

Approved BUT NOT CONSTRUCTED Multi-Family Projects in Plaza Westport NA
Number of Units and Number of Parking Spaces

Address	Ordinance No.	Number of Units	Parking Spaces	No Building Permits
4534 Wornall (Lewer)	250344	278	296*	None
4438-4450 Washington	240814	Rezoning w/o Plan-20?	?	None
4511 Summit	240217	Rezoning w/o Plan-16?	?	None
4627 Madison	240023	218	477	None
4615 Roanoke Pkwy	240982/170023	279	418	None
45 th and Wornall (Mirabelle Phase 2)	CD-AA-2022- 00317/170489	32**	50	None

*The Lewer proposal will put more on-street parking demands on the street, on all four sides of this full block sized development. If these 296 parking spaces were eliminated, then 6,512 lineal feet of parallel parking spaces would be needed, which we don't have.

**Reduction in number of units, but increased size of units to more 2-bedroom units instead of all 1 bedroom and studio units. Two-bedroom units would likely increase the demand for on-street parking.

As illustrated by the Mirabelle Phase 2, changes that are considered "minor amendments" including changes to parking ratio in a development plan can be unilaterally implemented by City staff only without public engagement whatsoever, to the detriment of the surrounding residential community.

Impact from already constructed 4400 Washington: This complex had 188 units constructed with one parking space per bedroom, studios included, and with 20 visitor parking spots. The complex has still put parking pressure on the Plaza Westport neighborhood. It is not only residents compete for parking in the neighborhood, but also guests who come to visit, including using the pool. Photos of that parking pressure shared. The photos are "off season" mid-morning of a weekday, and don't reflect a summer weekend.

Submitted as public testimony to the NPD committee on 4/7/26 for ordinance 260219