

Miranda Rice

To: Tom Scannell
Subject: Proposed Redevelopment of 420 S Main St

From: Doug Cowan <cowand@cslcares.org>
Sent: Friday, December 9, 2022 7:36 AM
To: Tom Scannell <tscannell@indepmo.org>
Cc: Zachary Walker <zwalker@indepmo.org>; John Perkins <JPerkins@indepmo.org>
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Mr. Scannell –

I'd ask that you include this letter in the packet of public information about the proposed redevelopment of 420 S Main St (Case 22-100-22).

For 10+ years, our family has proudly lived on South Main Street at 807 South Main. We appreciate the eclectic mix of housing and our proximity to the Square, and all its amenities. For 10+ years, I've driven past 420 South Main on my way to work at Community Services League, and have been sad for its condition. Lots of significant investment has occurred along South Main in the last decade from property owners, and still 420 South Main has remained untouched.

I believe City staff should have enthusiastically recommended this project for approval, rather than not recommend it for approval. The recent City housing study told our community we desperately need more housing units at all price points, and this is a chance to bring on 12 new units of infill redevelopment.

Density is critical for our City's survival, and the Square and surrounding businesses/services need additional residents to patronize their businesses/services. I've been a board member of the Independence Square Association for years, including serving as the chairperson for four years. One of our stated objectives is to increase the number of residents in and around the Square, and this project would be a huge win for the Square.

Rather than staring at an empty, deteriorating building for the next decade, our family would welcome these new neighbors to our community. The City staff report states about Case 22-100-22, "The proposed zoning change, with its permitted uses, could have a negative impact on the character of the adjacent single-family neighborhood."

This resident of South Main believes the current building is having a negative impact on the character of the neighborhood. A vibrant development that brings new neighbors to our community will improve the character of South Main.

Respectfully,
Doug Cowan

Doug Cowan
President & CEO

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