

From: [Shawn Tolivar](#)
To: [Public Testimony](#)
Subject: Support Ord 230198
Date: Wednesday, March 8, 2023 3:36:15 PM
Attachments: [image.png](#)

Dear Neighborhood Planning and Development Committee

I am writing to you today asking you to support the development at 400 Main with some minor changes.

You have heard from many businesses that there isn't enough parking for their staff. The River Market neighborhood is nearly 50% parking by square foot. See attached image below. Red is parking. We do not have a parking supply issue, we have a parking management issue. You have heard the cries of no parking. What you haven't heard is that most of these same owners do not subsidize their employees' parking meaning the employees are left to fend for themselves. The City could easily team with City Market business and local businesses to pull funds that could be used to pay for dedicated parking in the nearby garages that are currently offering monthly parking such as the 2nd and Delaware parking garage or the 3Y garage at 4th and Wyandotte.

The River Market is also one of the most transit dense neighborhoods in the city with access from the Streetcar, Main Max, 85, 103, 106, 201, 238 bus routes, bicycle lanes and sidewalks from bordering neighborhoods. As a neighborhood, we already face issues with congestion, pollution, noise and physical dangers that cars pose. Adding more parking only induces more driving. The CID, The Streetcar Authority, The River Market Neighborhood Association and the City Market have done a lot of work to alleviate this by contracting parking lots at the highway at 7th and Main directly next to the Streetcar North Loop stop. By offering free parking on the weekends the neighborhood has seen a substantial reduction in traffic into the core of the neighborhood. This has been good for everyone. There is plenty of unused parking during the weekdays at this location that could be utilized if we had a unified parking strategy.

You have heard how the sky will fall if we replace this parking lot with housing, but you haven't heard how providing housing for 300 new residents will further benefit the neighborhood in new taxes, new customers, new opportunities etc.

I do have two main concerns that I would like to see you address with this plan however.

1. Main Street should not be fully opened up as a street. I understand the

KCPD is requiring access, but that access should be controlled via movable bollards such as electronically operated systems, or the type of fold over bollards used in our parks and trails. City Market Businesses and residents along with the KCPD/KCFD should have access, but opening this street up to full traffic use threatens the tranquility and safety of the City Market Park, the families that use it, as well as the customers of the patio of City Market Coffee.

2. The City Market Park must be safeguarded. It is the focal point of the neighborhood, it's our primary meeting place, primary recreational spot and has many mature trees that cannot be replaced. We lack greenspace and this must be protected to the fullest extent that we can.

Please vote to support new residents, affordable housing, walkability, Transit Oriented Development and safeguarding our city park.



--
Shawn Tolivar
4th Dist

--
Shawn Tolivar