

To: Mayor Quinton Lucas
Courtesy Copies to:
Andrea Bough, Councilmember, 6th District At Large
Johnathan Duncan, Councilmember, 6th District
Reid Day, Chief of Staff to Mayor Lucas
Katherine Nace, Policy Director, Office of Mayor Lucas

From: Coalition of Plaza and Midtown Neighborhoods

Re: Country Club Plaza MPD Case No. CD-CPC-2025-00164

Date: **Updated March 13, 2026**

Dear Mayor Lucas,

When representatives of the Plaza Westport Neighborhood Association (PWNA) met with you in early December 2025, you asked them to come back to you with a position on the Country Club Plaza Master Plan Development which is the subject of Case No. CD-CPC-2025-00163 (CCP MPD) that would be supported by other Plaza and Midtown Neighborhoods. We have worked with a variety of residents in Plaza area condominium vertical communities, and shaped a position, that has been shared with a variety of neighborhoods, and those neighborhoods listed below are in support. That position was shared with our 6th District Councilmembers in early January, 2026.

The key elements are:

1. **Support Staff's Recommendation.** We support the City Planning staff's recommendation of five to six stories. However, we also are requesting a maximum height of 75 feet on the four building sites on the eastern end of the Plaza, and along Ward Parkway on the labelled MPD sites of D (Commerce Bank site, and the Mill Creek Buildings), O (the former Halls site, current Apple Store site), J (current Jack Stack site) and M (the True Food/Capital Grille Block with parking garage site).
 - a. Stories can be a nebulous term, dependent on use [20 ft for retail, 15 ft for Class A office, and 12 ft for residential].
 - b. The depiction of contrasting renderings of our position capped at 75 feet on these four building sites, in contrast to the City Plan Commission heights of 120 feet on O, M and J, and 178 feet on D, is attached for a visual aid of what we propose.
 - c. *Based on the updated MPD uploaded February 4, 2026, the developer will still be seeking from the Council 150 feet on site M and 178 feet on site O, contrary to the recommendations of the CPC. Their last previously submitted MPD uploaded on December 16, 2025, reduced only site J to 120 feet and that remains the height sought. Site D remains at 178 feet. No further updated MPD is yet available to the public.*
2. **The MPD is too Broad.** By allowing an MPD that is so broad and undefined as to future uses, and building structures, then the Council is abandoning its future oversight to solely the City

Plan Commission, as only the CPC approval would be needed to shift from preliminary to final MPD. The Council should require that each new building go through a public engagement process, including Council approval.

3. **The Seventy-Five Foot Maximum Height Provides Enough Density.** We believe that height maximum of 75 feet supports the redevelopment needs to occur, when the Plaza area beyond the area included in the MPD considered. Density within that 75 feet cap would support reinvestment of both public and private dollars on the Country Club Plaza.
 - a. We question whether the excessive heights requested by the developer are actually needed for additional density. The six proposed building sites with potential substantial increases in height of 120, 150, and 178 feet, plus the 275 feet already approved for Seville West (Nordstrom's site), to create density don't consider the approved, but not yet built multi-family complexes in the broader Plaza area.
 - b. Many of these already approved multi-family projects are supported by already approved property tax abatements.
 - c. The current owner is focused on the property they own, and can generate revenue from, and not the overall density of already approved development in the broader Plaza area.
 - d. The developer's proposed heights of 120, 150, and 178 feet within the MPD would create a density that we don't believe can be sustained in an area that is already one of the densest areas of the City, without losing its livability in the surrounding residential areas and historic character.
4. **Avoid Setting Negative Precedent.** If the MPD is approved with excessive heights, then other nearby property owners will seek additional heights above what is specified in the Plaza Bowl Overlay.
 - a. Particularly as to Site D (the Commerce Bank site) its height was recently limited by Ordinance No. 190100 as a part of the expansion of the Plaza Bowl Overlay District. Allowing that height to be substantially increased from 45 feet to 178 feet sets a negative precedent for other nearby property owners to request increased heights.
 - b. It could encourage disinvestment or underutilization of recently constructed properties, such as the Cascade and ALoft hotels, which the City has financially supported.
5. **Preserve View Corridors.** We have significant concerns about preserving the view corridors from the east and the south. Even the 120 feet heights recommended by the CPC would effectively seal off the Plaza to the east and south, sending the wrong message to residents outside of the Plaza core.
 - a. The Plaza would become insular and focused only on those residents that can afford to live in the high-rise multi-family residences. By walling off the Plaza it becomes exclusionary to other residents, and even the visitors that the current owners hope to attract.
 - b. A maximum height of 75 feet on the four sites would help preserve the investment of existing residents and other property owners.
 - c. We support an increase in height from east to west enhancing the visual corridor from the east, drawing people into the Country Club Plaza and reducing the impact on the historic character of the Plaza.

6. **The MPD has Inadequate Parking.** We have reservations about the deviation request to require only a minimum of 2, 500 parking spaces when over 5,000+ presently exist.
 - a. If there is future inadequate parking the negative impact will be most acutely felt by the surrounding residential neighborhoods in which we reside.
 - b. We have consistently requested that there be one parking space per bedroom, and that the parking rental be included in the overall rental deterring tenants from opting to just park on the street in nearby residential areas.
7. **Preserve Character Contributing Buildings.** We support City Planning staff's recommendations to expand the list of "character-contributing" existing buildings identified in the MPD.
 - a. These sound recommendations would extend minimal preservation and salvage guidelines for certain building facades to incorporate more historically significant 1920s and 1930s buildings.
 - b. That is particularly true for the original building of the Plaza, being the Mill Creek Building that the MPD proposes to be blended with the Commerce Bank site for new construction labelled on the MPD as Site D.

We understand that redevelopment needs to occur and support reinvestment of both public and private dollars on the Country Club Plaza. However, we believe that our position still allows reasonable redevelopment that does not destroy the historic character or negatively impact the surrounding residential areas.

Sincerely,

Plaza Westport Neighborhood Association by Robert K. Martin, President
Rockhill Homes Association by Lance Harshbarger, President
Hyde Park Neighborhood Association by Chris Koch, AIA, President
Southmoreland Neighborhood Association by Susan Pilgram, President

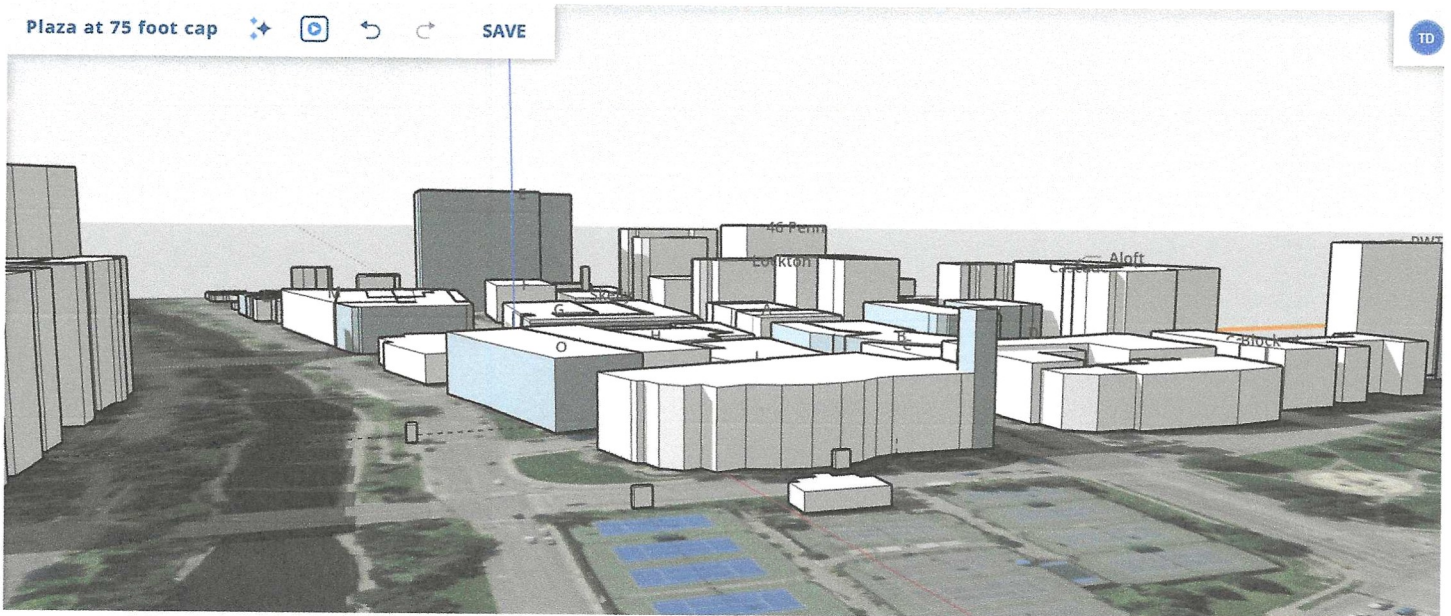
Parkway Towers Condominium Association Board of Managers, by Cheryl Parrish, Board President
The Hemingway East Condominium Association by Eddy Whitley, Board President
46 Jefferson Condominium Association by Matt Fuoco, Board President
Townsend Place Executive Board of Directors, Bob Reymond, President
Oak Hall Condominium Association by its Board of Managers, Alexa Barton, President

Residential Stakeholders Working to Shape a Unified Position: Whitney Boschen (Hemingway)-whitneyboschen@gmail.com, Christy Wilson (Sulgrave)-silvergirlwilson@gmail.com, Tom Davis (Plaza Westport NA Board Member)- thomashdavis59@gmail.com, Amelia McIntyre (Parkway Towers)- mcintyre.amelia@gmail.com, Jim Wanser (Rockhill Homes Association)-wanserj@umkc.edu, Matt Fuoco (PWNA Board Member and 46th Jefferson Condominiums)-matt_fuoco@yahoo.com
Engaged Preservation Community: Vicki Noteis (President of Historic KC)-vicki.noteis@collinsnoteis.com and Ethan Starr (Executive Director of Historic KC) - estarr@historickansascity.org

Renderings Contrasting Proposed Heights on Country Club Plaza
TOP: Proposed by Applicant 120 Feet on J, 150 Feet on M and 178 feet on O and D
vs. BOTTOM: Proposed by Residential Stakeholders 75 Feet on J, M O and D



Approximate Rendering of MPD Uploaded 2-4-2026 by Applicant. Prepared 3-13-2026 by Concerned Residential Stakeholders with SketchUp software.



Approximate Rendering of Residential Stakeholders proposal in support of Staff Recommendation of 5-6 stories, but with a maximum height of 75 feet on all new structures, except Seville West site, which remains at 275 feet. Prepared 1-12-2026 by Concerned Residential Stakeholders with SketchUp software.