

**From:** [emblazonco@aol.com](mailto:emblazonco@aol.com)  
**To:** [Public Testimony](#)  
**Subject:** Case# CD-CPC-2022-00174 and NPDC agenda item 230198.  
**Date:** Tuesday, February 28, 2023 6:51:52 PM

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In regards to **Case# CD-CPC-2022-00174 and NPDC agenda item 230198.**

My name is John Stein, I am co owner of a retail business in the City Market. We have been in this location since 2006. Our experience over the years will provide first hand information regarding the relationship between parking and the businesses in the River Market. When Walnut Street was redeveloped through the City Market, it disrupted parking for several months. Our sales were reduced, but we knew that this development would be a good thing when it was finished. The opening of Walnut Street actually added additional parking during the week and our week day sales were noticeably improved. When the Kansas City marathon ran through the River Market shut down roads and access to the parking lots. Dozens of permanent merchants and several dozen of Weekend farmers market merchants actually lost money that day because customers had no place to park. Our credit card company monitors where our customers come from. Over 90% come from 5 miles away or further, and only 1% came from within one mile. I understand that the Harvest apartment development say they can't afford to add additional parking to replace the spaces they are taking from the City Market. However that is exactly what they initially agreed too. Both merchants and customers pay to park in this lot now and would continue to pay to park there. So I don't see why it's an issue not replacing the spaces. It has also been brought to my attention that the other lots in the area will not have their parking replaced either, when they are developed. . There has never been enough parking in the river market as it is a tourist destination. Reducing and eliminating access to parking will absolutely have an impact on Kansas City's oldest neighborhood, and a market that has been in business for well over 150 years.

Sorry but I know that this extreme reduction in parking will force me to move my store. I also don't know why an apartment business has more rights to that parking than several other businesses who need it. Please do not allow this lot (or the other City Market lots) to be developed without having a replacement parking plan in place first. Please!

Sincerely,  
John Stein  
co-owner The Candy Wizard