



Strawberry Hill Neighborhood Association

Unified Government Board of Commissioners

April 28th, 2022

City Hall
701 N. 7th St. Traffic Way
Kansas City, KS 66101
Attn: UG Commissioners

Re: Neighborhood concerns with the 505 Central Ave development

Dear UG Commissioners,

The Strawberry Hill Neighborhood Association (SHNA) has been in close conversation with the Sunflower Development Group, LLC and partners of the 505 Central Ave project in order to address neighbors' concerns with the project, namely, building aesthetics, traffic congestion at 6th/Hallock and Central, and affordability. The collaboration to address these issues is ongoing and in some cases collaboration with the Unified Government will be required to achieve community goals. As it stands, the SHNA broadly supports the proposed project as it believes development and density are good for the downtown area. If the commissioners vote to approve the relevant items this evening, we request the Unified Government Economic Development Department work with neighborhood stakeholders on a community benefit agreement.

Our ongoing support is contingent on the following commitments, as agreed to by the developers:

1. The Strawberry Hill Neighborhood Association expressed concerns related to the aesthetic fit of the development in the neighborhood, with special attention to maintaining historic look and feel.

To attend to this concern, draft design(s) of the building will be available for neighborhood review to promote an architect-led discussion regarding how the project design may fit into the neighborhood environment. The Strawberry Hill Neighborhood Association Board will help convene up to two neighborhood review meetings, in which comments on design will be recorded. If the SHNA Board recommends modifications to the design as a result of these meetings, the developer and architect of record will make a good faith effort to work with the SHNA Board to consider reasonable options for design, subject to architectural and urban planning best practice, code and budget considerations. Notes from these meetings and any subsequent changes to the design will be communicated to UG Commissioners when the final development plan is presented to the UG. All parties recognize and agree that opinions regarding design will be different from person to person and as a result it can be difficult to gain consensus.

2. The Strawberry Hill Neighborhood Association expressed concerns related to the safety of the traffic intersection at 6th Street and Central Ave.

To address concern, Sunflower Development Group, LLC and the Strawberry Hill Neighborhood Association jointly urge the Unified Government to enact plans to re-design the intersection at 6th Street and Central Avenue to increase safety. All efforts should be made to complete the re-design of the intersection at the same time or before construction is completed on the development.

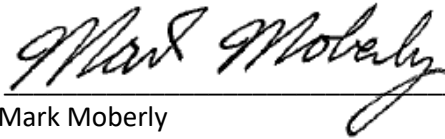
3. The Strawberry Hill Neighborhood Association expressed concerns related to maintaining housing affordability in the neighborhood. Representatives of the Board recommended the Unified Government designate the financial contribution from the project toward future affordable housing. This financial contribution is being negotiated within a Community Benefit Agreement that will accompany the final Development Plan.

To address this concern, Sunflower Development Group, LLC supports a discussion that involves the designation of the financial contribution to help maintain future affordability. Sunflower Development Group, LLC also commits to exploring the use of housing vouchers to make a portion of units available to residents with a wider range of incomes.

Sincerely,



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President, Strawberry Hill Neighborhood
Association Board
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Mark Moberly
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On behalf of the Strawberry Hill Neighborhood
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