

Councilman Willett:

Since 2015, many decision-makers have got this development plan wrong. You all should work with what is before you to correct the trajectory and make it something homeowners can be excited about. Talk with your fellow committee members and help them to understand the situation. Your committee is composed of just the right people to correct this plan.

**Ryana Parks-Shaw:** Co-chair of the Health Commission, long-time health executive who has a deep passion for improving quality of life for KC residents.

**Eric Bunch:** a decade of work in community advocacy who has a collective understanding of planning and public space and how it impacts quality of life, co-founder of BIKEWALKKC, member of the Bicycle Pedestrian Advisory Committee.

**Melissa Patterson-Hazley:** special interest in vacant land/properties, using tax incentives and policy actions for economic development.

**Nathan Willett:** "Wants to ensure that our new development is done the right way while staying true to our commitments to existing neighborhoods and businesses"

All of these priorities are what is needed today.

The letter of support that that my HOA has provided **was not voted on by the neighborhood.** There are many, including myself, who oppose this development that is literally at our front doors. Inform your colleagues if they are voting based on that one letter and not listening to all the red flags brought up by staff.

Since you did not give me an opportunity to expand my thoughts in our recent communication, I am writing a letter of opposition to the Committee in hopes that members will remember my public testimony from February 25, 2025.

The developer, Jeff Berg, says he is in compliance with the Gashland Nashua Area Plan. **Based on the CPC Staff Report, dated 11/6/24, he is not.**

**Staff concerns are as follows:**

1) Three drive-through restaurants and a drive-through car wash **are not** the highest and best uses across from a residential neighborhood and next to multi-unit residential buildings. They **do not** contribute to a true mix-use definition which is pedestrian-oriented.

2) A variety of uses **does not** automatically qualify as mix-use development per the CODE and best planning practices.

3) The **amount of drive-through lanes** this overall plan allows will contribute to noise, light, and engine idling.

4) **Not prioritizing buildings fronting** on the street and accommodating pedestrians from the neighborhoods across North Oak to the east.

5) Concern for whether 3-foot shrubs are **adequate screening** to buffer light, noise, and vehicle emissions from the residences on North Oak.

6) The plan **not aligning** with future land use recommendations of Residential Medium High Density.

7) Being an **auto-dominated plan which can result in health and safety hazards**.

8) The plan **not promoting** sustainable, long-term communities that provide environmental equity for residents.

9)The plan and its buildings **do not establish a high-quality livable environment** for apartment residents and residents across from North Oak.

**The Gashland Nashua Area Plan** governs this area. Technical expertise and guidance was provided by staff members from the City of Kansas City, and representatives of the Mid-America Regional Council (MARC), Economic Development Corporation of Kansas City, Platte County Economic Development Council, Missouri Department of Transportation (MoDOT), Kansas City

Area Transportation Authority (KCATA), Northland Regional Chamber of Commerce, North Kansas City School District, Park Hill School District and representatives from surrounding communities.

Its direction is clear:

1) Future improvements should be context sensitive and **should not negatively impact existing properties.**

2) Planners need to **promote and incentivize development that supports walking and biking.**

3) Outdoor sales are **discouraged.**

4) Drive-Through lanes, if permitted, **should be on the side or rear of the building** away from the street.

5) Buildings **should front** North Oak, not drive-through lanes.

**In the KCMO Docket Memo, revised 6/10/24:**

1) Staff notes the proposed plan **does not greatly contribute to any of the Citywide Business Plan goals and objectives.**

2) Staff notes this is a **revenue generating legislation** and is not expected to contribute to a sustainable Kansas City.

3) Staff notes it does not enhance pedestrian and mix-use development even though it is within walking distance of a large apartment complex and residential neighborhoods. **SO, PROFITS OVER PEOPLE**

**KC SPIRIT PLAYBOOK, Jan. 2024 and the Climate ACTION KC PLAYBOOK of 2019**

Both state development should create a better environment, promote the health of our residents, enhance neighborhoods facilitating a high-quality of life, and reduce our carbon footprint. This overall plan does none of these things.

According to our City Documents, the future of Kansas City is not about car-centered, environmentally-damaging developments like this one, creating a disparity of healthy food options.

The words in these Kansas City documents promise a commitment to its citizens first. Do no harm to the existing residents and properties. This variety of businesses will take our quality of life, our health and wellness, and contribute to the degradation of our environment.

**Honor the Gashland Nashua Area Plan and support the documents of Kansas City. STOP the approvals and vote NO today.**

**Care about what happens in Kansas City as a whole, not just your district.**

Sincerely,

Joyce Allen