

December 6, 2022

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

RE: CD-CPC-2022-00114

Dear Mr. Barnes,

As stated in the city's Midtown/Plaza Area Plan: "Major property owners and institutions are encouraged to work with adjacent neighborhoods to create master plans that coordinate future expansions within this Area Plan's policy framework." Rockhurst University is opposed to granting the owners of 5220 Troost Avenue a new zoning classification of B-1 without a master plan that has been developed in cooperation with nearby neighborhood organizations and institutions.

Meeting the needs of our community and enriching the quality of life is of utmost importance to Rockhurst University's mission. For example, the University has just launched a \$6.5 million investment at the corner of 54th Street and Troost Avenue to establish the Alvin Brooks Center for Faith-Justice with the expressed intention of convening local business owners, nonprofits and neighborhood associations to address crime prevention, social services, and enhancements to the community. The Center will also include a new chapel that will provide a welcoming space for worshippers.

Our organizations depend on safe, stable, inviting neighborhoods for success, and the neighborhoods depend on the success of our organizations. When we work together in collaboration, the entire community benefits. This spirit has been evidenced in recent years with new businesses opening and thriving along the Troost Avenue corridor, along with Rockhurst and UMKC making long-range investments in our campuses. As a committed neighbor since 1910, Rockhurst University would like to see a partner that better aligns with the enterprises surrounding it – a church, a daycare center, two higher education institutions and a pioneer in medical and scientific research.

A favorable decision for single business owners, absent other stakeholders and without a plan for how the business will enhance the district in which it will conduct its business, disregards the hard work of our collective community completed in recent years.

Respectfully,



Sandra Cassady, Ph.D.
President and CEO, Rockhurst University