

April 23, 2025

**The City Council,
The Planning Commission,
and Midtown/Plaza Area Residents and Stakeholders**

I am writing today in support of the rezoning and construction proposed at the northeast corner of 39th Street and Roanoke. It is my strong belief that this proposal is broadly compliant with the Midtown-Plaza Area Plan, approved by the council on October 22, 2015. Some of these criteria include:

Massing/Height and scale of a building: New construction should roughly equal the height of existing buildings and relate to the scale of adjacent buildings in size and proportion. 39th Street includes a number of larger buildings including the Loretto Building directly across the street, as well as newer residential buildings at the intersection with State Line Road. The difference in size between this building and others along the corridor is a difference of degree not of magnitude.

Building Placement: Corner sites should serve as focal points or gateways. As such, this prominent corner lot should be allowed to support a higher density that will place emphasis on a strategic location with a bus stop directly in front. Additionally, new construction should consider placement that will continue a strong street edge. Buildings with small setbacks, that come right up to the sidewalk, are a marked feature of many buildings on 39th Street. This traditional feature of development on commercial streets in Midtown contributes to pedestrian comfort and sense of walkability. Smaller setbacks also contribute to traffic calming. New construction of this type will contribute to preserving the character and walkability of 39th Street that is valued by residents of the surrounding neighborhoods.

Further, any change in zoning of a property would need to be justified by public necessity, convenience, or the general welfare. This proposal satisfies these criteria in a number of ways. Mass demolition of structures in the core of Kansas City, disinvestment, and de-densification since the middle of the last century have left the city starved of tax revenue and unable to support our aging infrastructure liabilities, schools, and other public services. In the new century we have seen significant revitalization of urban Kansas City and the renewed demand for housing in the core has resulted in rent increases far in excess of the rate of inflation. This location is accessible to a full-service grocery store, medical services, job centers, community centers, a hardware store, pharmacies, etc. etc. all via walking or short trips by transit. Allowing the construction of new housing in areas close to economic activity and services is one of the most important steps we can take to address the crisis of affordability.

It is my understanding that this project will seek no incentives. Given the state of our infrastructure and our schools we cannot afford to oppose projects such as these. Not only will a large building pay more in property taxes than a vacant lot but the future residents will pay city

earning tax. Likewise, those future residents will support the local business environment whose vibrancy and diversity are key to the 39th Street corridor's charm. For these reasons it would be poor stewardship of our community to oppose this project.

In summary, to disallow this project would give in to the narrow interest of a few homeowners who are likely to oppose any change or intensification in the use of nearby properties despite the clear case that development of this lot is in the interest of the broader public. We ask for vision from our leaders and the ability to make affirmative decisions in the broader public interest such as allowing for the construction of denser housing on main corridors in urban neighborhoods.

Nicholas Campbell,
Volker Neighborhood Resident

(Volker and Roanoke neighborhood residents preferred but accepting the support of all prohousing neighbors in Midtown and Plaza area neighborhoods. To be added to the list of co-signers please email your name and address to Nicholas.Campbell99@gmail.com)

Cosigned by:	Address/Neighborhood
Andrew Penner	North Volker Resident
Jason Mieth	Midtown Resident
Josh Campbell	West Plaza Resident
Julia Breukelman	West Plaza Resident
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Paul Freeman	West Plaza Resident
Tamra Miller and Taylor Murphy	3808 Genessee Street