover Sheet

SHEET NUMBER
01



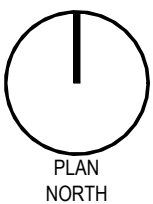
88-425-1 LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees				
1 tree per 30' of frontage	20 Street Trees	21 Street Trees		
88-425-04 General				
1 Tree per 5,000 sqft of building (80,000 sqft)	16 Trees	28 Trees		
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets	Yes	Yes		
Buffer Width	10' min	10' min		
Trees	30' O.C.	30' O.C.		
Shrubs/Wall/Berm	Yes	Yes		
Adjacent to Residential Zones	Yes	Yes		
Buffer Width	10' min	10' min		
Shrubs/Berm/Fence/Wall	Yes	Yes		
88-425-06 Interior Vehicular Use Area				
Trees (1 tree per 5 parking spaces)	13	21		
shrubs (35 sqft of shrubs per parking space)	2,205	2,205.75		
88-425-07 Parking Garage Screening	NA	NA		
88-425-08 Mechanical/Utility Equipment Screening	NA	NA		
88-425-09 Outdoor Use Screening	Yes	YES		

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



PLAN
NORTH

SHEET NUMBER
04



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens
	10	EPTT03_03AP40_____	Single	EPTT03_03AP40_____	3430
	1	ERL1_03B740_____120-277V-ELS_1	Back-Back	ERL1_03B740_____120-277V WITH ELSF5-ERL1-BLCK-15	2401
	6	ERL1_03B740_____120-277V-ELS	Single	ERL1_03B740_____120-277V WITH ELSF5-ERL1-BLCK-15	2401

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4901 Main St Development

4901 Main St Kansas City, MO 64112

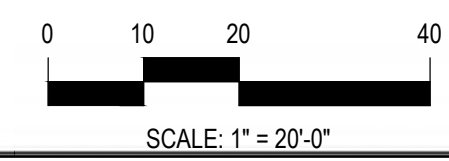
Development Plans

04/17/2026

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Photometric Plan

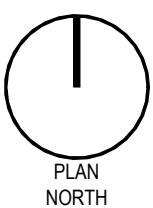
06



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Available Off-site parking

Vehicle Parking				
j)	Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.	Total Capacity		Attendees
		Stalls Required		Stalls
		Stalls Provided On-Site	64	Stalls
		Stalls Available Adjacent to Site	1,400	Stalls
				On-site
				Off-site



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

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PROJECT NAME
4901 Main St Development

4901 Main St Kansas City, MO 64112

ISSUED NAME
Development Plans

ISSUED DATE	ISSUED BY
04/17/2026	POPULOUS

PROJECT NUMBER	PAPER SIZE
24.006212	D

SHEET NAME
Parking Plan

SHEET NUMBER
08



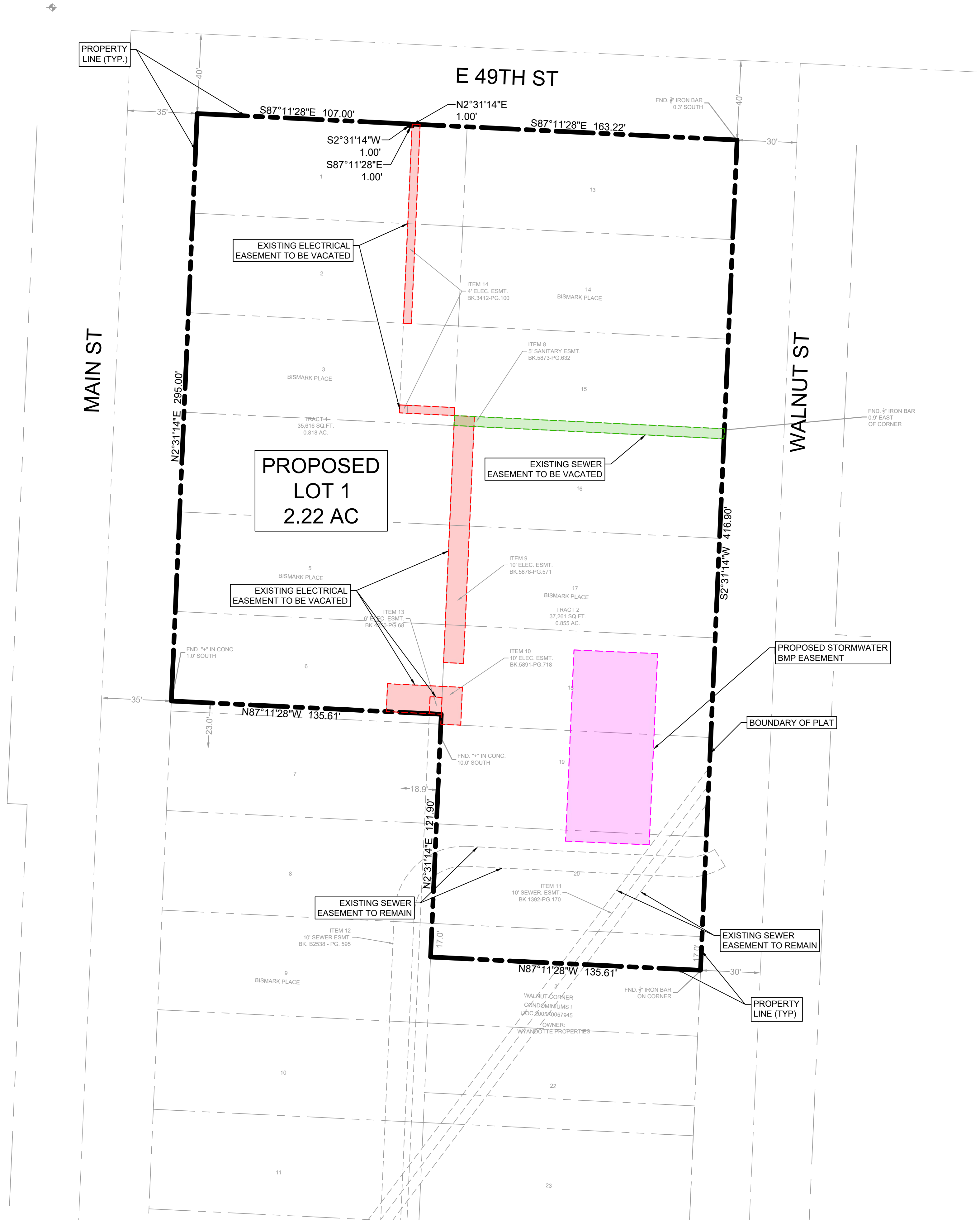
LEGEND	
— — — — —	PROPERTY LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	COMMUNICATIONS VAULT
	ELEVATION BENCHMARK
	GAS MARKER FLAG
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	SIGN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE IMPROVEMENTS AS SHOWN AND AS DESCRIBED IN THE FINAL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, A COPY OF THE CONSTRUCTION DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, AND ASSOCIATED PERMITS.
3. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER, BEFORE PROCEEDING WITH THE WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT APPROVAL FROM THE OWNER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL PROVIDE FOR A SECURED PROJECT SITE, THROUGH TEMPORARY CONSTRUCTION FENCING, GATES, AND TRAFFIC CONTROL MEASURES.
6. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE A/HJ (AUTHORITY HAVING JURISDICTION) REQUIREMENTS.
7. THE CONTRACTOR SHALL COORDINATE ALL PHASING AND SEQUENCING LOGISTICS. IF ADJUSTMENTS TO THE DESIGN ARE REQUIRED, TO ALLOW FOR THE CONTRACTOR'S DESIRED PHASING OR SEQUENCING, THESE DESIGN ADJUSTMENTS SHALL BE COORDINATED WITH THE ENGINEER AND OWNER.
8. EXISTING CONDITIONS WITHIN PROJECT PROPERTY ARE BASED ON SURVEY INFORMATION PREPARED BY KCMO SURVEYOR MARY K. HANCOCK.
9. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM KCMO PARCEL VIEWER, ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.
10. IN GENERAL, ALL EXISTING FEATURES (CURBS, PAVEMENTS, TREES, ETC.) WITHIN THE SITE, ARE INTENDED TO BE REMOVED FOR THIS PROJECT.

1	The Port Authority of Kansas City Missouri	110 Berkley Plaza	Kansas City	MO	64120	4800		Main	St	
2	4929 Main L L C	4929 Main St	Kansas City	MO	64112	4929		Main	St	
3	Quad Holdings LLC	7121 W 79th St	Overland Park	KS	66204	4903		Walnut	St	
4	Quad Holdings LLC	7121 W 79th St	Overland Park	KS	66204	4913		Walnut	St	
5	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4915		Walnut	St	
6	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4917		Walnut	St	
7	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4921		Walnut	St	
8	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4923		Walnut	St	
9	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4925		Walnut	St	
10	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4931		Walnut	St	
11	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4933		Walnut	St	
12	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4935		Walnut	St	
13	White Paula C & Patrick E	500 E 117th Ter	Kansas City	MO	64131	4939		Walnut	St	
14	Wadington Chris B & Kristy	102 E 50th St	Kansas City	MO	64112	102	E	50th	St	
15	Kovich Charles M	104 E 50th St	Kansas City	MO	64112	104	E	50th	St	
16	Tankard Timothy J & Valerie A	10211 Dearborn	Overland Park	KS	66207	106	E	50th	St	
17	Donnici April & Anthony-Trustee	118 N Conistor Ln # 292	Liberty	MO	64068	4904		Brookside	Bvld	
18	WJC Investments LLC	1065 Sterling Ave	Berkeley	CA	94708	4908		Brookside	Bvld	
19	CF Real Estate II LLC	2 Northfield Plaza Ste 315	Northfield	IL	60093	4916		Grand	Ave	
20	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4930		Grand	Ave	
21	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4932		Grand	Ave	
22	Sunday Properties LLC	110 E 51st St	Kansas City	MO	64112	4946		Grand	Ave	
23	Flower View Kansas City LLC	One Cvs Drive	Woonsocket	RI	2895	5001		Main	St	
24	Keleti Patricia Lee	105 E 97th	Kansas City	MO	64114	15	E	50th	St	
25	Green Doors KC LLC	444 E 55th St	Kansas City	MO	64110	5001		Walnut	St	
26	Macksey John & Christine	109 E 49th St	Kansas City	MO	64112	109	E	49th	St	
27	Barnett Trustee Michael Prentis	12500 St Andrews Dr # 15	Oklahoma City	OK	73120	111	E	49th	St	
28	Stephens Susanne	115 E 49th St	Kansas City	MO	64112	115	E	49th	St	
29	Liyod Gregory A & Hall-Lloyd Shelley R	2 E 99th St	Kansas City	MO	64114	101	E	49th	St	
30	Bateman Bo & Michelle	733 SE Juniper Dr	Blue Springs	MO	64014	103	E	49th	St	
31	Bateman Michelle & Bo	105 E 49th Sta	Kansas City	MO	64112	105	E	49th	St	
32	MKG Investment Properties LLC	31511 E Lonejack Lees Summit Rd	Lee's Summit	MO	64086	107	E	49th	St	
33	KC Urban Public Library Distri	1100 Walnut Ste 2000	Kansas City	MO	64106	4801		Main	St	
34	Rawson Robert J	2509 NW 69th Ter	Kansas City	MO	64151	12	E	50th	St	
35	Hottovy Troy G & Peyton	14 E 50th St Unit 1E	Kansas City	MO	64112	14	E	50th	St	1 EAST
36	Blinn Adam	12 E 50th St Unit 1W	Kansas City	MO	64112	12	E	50th	St	1 WEST
37	Esquivel Jeremy J	12 E 50th St Apt 2W	Kansas City	MO	64112	12	E	50th	St	2 WEST
38	Black Donald	14 E 50th St Unit 2E	Kansas City	MO	64112	14	E	50th	St	2 EAST
39						4932		Walnut	St	
40	Cupp Jill K	4940 Walnut St Unit 1 North	Kansas City	MO	64112	4946		Walnut	St	1 NORTH
41	Janet James Revocable Living Trust Dated 06/27/2025	4940 Walnut St 2N	Kansas City	MO	64112	4940		Walnut	St	2 NORTH
42	Wyandotte Properties LLC	5000 W 95th St Ste 250	Prairie Village	KS	66207	4934		Walnut	St	
43	Waldron Jason L & Susan K Trust	425 W 68th St	Kansas City	MO	64113					
44	Terry Roxanne L	4936 Walnut Apt 1S	Kansas City	MO	64112	4948		Walnut	St	3 SOUTH
45	Schloegel Mark & Micah	4948 Walnut St Unit 1 South	Kansas City	MO	64112					
46	Hoduski Bernadine Esther Abbott	4942 Walnut St Unit 1 South	Kansas City	MO	64112					
47	Westman Mckynlee	4946 Walnut St Unit 2 North	Kansas City	MO	64112					
48	Parsons Richard A & Patricia R	12009 Ensley Ln	Leawood	KS	66209					
49	Johnson Megan	4942 Walnut St Unit 2S	Kansas City	MO	64112					
50	Watson Lisa K	4934 Walnut St	Kansas City	MO	64112	4934		Walnut	St	1 NORTH
51	Siguiente Monette Anne I	4934 Walnut St 2N	Kansas City	MO	64110	4934		Walnut	St	2 NORTH
52	Olsen Rodney C & Susan B	1708 Westbank Way	Manhattan	KS	66503	4936		Walnut	St	2 SOUTH
53	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	4900		Main	St	
54	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	4920		Main	St	
55	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	4928		Main	St	
56	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	4950		Main	St	
57	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	40	W	50th	St	
58	Copaken White & Blitt Real Est	1100 Walnut Ste 2000	Kansas City	MO	64106					
59	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	20	W	50th	St	
60	4900 Main LLC	4900 Main St Ste 400	Kansas City	MO	64112	4924		Main	St	

4901 MAIN ST DEVELOPMENT	4901 MAIN ST KANSAS CITY, MO 64112	EXISTING CONDITIONS	SCALE: AS NOTED DESIGNED BY: JDB DRAWN BY: JDB CHECKED BY: MDK	Kimley»Horn © 2008 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM
DEVELOPMENT PLANS FOR: 4901 MAIN ST DEVELOPMENT	4901 MAIN ST KANSAS CITY, MO 64112	EXISTING CONDITIONS	SCALE: AS NOTED DESIGNED BY: JDB DRAWN BY: JDB CHECKED BY: MDK	Kimley»Horn © 2008 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM
ORIGINAL ISSUE: 3/27/2026	KHA PROJECT NO. 368136000	SHEET NUMBER	C1	PRELIMINARY NOT FOR CONSTRUCTION

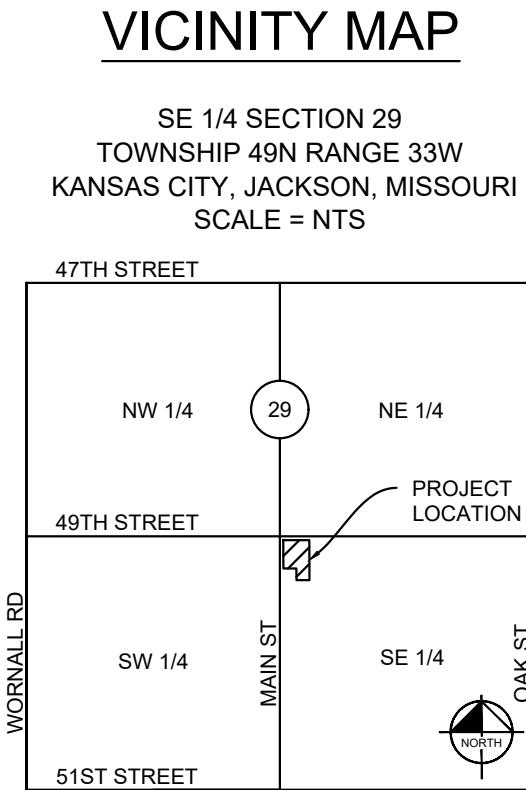
Drawing name: K:\K4C_LDE\368136000-KC_Symphony3\Design\CD\ParSheet.dwg Par\PRELIMINARY PLAT.dwg May 27, 2026 2:59pm by: Joseph Buchheit
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PRELIMINARY PLAT LEGEND	
	BOUNDARY OF PLAT
	EXISTING ELECTRICAL EASEMENT
	EXISTING SEWER EASEMENT
	EXISTING SANITARY EASEMENT TO BE VACATED
	EXISTING ELECTRICAL EASEMENT TO BE VACATED
	PROPOSED STORM SEWER EASEMENT

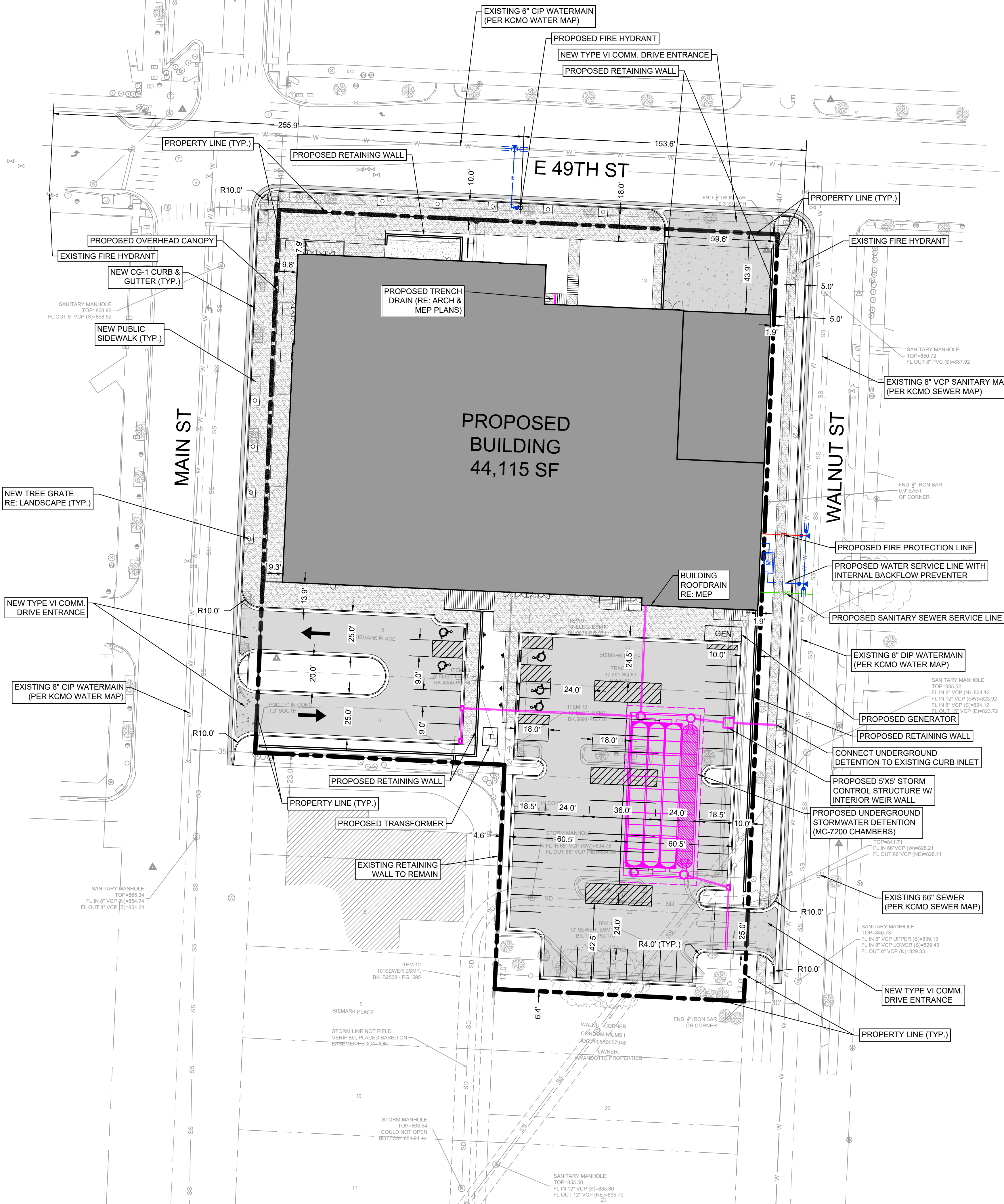
PRELIMINARY PLAT GENERAL NOTES	
FLOODPLAIN	
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0262G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	

PROPERTY DESCRIPTION	
NOTE: EXISTING PROPERTY IS BASED ON PROVIDED TITLE REPORT. PROPOSED PROPERTY DESCRIPTION TO BE PROVIDED AS PART OF THE FINAL PLAT SUBMITTAL.	
TRACT 1 (0.82 AC): LOTS 1 AND 2, EXCEPT THE EAST 27.57 FEET OF SAID LOTS AND ALSO EXCEPTING THE NORTH ONE FOOT OF THE EAST ONE FOOT OF THE WEST 108 FEET OF SAID LOT 1; LOT 3, EXCEPT THE EAST 27.57 FEET OF THE NORTH 45 FEET OF SAID LOT 3; ALL OF LOTS 4 AND 5; LOT 6, EXCEPT THE SOUTH 5 FEET OF THE WEST 108 FEET OF SAID LOT 6 AND EXCEPT THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF SAID LOT 6; BLOCK I, BISMARK PLACE, A SUBDIVISION OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.	
TRACT 2 (0.86 AC): THE NORTH 14 FEET OF THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF LOT 6; THE SOUTH 5 FEET OF LOT 15; ALL OF LOTS 16, 17, 18, 19 AND 20, AND THE NORTH 17 FEET OF LOT 21, ALL IN BLOCK I, BISMARK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.	
TRACT 3 (0.54 AC) LOTS 13, 14 AND THE NORTH 45 FEET OF THE LOT 15, ALSO THE EAST 27.57 FEET OF LOTS 1 AND 2, AND THE NORTH 45 FEET OF THE EAST 27.57 FEET OF LOT 3, ALL IN BLOCK I, BISMARK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.	
TOTAL PROPERTY AREA: 2.22 AC.	



DEVELOPMENT PLANS FOR: 4901 MAIN ST DEVELOPMENT	PRELIMINARY PLAT	PRELIMINARY NOT FOR CONSTRUCTION	SCALE:	AS NOTED	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 800 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO 64108 PHONE: 816-625-0350 WWW.KIMLEY-HORN.COM						
			DESIGNED BY:	JDB							
			DRAWN BY:	JDB							
			CHECKED BY:	MDK							
ORIGINAL ISSUE: 3/27/2026 KHA PROJECT NO. 368136000	4901 MAIN ST KANSAS CITY, MO 64112										
SHEET NUMBER C2											

Drawing name: K:\K4C_LDE\368130000-KC_Symphony3\Design\CD\PlanSheets\Dev_Plan\Site & Utility Plan.dwg SITE & UTILITY PLAN May 27, 2026 6:18pm by: Joseph Buchheit
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LEGEND

PROPERTY LINE

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

CONCRETE SIDEWALK

PROPOSED CURB & GUTTER

W

PROPOSED WATER SERVICE LINE

FP

PROPOSED FIRE PROTECTION LINE

SS

PROPOSED SANITARY SEWER SERVICE LINE

PROPOSED STORM SEWER

- SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.

2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.

3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4-FEET, TYPICAL.

5. REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS.

6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.

7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.

8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.

9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.

10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.

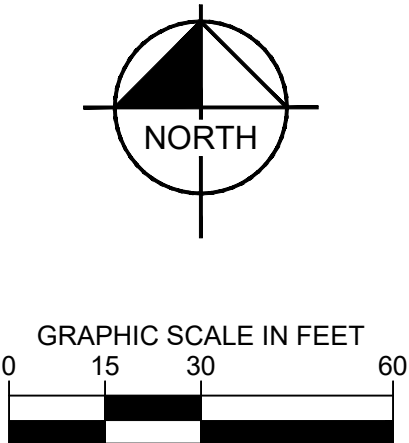
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

- UTILITY NOTES
1. ALL UTILITIES SHOWN ARE CONSIDERED "PRIVATE"

2. AND UNDERGROUND ARCH CHAMBER SYSTEM, WITH GRAVEL BASE, IS PROPOSED TO PROVIDE THE REQUIRED STORMWATER DETENTION FOR THE SITE.

3. STORMWATER BMP'S ARE NOT BEING PROVIDED, BECAUSE THE SITE IS LOCATED WITHIN THE CITY'S COMBINED SEWER OVERFLOW DISTRICT.

4. NO PUBLIC UTILITY IMPROVEMENTS ARE ANTICIPATED WITH THIS PROJECT.



DEVELOPMENT PLANS FOR:
4901 MAIN ST
DEVELOPMENT

4901 MAIN ST
KANSAS CITY, MO 64112

ORIGINAL ISSUE:
3/27/2026

KHA PROJECT NO.
368136000

SHEET NUMBER
C3

Kimley»Horn

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800 PENNSYLVANIA AVE, SUITE 150
PHILADELPHIA, PA 19106
PHONE: 815-625-0359
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: MDK

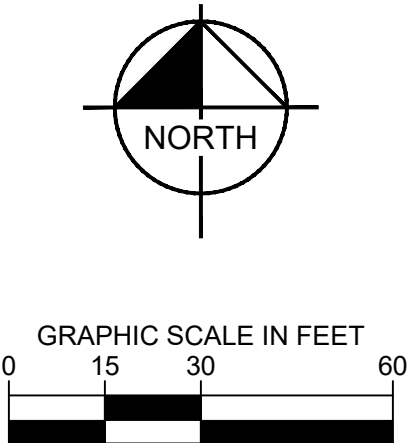
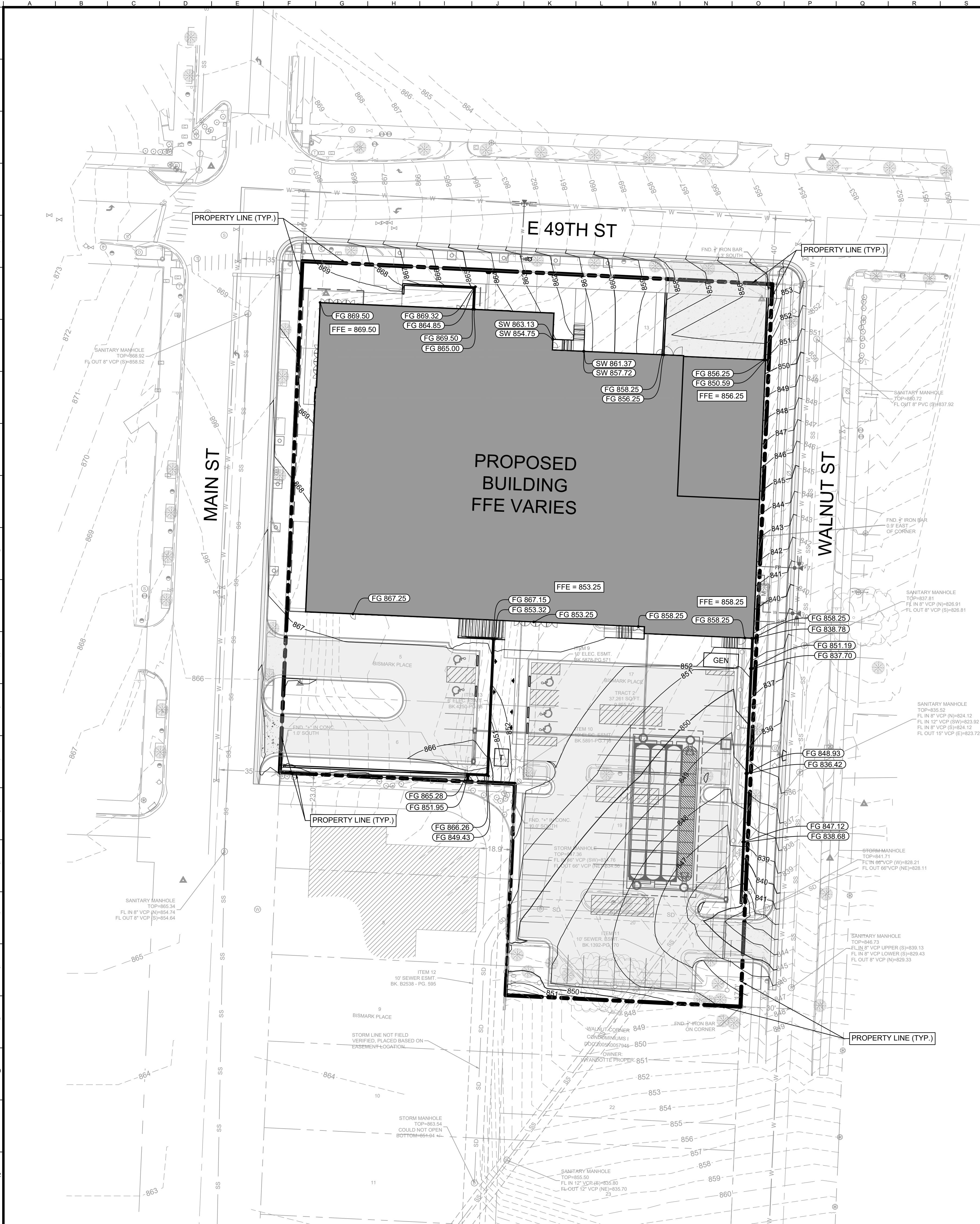
PRELIMINARY NOT
FOR CONSTRUCTION

REVISIONS

DATE

BY

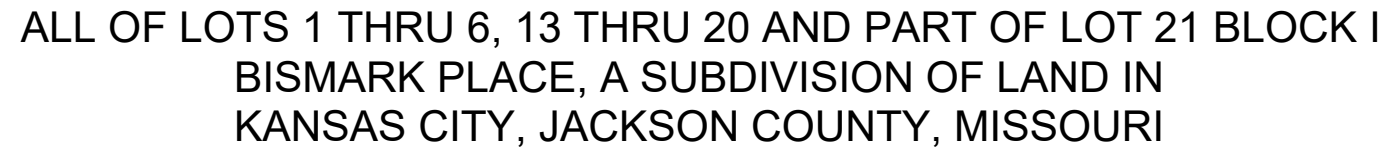
Drawing name: K:\K4C_LIE\368136000-KC_Symphony3 Design\CAD\PlanSheets\Dev_Plan\Grading Plan.dwg GRADING PLAN May 27, 2026 2:09pm by: Joseph Buchheit
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LEGEND	
	PROPERTY LINE
	850 EXISTING MAJOR CONTOUR
	849 EXISTING MINOR CONTOUR
	850 PROPOSED MAJOR CONTOUR
	849 PROPOSED MINOR CONTOUR
	AR ACCESSIBLE ROUTE

- GRADING NOTES**
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 2. ALL GRADING OPERATIONS, EXCAVATION FILL, COMPACTION TESTING, AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER.
 4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS OR GEOTECHNICAL ENGINEER'S REQUIREMENTS.
 5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT 6 INCHES BELOW THE FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE FOR ADDITIONAL REQUIREMENTS.
 6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
 7. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% (2.0% MAX).
 8. ALL CURB RAMPS SHALL HAVE A MIX. RUN SLOPE OF 8.33%, MAX CROSS SLOPE OF 2.0% AND A 5' LANDING AT 2.0%. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
 9. ALL SIDEWALKS SHALL BE CONSTRUCTED TO BE ADA COMPLIANT PER THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN GUIDELINES.
 10. ELECTRONIC CAD FILES WILL BE RELEASED TO THE CONTRACTOR TO ASSIST WITH BIDDING AND CONSTRUCTION STAKING, UPON RECEIPT OF SIGNED CAD RELEASE FORM.
 11. ALL LAND DISTURBANCE AND GRADING OPERATIONS SHALL COMPLY WITH CITY AND STATE LAND DISTURBANCE PERMIT REQUIREMENTS.
 12. CONTRACTOR SHALL MAINTAIN COPIES OF ALL GRADING, SWPPP, AND LAND DISTURBANCE PLANS AND PERMITS ON SITE, ALONG WITH REQUIRED INSPECTION AND MAINTENANCE LOGS.
 13. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 14. ABBREVIATIONS FOR SPOT GRADE ARE AS FOLLOWS:
TW - TOP OF WALL
BW - BOTTOM OF WALL
TC - TOP OF CURB
PV - TOP OF PAVEMENT
FG - FINISHED GRADE
ME - MATCH EXISTING

DEVELOPMENT PLANS FOR: 4901 MAIN ST DEVELOPMENT		ORIGINAL ISSUE: 3/27/2026	
KANSAS CITY, MO 64112		KHA PROJECT NO. 368136000	
SHEET NUMBER C4		BY DATE	
REVISIONS		No.	
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SCALE: AS NOTED DESIGNED BY: JDB DRAWN BY: JDB CHECKED BY: MCK	PRELIMINARY NOT FOR CONSTRUCTION		



TRACT 1:

LOTS 1 AND 2, AND EXCEPT THE EAST 27.57 FEET OF SAID LOTS AND ALSO EXCEPTING THE NORTH ONE FOOT OF THE EAST ONE FOOT OF THE WEST 108 FEET OF SAID LOT 1; LOT 3, EXCEPT THE EAST 27.57 FEET OF THE NORTH 45 FEET OF SAID LOT 3; ALL OF LOTS 4 AND 5; LOT 6, EXCEPT THE SOUTH 5 FEET OF THE WEST 108 FEET OF SAID LOT 6 AND EXCEPT THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF SAID LOT 6, BLOCK 1, BISMARCK PLACE, A SUBDIVISION OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE NORTH 14 FEET OF THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF LOT 6; THE SOUTH 5 FEET OF LOT 15; ALL OF LOTS 16, 17, 18, 19 AND 20, AND THE NORTH 17 FEET OF LOT 21, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOTS 13, 14 AND THE NORTH 45 FEET OF THE LOT 15, ALSO THE EAST 27.57 FEET OF LOTS 1 AND 2, AND THE NORTH 45 FEET OF THE EAST 27.57 FEET OF LOT 3, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FILE NO. NCS-1295322-KCTY, EFFECTIVE FEBRUARY 05, 2026 AT 8:00 A.M.

THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE FOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE STATEMENTS AND RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. NO OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITION, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT

2. THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 4901 MAIN STREET, KANSAS CITY, MO. 64105

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0262G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 96,546 SQUARE FEET OR 2.216 ACRES MORE OR LESS.

5. VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

6A. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING REPORT/ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT.

7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.

11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 260430548 AND 260430549. **THE EXISTING UTILITIES HAVE NOT BEEN MARKED FROM THE ONE CALL REQUEST. UTILITIES WILL BE LOCATED AND SHOWN ON THIS SURVEY WHEN LOCATES HAVE BEEN COMPLETED IN THE FIELD.** THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE JACKSON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.

18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

ITEM 8 - SEWER RIGHT OF WAY GRANTED TO MID-CONTINENT BANK BUILDING COMPANY, BY THE INSTRUMENT RECORDED FEBRUARY 25, 1966 AS DOCUMENT NO. B543280 IN BOOK B5873, PAGE 632, OVER THE SOUTH 5 FEET OF LOT 15 (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 9 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED MARCH 21, 1966 AS DOCUMENT NO. B545139 IN BOOK B5878, PAGE 571, OVER THE WEST 10 FEET OF THE SOUTH 5 FEET OF LOT 15, ALSO THE WEST 10 FEET OF LOTS 16 AND 17, ALSO THE WEST 10 FEET OF THE NORTH 31 FEET OF LOT 18. (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 10 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED MAY 17, 1966 AS DOCUMENT NO. B550026 IN BOOK B-5891, PAGE 718 OVER THE WEST 10 FEET OF THE SOUTH 19 FEET OF LOT 18. (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 11 - SEWER RIGHT OF WAY GRANTED TO KANSAS CITY BY THE INSTRUMENT RECORDED DECEMBER 7, 1911, AS DOCUMENT NO. 844948 IN BOOK B 1392, PAGE 170, OVER A STRIP OF LAND 10 FEET IN WIDTH. (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 12 - SEWER RIGHT OF WAY GRANTED TO KANSAS CITY BY THE INSTRUMENT RECORDED APRIL 21, 1925 AS DOCUMENT NO. A220467 IN BOOK B2538, PAGE 595. (TRACT 2)

ITEM 13 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED SEPTEMBER 20, 1948, AS DOCUMENT A933000 IN BOOK B4250, PAGE 68, OVER THE EAST 6 FEET OF THE SOUTH 8.5 FEET OF LOT 6. (TRACT 2) AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 14 - AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY RECORDED AUGUST 24, 1939 IN DOCUMENT NO. A640836 IN BOOK B3412, PAGE 100. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 15 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

TO: MORE MUSIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 4901 MAIN, LLC A MISSOURI LIMITED LIABILITY COMPANY,
LENDER AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 10, 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2026

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 25, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

[illegible]

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

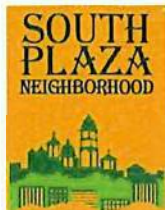
Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,



SPNA Quarterly Meeting 4/27/2026

Plaza Library - Truman Auditorium 6:00 pm - 7:30 pm

Symphony Public Engagement Meeting

- **Danny Beckley** - Executive Director of the Kansas City Symphony will present the Symphony's plan to build a new amplified live music venue at the 49th & Main St. corner. There will be time available for questions from the public.
 - Young Young Wang - Assistant to President (KC Symphony)
 - Celine Armstrong - Executive Project Manager (KC Symphony)
 - Brian Mirakian - Senior Principal (Populous)
 - Jeff McKerrow - Traffic Engineer (Kimley-Horn)

Other SPNA News

- **Brush Creek Cleanup**
 - Volunteers from South Plaza and around the city came together on April 18th and picked up 30 bags worth of trash from along Brush Creek and Mill Creek Park! Thanks to all of the volunteers!
- **Wornall Bridge Renovation**
 - Construction on the Wornall Bridge is wrapping up! Final touches will continue to be completed throughout May. We expect cones to be removed by early May.
- **Pedestrian HAWK Light at Ward/Central St.**
 - A PIAC was approved to install a pedestrian HAWK light on the north side of the Sister City bridge. Procurement is expected to take approximately 8-10 months after the budget becomes available on May 1st.
- **Wornall Sidewalk**
 - PIAC funds were approved to widen and increase accessibility of the sidewalk along Wornall between the Intercontinental and Loose park. Construction is expected to begin in the Fall.
- **South Plaza Fall Festival**
 - The SPNA is working on planning a Neighborhood Fall Festival! If you are interested in helping out send an email to info@southplazakc.org.
- **Public Transit**
 - The 50 Bus is stopping along Main Street again. Bus fares start on June 1st at \$2.00 per ride. UMKC and Plaza Streetcar stops make up 20% of ridership and the streetcar will remain free.

Upcoming SPNA Events

- **Second Sunday Meetups:** With SPNA board members and neighbors.
 - **Date:** Sunday, May 10th @ 10:00 am
 - **Location:** Crows Coffee

Become an SPNA Member

Sign up using this form to become an SPNA member, receive our quarterly newsletters and other communications to stay in the know about events like this one!



Current Board Members

- Cliff Holly, President
- Allan Fischer, Treasurer
- Nick Sumner, Secretary
- Kate Marshall, Past President
- Allison Buchwach, Director
- Jason Pryor, Director
- Julien Denis, Director
- Donna Kerr, Ex-officio

Pay Dues

SPNA membership dues are \$20 year for individuals and \$100 yearly for businesses. Pay via PayPal at this QR Code:



Other forms of payment accepted, find an SPNA Board member to pay by cash or check.



Public Meeting: 4901 Main St Development
Project Case #: CD-CPC-2026-00044
April 27, 2026 at 6:00 PM
Kansas City Public Library, Plaza Branch
4801 Main Street, Kansas City, MO 64112

MINUTES

1. ROLL CALL.

Attendees:	Charles Renner	Speakers:	Danny Beckley
	Kate Marshall		Brian Mirakian
	Celine Armstrong		Jeff McKerrow
	Young Young Wang		
	Kate Johnson		

[All attendees and speakers participated in person.]

2. INTRODUCTION.

The public meeting led by Danny Beckley, President of the Kansas City Symphony, and began at approximately 6:00 p.m. and was accompanied by Brian Mirakian and Jeff McKerrow. Kate Marshall introduced the meeting agenda and speaker, Danny Beckley.

3. 49TH AND MAIN STREET DEVELOPMENT PRESENTATION

Danny Beckley with Kansas City Symphony began his presentation by introducing Brian Mirakian of Populus and Charles Renner with Husch Blackwell, LLP. The topic of the presentation was the development and design plans for the property located at 4901 Main Street, 19 East 49th Street, and 4912 Walnut Street, Kansas City, MO 64112. The presentation also detailed the programming to be held at the venue, parking availability, and traffic studies for the site.

4. COMMUNITY MEMBERS' QUESTIONS/ CONCERNS.

A portion of the meeting time was dedicated to a question-and-answer period. Questions and discussion centered on parking availability and management strategies for noise levels. Concerns were raised about the noise level during the entering and exiting of people. Questions were asked related to the parking lot and garage infrastructure and management strategies for maintaining



residential street parking. Residents attending the meeting inquired about the use of residential parking permits and pedestrian infrastructure improvements along the project perimeter. Residents also inquired about the potential for community use of the venue and green space on non-event days. A brief discussion was had regarding the seat count and venue configuration.

5. ADJOURN.

There being no further business, the meeting adjourned at approximately 7:20 p.m. and the development team remained available for any further questions.

Meeting Sign-In Sheet

Project Name and Address

4901 Main St Development

4901 main st, 4912 Walnut St, 19 E 49th St
Kansas City, MO 64112

Name	Address	Phone	Email
Adam Blinn	12 E 50th St. Kansas City	316 202 8300	adamtblinn@gmail.com
Penelope	910 8th Ward		
Rochelle Terry	4936 Walnut Street KCMO 64112	316-749-9152	rocketrachel@gmail.com
Juliet	222 W. 50th	816-820-4917	Juliet.hawk@gmail.com
Pat & Phil Sackowicz	4400 59th St		
Amity Bryson	5810 Grand	816 223 4423	amitybryson@gmail.com
Tiffany Moore	6581 Phill Rd	816 45-6862	tiffanyinkcmo@gmail.com
GRAZIA CRESMAN	121 W 48th St KCMO		purplemonkey8811@yahoo.com
Sarah Jurczyk	4950 Central	9-707-7305	
BETH URICH	221 W 49th St Unit 705	417-230-9236	BETHURICH@gmail.com
Jim Rand	121 W 48th St K.C. MO	816-868 5779	marina1146@sbcglobal.net

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Meeting Sign-In Sheet

Project Name and Address

4901 Main St Development

4901 main st, 4912 Walnut St, 19 E. 49th St
Kansas City, MO 64112

Name	Address	Phone	Email
Becky McKee	121 W. 48th St #1007 KC MO		
Bob Hill	#1602 121 W. 48th St. KCMO		
Kate Marshall	221 W. 48th St #1101 64112	913-568-7248	kate@plaza-kc.org
PATRICK TWOHEY			PATRICK.TWOHEY@SHOWMEINSTATE.ORG
MARY ANN SHANNON	121 W. 48th St #1203 KCMO	262-617-6368	mepshannon@hotmail.com
Lori Roop	121 W 48th St #263 KCMO		Lori Roop LORIROOP@gmail.com
Sally Niermann	121 W 48th St #403 KCMO		920sally@gmail.com
Leslie Stevens	4937 W 49th St KCMO	206-755-5090	LSSTSVSN@hotmail.com
Robin Onikul	4900 Central St #206	816-510-4056	ronikul@csmh.edu
Drew & Becky Loboda	4932 Central KCMO 64112	913 481 8370	beckyloboda@breatekc.com
Martha Atlas	121 W 48th St #1904	913 515 3146	mjatl@122@gmail.com

FRAN Haegeler	4900 Central St KC Mo 64112	franflowers@gmail.com	913-219-3078
Chris VanEpp	215 E 74th St KC Mo 64114	clvanerpp@att.net	816 500-3106
C. Faulkner	5050 Main KC Mo 64112	cfaulkner@msu.com	913-526-3444
DOUG BRIDGEMAN	5013-D WALDOY	doug programmer.org	913-238-4322
Craig Bartholomew	14 E 50th St KC Mo 64112	chartholomew@gmail.com	773 344 1818
Joel Jones	4801 Main	Joel Jones KCLibrary.org	817-701-3504
Ethan D'Amico			
Susan Crow	4449 Wornall		
ERIC BOSCH		ERIC BOSCH @gmail.com	816 520 4937
GRIFFITH V			816-721-7091
Melinda Henneberger	200 E 66th Ter KC Mo	mehndab henneberger@gmail.com	(202) 422-9447
Lynn Henry	4950 Central KC Mo	lynnmaster@bellsouth.net	803-292-1300
Bob + Jan Maxwell	221 W 48th St #2105 KC Mo	maxwell677@yahoo.com	913.522.4119-N 913.530.8850-B
MOLLY GOSNELL	119 E 51st Ter KC Mo	Molly.gosnell@gmail.com	816 305 0614
Bill Coughlin	823 W 55th KC Mo	wcough1588@gmail.com	816 225 5352
Sherry Templeton	310 W. 4th St KC Mo	templetonsherry@gmail.com	816-531-2445
Nate Adkins	515 Oak St	nadkins@unmc.edu	

[illegible]

Meeting Sign-In Sheet

Project Name and Address

4901 Main St Development

4901 Main St, 4912 Walnut St, 19 E. 49th St
Kansas City, MO 64112

Name	Address	Phone	Email
Anna Ruhl	910 Ward Pkwy KCMO 64112	816 223 6603	annaruhl200@gmail.com
CHARLE GORODECZYK	533 WARD PKWY KCMO 64112	816-813-4254	CGORODKCMO@att.net
Ed Curry	4900 Central #202 KCMO 64112	816-205-8105	ecurry@att.net
CROSBY KEMPER	5322 SUNSET KCMO 64112	816-679-6265	CROSBYKEMPER@att.net
Kath Bjerg	4917 Wyandotte KCMO		kathbjerg@gmail.com
Deb & Reed Hermann	121 W 48th St Unit 805, KCMO	918-749-4804	Hermann@att.net
Mary Bouck	Henningsen 229 W 48th St #5028	913-293-9139	maryandjohnbouck@gmail.com
Amy Cornwell	4930 Central KCMO	816-805-4064	amyeatonke@gmail.com
Joe Ungeshade			
Rie Clark Jim Quinly	5031 Wyandotte KCMO 64112	816.589.9933	riersonclark@gmail.com
Mimi Steinhilber	221 W 48th St #702 KCMO 64112	816-333-2114	Mimings@gmail.com

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Meeting Sign-In Sheet

Project Name and Address

4901 Main St. Development

4901 Main St, 4912 Walnut St, 19 E 49th St
Kansas City, MO 64112

Name	Address	Phone	Email
Laura Savidge	121 W. 48th St S-1903	(816) 718-2278	kcllyank@yahoo.com
DANA MASON	221 W. 48th St.	913 206-1279	dmason8ch@gmail
Marshall Miller	4929 MAIN ST.	816.863.4999	mmiller@mlk.com
DENNA KERR	210 W 51 st TER	816 931 4824	dmkkr210@gmail.com
Kay Martin	4937 Wyandotte ^{#301}	913-707-0867	kmart1024@gmail.com
Jilus Lai	11615 W 157th Ter OP, KS 66221	301-665-5867	jilai@ksymphony.org
Ilene Shapiro	4900 Central #504 KCMO	816 918 7373	ileneshapiro@gmail.com
Nema Frye	4900 Central St #103	913-530-3389	nemafrye@gmail
Mary Joneson	4958 Central St #803	816-202-1306	jonesonmm@gmail.com
David Doyle	913-579- 3845	4900 Central #304	doyle.david doyle267@gmail.com
Sharon Blank	913 908 1301	5008 Grand Ave KCMO	Nehusker81@gmail.com

Brad & Theresa Freilich	4925 Central treeb KC MO 64112	816-509 4999	BradFreilich@me.com Tiamerical@me.com
AARON DUFF	910 W 20th Avenue KC MO 64112	816-651-7999	ADUFF17@aol.com
Ben Abbott	4042 Walnut Apt L	406-4659 7288	ben@mortgage.com
Felicia Benedetto	9045 Grand Ave KC MO 64114	816-694-8707	felicia.benedetto@ fsresidential.com
Chad Crittman	7636 Madison KC MO, 64114	816-462-5461	Chad@ChadFarr.com
Kathy Samsky	4925 Central KC 64112	816 563 8991	KSamsky497@gmail
Jeremy Dewey	400 Wyandotte	718-964-7974	jdewey@kcrw.org
ORVILLE (BUTCH HENRY III	4950 CENTRAL #704	803 292 4647	OrvilleMHenry@
Jim Robison	4940 Walnut St NW	816 448-1287	Jim Robison
Chris Pecich	121 W 48th	913.302.1803	ChrisPecich@gmail
Jim Rand	121 W 48th	816.676.5778	manneufk@gmail
Wendy Gray	5031 Grand		film2film@sbcglobal.net
Dan Fowler	5312 NW 85th KC MO 64134	816-913-0543	dfowler2@gmail.com
Carole Rowe	5021 Grand	—	CSROWE20@gmail
Annette Evans	2210 W 48th apt 1007	561-334-3446	evansa1@bellsouth.net
Kimberly Krum	5116 Wyandotte St.	816 799 7577	Kimberly Krum 6@gmail.com
JOHNATHAN DUNCAN			johnathan.duncan@kcrw.org

[illegible]

Date: June 6, 2026
To: KCMO City Plan Commission
From: Dennis & Palle Rilinger
210 W. 53rd Street, Kansas City, MO 64112
Subject: Plan Number CD-CPC-2026-00044

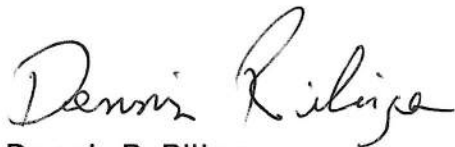
We are writing in support of the proposed Kansas City Symphony facility at 49th and Main.

As long-time residents of the district and with careers in Kansas City, we have seen the many changes in the city over the years and understand that new development brings both opportunities and challenges. We are personally very concerned about the Plaza and recognize that to advance that and the surrounding area, increased density and opportunities for entertainment and business in general are needed.

We chose to live in this area because of the mature neighborhoods and historic homes, and we especially appreciated—and now appreciate the potential—for the Plaza, the surrounding arts and education institutions, walkability and restaurants.

We are also long-time subscribers and supporters of the Kansas City Symphony, and understand the challenges faced by orchestras here and across the country. We applaud both the entrepreneurial approach to long term sustainability of the orchestra and the fact that the Symphony will continue to provide outstanding classical music at the world class Helzberg Hall. We fully support the new Symphony venue which will be a valuable contribution to “our neighborhood” with the unique entertainment options.

We respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.



Dennis R. Rilinger



Palle M. Rilinger

To the City Plan Commission,

I am writing in enthusiastic support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a longtime patron of the Kansas City Symphony and a regular participant in the city's arts community, I have experienced firsthand the ways in which world-class cultural institutions shape a city's identity and quality of life. This proposed venue represents something I and many fellow arts lovers have hoped for: a dedicated, purpose-built space that allows the Symphony and other performing artists to reach their full potential — and Kansas City audiences to experience them at their best.

Anyone who has attended performances at the Symphony's current home knows that the limitations of the space are real. A new facility designed specifically for musical performance will mean superior acoustics, greater programming flexibility, and the ability to attract artists and productions that simply cannot be accommodated today. For those of us who travel to other cities and attend performances at their premier venues, the prospect of having that caliber of experience here in Kansas City is genuinely thrilling.

The benefits extend far beyond a single concert hall. A venue of this kind becomes an anchor for an entire cultural ecosystem. The restaurants, cafes, and businesses surrounding it benefit from pre- and post-show traffic. Younger audiences — including the thousands of UMKC students nearby — gain easy access to live music and performance that might otherwise feel out of reach. Families in surrounding neighborhoods will be able to attend world-class events without crossing the metro. And Kansas City as a whole gains a facility that signals to the world that this is a city serious about the arts.

The proposed location near one of Kansas City's most walkable and culturally active corridors makes this an ideal fit. The Symphony and its fellow performing arts organizations deserve a home that matches their talent and ambition, and this neighborhood deserves the energy and investment this facility will bring.

I respectfully and enthusiastically encourage the Commission to approve Plan Number CD-CPC-2026-00044. Kansas City's arts community has waited a long time for this, and the moment to say yes is now.

Sincerely,
Becci Anderson

Symphony and Arts Enthusiast

To the City Planning Commission,

I am writing to express my support for the Kansas City Symphony's proposed music venue at 4901 Main Street and urge approval of Plan Number CD-CPC-2026-00044.

As a Kansas City metro area resident with a degree in music and experience as a piano instructor, I have seen firsthand the ways that arts organizations contribute to education, community engagement, economic vitality, and quality of life. From that perspective, I believe this project represents a meaningful investment in Kansas City's future.

I understand that residents have raised questions regarding traffic, parking, neighborhood integration, construction impacts, and other practical considerations. Those concerns deserve thoughtful attention, and I appreciate the role of the Planning Commission in ensuring that projects of this scale are developed responsibly and in a manner that respects surrounding neighborhoods.

At the same time, I believe the long-term benefits of this project are substantial. The proposed 4,600-seat venue would complement Kansas City's existing performance spaces by filling an important niche between traditional concert halls and large arenas. It would strengthen the city's ability to attract a broader range of touring artists, educational programs, and community events while expanding access to cultural experiences for residents and visitors alike.

The South Plaza location offers a unique opportunity to connect arts, commerce, and public life within an already active district. Thoughtfully designed cultural destinations have the potential to generate economic activity, support nearby businesses, encourage use of public transit, and create vibrant gathering spaces that contribute to the character of a city.

I am particularly encouraged that the Kansas City Symphony has approached this project as an addition to Kansas City's existing cultural ecosystem rather than a replacement for it. By maintaining Helzberg Hall as its primary orchestral home while creating a venue designed for different types of performances and audiences, the Symphony is helping expand opportunities for both artists and the public.

No major civic project is without challenges, but I believe this proposal's cultural, educational, and economic benefits justify moving forward while continuing to address neighborhood concerns through the planning process.

Thank you for your consideration and for your service to Kansas City.

Sincerely,

Laura Coker

LauraCoker@gmail.com

June 5, 2026

To the City Plan Commission,

I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a resident of the South Plaza District and owner at Kirkwood condominiums, I am supportive of the Symphony's new music venue proposal. While any new development brings challenges to a neighborhood, there are many benefits of this project to this neighborhood.

1. One of the reasons I choose to live here is its walkability and access to culture, dining and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day.
2. Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district. While the Kansas City Symphony will host performances that require amplification such as the POPS movies, the venue is intended to host a broad range of performances and events that will attract diverse audiences throughout the year that do not depend on the Symphony musicians.
3. Its location near UMKC is especially appealing. Thousands of students live, study, and spend time in this area, and the venue will offer an accessible place for concerts and entertainment within walking distance of campus. I personally know several of the UMKC Conservatory instructors and they are excited about having a first-class venue where they can perform and listen to music. It will also give nearby residents like me a chance to enjoy live music and performances without driving across the metro area.
4. The proposed facility is a fitting addition to a Plaza neighborhood that is currently undergoing major development to maintain it as one of Kansas City's premier entertainment and shopping destinations. The Symphony has developed plans to manage traffic, parking and crowds on busy evenings. I love living in this neighborhood which is active and economically healthy, and it is important to support investment to ensure this continues.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Linda S. Stevens

4937 Wyandotte St #300

Kansas City, MO 64112

To the City Plan Commission,

I am writing in enthusiastic support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a longtime patron of the Kansas City Symphony and a regular participant in the city's arts community, I have experienced firsthand the ways in which world-class cultural institutions shape a city's identity and quality of life. This proposed venue represents something I and many fellow arts lovers have hoped for: a dedicated, purpose-built space that allows the Symphony and other performing artists to reach their full potential — and Kansas City audiences to experience them at their best.

Anyone who has attended performances at the Symphony's current home knows that the limitations of the space are real. A new facility designed specifically for musical performance will mean superior acoustics, greater programming flexibility, and the ability to attract artists and productions that simply cannot be accommodated today. For those of us who travel to other cities and attend performances at their premier venues, the prospect of having that caliber of experience here in Kansas City is genuinely thrilling.

The benefits extend far beyond a single concert hall. A venue of this kind becomes an anchor for an entire cultural ecosystem. The restaurants, cafes, and businesses surrounding it benefit from pre- and post-show traffic. Younger audiences — including the thousands of UMKC students nearby — gain easy access to live music and performance that might otherwise feel out of reach. Families in surrounding neighborhoods will be able to attend world-class events without crossing the metro. And Kansas City as a whole gains a facility that signals to the world that this is a city serious about the arts.

The proposed location near one of Kansas City's most walkable and culturally active corridors makes this an ideal fit. The Symphony and its fellow performing arts organizations deserve a home that matches their talent and ambition, and this neighborhood deserves the energy and investment this facility will bring.

I respectfully and enthusiastically encourage the Commission to approve Plan Number CD-CPC-2026-00044. Kansas City's arts community has waited a long time for this, and the moment to say yes is now.

Sincerely,
Kathy Forsha

I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a resident of the district as well as Kirkwood one block away, I understand that new development brings both opportunities and challenges. There will undoubtedly be times when additional visitors create more traffic and activity in the neighborhood, and as someone who lives nearby, I recognize that those impacts are part of living in a vibrant urban district. However, I believe the benefits of this project far outweigh the inconveniences.

One of the reasons many of us choose to live in this area is because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality.

Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district. While the Kansas City Symphony will be an important user of the facility, the venue is intended to host a broad range of performances and events that will attract diverse audiences throughout the year. This variety of programming will help create a more active neighborhood and provide residents with more reasons to stay, gather, and participate in community life close to home.

Its location near UMKC is particularly exciting. Thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of campus. Likewise, families living in nearby neighborhoods will have another opportunity to enjoy live music and performances without needing to drive across the metropolitan area. The ability to walk to a diverse range of cultural experiences is one of the qualities that defines great urban districts, and this project will make that experience more readily available in Kansas City.

The proposed facility is a fitting addition to a neighborhood that has become one of Kansas City's premier cultural destinations. It will strengthen the area's identity, support local businesses, create opportunities for residents, students, and visitors, and contribute to the quality of life that attracts people to the district in the first place. While increased activity may occasionally require patience, I would much rather live in a neighborhood that

is active, culturally rich, and economically healthy than one that is struggling to attract visitors and investment.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044

Sincerely,

Joe

Joe Ungashick

4930 Central St

Kansas City, MO

64112

Get [Outlook for iOS](#)

I write to express my support for the new structure to be built at the site on Main Street. I live a block away, and while the construction will inconvenience me, I believe it will be pivotal in helping the Plaza to revitalize and once again become one of the city's Crown Jewels. This neighborhood has struggled along with the diminished Plaza. The streetcar and other positive changes will complement this venue, and bring new and different things to Kansas City.

I have heard protests that there are only do many philanthropic donors and that it will hurt the Nelson and Kauffman. I don't believe this will be the case, in fact it might help bring in new donors. There will be new people who will support this, and most of those who have always supported the other venues will continue that support.

Please approve this project.

Sincerely,

Becky McKee

121 West 48th Street

#1007

Kansas City, MO 64112



Becky Mckee

Volunteer Coordinator

3119 Terrace St

Kansas City, MO 64111

www.kccancompost.com

*"Never doubt that a small group of thoughtful committed citizens can change the world:
indeed, it's the only thing that ever has."*

~Margaret Mead

Hello -

Choosing to live in an urban neighborhood means embracing the energy of walkable streets, local shops, and a thriving cultural scene. But a vibrant district doesn't happen by accident — it requires steady foot traffic to keep our independent businesses alive. The symphony's proposed venue at Main and East 49th Streets is exactly the kind of catalyst we need, bringing in visitors who will eat at our restaurants, support our shops, and keep our neighborhood dynamic.

Of course, a popular district means busier streets from time to time, but that is a hallmark of a successful city, not a flaw. I'll gladly trade a little extra traffic for a neighborhood that is economically healthy and full of life, rather than one where storefronts sit empty. This project is an investment in the very amenities that make living here so rewarding.

Clark Greenlee

Greenlee Schmidt Architects

City Planning Commission,

We are residents of the Morningside neighborhood and are writing to support the proposed Performing Arts Center to be in the South Plaza corridor. We believe the facility will provide opportunities for both residents of the neighborhood and the surrounding areas.

As a parent of three children, I chaperoned field trips to the Kauffman Center. Watching children experience live theater and music in a theater for the first time was magic.

Having that opportunity in the heart of the neighborhood would be an incredible opportunity to broaden experiences for children and adults for generations.

Indeed, sometimes more is more. The city supports several art museums. Each provides a distinct viewpoint yet welcomes a broad audience. There's no question that the diversity of focus provides a richer art community. I'm certain the same will hold true of the new center.

More live music in this area builds community, expands opportunity and enhances Kansas City as a whole. Todd and I wholeheartedly support this new venue.

Patricia O'Dell and Todd Schulte

6016 McGee Street

Kansas City, Missouri 64113

To the City Plan Commission,

I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a resident of South Plaza for almost 17 years, I understand that new development brings both opportunities and challenges. There will undoubtedly be times when additional visitors create more traffic and activity in the neighborhood, and as someone who lives nearby, I recognize that those impacts are part of living in a vibrant urban district. However, I believe the benefits of this project far outweigh the inconveniences.

One of the reasons many of us choose to live in this area is because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality.

Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district. While the Kansas City Symphony will be an important user of the facility, the venue is intended to host a broad range of performances and events that will attract diverse audiences throughout the year. This variety of programming will help create a more active neighborhood and provide residents with more reasons to stay, gather, and participate in community life close to home.

Its location near UMKC is particularly exciting. Thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of campus. Likewise, families living in nearby neighborhoods will have another opportunity to enjoy live music and performances without needing to drive across the metropolitan area. The ability to walk to a diverse range of cultural experiences is one of the qualities that defines great urban districts, and this project will make that experience more readily available in Kansas City.

The proposed facility is a fitting addition to a neighborhood that has become one of Kansas City's premier cultural destinations. It will strengthen the area's identity, support local businesses, create opportunities for residents, students, and visitors, and contribute to the quality of life that attracts people to the district in the first place. While increased activity may occasionally require patience, I would much rather live in a neighborhood that

is active, culturally rich, and economically healthy than one that is struggling to attract visitors and investment.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Rochelle B. Falk

South Plaza Resident

Dear Genevieve and team,

On behalf of our entire family and for many of our longtime employees, we are writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As residents and business owners who live and work in close proximity to the project, our entire family sees the tremendous benefits that this opportunity brings. We are excited at the prospect of bringing more people into the area, making it vibrant as it once was before the Main Street bridge was removed and traffic was diverted to Brookside Blvd. as part of a flood control plan in the mid 1990s.

We understand that the development brings challenges, but the area is set up to greatly support the additional visitors with increased traffic and activity the project would bring. The area businesses would thrive with the increased visitorship. It is exciting to us all to think of the area being reestablished as part of a vibrant urban district. We believe the benefits of this project far outweigh any of the challenges.

We love living and working in this area because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special.

Additional visitorship means more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality. Beyond these economic benefits, the venue would expand cultural experiences and opportunities within the area, attract a diverse audience throughout the year, creating a more active neighborhood and provide residents with more reasons to stay, gather, and participate in community life close to home.

People working nearby and families living in nearby neighborhoods will have another opportunity to enjoy live music and performances without needing to drive across the metropolitan area. The ability to walk to a diverse range of cultural experiences is one of the qualities that defines great urban districts, and this project will make that experience more readily available in Kansas City.

The positioning of the project is also perfectly aligned with those visiting the nearby Country Club Plaza as well as those riding the KC Streetcar Main Street extension, quickly and easily bringing in people from other areas of the city, making the area an exciting destination as well as a celebration for those living and working within in the area. And its location near UMKC is also exciting, as thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of campus.

The proposed facility would be the perfect addition to a neighborhood that has become one of Kansas City's premier cultural destinations. It will strengthen the area's identity, support local businesses, create opportunities for residents, students, and visitors, and contribute to the quality of life that attracts people to the district in the first place.

While increased activity may occasionally require patience, I would much rather live in a neighborhood that is active, culturally rich, and economically healthy than one that is struggling to attract visitors and investment.

For these reasons, our entire family respectfully encourages the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Nancy and René Bollier Connie and Marcel Bollier

—

Nancy Bollier

Owner + Director of Marketing and Wholesale



5018 Main St. Kansas City, MO 64112

O: 816.561.3440 x111

M: 913.638.8556

[Oprah](#) | [WSJ](#) | [Wirecutter](#) | [Forbes](#) | [Bon Appétit](#) | [Food & Wine](#) | [Esquire](#)

AndresChocolates.com

To Whom It May Concern,

I am writing as a resident of the neighborhood surrounding 49th and Main to express my strong support for the Kansas City Symphony's planned music venue at this location.

As a neighbor who lives nearby, I believe this project represents an exciting investment in our community and in Kansas City's cultural future. The Symphony is one of our city's most respected arts institutions, and establishing a dedicated venue in Midtown will create opportunities for music education, community engagement, and world-class performances that will benefit residents across the region.

I am particularly encouraged by the potential for this project to bring positive activity to the area, support local businesses, and enhance the vibrancy of the Main Street corridor. A thoughtfully designed music venue can serve as a community gathering place while reinforcing Kansas City's reputation as a destination for arts and culture.

The proposed venue also aligns with broader goals of creating walkable, transit-accessible destinations that contribute to the long-term vitality of our neighborhoods. Having a cultural institution of this caliber located in the heart of the city will provide lasting value for residents, visitors, students, and future generations.

As someone who lives in this neighborhood, I welcome the opportunity to have the Kansas City Symphony as a long-term neighbor and community partner. I respectfully urge decision-makers to support the approvals and actions necessary to move this project forward.

Thank you for your consideration and for your service to our community.

Sincerely,

Alisha Smith

107 E. 51st Terr.

Kansas City, Missouri

Alisha Smith

To the City Plan Commission,

My name is Grace Hapke I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a frequent rider of the KC Streetcar, I have witnessed firsthand how transit investments are helping connect Kansas City's neighborhoods, cultural destinations, and residents. The proposed Symphony facility is exactly the type of destination that strengthens the value of our transit system by creating a place that people can easily access without relying solely on a car. The project will help activate the area around the streetcar extension and encourage more people to experience one of Kansas City's premier cultural districts.

The new facility will provide an exciting destination for residents and visitors traveling along the corridor while contributing to a more vibrant and walkable urban environment.

Currently, the site is vacant and a locally-owned music venue is ideal. Great transit systems are supported by great destinations, and great destinations are strengthened by transit access. This project achieves both goals and represents a thoughtful investment in the future of Kansas City's cultural and transportation networks. I encourage the Commission to approve this application.

Sincerely,

Grace Hapke

Hapke.grace@gmail.com

Dear City Plan Commission,

I support Plan No. CD-CPC-2026-00044 for the proposed KC Symphony facility at 49th and Main.

I live in South Plaza and own a rental house there. I renovated both houses. The neighborhood has seen some exciting changes, especially with the arrival of the streetcar. I understand some of the traffic challenges, but the benefits the neighborhood and entire city will see far outweigh any of these issues.

Adding another cultural destination to this area is a great idea and, with UMKC and the museum district practically next door, it seems like the perfect fit.

I've spoken to nearly all the neighbors on my block (Grand Ave, between 51st and 51st Terr.) and several business owners on Main St. and I've heard nothing but full support.

I hope you take this into consideration and support this project to the fullest extent possible. And I hope to see you one day at the symphony.

Sincerely,

Dan Wayne
5101 Grand Ave.
KCMO 64112
Member, South Plaza Neighborhood Association

To: City Plan Commission,

Hi my name is Zach Moores, resident and owner of Crows Coffee who both reside in the district. I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a resident of the district and owner of Crows Coffee, I understand that new development brings both opportunities and challenges. There will undoubtedly be times when additional visitors create more traffic and activity in the neighborhood, and as someone who lives nearby, I recognize that those impacts are part of living in a vibrant urban district. However, I believe the benefits of this project far outweigh the inconveniences.

One of the reasons many of us choose to live in this area is because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality.

Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district. While the Kansas City Symphony will be an important user of the facility, the venue is intended to host a broad range of performances and events that will attract diverse audiences throughout the year. This variety of programming will help create a more active neighborhood and provide residents with more reasons to stay, gather, and participate in community life close to home.

Its location near UMKC is particularly exciting. Thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of campus. Likewise, families living in nearby neighborhoods will have another opportunity to enjoy live music and performances without needing to drive across the metropolitan area. The ability to walk to a diverse range of cultural experiences is one of the qualities that defines great urban districts, and this project will make that experience more readily available in Kansas City.

The proposed facility is a fitting addition to a neighborhood that has become one of Kansas City's premier cultural destinations. It will strengthen the area's identity, support local businesses, create opportunities for residents, students, and visitors, and contribute to the quality of life that attracts people to the district in the first place. While increased activity may occasionally require patience, I would much rather live in a neighborhood that is

active, culturally rich, and economically healthy than one that is struggling to attract visitors and investment.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Zach Moores 5134 grand ave. and Owner of Crows Coffee 304 e 51st street

I am writing to express my support of the KC Symphony plan to develop the property at 49th and Main. As both a business owner and resident in the area I am pleased that this area will be put to great use.

Connie Bollier

To the City Planning Commission,

Our names are Cory Dannehl and Todd Schulte and we are writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As entrepreneurs whom conduct business within the district, specifically your 5070 Main Street location, we experience daily the energy and activity generated by the area's cultural institutions, businesses, and educational organizations. The Symphony's new facility will bring additional visitors, employees, students, and community members to the neighborhood, creating more activity throughout the day and evening while supporting our nearby restaurants, shops, and services.

Beyond the economic benefits, this project will strengthen the identity of the district as one of Kansas City's premier cultural destinations. Small business owners like ourselves benefit from working in a place that offers opportunities for learning, recreation, and cultural experiences within walking distance. The Symphony's presence will further enhance the quality of the district and help attract talent, investment, and visitors to the area. We respectfully encourage approval of this important project.

Let's keep these necessary projects happening in order to watch Kansas City prosper in a way that is intended!

Sincerely,

Cory Dannehl and Todd Schulte

Owners of Sea Capitan/Earl's Premier/Earl's Provisions/Bacaro Primo

Cory@earlspremier.com

Todd@earlspremier.com

I am writing in support of approving the KC Symphony project on Main street. As a resident of the area, I love the idea of bringing the KC Symphony to the area. It would be amazing for residents and businesses.

-Dave Starr

To: City Plan Commission,

Hi my name is Melissa Starr, resident of South Plaza. I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

We choose to live in this area because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality.

Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district. While the Kansas City Symphony will be an important user of the facility, the venue is intended to host a broad range of performances and events that will attract diverse audiences throughout the year. This variety of programming will help create a more active neighborhood and provide residents with more reasons to stay, gather, and participate in community life close to home.

Its location near UMKC is ideal. Thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of campus. Likewise, families living in nearby neighborhoods will have opportunity to enjoy live music and performances without needing to drive across the metropolitan area. The ability to walk to a diverse range of cultural experiences is one of the qualities that defines great urban districts, and this project will make that experience more readily available in Kansas City.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Melissa Starr

111 E 51st Terrace

KC, MO 64112

Melissa Starr

melissa.k.starr@gmail.com

To the City Plan Commission,

I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As a resident of the district, I understand that new development brings both opportunities and challenges. There will undoubtedly be times when additional visitors create more traffic and activity in the neighborhood, and as someone who lives nearby, I recognize that those impacts are part of living in a vibrant urban district. However, I believe the benefits of this project far outweigh the inconveniences.

One of the reasons many of us choose to live in this area is because of its energy, walkability, and access to culture, dining, and entertainment. The Symphony's new facility will bring more people to the district, supporting the restaurants, cafes, and local businesses that make this neighborhood special. Additional visitors mean more customers during evenings and weekends, helping ensure that these establishments remain open, successful, and able to provide the amenities that residents enjoy every day. A thriving district requires a critical mass of people, and this project will help sustain that vitality.

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The proposed facility is a fitting addition to a neighborhood that has become one of Kansas City's premier cultural destinations. It will strengthen the area's identity, support local businesses, create opportunities for residents, students, and visitors, and contribute to the quality of life that attracts people to the district in the first place. While increased activity may occasionally require patience, I would much rather live in a neighborhood that is

active, culturally rich, and economically healthy than one that is struggling to attract visitors and investment.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

Keara Neifach

Resident: 5140 Walnut St, KCMO 64112

To the City Plan Commission,

My name is Brandon Keller, and I am writing in support of Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony facility at 49th and Main.

As someone who works within the district at 420 Nichols Rd, Kansas City, MO 64112, and lives in the West Plaza neighborhood—having attended UMKC's campus for 4 years, lived directly across the street to the East at Dakota on Grand Apartments for 1 year, and Fountain View Apartments across Brush Creek for two years—I have experienced daily the energy and activity generated by the area's cultural institutions, businesses, and educational organizations. The Symphony's new facility will bring additional visitors, employees, students, and community members to the neighborhood, creating more activity throughout the day and evening while supporting nearby restaurants, shops, and services.

Beyond the economic benefits, this project will strengthen the district's identity as one of Kansas City's premier cultural destinations. Employees like myself benefit from working in a place that offers opportunities for learning, recreation, and cultural experiences within walking distance. I frequently walk across Brush Creek for lunch and will do the same for the one or two shows I plan to see a year at the venue.

The Symphony's presence will further enhance the quality of the district and help attract talent, investment, and visitors to the area. I respectfully encourage approval of this important project.

Sincerely,

Brandon Keller

brandonbkkeller@gmail.com

4316 Brookridge Drive
Fairway, KS 66205

Coby Crawl, Chairman
City Plan Commission
414 E. 12th St. # 105
Kansas City, MO 64106

Re: Plan Number CD-CPC-2026-00044

Dear Mr. Crawl and Kansas City Plan Commission,

I am writing to express my support for Plan Number CD-CPC-2026-00044 for the proposed Kansas City Symphony venue at 49th and Main.

As a nearby resident of the district, I understand that new development brings change which is not always welcome by neighborhoods; however, this new entertainment venue will bring dynamic development to an area that is up and coming. There are many new restaurants, apartments and shops in the area. A venue such as this will provide a community anchor that will solidify the area as a good place to live and work.

I am a parishioner of the Church of the Visitation on Main St., which is itself embarking on a new development project. I have no doubt the parishioners will be excited to have a cultural venue within the neighborhood.

I understand that new development brings both opportunities and challenges. There may be times when this new venue will bring additional visitors to the area, creating more traffic and activity in the neighborhood. I believe the benefits of this project will outweigh any temporary inconvenience.

This is an urban neighborhood just off the Plaza affording access to culture, dining, and entertainment. The Symphony's new facility will support the revitalization of the Plaza and bring more people to the area, supporting the restaurants, cafes, and local businesses.

Beyond its economic benefits, the new venue will expand opportunities for music, entertainment, and cultural experiences within the district.

The Kansas City Symphony is a jewel of Kansas City! Expanding its reach to the Plaza and beyond is a vibrant opportunity. The variety of programming to be brought to this new venue

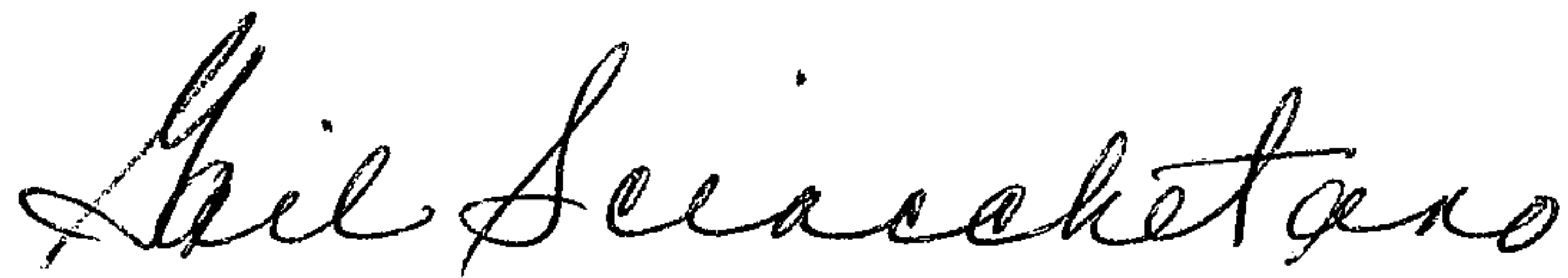
provides an opportunity for neighborhood residents to experience not only Symphony performances, but so much more.

Its location near UMKC is particularly exciting. Thousands of students live, study, and spend time in this area, and the venue will provide an accessible destination for concerts and entertainment within walking distance of the campus. In addition, the extension of the streetcar will provide convenient access for so many people.

I would much rather see this neighborhood thrive than struggle to attract businesses and shops and to have neighbors who are willing to live in an exciting environment.

For these reasons, I respectfully encourage the Commission to approve Plan Number CD-CPC-2026-00044.

Sincerely,

A handwritten signature in black ink, reading "Gail Sciacchetano". The signature is written in a cursive, flowing style with a large initial "G" and a long, sweeping tail on the "o".

Gail Sciacchetano

MILLER

& COMPANY P.C.

ATTORNEYS AT LAW

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NEW YORK, NY 10019

June 9, 2026

City Plan Commission
City of Kansas City, Missouri
414 E. 12th Street
Kansas City, Missouri 64106

Re: Kansas City Symphony South Plaza Applications – 4901 Main Street
Case Nos. CD-CPC-2026-00044

Dear Chair and Members of the City Plan Commission:

Thank you for the opportunity of providing these comments on the referenced application. I have been the adjacent property owner at 4929 Main Street since 1996 to the referenced property. I was appointed by the City as a member of both the original Plaza Plan working group in 1989 and the update in 2016. This letter is not submitted as a simple letter of opposition or support. Instead, I urge the City Plan Commission to carefully consider the scale, design, infrastructure, and operating impacts of this proposal, that has a much larger capacity than the Kauffman Center for the Performing Arts, before recommending it for approval.

Lack of Area Plan Compliance

The city's official future land use plan for the project site, the Midtown Plaza Area Plan, referenced apartment, condominium, retail shops, and office as recommended uses for the site. A large-scale entertainment venue was never discussed or envisioned during the area plan's preparation and its related community engagement. The Plan was very focused on understanding the fragile nature of this very small area and the limited vehicle access. As a result, any amendment to the Plan to adopt "mixed use community" must require very extensive changes to the infrastructure at the sole cost of the Symphony to accommodate the local impact of such a large venue. The area plan also envisioned the building frontage along the portion of Main Street where this project would be located provide ample ground floor commercial uses without large building facades that are just "walls." The KCMO Zoning Code 7F 88-338 should be incorporated into the final plan. The City has a long history of requiring this type of street level building treatment. There

should be consideration of changes to the façade of the project on Main Street to meet this expectation.

Traffic Volume

The current street infrastructure is configured for light vehicle traffic. Most all of the major streets to the north and east (Broadway, Main, and Cleaver) have recently had 2 lanes eliminated. All parties know that currently vehicle movement north, east, and west of the proposed project site can be difficult at certain times. While there is a limited volume of vehicles now from the south traveling to Main Street, the venue could easily attract one-third to one-half of the vehicles from the south and southwest eventually reaching Main Street south of the area. The neighborhoods to the south have created “traffic calming” restraints from 53rd Street to 55th Street on Main Street that will require further consideration. What can be done to restrain what could be hundreds or thousands more vehicles traveling to and from the venue from the south at least three times per week?

Traffic Management

The project's traffic study indicated that personnel in the streets would be used to manage all traffic. Attendees at the recent public meeting believed that something more will be necessary in such a small/restricted primarily residential area. Besides traffic control personnel, there is a substantial need for security personnel within the 48-51 Brookside Boulevard to Wornall Road area before and after the performances to manage what could be thousands of persons wanting to access local restaurants and bars as well as on street parking in primarily residential neighborhoods to the east, west and south of the project site. Residents want to be assured that their neighborhoods continue to be a safe space with lower intensity non-residential uses.

Venue Parking Strategy

The Symphony project proponents have fully explained the “borrowed” parking lot strategy to manage event patron's parking needs. While ticket holders will have a parking lot space, it may well be that ticket holders, to avoid the time delay/lines arriving or departing performances, will park in the neighborhood streets and walk to the venue. Both Symphony security personnel and City parking management personnel should patrol the area around the project site and be empowered to stop this diversion from the project parking strategy.

Performance Exiting and Neighborhood Impact

With the wide range of possible performances the management firm schedules in other cities, having up to 4,600 persons leave the venue at the end of the performance on the average of three times per week for local restaurants/bars provides the opportunity

for a considerable number of people potentially being disruptive in the streets in an area that could only be termed "light commercial" and predominantly "residential". Further, there is a considerable concern with the venue having an unrestricted liquor license. We suggest a limited liquor license that would stop all sales by 9 pm to reduce the potential of disruptive behavior.

Required Right of Way Improvements

There will be a need for street/intersection/sidewalk improvements to support the arrival/departure of thousands of vehicles and pedestrians far in excess of the current situation at numerous locations immediately adjacent to the project site and in the nearby vicinity. Comments were made at a recent public meeting about needed intersection improvements at the intersection at 49th and Brookside Boulevard, Martin Luther King/Ward Parkway and Brookside Boulevard, Main Street and Ward Parkway, Wyandotte and Ward Parkway, 49th-50th-51 Streets west of Main Street, and Main Street south of 51st Street. Walnut Street from 49th to 50th Street was stated as being in terrible condition that will require a total rebuilding and potentially widening to accommodate access to the on-site surface parking lot for the 40 ft tractor/trailer trucks storing the venue's performance material and the large buses for the entertainers. Many sidewalks in the area (including east from the project site to the streetcar stations) must be rebuilt to accommodate the potential thousands of people walking the area at least three nights per week that do not do so today. Finally enhanced street lighting may be necessary.

Roadway Improvements and Funding

We believe the developer should be responsible for the entire cost of any necessary public improvements. Since the City now operates two music venues, the Municipal Auditorium and the Little Theatre (currently undergoing new upgrade City investments), that will suffer reduced performances because of this new venue, the City should not fund the extensive necessary changes to be in competition with itself. The residents of the area should not be taxed to implement necessary changes that will in all instances negatively impact the residents.

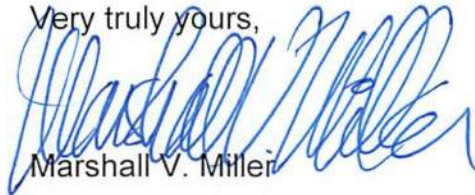
Project Financing Uncertainties

The Symphony continues to not provide the total cost of the project after first publicly stating \$50-70 million. They have also not confirmed that they have the full funding secured for the entire construction/management/necessary public improvements costs identified herein. We have been informed that there are pledges of approximately \$20 million. We were informed at the meeting that ground would be broken this summer. We believe it is most important that this project not be approved by the City for any level of construction until the full funds necessary are confirmed in the bank. The Nelson Gallery,

UMKC Conservatory of Music, Kansas City Repertory Theatre, Starlight Theatre, and KCUR are all actively engaged in soliciting funds now from the very same small number of individuals/families that traditionally have supported these organizations. It is unlikely that all these organizations will be fully funded. We are most concerned that if the full funds cannot be secured there could be an unsightly partially built building on the property similar to what occurred at the Mission Shopping Center.

Thank you for the opportunity of submitting these comments. My intention is to identify necessary area public improvements and traffic and security management to be paid solely by the Symphony and to ensure that this project is indeed completed.

Very truly yours,



Marshall V. Miller

- c: Mr. Quinton Lucas, Mayor, City of Kansas City, Missouri
Ms. Andrea Bough, City Council, 6th District
Mr. Johnathan Duncan, City Council, 6th District
South Plaza Neighborhood Association

June 9, 2026

City Plan Commission
City of Kansas City, Missouri
414 E. 12th Street
Kansas City, MO 64106

Re: Kansas City Symphony South Plaza Applications — 4901 Main Street
Case Nos. CD-CPC-2026-00044

Dear Chair and Members of the City Plan Commission:

On behalf of the South Plaza Neighborhood Association, we are writing regarding the Kansas City Symphony's applications for the proposed venue at 4901 Main Street, including the request to amend the Midtown/Plaza Area Plan designation from Mixed Use Neighborhood to Mixed Use Community and the related Development Plan approval.

The South Plaza Neighborhood Association has worked to provide meaningful opportunities for neighborhood input on this proposal. We hosted the Symphony's public engagement meeting in April, as well as a community conversation on June 7. We have also made efforts to hear the opinions and concerns of as many neighbors as possible, including those who live directly around the proposed site.

We also want to acknowledge that the Symphony has been communicative with the Neighborhood Association throughout this process. We appreciate that dialogue and hope it continues in a serious and sustained way as the project moves through public review.

The majority of what we have heard from our community is general support for the idea of the venue, paired with significant concern about the impact that crowds from such a large entertainment venue could have on what is primarily a residential mixed-use neighborhood.

For that reason, the South Plaza Neighborhood Association is not submitting a simple letter of support or opposition. Instead, we urge the City Plan Commission to carefully consider the scale, design, infrastructure, and operating impacts of this proposal before recommending approval.

Bringing up to 4,600 people into the neighborhood for events will have significant traffic, parking, pedestrian, public safety, and crowd-management implications. These impacts should be anticipated through clearly documented and enforceable mitigation and control plans so the project does not create avoidable quality-of-life issues for nearby residents. Any parking agreements needed to accommodate the venue should also be fully secured before approval.

We also ask that the Commission evaluate the project against the intent of the Midtown/Plaza Area Plan. Page 79 designates this part of the South Plaza corridor as Mixed Use Neighborhood and states that mixed-use development should front onto Main Street with

small-scale retail and restaurant uses on the ground floor. It also states that future buildings should maintain and reinforce street-level pedestrian activity through pedestrian-oriented uses and a continuous, transparent, highly permeable, and active streetwall. These standards remain directly relevant to the Development Plan, even if the land-use designation is amended.

While KCMO Zoning & Development Code §88-338 applies to Downtown Development, its purpose is instructive. It calls for preserving pedestrian-oriented streets, activating building facades, promoting street-level activity, supporting economic vitality, and improving pedestrian safety and comfort. A 4,600-seat amplified music venue in South Plaza will create activity and impacts analogous to downtown entertainment activity, and should be held to a comparable standard for its relationship to the public realm.

Finally, consideration should be given to the pedestrian infrastructure connecting the venue to key destinations, including streetcar stops, the Country Club Plaza, and surrounding residential streets. Necessary improvements required to facilitate large numbers of concert goers should be identified and implemented as part of the project.

The South Plaza Neighborhood Association recognizes the significant civic and cultural value this project could bring to Kansas City and is excited about the opportunity to welcome the Kansas City Symphony and its patrons as new members of the South Plaza community. At the same time, the size and intensity of the proposed use require planning, design, and operational accountability that matches its impact.

We respectfully ask the City Plan Commission to ensure that any recommendation of approval includes enforceable conditions addressing parking, traffic, crowd management, pedestrian infrastructure, street-level activation, building design, and neighborhood protections.

Sincerely,

Board of the South Plaza Neighborhood Association:

Clifton Holly
Nick Sumner
Julien Denis
Kate Marshall
Allan Fischer
Jason Pryor

info@southplazakc.org

Dear friends,

After recently attending the public hearing regarding the Symphony's new proposed venue at 49th and Main, I am writing as the President of the Rockhill Homes Association to request that great care be taken in the following points:

1. The traffic patterns in that area are already absurd, and have been over-engineered to accommodate the light rail. Adding thousands of concert goers is going to exacerbate that issue and further frustrate the residents who live nearby. Before deciding on a final design, please be accommodating and respectful to the homes and businesses who are going to have their lives and work negatively impacted, and please take every effort to reduce congestion throughout that surrounding area.

2. We ask that your booking manager please show restraint when choosing performers who will serve as the anchors to sell tickets. There are certain musical acts who may be profitable when selling tickets, but who will also bring a crowd that harbors an aggressive or disrespectful culture that ends up impacting the surrounding area more than you might think. The energy from a concert doesn't always stay contained between the walls of the theater.

3. We are not against growth, and we understand the need for new and exciting development. The city is on the move and every square inch is being developed, which is fundamentally changing our beloved plaza area. We simply ask that you please be a good citizen to our neighborhood and see it as more than just an opportunity to increase sales, but rather, that your organization is a steward to carry the traditions of the plaza into the next generation.

Respectfully,

Lance Harshbarger

President, Rockhill Homes Association

June 9th, 2026

Re: Kansas City Symphony South Plaza Applications — 4901 Main Street
Case Nos. CD-CPC-2026-00046

Dear Chair and Members of the City Plan Commission:

On behalf of the Plaza District Council, we are writing regarding the Kansas City Symphony's applications for the proposed venue at 4901 Main Street, including the request to amend the Midtown/Plaza Area Plan designation from Mixed Use Neighborhood to Mixed Use Community and the related Development Plan approval.

As the placemaking organization focused on the broader Plaza District, our interest is in the long-term vitality and identity of the district as a whole. From that perspective, we believe the Kansas City Symphony's proposed venue has the potential to be a significant and positive addition to the South Plaza corridor, bringing new life, investment, and activity to a part of the district that has not yet reached its full potential as a walkable, mixed-use destination.

While the increased crowds and activity generated by a venue of this scale will present challenges, they also create a significant economic and placemaking opportunity. If the project is designed to connect with and strengthen the surrounding corridor, rather than operate as an isolated event facility, it can support local businesses, activate public spaces, and contribute to the long-term vitality of South Plaza and the Plaza District as a whole.

The Midtown/Plaza Area Plan envisions this portion of the South Plaza corridor as an active, walkable mixed-use district, emphasizing development that strengthens Main Street, supports pedestrian-oriented activity, maintains a human-scaled environment, and reinforces connections to surrounding neighborhoods and destinations. Kansas City has recognized similar principles in other high-activity urban districts through KCMO Zoning & Development Code §88-338, which, while specific to Downtown Development, reflects the importance of activating building facades, supporting street-level activity, and creating an inviting public realm. As South Plaza evolves, this project should advance those same goals through active ground-floor uses, transparent frontages, frequent entrances, comfortable sidewalks, quality streetscape amenities, and safe pedestrian connections.

For these reasons, the Plaza District Council urges the City Plan Commission to ensure that any recommendation of approval includes clear and enforceable conditions that advance the project's compatibility with the surrounding district and support the long-term vision for a vibrant, walkable, and connected South Plaza corridor.

Sincerely,

Kate Marshall
President & CEO
Plaza District Council

Ms Kohn-Smith,

I just found out from someone at the South Plaza Neighborhood Assoc that you are taking testimony about the KC Symphony venue at 49th & Main.

Due to this short notice about accepting emails and a deadline on a project due today, I will not be able to go into much detail about some concerns.

This is an important and yet exciting project, further along than many of us South Plaza residents were aware. This KC Symphony building is surrounded by mostly KCMO residents - and some commercial businesses on a small strip of Main St. As not just a South Plaza resident, I'd like to elaborate from my perspective as someone who utilizes many of the resources that surround this project.

Many of us, not just residents, are dependent on the Plaza Library for all that it provides on a daily and nightly basis, seven days a week. You should know that the Plaza Library not just open during the day, but also open til 9pm M-F and on Saturday & Sunday until 6pm. On a daily basis, the Library is very busy on its own with multiple including Signature Events in the evening, kids events every Friday evening, educational meetings, yoga classes, community meetings, arts programs, jobs/career help, etc. Its a free resource open to tohe public and refuge for those desiring access to computers, printers, scanners, tech equipment and place to work, research and just seek refuge from the elements while pursuing these interests. It is also home to a multi-story office building and at least eight (8) restaurants in the immediate area

Many times when I am at the Library, I end up parking on 49th St, where your project will be, because there are no available parking spaces or an event at the Library has created a backup of cars in the area. These kind of events/programs are mostly scheduled well in advance, and will no doubt happen simultaneously with events at the new Symphony venue. It's not just a parking logistic, it's a traffic gridlock, which happens most evenings when there's a Library event.

This will be compounded when events at the Symphony venue happen on the same day/evening. It is unclear exactly where the pickup/drop off area will be for the venue events, but this could hinder access to the Library.

It is also unclear how the KC Symphony, with many other events to be scheduled, will affect the KCATA buses that currently have routes on Main St, 49th S (the Bus turns here), Ward Pkwy, Brookside Blvd and 51st St. As an occasional KCATA Bus rider, I can testify that many of us are dependent on this transportation. Pickup & Drop off locations for the many event at this Venue can really clog up traffic. Gridlock will be something to consider for the Buses.

This includes disruptions during construction.

Also there are those of us who have been greatly affected by the disruption from construction workers in the past who do not park in the lots appointed for them. Instead they take up the very limited and valuable amount of street parking, for their convenience (or laziness). Since this project could easily take two (2) or more years, this is or will be of great concern to all residents. The Brookside51/Whole Foods and Main51 projects are prime examples of this.

Will there be off-street lots/garages designated for the workers? - And by this I mean Not taking up valuable Library parking for the businesses, restaurants and Library patrons, which is already very limited! How will this be enforced?

There is another consideration for the South Plaza area when UMKC finally builds another multipurpose venue/arena (probably even larger than the Symphony project,) near the Streetcar. This will add to another traffic/parking situation. Even though it's on hold for now, it's only a matter of time when both venues will hold large events simultaneously. It may seem like a long time away, but as the KC Symphony project has shown, they can pop up out of nowhere. And can the City of KCMO support two (2) such venues, especially so close together?

Even after attending the SPNA meeting on Sunday June 7 at the Plaza Library, there are so many unexplained, unanswered concerns about the logistics (some not available or published yet) of plopping down a 4600-seat venue in a residential area will work for us that live in this quiet neighborhood. It puzzles many of us how this location was chosen - answered with "we looked at a lot of locations." What about the lots at 44th & Main and 46th & Main, which are commercial area, literally right on the Streetcar route? Yes, too late for that now. Permits are a certainty as the KCMO Planning Commission is probably well

aware of this. We are not anti-KC Symphony (although many Rock (my favorite) and some Hip-hop concerts will be on the schedule.)

It's like the locomotive train is racing down the track full speed ahead - everyone get out of the way. They're already scheduled to break ground this year! And yet many basic important details are not yet clear about these plans.

We are at the mercy of private investors and the City of KCMO. Everyone should take a breath and step back to take a look, adjust and listen - and communicate with all.

Please consider our SPNA neighborhood,

Wendy Gray