

FW: Ordinance 260283

From Clerk <Clerk@KCMO.org>
Date Tue 3/24/2026 7:58 AM
To West, Daliah <Daliah.West@kcmo.org>
Cc Sanders, Monica <Monica.Sanders@kcmo.org>

Please attach as public testimony to the ordinance

From: Robb Roberts <robbroberts2@gmail.com>
Sent: Monday, March 23, 2026 8:35 PM
To: Clerk <Clerk@KCMO.org>
Subject: Ordinance 260283

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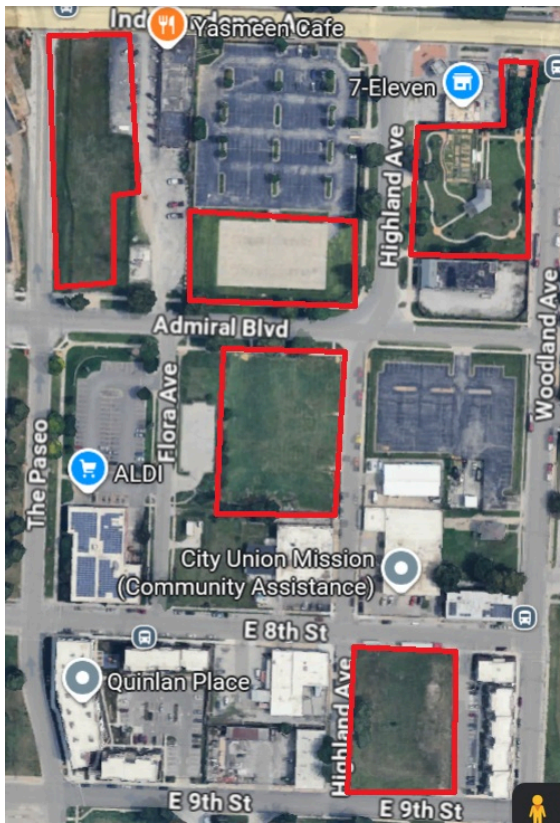
I support Ordinance 260283. Smith Hall on the Kansas City University campus must be saved. The emphasis needs to be that KCU already owns vacant land that it has not developed. There is no reason to demolish a viable building when KCU already has parking lots and ownership of additional vacant lots available to them south of Independence Avenue.

North of Independence Avenue, KCU owns half a block at Brownell and Woodland that has no parking lot on it and is just cleared land. That parcel alone could house a larger building than Smith Hall's footprint.



The footprint of Smith Hall and the adjacent building is equal in size to the parcel on Brownell Avenue. Assuming KCU would demolish both buildings for their new research building, the same footprint is already available to them for a new structure without demolishing Smith Hall.

They own almost half a block of land on Admiral Boulevard at Highland that has no parking lot on it and is just grass. They also own an entire grass lot at Independence Avenue and Paseo. In fact, they own FIVE parcels south of Independence Avenue that don't have parking lots on them. These lots are certainly large enough to house one or two new buildings.



I'd estimate that KCU has enough room already to build six new buildings without demolishing additional structures or building on existing parking lots.

This is also an issue of conservation of the built city. It's not just about preserving historic buildings. It's about conservation of resources and not demolishing viable structures. It's about not adding more building rubble to landfills. We have already seen a big fight in South Kansas City and the surrounding suburbs, among residents seeking to prevent a new landfill site.

The carbon and pollution it took to build Smith Hall decades ago are likely still up in the atmosphere and have contributed to global warming. We must make use of existing buildings for as long as possible. Europe has buildings two or three times as old still in use.

Where is Kansas City going to deposit garbage and building materials when you, as leaders, are faced with that issue? It doesn't make any sense to allow KCU to add to the landfill without vigorous pushback from the Council.

Why is the Council not questioning KCU's bad planning? They recently built a new parking structure along Paseo. Why didn't they design that structure to build their new research building on top of it when the time came when they required it for their mission?

Residents of this City have seen strained relations in the past with large institutions that seem tone-deaf to their neighborhoods and the people who live there. UMKC and Kansas City Life Insurance come to mind.

It might send a message to occasionally say no to their bad ideas. I can say that people in the Northeast are frustrated with the past Council's willingness to allow KCU anything it wants. Residents have also grown tired of how Council members are viewed as ignoring the wishes of the neighborhood. KCU has become a bad neighbor, and you all need to tell them as much.

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