



March 6, 2026

RE: Ordinance 260219 – Proposed Amendments to Section 88-420 “Parking & Loading”

Dear NPDC and KCMO Councilmembers, City Staff,

While the Hyde Park Neighborhood Association (HPNA) generally agrees with much of the proposed amendments to Section 88-420 stipulated in Ordinance No. 260219, we do strongly oppose the removal of parking minimums within Midtown. Unlike in the “true” urban core areas such as downtown and the crossroads, an oversupply of off-street parking simply does not exist in Hyde Park whether it be for single family or multi-family dwellings. Our dilemma between available parking and critical residential density can be observed specifically along Armour Boulevard. We’ve experienced wonderful adaptive reuses of historic buildings that injected a variety of needed housing options back into the neighborhood but with little to no supplementation of off-street parking to effectively accommodate demand. This is most apparent during evenings, nights and weekends, when on-street parking is maxed out for multiple blocks in either direction from Armour Boulevard.

The introduction of bike lanes, road diets and other traffic calming have made extremely positive impacts within our community regarding transportation safety yet have ultimately led to a decrease in available on-street parking supply. Pair this with the fact that 8 years ago, we were promised two full city-wide cycles of sidewalk replacements within a 20-year period, yet since then we’ve only seen 9 out of our 200 Hyde Park city blocks improved, under 5% accomplished within 40% of that stipulated timeframe. These factors have all led to illegal and sometimes even dangerous parking patterns due to lack of available supply in the appropriate areas. And while we’ve heard from proponents of this change that these concerns can be alleviated through stricter enforcement or even parking permits, we have no faith that this is something that can realistically be delivered by KCMO. We’ve experienced 8 years of neighbors submitting complaints, witnessing traffic accidents and unfortunately even fatalities that should have brought more consistently proven parking enforcement along Armour Boulevard yet that still hasn’t occurred.

We need effective development policies and guardrails in place that realistically take into consideration our current neighborhood conditions and city services we have available, or lack thereof. We strongly feel that maintaining minimum parking requirements in Midtown will not only encourage thoughtful design responses but also stimulate creative solutions such as shared parking agreements that we’ve already seen successfully applied in some Hyde Park developments along both Armour and Troost.



Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Koch".

Christopher Koch, AIA
President, Hyde Park Neighborhood Association
President@hydeparkkc.org