

Rockhill Tennis Club Parking Facts

By Ken Spare, January 31, 2010

In the applications filed January 15, 2010, Rockhill Tennis Club acknowledges the requirement of 52 parking spaces. This is based on maximum 200 members and a staff of 8. One parking space is required per four members or staff. The plan provides 31 parking spaces. To meet the parking requirement of 52 spaces, additional parking would have to be provided within 500 feet of the principal site. A copy of the executed lease would have to accompany the application. The only current property within 500 feet that could conceivably meet this requirement is UMKC.

UMKC Chancellor Leo Morton stated in his letter of January 14, which was copied to Crestwood Homes Association, "UMKC's obligation to provide adequate parking capacity for their students, faculty and staff precludes any unrestricted parking availability for the Rockhill Tennis Club patrons or staff."

Factors affecting this statement include:

1. UMKC is in the preliminary stages of a proposal to relocate the KC Young Matrons to the southwest corner of the education parking lot on the east side of Cherry. This relocation would reduce the parking in the current lot by 60-90 parking spaces. The proposal is for a land swap involving their current location at 51st street and Oak. If this happens they will have some onsite parking. However, the President of the KC Young Matrons, Bonnie Illig, has stated that they are not willing to make any agreement to share their parking or to be in any partnership with the Rockhill Tennis Club. Their lawyer has confirmed this to me verbally and with an e-mail.
2. When work begins on the Oak Street West Development Phase III it will take those 210 parking spaces out of service for about 2 years. As we have seen with the construction of the student union, construction worker parking will take up a lot of on street parking for several blocks around the project.
3. The UMKC master plan calls for a realignment connecting the intersection of 52nd and Cherry to 53rd and Holmes. This would bisect the existing parking lot and remove another large segment of existing parking spaces. This realignment is scheduled for 2010, though it may not happen that fast. When this is done 52nd street between Cherry and Holmes will be closed to traffic. Between moving the matrons and the street realignment, this would reduce the parking around the education building from about 500 to less than half, depending on the green space created.
4. The Toy and Miniature Museum property is owned by UMKC. While the Museum has a long term lease, UMKC would have to consent to any improvements to facilities, parking and grounds or any agreement to share them. The Executive Director of the Kansas City Toy and Miniature Museum, Jamie Berry, stated to me that they are not in negotiations and do not wish to make any agreement for shared parking with Rockhill Tennis Club.