

January 17, 2023

Neighborhood Planning and Development Committee
City Hall
414 E. 12th Street
Kansas City, MO 64106

RE: 221066 and 221067 (CD-CPC-2022-00183; CD-CPC-2022-00184)

Dear committee members:

The Valentine Neighborhood Association, which is adjacent to the Old Hyde Park Neighborhood, has been watching with interest the discussion around the proposed Mac Properties Development at Armour and Main. We have concerns about the impact relaxed parking requirements could have on both this project and future projects in other neighborhoods.

Our concern is that the city seems to be making a major change in how it views parking requirements in the neighborhoods without the neighborhoods having significant input. Once one developer is allowed to build a project with a .5 parking ratio, other developers will have reason to ask for the same cost-saving. We would like to understand what criteria are being used to make this decision, how it will be consistently used in the future, and how the parking needs of current residents will be balanced against the needs to new residents. In other words, what is the policy that would be used to permit this parking ratio?

We all understand that the city has a goal of moving toward a transit-oriented model. As Councilman Fowler has fairly suggested, we may reach the point when development that does not include as much parking as the city has required in the past, but are we there yet? If we are NOT there yet, we agree that it is time to plan for when we get there, with all stakeholders including neighborhood associations being involved in the discussion. This is especially true for the residents of Old Hyde Park, some of the residents of Valentine, and other neighborhoods along Main Street who pay the additional property tax to support development of the streetcar.

Therefore, we support the city taking more time to discuss parking policy along Main Street, as well as its impact on future streetcar lines, before making a decision on this project.

Sincerely,
The Valentine Neighborhood Board of Directors