



Old Hyde Park Historic District

January 16, 2023

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

RE: 221066 and 221067 (CD-CPC-2022-00183; CD-CPC-2022-00184)

Dear Neighborhood Planning and Development Committee:

To resolve the issue of parking in Old Hyde Park Historic District due to the proposed project at Armour and Main by Mac Properties, several meetings have taken place with neighbors, city staff, and the developer. We request more time to discuss these significant issues.

We are not opposed to the density of the development. However, we do have concerns about the impact the development will have on parking for existing renters and homeowners.

Old Hyde Park would like for a condition to the ordinance to include a) a parking plan that is devised by working with all parties affected; b) parking is enforced, and c) infrastructure in the neighborhood is improved.

Collaborate on strategizing a parking plan: On January 4, 2023, city staff facilitated a meeting with neighbors at which District Parking was introduced. Old Hyde Park requests that further discussions be held to explore options listed in the city's own TOD policy, including on-street parking standards and locations, shared parking, and demand parking.

Parking Enforcement: Today, parking is not enforced in Old Hyde Park. The city could generate significant revenue due to the constant illegal parking that occurs at and around 36th and Baltimore and in other areas in Old Hyde Park. Whatever plan is finally decided to manage parking in the neighborhood, it is of utmost importance that the plan is consistently enforced.

Infrastructure: To support the city's goal of a walkable city, investments in sidewalks, curbs, crosswalks, and street resurfacing are needed. Old Hyde Park would like to for the city to prioritize neighborhoods that are paying for the streetcar to benefit from improved infrastructure. Old Hyde Park has curbs and sidewalks pre-dating annexation by Kansas City, over 120 years ago.

Good planning requires balancing the needs of the city, community members, and developers.

Kevin Klinkenberg of Midtown KC Now says that it is important to consider this development as a part of a broader plan for densifying Midtown. Considering that, more credence to take the time necessary to set the right precedent for future projects along Main Street and the streetcar extension.

Thank you.

Sincerely,

The Old Hyde Park Historic District Neighborhood Board

Nadja Karpilow, President
Angie Phillips, Vice President
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