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To: [Public Testimony](#)
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Subject: Public Testimony for Ordinance 230198 (CD-CPC-2022-00174 and NPDC agenda item Ordinance 230198 City Harvest Project)
Date: Wednesday, March 8, 2023 10:12:46 AM
Importance: High

Hello. My name is Scott Tanos and I live at 423 Delaware St. I am requesting the Neighborhood Planning & Development committee vote to deny advancing the proposed City Harvest project just as the City Plan Commission voted to deny advancing it back on Feb 6th and ask you recommend to the developer, they work to make changes to bring the project in line with the original RFP and bring it back to the committees.

The CPC voted to deny advancing this project not only because of the parking issue, but many other issues you will hear again from citizens, residents, and business owners and in testimony emails sent in as well. A major contention to this project is regarding the removal of the public parking section when the original RFP said it was to be preserved, but there were many other issues and questions brought forth by the CPC Commissioners and from the public that gave testimony.

In an article written March 19, 2021 by Kevin Collsion in City Scene KC said both development groups that responded to the Port KC solicitation met the requirement of at least 15 percent of the units be set aside for affordable housing, and that the project include at least 160 public parking spaces to replace those lost at the development site. So where did the parking component go? From what has been presented - this project does not meet the requirements put forth by Port KC.

Other issues noted was the height of the building grew from what was originally proposed still requiring a waiver to be needed from the FAA

to have them alter flight paths and the FAA has not provided any approval yet.

There is a row of mature grown trees that line the south side of the City Market park that are planned to be cut down. These trees are not even within the boundaries of the project – so why must they all be cut down? I can understand if two are needed to be cut because of where a north entrance may be, but it makes no sense to cut them all down.

What is to become of the compost and trash container area in the lots NW corner used by the City Market businesses? Nothing has been made known as to what will happen.

Also it has been mentioned the other two surface lots to the south of the City Harvest project will be developed with no requirement to preserve those parking spaces, so right there is the elimination of close to 300 parking spaces used today by residents, visitors, and businesses employees that today generate the city money that can be used to help with the cost to maintain the garage area.

The CPC vote to deny shows this project is nowhere ready to move forward. They recommended to the developer to go back and work on their proposal. Since that meeting there has been no activity from the developer, and it was apparent the developer wasn't going to make any changes because they stated in the CPC meeting that any changes they would make - would not make the project feasible for them.

I contend if this committee ignores the results of the CPC meeting and vote to move this project along without considering all that you have heard and read then it will not be feasible for some of these business owners to stay in business and will most likely lose a number of weekend farmers market vendors.

At last look, there were over 30 other email testimonies I reviewed with over 90% opposing this project moving forward. I hope all of you take the time to read the testimonies and see this is not just a group of citizens that want to stop progress but want to see changes to the proposed development as originally asked for. I supported this development plan when it was first pitched, but with these changes that will negatively impact the area – I do not support it.

We are all for responsible development, but this is not responsible development when it will have a substantial negative economic impact to River Market and City Market. Remember this is a destination for many outside the local area in addition to the many employers here. So I humbly ask that this committee do the right thing and vote to deny this project from advancing. Have them make changes that we all can support and bring it back to continue to grow this special area.

Thank you for your time and consideration.

Respectfully,

Scott Tanos





















