

May 25, 2025

City Council Representative Eric Bunch
City Council Representative Crispin Rea
City Planning Commission

This email is to convey my extreme disapproval of a pending development by Hickock Homes at the VERY SMALL LOT AND VERY CONGESTED CORNER of 39th Street and Roanoke Road. I have attended several of these meetings. I have lived in the Roanoke neighborhood for 39 years and have friends who live in the Volker neighborhood.

Both of these Kansas City neighborhoods would be negatively impacted by this development. While Hickock has made changes in their plan after each meeting, the entire proposal remains unacceptable to me and many others.

This development is TOO BIG for the lots they have purchased. It is TOO TALL for the street that enters both of these neighborhoods. It is TOO DENSE (people/units) for what the current zoning allows which is 35 units. They want to build 73 units. Previously, neighborhoods were promised that this small plot of land would NOT be rezoned for a higher density. This development WILL ADD MORE TRAFFIC TO AN ALREADY CONGESTED CORNER and, as you may know, 39th Street is NOT a wide street. IT IS ALREADY CONGESTED with KU Medical Center traffic, residents, businesses, services and restaurants.

The height of the proposed structure would negatively impact property values and the privacy of homes on 38th Street. People choose to live in these neighborhoods for the quality of life for themselves and their families. A TOO TALL AND NOT ARCHITECTURALLY COMPATIBLE STRUCTURE will negatively impact property values, privacy, peace of mind, quality of life and the reputation of these neighborhoods.

Neighbors have asked Hickock at these meetings about construction traffic, parking for workers, dump trucks, road closures, infrastructure work, and length of time this project could take. No answers have been forthcoming. We residents are left to wonder what kind of ABSOLUTE MESS we would be dealing with for 2-3 years???? !! If completed there would be issues with trash pickup, Amazon, UPS, Fed Ex deliveries, Door Dash, Pizza, etc., etc., etc. on the street level not to mention overflow parking for residents of this structure.

Neighbors fear that the church property to the east would be next in line for redevelopment as well as the property directly west of Q39. There is the concern that short term rentals would be allowed. Our neighborhoods are full of children of all ages.

I do not believe that this particular development of this corner with this proposal would be in the best interest of these two neighborhoods. Kansas City Life Insurance owns many, large and empty lots in Mid-town where a development like this would "fit right in" and not be nearly as disruptive as the proposed 39th and Roanoke site would be.

I am asking the City Council and the City Planners to consider all the negatives to this project and **TO NOT APPROVE IT.**

Sincerely,
Judith L. Bradley
3707 Madison Ave.
KCMO 64111

