



August 1, 2022

VIA ELECTRONIC MAIL

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

RE: 4711 Belleview- CD-CPC-2022-00107 – **Revised Letter**

Dear Commission Members:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

Historic Kansas City wants to thank the Lane4 Property Group for the opportunity to meet with members of the development team involved in the 4711 Belleview project. We appreciate the opportunity to provide input to the process and believe that a cooperative approach involving all relevant stakeholders is key to the success of projects like this one.

Overall, Historic Kansas City sees this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary housing function and design, but in a manner that is compatible with the design, scale and form of the Plaza. This site has a topographic challenge: it is higher in the north, with a lowering of grade in excess of thirty feet to the south. That grade change is what pushed the building up and out of the design envelope recommended by the Midtown Plaza Area Plan at the south end.

HKC met with the Lane4 Property Group on two occasions, even with a positive staff report in-hand, they responded to HKC's request for a reduction in height with the compromise we see today.

The project sits within the Madison/Belleview corridor; an auto dominated area designated for Potential Redevelopment in the Midtown Plaza Plan. Although the project remains over the height limit of 130 feet, Historic Kansas City is in support of **4711 Belleview CD-CPC-2022-00107** subject to the following revised conditions:

1. The Developer confirms in writing by depiction on plan sheet(s) that the distance in feet of the 11th floor step-backs (not set-backs) from the south facade planes (there are two- southeast of ~53' and southwest ~43') to break up the facade plane.
 - a. **Revised:** *The Developer confirms in writing by depiction on plan sheet(s) that the distance in feet of the 11th floor step-backs (not set-backs) from the south facade planes (there are two - southeast of ~50' and southwest ~40') to break up the facade plane.*
2. The Developer confirms in writing by depiction on plan sheet(s) that the amount in feet of the height deviations for the southeast and southwest corners are ~15' and ~5', respectively.

- a. **Revised:** *The Developer confirms in writing by depiction on plan sheet(s) that the amount in feet of the height deviations for the southeast and southwest corners are ~20' and ~10', respectively (Expected to be 17' and 7' but 3' was added to account for refinements from more defined plans and input from structural).*
3. The Final Master Development Plan and any amendments to the Final Master Development Plan must be reviewed by the City Council, not the City staff or the City Plan Commission as otherwise provided by Zoning and Development Code Secs. 88-520-04-A and 88-516-06.
 - a. **Revised:** *The Final Master Development Plan and any amendments to the Final Master Development Plan must be reviewed by the City Council, as otherwise provided by Zoning and Development Code Secs. 88-520-04-A and 88-516-06.*
4. That the Developer include the monthly (or other) charge for parking in the monthly (or other) rent obligation as opposed to making parking for each apartment optional to the tenants to reduce the parking encroachment into the surrounding residential neighborhoods. This obligation upon the Developer in writing as either a condition in the ordinance approving the MPD, or in a separate covenant running with the land to eliminate questions of enforceability.
 - a. **Revised:** *The Developer will include, as part of the MPD, text that states that the site will be programmed to encourage on-site parking and will not encourage off-site parking west into the adjacent neighborhood.*

More development is expected in this corridor in the future and we want to emphasize that HKC and surrounding neighborhoods will not accept or support deviations from the height restrictions on every project that is proposed. This project has very specific site issues and an overall design within its site context that make sense from a design and construction perspective, while meeting the other requirements in the plan, such as set-backs, step-backs, public space, parking, etc.

This proposal is an example of how the community and developers can work together for the best possible result. We look forward to meeting with them again to view the final design as it moves through the development process.



Vicki Noteis, President



Lisa Lassman Briscoe, Executive Director

cc (via email): Brandon Buckley, Vice President, LANE4 Property Group
Charles Renner, Husch Blackwell
Katheryn Shields, Councilwoman 4th District at-large
Eric Bunch, Councilman 4th District
HKC Board of Directors
West Plaza Neighborhood Association
Plaza Westport Neighborhood Association
South Plaza Neighborhood Association
Rockhill Neighborhood Association
Parkway Towers Homes Association