

Resolution Adopted July 9, 2019
Parkway Towers Condominium Board of Managers
Redevelopment of Holiday Inn

Whereas, the owners and residents the Parkway Towers Condominium building have expressed concerns regarding various real estate development and redevelopment projects in the Country Club Plaza area of Kansas City, Missouri as regards building heights, traffic considerations, population density and quality of life; and

Whereas, in light of the concerns of the owners and residents, the Board of Managers of the Parkway Tower Condominium Association (the "BOM") has appointed an internal "Task Force" to investigate and provide counsel to the Board regarding proposed redevelopment projects; and

Whereas, the developer has held a series of productive outreach meetings primarily with the Southmoreland Neighborhood Association most directly impacted by the proposed redevelopment, but has included our Plaza Westport Neighborhood Association, and Task Force representatives, to explain and illustrate the proposed renovation of the existing Holiday Inn located at 45th St. and Main; and

Whereas, the Southmoreland Neighborhood Association has determined to support the following Ordinances pending before the City Council: Ordinance No. 190490, authorizing Industrial Development Bonds, in the amount of \$55,000,000; Ordinance Nos. 190942 and 190943, creating two CIDs stacked on top of each other, both governmental subdivisions, that will each impose a 1% sales tax to help fund the improvements; and Ordinance No. 190529 which authorizes a Sales Tax Contribution Agreement and a Community Benefit Agreement (collectively referred to as "Finance Ordinances"); and

Whereas, we join Southmoreland Neighborhood Association, in its support of these Finance Ordinances because proposed redevelopment into a contemporary boutique hotel better utilizes the existing structure to scale the height and density more consistent with the surrounding neighborhoods and the recommended view corridors of the Midtown Plaza Area Plan, by maintaining the existing heights on three sides (west, south and east), and elevating only the north side from two to five stories; and

Whereas, we appreciate that the developer through the Community Benefit Agreement is willing to design redevelopment to emphasize the area's connection to the neighboring art institutions, including the Kansas City Art Institute, the Kemper Museum of Contemporary Art, and the Nelson Atkins Museum of Art; and

Now therefore the Board is Resolved that:

The Board of Managers of the Parkway Towers Condominium Association, Inc. supports the redevelopment of the Holiday Inn site, south of 45th St., as a boutique hotel of limited height, through the use of the tools described in the Finance Ordinances due to the developer's collaboration with the neighboring art institutions and the Southmoreland neighborhood.

Adopted this 9 day of July, 2019


Kathleen S. Howe, Secretary