August 11, 2025

RE: CD-CPC-2025-00075: A request to approve a rezoning from Districts B4-5 and B3-2 to MPD and preliminary development plan generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue.

Dear KCMO City Plan Commission,

The Hyde Park Neighborhood Association (HPNA) would like to voice its conditional support of the above referenced rezoning and development plan. This proposal will successfully increase the supply of affordable housing in our neighborhood, something our city critically needs. The proposed density appears extremely appropriate and aligns with our community's expectations for this location. However, we feel the proposal requests too many deviations from the Troost Overlay design standards. These standards were created over ten years ago by community members concerned with the declining quality of development proposals along Troost through Midtown. Hundreds of hours were spent creating design guidelines to help secure Troost's longevity through meaningful urban conditions with sustained identity and investment along the corridor. Today, the Troost Coalition, HPNA, and five additional neighborhoods continue efforts to maintain these standards as adopted by the city.

HPNA and the Troost Coalition take exception to two proposed deviations from the Troost Overlay:

- An increase of secondary façade materials beyond 20% (Design Standard 4.b).
- Proposed parking is not located behind the building, or parking lot is in excess of 25% of lot width when located beside the building (Design Standards 7.a and 7.b.i).

Although considerable improvements have been made to the designs based on community feedback, we still feel the proposal falls short of the community's expectations for the development considering the safety net provided by the Troost Overlay. We strongly encourage an increase in the use of brick veneer, particularly on Building 1, to meet the overlay requirements of no less than 80% of the east facade. If no increase can be made due to other design factors, we request that a significant amount of brick be added above the first floor of the north façade to account for this deviation. We also strongly encourage the parking lot design of Building 2 to be reconsidered to be combined into one lot with access from Forest Avenue, allowing maximum building frontage along Troost. Doing so will significantly improve urban conditions while

simultaneously reducing traffic safety risks. Removing a parking lot entry near the major intersection of Linwood and Troost should be encouraged, this is an intersection that already sees congestion and is exacerbated by the existence of the MAX bus stop.

It is worth noting there have been at least six multi-family residential developments along Troost since the adoption of the Troost Overlay, one of which was built by this same developer, (Marcato Apartments at 27th and Troost) which was successfully designed within these established parameters. And while there have been minor deviations from the overlay requirements regarding façade materiality and parking lot design at two other projects, those proposed deviations were in direct response to neighborhood feedback. This proposed development at Linwood and Troost is a generational project that our community has long awaited for and while we are extremely supportive of this project, we strongly encourage you to uphold the design standards set forth in the Troost Overlay and consider the feedback shared by our community. We want to make sure the precedent remains in-tact for continued successful developments along Troost Avenue.

Sincerely,

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