

*Valentine Neighborhood Association*

PO Box 32945  
Kansas City, MO  
64171-2945

Sept. 16, 2024

Re: Rezoning of 4438-4450 Washington, CD-CPC-2024-0095 Ordinance No. 240814

Dear Committee Members:

The Valentine Neighborhood Board of Directors opposes the rezoning of 4438-4450 Washington Street. We hope that you will seriously consider the concerns of the Plaza Westport Neighborhood, which believes this rezoning will be detrimental to the quality of life of adjacent neighbors. We believe it is important to protect the character of Midtown neighborhoods and the single-family property owners who have made a long-term investment in the health of Midtown.

Our main concern is that the proposed redevelopment ignores the Midtown Plaza Area Plan, which is a document created through many hours of input by Midtown area residents and other stakeholders. We consider the Midtown plan to be a roadmap for how Midtown will grow and change based upon a consensus of opinions developed through many hours of meetings. In order for those living in Midtown or considering a move here to have confidence in investing in Midtown, it is important to assure them that there is a strong plan in place for the future and that development will adhere to its vision.

While this project does not impact our neighborhood directly, we believe that when the city ignores the plan and other city regulations, it sets a bad precedent that could impact any neighborhood in the future.

Sincerely,

Travis Gaddis, President

On behalf of the Valentine Neighborhood Board