

November 30, 2023

City Plan Commission  
City of Kansas City Missouri  
414 E. 12th Street, 15th Floor  
Kansas City, MO 64106  
Via Electronic Mail

RE: 4627 Madison [CD-CPC-2023-00155] and [CD-CPC-2023-00153]

The neighborhood for 4627 Madison is the Plaza Westport; we are pleased to offer a position of **appreciative non-opposition** to the development plan under consideration.

The PWNA board and members have been engaged with Co-Developers Sunshine Development and Block Real Estate Services. We very much appreciate the manner in which they have reached out to the neighborhood and responded to our concerns and questions. It was a model of respectful engagement. We believe the project will serve the needs of the area well.

We are in agreement with the substance of the HKC letter, dated Nov 30, and want to reiterate their suggestions:

- ***if the currently proposed development plan lapses, and isn't implemented, a subsequent development plan will be subject to approval under the combined application of Sections 88-517-02-G and 88-515 and that is confirmed as a condition of the rezoning.***
- ***Given the compelling warrants for the slight deviations, regulations of the Midtown Plaza Area Plan (MPAP) and Plaza Bowl Overlay District need to be upheld consistently for the sake of stable, reliable planning for and retention of the unique character of the Plaza.***
- ***Parking is a serious concern for the PWNA, for there are sections within the neighborhood that are overburdened with the encroachment of parking from around the Plaza and from large multifamily projects in the area. We appreciate the approach to parking at 4627 Madison which not only meets standards but exceeds them.***

With gratitude for your service to the common good of Kansas City,



Robert Martin  
President, PWNA