



Tuesday, December 7, 2021

Via Upload KCMO Website

City of Kansas City Missouri
The Honorable Mayor Quinton Lucas and City Council Members
414 E. 12th Street
Kansas City, MO 64106

RE: Application (CD-CPC-2021-0012) Resolution 210900 - Amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes. [J. Alexander Hilton]

RE: Application (CD-CPC-2021-00119) Ordinance 210901 - Rezoning an area of about .22 areas generally located at 3933 Kenwood Avenue from R-5 to R-1.5 to allow for the development of three triplexes. [J. Alexander Hilton]

Dear Mayor Lucas and City Council Members:

Historic Kansas City supports historic neighborhoods, among Kansas City's many historic assets, and we with Midtown neighbors invested a great deal of effort and time helping create the Midtown Plaza Plan. An opinion survey conducted in conjunction with that plan demonstrated that among all the many concerns Midtown neighbors have they rank historic preservation as a highest priority. The area plan has as primary objective protecting and advancing historic neighborhoods, to prevent harmful intrusions of excessive density and incongruous design, and to follow historic building patterns and uses. This is the culmination of 50 years effort begun by our veteran "Back to the City" pioneers, leading a neighborhood revival which has been the foundation of this City's ongoing struggle to reverse disinvestment and decline.

A plan that is not followed is a waste of everyone's time and effort and is misleading to those who invest their lives and financial well-being in our neighborhoods. We are concerned that in the pending case on Kenwood in Hyde Park too much density for the site, incongruous design out of keeping with the context, inadequate parking, and a light-handed zoning change and alteration of the area plan -- without adequate input or process -- will lead to a result that is detrimental to the neighborhood, on a highly visible site in a National Register Historic District bordering one of our treasured city parks and boulevards, in utter disregard of the Midtown Plaza Plan.

We support Hyde Park neighbors in their opposition to this project.

Greg Allen, President

Lisa Lassman Briscoe, Executive Director

cc (via email): Hyde Park committee, HKC Board of Directors