

**From:** [Sanders, Marilyn](#)  
**To:** [Sanders, Monica](#)  
**Subject:** FW: Support Strong Neighborhoods -- Vote No! 3910 N Oak Trafficway (CD-CPC-2022-00125)  
**Date:** Thursday, January 19, 2023 2:15:40 PM  
**Attachments:** [NNI PD 11Aug22 minutes rev.docx](#)

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**From:** Bough, Andrea <Andrea.Bough@kcmo.org>  
**Sent:** Thursday, January 19, 2023 2:14 PM  
**To:** Sanders, Marilyn <Marilyn.Sanders@kcmo.org>  
**Cc:** Foster, Katrina <Katrina.Foster@kcmo.org>  
**Subject:** Fwd: Support Strong Neighborhoods -- Vote No! 3910 N Oak Trafficway (CD-CPC-2022-00125)

Can you please add this testimony to the record/website?

**Andrea Bough**  
**Councilwoman, 6<sup>th</sup> District at Large**  
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Sent from my iPhone

Begin forwarded message:

**From:** Deb Hermann <[deb\\_hermann@nni.org](mailto:deb_hermann@nni.org)>  
**Date:** January 19, 2023 at 9:59:50 AM CST  
**To:** "Barnes, Lee" <[Lee.Barnes@kcmo.org](mailto:Lee.Barnes@kcmo.org)>, "Bough, Andrea" <[Andrea.Bough@kcmo.org](mailto:Andrea.Bough@kcmo.org)>, "Fowler, Dan" <[Dan.Fowler@kcmo.org](mailto:Dan.Fowler@kcmo.org)>, "Loar, Teresa" <[Teresa.Loar@kcmo.org](mailto:Teresa.Loar@kcmo.org)>, "Ellington, Brandon" <[Brandon.Ellington@kcmo.org](mailto:Brandon.Ellington@kcmo.org)>, "Shields, Katheryn" <[Katheryn.Shields@kcmo.org](mailto:Katheryn.Shields@kcmo.org)>, "Bunch, Eric" <[Eric.Bunch@kcmo.org](mailto:Eric.Bunch@kcmo.org)>, MayorQ <[MayorQ@kcmo.org](mailto:MayorQ@kcmo.org)>, "Hall, Heather" <[Heather.Hall@kcmo.org](mailto:Heather.Hall@kcmo.org)>, "ONeill, Kevin" <[Kevin.ONeill@kcmo.org](mailto:Kevin.ONeill@kcmo.org)>, "Parks-Shaw, Ryana" <[Ryana.Parks-Shaw@kcmo.org](mailto:Ryana.Parks-Shaw@kcmo.org)>, "McManus, Kevin" <[Kevin.McManus@kcmo.org](mailto:Kevin.McManus@kcmo.org)>, "Robinson, Melissa" <[Melissa.Robinson@kcmo.org](mailto:Melissa.Robinson@kcmo.org)>  
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**Subject: Support Strong Neighborhoods -- Vote No! 3910 N Oak Trafficway (CD-CPC-2022-00125)**

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Happy New Year!

A self-storage project is proposed for 3910 N Oak and will be considered by the full council today, January 19, 2023.

NNI and area neighborhoods vehemently oppose this application. The City Plan Commission unanimously recommended denial on October 18, 2022. The NNI Planning and Development Committee (composed of area business and neighborhood leadership) reviewed this project on August 11, 2022, and unanimously recommended denial. (NNI Planning and Development minutes attached.)

The City of Kansas City, Northland Neighborhoods, Inc. (NNI), and all of the surrounding neighborhoods have spent untold hours and resources to improve N Oak. The City has invested several million dollars to upgrade the corridor. A self-storage project was certainly never the goal. In fact, this proposed project will make the redevelopment of the corridor much more difficult.

The proposed project does not comply with the Kansas City area plans, developed by scores of community volunteers and approved by the city council. Significant public and private resources have been invested in the North Oak Corridor to implement the objectives of these plans.

1. North Oak Corridor Plan (2006) recommends that this property should be medium density residential.
2. Briarcliff Winnwood Area Plan (2009) recommends that this property should be medium residential.
3. In addition, both plans recommend Pedestrian/Transit Oriented Development for this site.
2. A self-storage development at this location is incompatible with the residential properties abutting it on two sides.
3. Surrounding property values will be negatively impacted.
4. If approved, this project will adversely impact future development along the corridor, limiting it to uses compatible with a self-storage project not the community's vision of a sustainable and "green" corridor promoting strong and healthy neighborhoods.

Please join the City Plan Commission, NNI, and neighborhoods and deny this project.

Thank you,  
Deb Hermann

