

From: [Vahid Assadpour](#)
To: [Loar, Teresa](#); [Justis, Amy](#); [Foster, Katrina](#); [Ellington, Brandon](#); [Shields, Katheryn](#); [Bunch, Eric](#); [Robinson, Melissa](#); [Ross, Lisa](#); [Parks-Shaw, Ryana](#); [Public Testimony](#); [McCoy, Keema](#); [Said, Morgan](#)
Subject: Opposition to Ordinance #221066 and Resolution #221067 (Mac Properties Plan) Neighborhood Development and Planning Committee
Date: Monday, December 12, 2022 9:15:42 PM

Hello Councilmembers,

I would like to testify on this case.

Vahid Assadpour

Address: 3529 Wyandotte Street Kansas City, MO 64111

Mac Properties Plan (#221066 and #221067) is on the docket for the Neighborhood Planning and Development Committee this Wednesday (12/14/2022) and I am opposing this plan.

I have a 4 unit building at 3529 Wyandotte Street and I am very concerned about the proposed building from MAC properties. It is absolutely necessary for them to provide not only parking units for every unit but also for retail stores. The average number of cars per household in Kansas City is 2. Two cars per household. MAC's proposal does not take this into account.

Where are the stats that they ONLY need .6 parking spaces per unit? This is not even taking into account the retail space parking that is needed. MAC is counting on cars leaving during the day to provide open spaces to the retail stores. Many people are now working from home as you should know as many office buildings in downtown Kansas City have turned into residential buildings. How is this even close to compliant? Where are the unbiased studies showing this limited amount of parking space is functional for the neighborhood?

There is ONLY 1 main line for the streetcar that runs North to South. This is not Chicago or New York City that has multiple lines for passengers. If you have lived and worked in Chicago and New York City you will know these cities have extensive underground parking. There is not even a streetcar that runs East to West in Kansas City. To live and work in Kansas City a person must have a car.

MAC properties indicates that they will have bike racks and this is a substitute for parking spaces. I am an avid bike rider and Kansas City is NOT a bike riding city. There are very limited bike lanes. A bike rack is not a substitute for a parking space.

Another concern is the look of the building. Our current street has all brick buildings. The proposed exterior design is just another modern building. The esthetic should be in tune with the neighborhood. Perhaps some good examples of this would be at the buildings below. **By the way these buildings also provide parking for their residents.**

Let's not sell Kansas City short here. Many investors want to be in Kansas City and the right investor will want to develop this area into an anchor in the city. MAC is giving us a subpar plan, don't settle for this. This unique neighborhood does not want to settle for this and neither should the mayor or this council.

The OxBow

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Thank you,

Vahid Assadpour

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