VON ZOOG COMPANIES, LLC

December 13, 2022

Neighborhood Planning and Development Committee

Public.Testimony@kcmo.org
Keema.McCoy@kcmo.org
Teresa.Loar@kcmo.org
Amy.justis@kcmo.org
Katrina.foster@kcmo.org
Brandon.Ellington@kcmo.org
Morgan.said@kcmo.org
Katheryn.Shields@kcmo.org
Eric.Bunch@kcmo.org
Melissa.Robinson@kcmo.org
Lisa.Ross@kcmo.org
Ryan.parks-shaw@kcmo.org

RE: Opposition to CD-CPC-2022-00183 & CD-CPC-2022-00184
Proposed Apartment Project at 36th & Main
Kansas City, MO.

Dear Honorable Members:

My name is Chuck Zoog and I own an investment residential condo at 116 West 36th St just to the west of the proposed apartment project proposed by Mac Properties. I am also a Commercial Real Estate Broker/Developer in Kansas City specializing in retail. **I am writing to express my opposition to this proposed project.**

I went to Mac Properties neighborhood presentation on November 9, 2022. At this meeting they mentioned that they were proposing 325 residential units with 450 bedrooms. Additionally, they are proposing 25,000 SF of retail. Unfortunately they are only proposing 183 parking spaces.

I am not opposed to re-development of this block **BUT** there needs to be enough self-contained parking as to not add additional parking constraints to the nearby neighborhoods. The parking is already tight in this area and is hard to find a spot in the evening.

Peter Cassel of Mac Properties stated that in today's environment, there are numerous folks that take mass transit or ride a bike to work. That is great for the environment and I applaud their efforts. However, it is widely publicized that 64% of Millennials own cars. So these same people that are using alternative ways to get to work, will most likely have a car sitting at the apartment complex or on the overcrowded side street for weekend usage or getaways.

I am addressing Millennials and their car ownership BUT giving the proposed rents that they are expecting in this development, I would assume that we should be discussing Generation X car ownership. Gen X have even more ownership than Millennials and that is where Mac Properties is not correctly accounting for parking spaces.

Further, I have not even addressed the parking needs for the retail. Traditional parking standards for retail per city code require 4 parking spaces per 1,000 SF of space. I understand that the city has adjusted these parking requirements for retail located within 2 blocks of the street car. But even if you take 2 parking spaces per 1,000 SF of space that is 50 parking spaces needed.

Mac Properties stated that while the tenants of the apartment building are away at work they will utilize parking for the retail. HOWEVER, what happens when tenants get home and the retail is still open to the public. Further, what about those who own cars but utilize alternative methods to get to work and leave their cars in the parking lot or on side streets.

If you have 450 rooms, you have the possibility of need space for 450 spaces. Another 50 parking spaces as discussed above for the retail parking and this would equate to the need for 500 parking spaces. Even applying the very generous 64% car ownership mentioned earlier, this still equates to a need of 338 parking spaces (288 for residents and 50 for retail).

To summarize, **I am OPPOSED** to this re-development project due to the lack of adequate parking.

Sincerely,
VON ZOOG COMAPNIES

Chuck Zoog, CCIM
CEO / President