

# Kirkwood Master Association

4950 Central Street, Kansas City, MO 64112

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**July 22, 2026**

Neighborhood Planning & Development Committee, and City Councilmembers  
City Hall  
414 E. 12th Street  
Kansas City, MO 64106

**Re: Kansas City Symphony / 4901 Main St Development — Case Nos. CD-CPC-2026-00044, 00045, 00046;  
Ordinance 260627**

Dear Councilmembers,

On behalf of the Kirkwood Master Association and its Board of Directors, we write regarding the proposed Kansas City Symphony music venue at 4901 Main Street. As a neighborhood adjacent to the project, Kirkwood residents will experience its impact. We support investment in arts and culture, but we share many of the concerns raised by nearby residents and neighborhood associations.

We respectfully ask that the Commission and Council carefully consider the following issues:

- **Traffic Congestion:** A venue accommodating up to 4,500 attendees would significantly increase vehicular traffic on already constrained streets, including Main, Walnut, Brookside Boulevard, 49th Street, 50<sup>th</sup> Street, and Ward Parkway. Conditions #21 and #23 of Ordinance 260627 require both Traffic Management and Event Management plans prior to issuance of the Certificate of Occupancy and prior to each event. We believe it is critical that these plans be reviewed with business, commercial, and neighborhood representatives whose properties are adjacent to or in close proximity to the venue, with an opportunity for input and a timeframe that allows changes based on resident feedback.
- **Event Parking & Spillover:** The proposal relies heavily on complimentary parking in adjacent garages, but some attendees may choose to park on nearby residential streets. The traffic and event management plans should address the potential impact on residential streets, and staffing should direct patrons to designated parking facilities.
- **Construction Impacts and Parking:** A construction parking plan should be established and enforced before work begins to prevent overflow parking in surrounding neighborhoods, with dedicated parking for workers and contractors, to minimize potential for negative impact on residential streets. All public streets should be restored to good condition following construction, including resurfacing where necessary, at the developer's expense.
- **Pedestrian Safety:** Pedestrian safety is a concern for both event attendees and patrons of nearby restaurants and businesses. The immediate area lacks traffic signals adequate to protect pedestrians crossing streets. Condition #7 begins to address this but requires further refinement; supplemental staffing to direct vehicles alone may not provide the necessary pedestrian protections. While no specific issues are anticipated, we recommend an increased security presence when the venue opens to help ensure the safety of nearby commercial properties and neighborhoods.
- **Loss of Trees and Green Space:** Conditions #2 and #5 address the required landscaping plan and approved street tree planting plan. As with the Traffic and Event Management plans, we request community review of the landscaping and tree planting plan prior to finalization. The Kirkwood community also maintains an open green space on 49th Street between Central and Wyandotte Streets. This is private property without fencing or other physical barriers, and we are concerned it may become an informal event overflow space, which would require us to more formally designate it as private property.

We feel that it is in the best interest of all parties — the City, the Kansas City Symphony, and the surrounding neighborhoods — that the City and the Symphony complete due diligence regarding the concerns expressed above before construction begins, rather than prior to issuance of any certificates of occupancy permits.

The Kirkwood community supports cultural investment in South Plaza. However, we believe that the success of this venue will require thoughtful and comprehensive traffic, parking, and safety planning, developed with meaningful expert, municipal, and resident input.

Thank you for your consideration.

**Respectfully,**

**Kirkwood Master Association  
Board of Directors**

Cc: Danny Beckley, Kansas City Symphony  
Tim Cook, Kansas City Symphony