CITY OF WESTWOOD

MASTER PLAN

February 2017

COMPREHENSIVE LAND USE PLAN

PREPARED BY

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CHAPTER 1
INTRODUCTION

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SECTION 1.1
OVERVIEW

The Westwood Master Plan creates an overall blueprint for the community, and recognizes appropriate plans for the City's discrete and unique physical, social, and economic assets. The Master Plan respects the needs and desires of the present generation without compromising the ability of future generations to meet their needs. The Master Plan includes both a Comprehensive Plan element, and a Strategic~~. The~~ Plan element. This Master Plan concept attempts connects the long-term vision of the Comprehensive Plan ~~and long-range vision~~ to the immediate priorities of the Strategic Plan.

STRATEGIC PLAN

The Strategic Plan outlines a realistic list of the City's current and future priorities and creates shared commitments regarding the goals and strategies required to appropriately address these priorities. The Strategic Plan reinforces the long-term planning ~~in~~efforts of the Comprehensive Plan for both operating and capital programs.

COMPREHENSIVE PLAN (The Plan)

This Master Plan fulfills the requirements for the adoption of a Comprehensive Plan by the Westwood Planning Commission and Governing Body ~~per~~pursuant to K.S.A. 12-747. The Comprehensive Plan element (The Plan) is the principal guide for community and the governmental decision-making body regarding land use, zoning, transportation planning, economic development, capital budgeting, and the provision of municipal services and facilities. The Comprehensive Plan addresses the built environment as it relates to the location, density, type and scale of development in the community. A comprehensive plan does not include decisions about zoning. However, it is used as a guide for making zoning decisions.

WHAT A COMPREHENSIVE PLAN IS AND WHAT IT ~~ISN'T~~IS NOT.

Comprehensive land use planning is the process of establishing a vision for the future of a community and developing a plan or blueprint for how the community achieves that vision. A comprehensive plan is the document that includes that information. Development of the plan includes evaluating existing conditions and issues facing the community, and identifying policies for addressing those conditions. For Westwood, this plan looks at achieving its vision over the next 10-15 years.

A comprehensive plan does not include decisions about zoning. However, it is used as a policy guide for making future zoning decisions. The zoning ordinance and municipal codes are more specific, and outline guidelines and standards for the location, density, scale, design, quality, and use of the built environment in the community.

A comprehensive plan is a high-level plan that provides recommendations for projects and programs. The Westwood Planning Commission and City Council then determine how to apply the recommendations laid forth in this plan, which may include the need for rezoning, and other code and ordinance changes.

Three themes make up The ~~Master~~ Plan - Character, Choice, and Collaboration. The themes are briefly summarized below and further detailed later in this ~~report~~document.

CHARACTER

- ~~Conservation area for~~Promote and protect the neighborhood character of existing single-family detached homes
- Respecting the scale and design of ~~housing and businesses~~the existing built environment
- Community ~~Scale of redevelopment~~
- civic spaces & additional open green space areas
- Defined gateways and corridors
- ~~Unique identity~~
- ~~Community~~ ~~spaces~~

  & codes enforcement
- Unique and distinctive identity

CHOICE

- ~~Housing types - adapt~~Encourage the reinvestment and improvement of existing ~~stock~~housing
- ~~New construction to~~ Provide homes for all ages and ~~changing demands~~a broader market demand
- ~~Bicycle and pedestrian improvements~~
- Encourage owner occupancy while facilitating a housing rental market
- Improved mobility ~~(e.g., roadway improvements, parking, transit)~~
- Pedestrian and bicycle improvements

COLLABORATION

- Assist the school district ~~and their plans~~with planning for the future
- ~~Residents -~~ Existing and new residences – listen to the past, look to the future
- Local businesses, patrons and visitors
- Greater collaboration with neighboring municipalities and other elected officials
- ~~Anchor businesses~~
- ~~Other agencies that have a stake in Westwood such as utilities, chamber, KDOT~~

values and culture to support mutual needs of the community.

- Partnerships with agencies that can build upon a shared understanding of

SECTION 1.2
STUDY AREA BOUNDARY

The focus of this plan is the area within the city limits of Westwood, shown in Figure 1.1 below. The community is approximately 260 acres and is landlocked. There are currently no plans to incorporate any surrounding communities into the Westwood city limits.

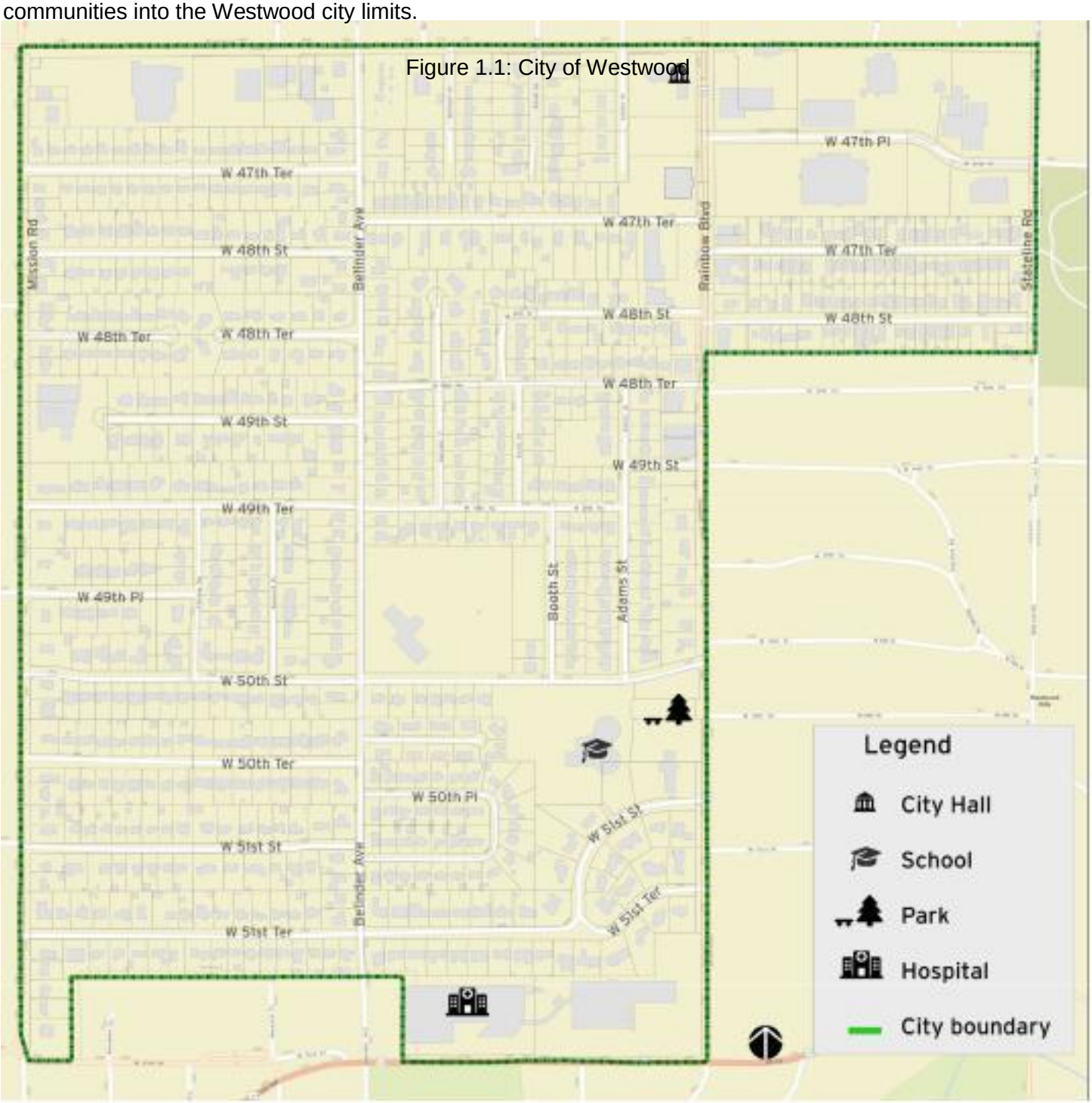
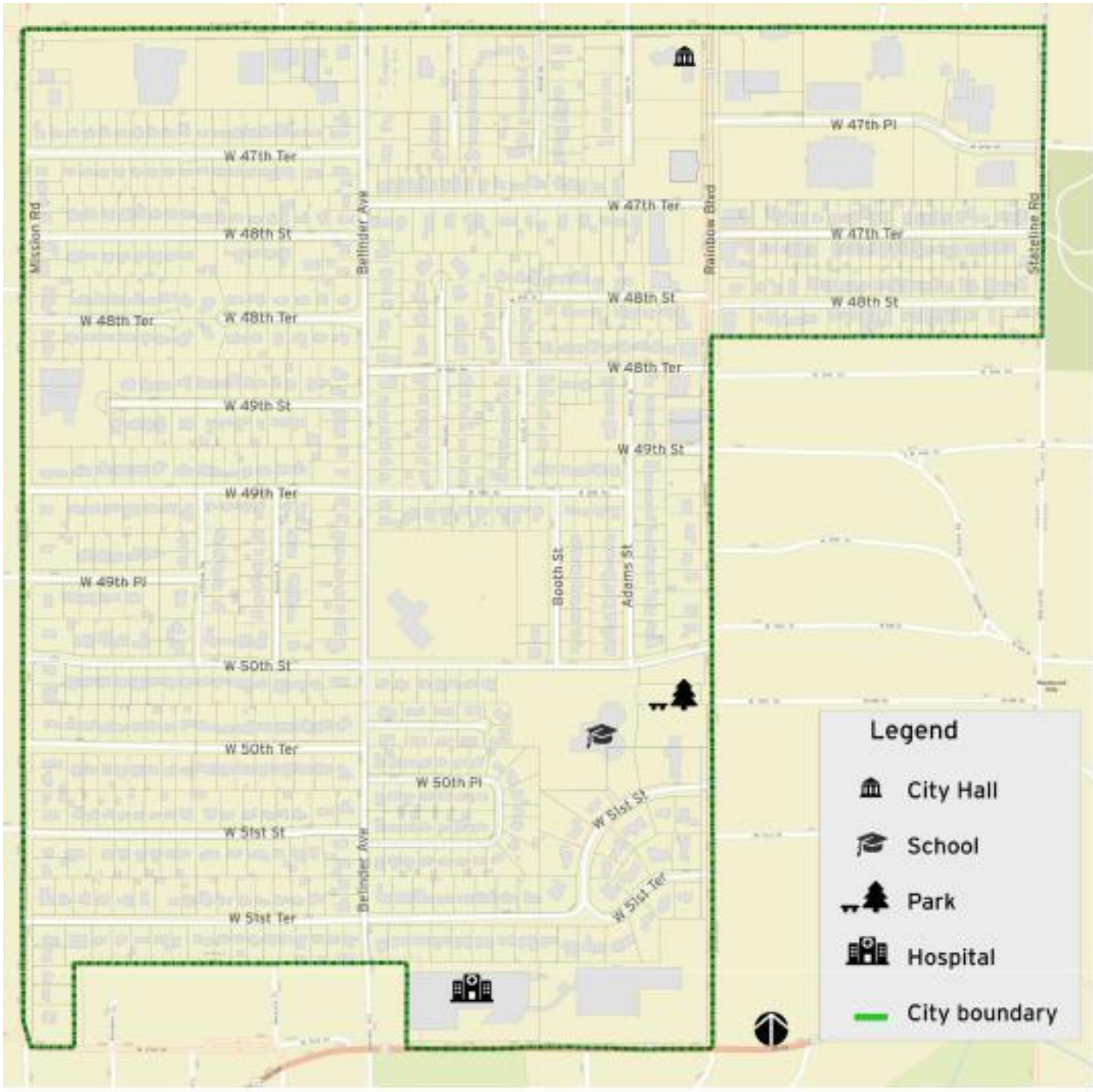


Figure 1.1: City of Westwood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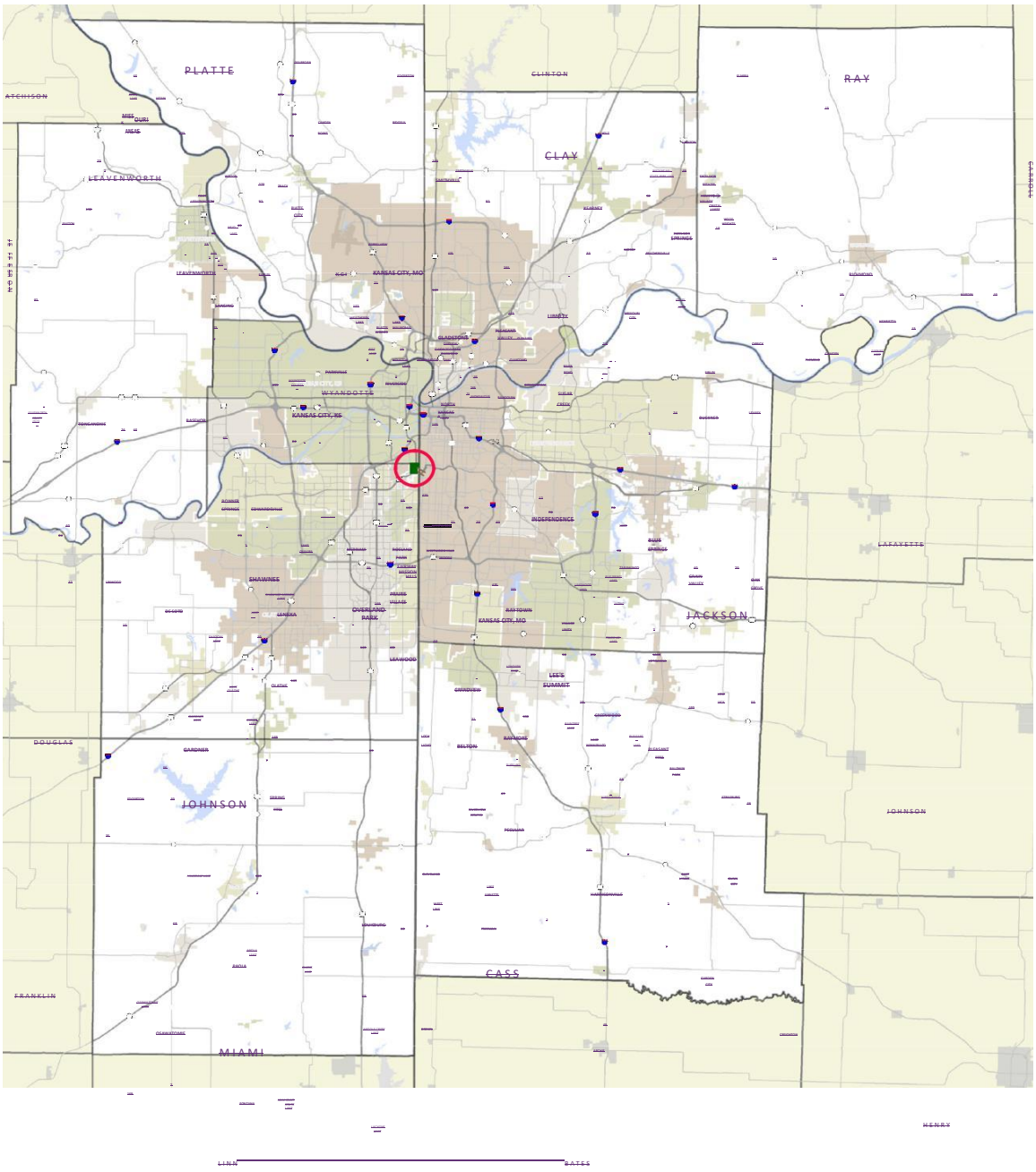
W 51st St
W 51st St
W 51st Ter
Mission Rd
Belinder Ave
Belinder Ave
Rainbow Blvd
Stateline Rd
Booth St
Adams St
Legend
City Hall
School
Park
Hospital
City boundary

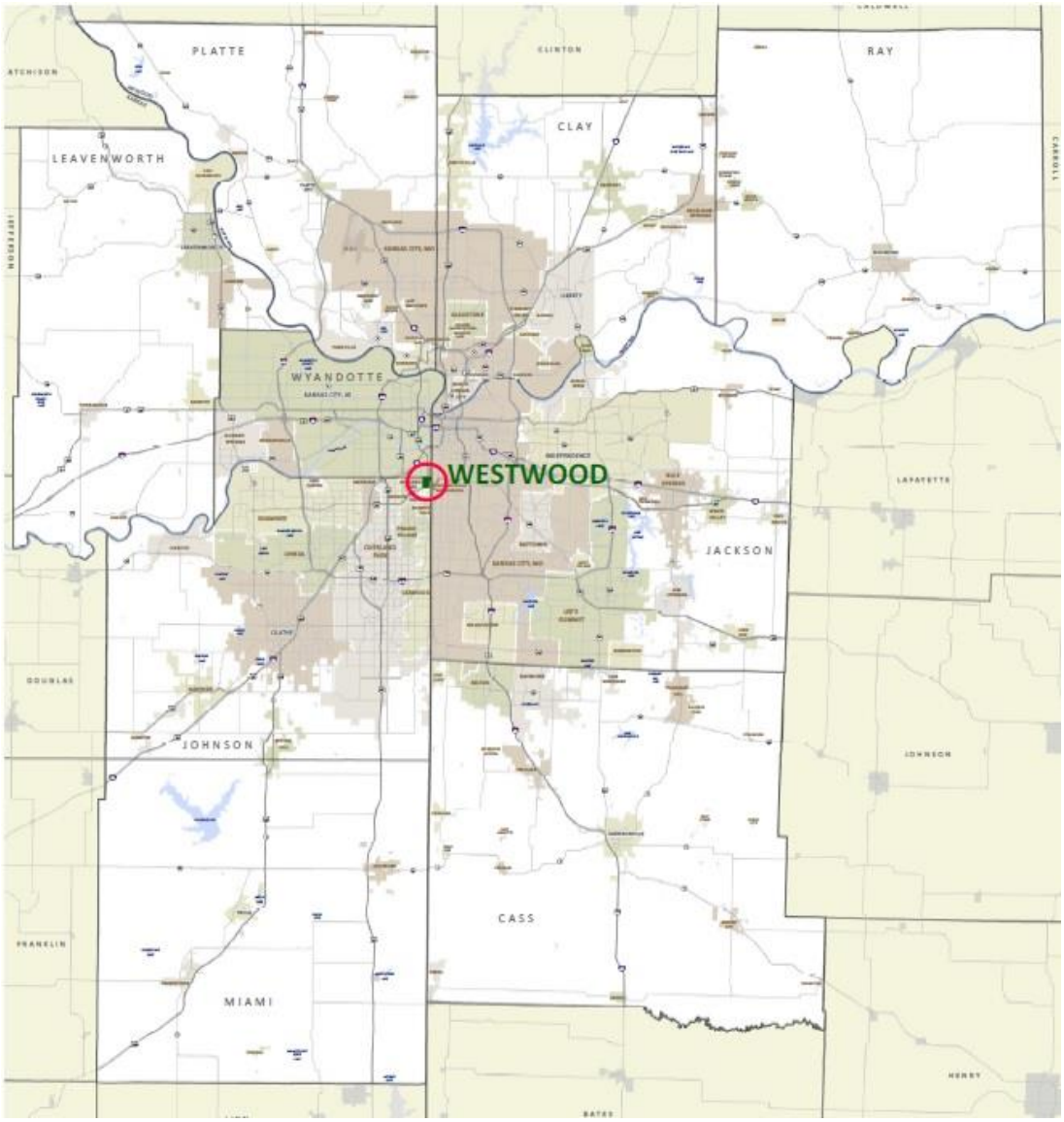
SECTION 1.3
REGIONAL CONTEXT

The City of Westwood is greatly influenced by the Kansas City Metropolitan area where more than 2 million people live, according to 2015 population estimates. Westwood is adjacent to both Kansas City, Kansas, and Kansas City, Missouri, with convenient roadway access to both cities. From 2010 to 2015, the metropolitan area grew, on average, 3.6 percent annually compared to 1.8 percent for the State of Kansas and 3.9 percent for the United States.

Westwood is located on U.S. 56 Highway, connecting the community to Rainbow Boulevard to the north and Shawnee Mission Parkway on the south end of the community. These key transportation routes allow for a convenient residential commute to many employment centers in the region. As is shown in Figure 1.2 below, Westwood is located in the center of the region.

Figure 1.2: Kansas City Metropolitan Area and Westwood, Kansas
Source: Mid-America Regional Council




PLATTE
CLINTON
RAY
CLAY
LEAVENWORTH
WYANDOTTE
WESTWOOD
JACKSON
LAFAYETTE
DOUGLAS
JOHNSON
CASS
FRANKLIN
MIAMI
HENRY

SECTION 1.4
PLANNING PROCESS

The Comprehensive Plan identified the community's strengths and weaknesses. The process coordinated with the development of the City Council's strategic plan to develop a plan of action to achieve particular goals and outcomes for the community which guides the decision-making for the next five to ten years (see Appendices - page 1). The coordination of these two planning efforts allowed the community to not only identify significant issues and opportunities for the next several years but also to outline and prioritize actions to take by elected officials to address the community needs.

The purpose of the planning effort was to:

- Engage the community and stakeholders through a dynamic and engaging planning process that includes residents and the business community;
- Establish a clear vision for the future, shared by the Governing Body and the community's residents, including citizens, business owners and elected officials;
- Incorporate a short-term Strategic Plan element to assist the Governing Body in its efforts to allocate city resources. The Strategic plan will serve as a guide when developing the city's annual budget, considering contracts, capital outlays, staffing levels, debt structuring, and other expenditures; and
- Satisfy state requirements for a Comprehensive Plan.

The planning involved an analysis of existing conditions, an evaluation of the effectiveness of potential strategies, and the development of action steps. The result involves a shared commitment to the implementation of the plan.

PROJECT DISCOVERY, DATA SYNTHESIS AND ANALYSIS

Review and analysis of base data helped to understand the existing conditions of the community. The collection of background information included site visits to observe and record conditions. It also included identification of trends and issues from existing written sources and through in-person meetings with staff or stakeholders. A public engagement plan outlined how and when the public is engaged.

Figure 1.3: Joe D. Dennis Park

Figure 1.4: A Housing Type in Westwood

PUBLIC ENGAGEMENT

Local officials, steering committee members and the community came together to develop a vision for the future of Westwood which were the foundation for the Comprehensive and Strategic Plans. The following details the process.

STEERING COMMITTEE
5 Meetings

FEBRUARY 29, 2016
PUBLIC MEETING #1
120 Attendees

MARCH 2016
STAKEHOLDER INTERVIEWS 15 Participants

MARCH 1-25, 2016
COMMUNITY SURVEY
212 Respondents

PROJECT WEBSITE
2,300 Views, 790 Visitors

MAY 10, 2016
PUBLIC MEETING #2
60 Attendees

SEPTEMBER 14, 2016
PUBLIC MEETING #3
100 Attendees

Stakeholder Interviews

In February and March of 2016, project team members held stakeholder interviews to discuss specific topics of interest as they relate to the development of the Westwood Master Plan. The topics included:

- Education
- Business
- Business – Larger
- Landlords and Housing
- Transit

The City identified and invited more than 100 stakeholders that represented one or more of the above topics to participate in one of the 1.5-hour interviews (i.e., small group discussions). During the interviews, the 17 participants visited with the project team to identify strengths, weaknesses or issues in the community.

Steering Committee Meetings

~~A steering committee members~~The Steering Committee for this Master Plan process comprised of City Council members, Planning Commission members, residents, business interests, and Westwood Foundation representatives. The committee met five times to discuss the topics listed below. Meeting summaries from the committee meetings are found in the Appendices - starting on page 116.

- Current issues in Westwood
- How to involve area stakeholders
- Community goals as a basis of the plan
- Desired outcomes
- Opportunity areas located in the community
- Potential land uses for the planning area

WELCOME
WESTWOOD
Welcome
to
Westwood

Community Survey

Westwood residents, business owners, stakeholders, and interested people were invited to take a community survey for the Westwood Master Plan. Between March 1 to March 25, 2016, 212 people responded to the survey. Respondents could respond online or by completing a paper survey, mailed to each Westwood resident. The results of the survey were reviewed and evaluated to highlight significant themes and ideas.

Survey respondents desire:

- Livable neighborhoods
- Schools
- Appearance of the community
- Public safety
- Small-town character

Survey respondents said they prefer to see residential (single-family) land uses in the community (64 percent of respondents), followed by mixed use businesses that include residential and commercial (38 percent of respondents).

Survey respondents expressed concern about:

- Potential conflict between businesses and residential areas
- Development of apartment and senior living units

Most important issues to address in the next ten years:

- Aging infrastructure
- Balancing what people want versus spending/capacity
- Aging housing stock

In addition, survey respondents recommended focusing on preserving and enhancing the existing residential areas rather than building new. A majority of respondents did not want to grow the community, but rather protect and enhance the existing community character.

The detailed survey summary can be found in the Appendices on page 553.

Website

A project website, linked to the City's website, acted as the central location for people to receive information about the planning process. The website promoted public meetings and activities, provided background information and meeting summaries, and allowed for people to provide comments directly on the site.

Over the course of the planning period, the website received approximately 1,100 visitors ~~and~~who viewed the website pages 4,300 times.

Public Meeting #1

The first public meeting for the Westwood Master Plan was Monday, February 29, 2016 from 7:00 p.m. – 9:00 p.m. at Westwood View Elementary School. Approximately 120 people attended the meeting. A complete meeting summary is included in the Appendices - page 330. The following provides highlights.

The meeting provided general information to the attendees and allowed attendees to provide feedback on a vision for Westwood in the next 10-15 years. Meeting participants received an overview of the planning process and received information about general demographics and trends occurring in Westwood.

In small groups, participants brainstormed words describing their vision for the future of Westwood. Participants also discussed strengths and weaknesses of Westwood by answering the questions outlined below (top responses are shown).

WHAT DO YOU WANT TO PROTECT/MAINTAIN?

- Westwood View Elementary
- Single-family owned homes
- Green space
- Good police protection and public safety

WHAT DO YOU WANT TO CHANGE?

- More public transit
- Smart growth between residential and commercial
- Bike/pedestrian paths
- Community center

WHAT DO YOU WANT TO CREATE?

- Upgrade school
- Improve property maintenance codes and enforcement
- Better dialogue with city
- Neighborhood connectivity

Public Meeting #2

The second public meeting for the Westwood Master Plan was Tuesday, May 10, 2016 from 7:00 p.m. – 9:00 p.m. at the Olivet Baptist Church located at 4901 Mission Road. Approximately 60 people attended the meeting. A complete meeting summary is included in the Appendices - page 374, but the following provides highlights.

At the meeting, attendees received a status update and provided input into the vision statement.

A majority of the meeting involved small groups discussing potential objectives and action steps to meet the five draft goals presented. The attendees worked in small groups to answer “how”, “who”, and “when”. The five goal statements, later refined, are:

- Ensure well maintained properties throughout the community.
- Represent and communicate a sense of place and unique identity.
- Capitalize on redevelopment opportunities.
- Provide housing stock that meets future demands.
- Reinvest in infrastructure and facilities.

After their discussions, the meeting attendees provided general comments about community issues within their small groups. Groups identified key issues such as property maintenance and resources to assist property owners, economic development policy (including TIF), and communication with the City.

Public Meeting #3 - Open House

The final public meeting for the Westwood Master Plan was Wednesday, September 14, 2016 from 6:00 p.m. – 8:00 p.m. at Westwood City Hall. Approximately 100 people attended the open house event.

The meeting presented draft plan elements to the public. The plan elements included the existing and future land use, opportunity areas that have specific issues or opportunities to address in the future, land use policies, and the strategic plan. Following the meeting, people could review and provide comments to the materials online. A compilation of the comments received are included in the Appendices - starting on page 444. The comments provided by the public helped to refine the final draft plan.

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SECTION 1.5
HOW TO USE THIS PLAN

The Westwood Comprehensive Plan consists of both written and graphic components that reflect the Master Plan **Vision Statement** and **Plan Themes** provided in the following elements of this document:

- Community Goals
- Land Use Configuration
- Land Use Policies
- Future Land Use Opportunities

The overall Master Plan for Westwood contain a series of goals, objectives and implementation strategies, or actions which align in order to achieve the community's vision.

- A **Goal** is a broad statement of values or aspirations needed to achieve the vision. Goals help guide the community's decisions about public and private investment and development. Goals are not tied to specific dates or targets, but are enduring and provide a general direction for more refined objective statements to assist decision-makers.

- An **Objective** provides a course of action with directions and guides the actions of staff, developers and policy makers necessary to achieve the goal.

- A **Policy** is a specific task or process used to implement an objective and work toward achieving the goal.

Two key elements of the Comprehensive Plan consist of the **Future Character Map,** and the **Westwood Opportunity Areas**, described in more detail on the next page.

This Comprehensive Plan is for Citizens of Westwood to use as a guide for what they can expect for redevelopment within Westwood. City Officials and Staff will use this Plan as a guide for decision making while developers and landowners have the responsibility to demonstrate how their project has met the intent of the Comprehensive Plan in their application materials.

FUTURE CHARACTER PLAN MAP

The Future Character Plan Map is established as a framework to effectively guide future development in a way that will accomplish Westwood's Master Plan Vision Statement and Plan Themes. This Plan is based, in a large part, on defining two key issues:

1) Stabilization Areas vs. Opportunity Areas

2) The relative intensity of future redevelopment projects

In order to establish the City's future character, it is important to know where change is desired and where it is not desired. These areas are identified as:

- **Stabilization Areas**: These are areas where the current residential character is maintained and enhanced. Actions identified within the Comprehensive Plan look to foster active neighborhood environments, maintain and improve residential properties and streets.

- **Opportunity Areas**: These areas may see some increase in density and/or changes in use that will evolve over time, or some areas could be developed into additional open green space areas. One specific area, adjacent to 47th and Rainbow Blvd, may see dramatic changes in use or density in the future due to under-utilization of property and its proximity to the mixed-use Woodside Village development. This intersection is one of Westwood's "Front Door" gateways.

WESTWOOD OPPORTUNITY AREAS

This section of the Plan provides a broad view on how specific areas of the City could redevelop and/or change in the future while corresponding with the guiding principles, goals and objectives throughout The Plan. It draws on current conditions and previous planning efforts and also reflects the market realities and potential fiscal analysis. This section of the Plan is intended to provide strategic guidance and general land use options for future redevelopment opportunities.

SECTION 1.6

MONITORING PLAN PROGRESS

Elected officials along with members of the Westwood community are responsible for the achievement of the goals, objectives, strategies, and land use policies outlined in this report. The future of Westwood is dependent on active community engagement and follow-through on these recommendations.

PLAN REVIEW

A ~~formal~~ review of the plan elements should be conducted annually to describe accomplishments and identify any changes in priorities or land use policies.

According to Kansas state statutes, "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."[1]

In addition to the annual reviews, it is recommended that ~~the plan have~~ a ~~formal~~ comprehensive ~~review at year~~reconsideration the Plan every five to seven years. The City, in conjunction with the Planning Commission and any other stakeholders involved in implementation, ~~should~~can spearhead the updates. It ~~may~~will be beneficial to re-engage those groups involved with ~~the~~this plan's development from time to time.

~~1 http://kslegislature.org/li_2012/b2011_12/statute/012_000_0000_chapter/012_007_0000_article/012_007_0047_section/012_007_0047_k/~~

1 K.S.A. 12-747

SECTION 1.6
PLAN FORMAT

This plan includes the following chapters:

CHAPTER 2: COMMUNITY VISION

The community's vision for the future is more than a future land use map - it's a plan that includes strategies and policies necessary to sustain and improve the community. The chapter contains the community's vision statement, plan themes, and goals, and objectives. The detailed strategies and action plan is included in the Appendices - page 1 as part of the strategic plan.

CHAPTER 3: EXISTING LAND USE

This chapter provides information about the existing land uses in Westwood, including existing classifications and an existing land use map.

CHAPTER 4: FUTURE LAND USE PLAN AND POLICIES

This chapter contains a future land use map to assist in decision-making about changes in zoning and capital improvements. A series of land use policies is included in this chapter to provide the public and community decision-makers a clear set of statements that define the intent of the City of Westwood on specific issues concerned with community growth and development. The future land use map functions as a generalized "road map" to assist local civic and government leaders, business interests, and citizens make informed decisions about Westwood's future land use.

CHAPTER 5: ~~EXISTING CONDITIONS~~COMMUNITY PROFILE

The evaluation of these existing conditions was a critical first step in the planning process. A review of existing documents and plans, as well as personal interviews, provided background information about the community. Finally, demographic review and analysis helped identify population data and housing trends.

APPENDICES

The appendices includes documentation from the public outreach activities, including the entire community survey results. The appendices includes the strategic plan, mentioned earlier, and all public comments received through the planning process.

CHAPTER 2
COMMUNITY VISION

SECTION 2.1 INTRODUCTION

SECTION 2.2 VISION STATEMENT

SECTION 2.3 PLAN THEMES

SECTION 2.4 COMMUNITY GOALS

SECTION 2.1
INTRODUCTION

The purpose of this Plan is to provide the City of Westwood a basis for making land use and community development decisions. The foundation of a plan begins with a set of goals and a future vision of the city. Planning decisions that are consistent with the goals and vision statement help to ensure the City's ability to achieve desired outcomes for a healthy, thriving, and sustainable future.

The crafting of a vision statement and goals resulted from public comment and feedback over the past year. The planning process allowed the community to identify significant issues and opportunities and outlined and prioritized actions that elected officials can take to address the community's needs. The detailed strategic plan can be found in the Appendices - page 1.

SECTION 2.2
VISION STATEMENT

Working first with the steering committee and later with the general public, ideas and input resulted in a vision statement that describes the future of Westwood for the next 10-15 years.

WESTWOOD'S VISION

Westwood, Kansas is a charming, vibrant and diverse place which is safe, walkable, bikeable and comfortable. It is connected to other communities and boasts locally-owned businesses, schools, and parks. Citizens strongly identify with, and value the unique and welcoming character of the community.

SECTION 2.3

PLAN THEMES

CHARACTER

PAGE 2-4

WESTWOOD MASTER PLAN COMMUNITY VISION

CHOICE

COLLABORATION

~~Conservation Areas - Single-Family~~

~~Westwood's own type of suburban character is unlike most other suburban communities in the metro area. Many communities surrounding Westwood were~~

~~planned communities, constructed by developers such as J.C. Nichols. Homes in Westwood were developed lot-by-lot or a few lots at a time without a unifying housing type or style - it is not a cookie cutter community.~~

Promote and protect the neighborhood character of existing single-family detached homes

Residents highly value the ~~single-family, sub-urban~~ character ~~in the core~~of the single-family detached homes located throughout the majority of the community. The ~~future land use plan protects~~Plan seeks to protect and enhance these residential areas by ~~defining sub-urban character areas which are based on the existing types and styles seen today.~~focusing and encouraging commercial redevelopment activity only on to two exterior corridors of the community.

The Plan also promotes various goals and strategies for stabilization where the current residential character is maintained and enhanced. Actions identified within this Plan look to foster active neighborhood environments, focus on scale and design, maintain and improve residential properties and streets.

Respecting the scale and design of the existing built environment

Westwood ~~Commercial and Mixed-Use Development~~
~~The character areas described in the future land use plan provide recommendations regarding the character of the commercial areas of the community.~~

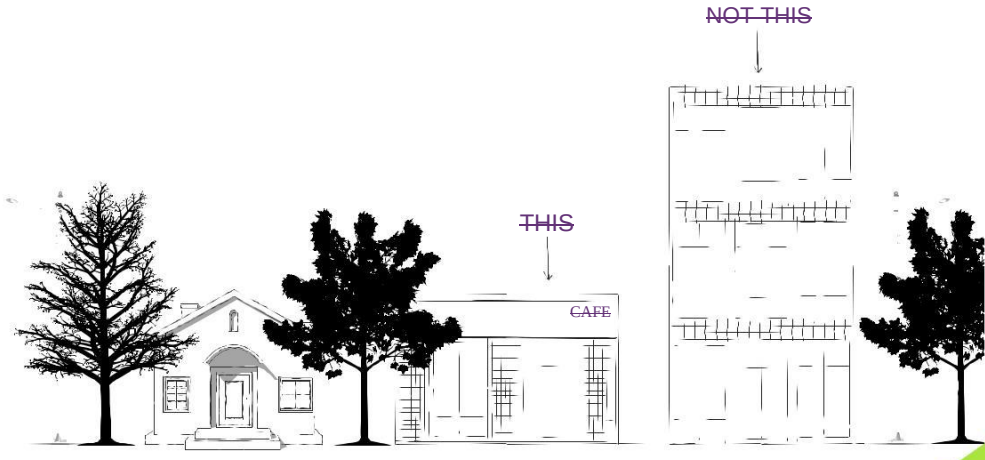
~~Commercial development should cluster together along the 47th Street and Rainbow Boulevard corridors, with smooth transitions into the residential areas of the community. This includes mixed-use development with a distinctive character that is compatible with a walkable, livable place. Mixed-used developments should reflect the character areas defined in the future land use plan.~~

~~Scale of Redevelopment~~
offers a unique combination of small-town character with in close proximity to urban metropolitan amenities. Throughout the comprehensive planning process, residents have emphasized the importance of retaining that character into the future, even as development patterns adapt to changing demographics and economic realities. The Plan outlines specific goals and strategies to protect this important character trait.

The scale, design, massing, and density of any redevelopment activity within
~~The~~ ~~scale of development in~~ the community should provide a welcoming atmosphere and create a sense of comfort for those that live there. ~~Pedestrian-friendly streetscapes enhance activity and commercial viability.~~ Redevelopment ~~in Westwood~~projects should ~~incorporate this type of~~ have compatible architectural styles, scale of structures, and a compatible density to the adjacent residential areas.

~~In instances of~~ Commercial redevelopment~~, the future land use plan defines~~ activity should focused together along the 47th Street and Rainbow Boulevard corridors, with smartly-designed transitions into the ~~physical~~adjacent residential areas~~, but also the scale and style. The~~ . This includes developments with a distinctive character ~~areas listed as sub-urban residential, mid-urban residential, sub-urban~~ that is compatible with a walkable, livable place.

Pedestrian-friendly streetscapes enhance activity and commercial~~, and mid-urban commercial suggest that there are different scale and style applications for development in the community. Small scale~~ viability. Smaller scaled commercial businesses~~ and~~, services~~ are~~, and non-residential redevelopments adjacent to residential ~~neighborhoods~~ areas and should have a similar scale and massing to be compatible. ~~Mid-urban~~ Mixed-use developments and high intensity commercial areas should be directed towards the 47th Street and Rainbow intersection activity node, and can ~~accomodate higher~~accommodate taller buildings with a denser footprint. ~~These would primarily be at the 47th Street and Rainbow node.~~



Community civic spaces & additional open green space areas

Communities with a high quality of living component connect residents to each other through the built environment. Community civic

spaces and outdoor open green space areas function as social settings that encourage people to walk and gather within the community. The Plan outlines the desire and strategies for the development of community connection areas - additional open green space areas and community civic space opportunities.

PAGE 2-5

Defined gateways and corridors

Gateways and corridors are the first and more prominent impression of the community. Westwood ~~welcomes travelers to the community with~~ currently maintains two city two branded monument ~~signage~~signs at the corner of 47th Street and Mission Road~~.~~, and on Belinder Ave south of 51st Terrace. The ~~future land use~~ Plan includes ~~recommendations~~policies and suggestions for improving ~~the gateway along Rainbow Boulevard, making this more~~other prominent gateways and corridors. The Plan seeks to create an identity and branding scheme that welcomes travelers ~~from Shawnee Mission Parkway. Design standards for commercial corridors (Rainbow Boulevard and 47th Street)~~and patrons to ~~define the style and~~ Westwood with well-designed developments and coordinated public improvements. To focus efforts on encouraging pedestrian-friendly design~~ of the buildings would enhance the~~, high quality public realm, and celebrating the assets and uniqueness of each corridor.~~ The style and design may vary from more urban in one area of the community while maintaining a more neighborhood feel in another.~~

Property maintenance & codes enforcement

Property maintenance
and codes enforcement is an important component of the planning framework as it is critical to helping to protect the character and charm of the community. A lack of maintenance on properties degrades the public's perception of the community, and negatively impacts the quality of life and property values. The Plan seeks to protect and enhance all areas for Westwood's future. It is important that property maintenance and reinvestment activity supports these efforts to enhance and protect property values and overall community quality of life.

Unique and distinctive identity

Natural limestone rock walls and streetscape features throughout the community set Westwood apart from ~~most~~many other first-tier suburban communities. ~~Preserving those~~ The Plan recommends preserving and enhancing these type of special elements and ~~creating~~ incorporating new compatible elements that fit with this ~~unique~~ character~~ is recommended. The~~. These streetscape features will need maintenance and preservation over time, and where appropriate, new ~~development~~developments should incorporate a similar ~~type of~~robust streetscape aesthetic.

~~Community~~ Spaces

~~Well-planned communities connect residents to each other through the built environment. Outdoor spaces should function as social settings that encourage people to walk within the community. The future land use plan outlines additional opportunities for community connections - additional open space used for community gatherings, and additional bicycle and pedestrian connections through sidewalks and bicycle facilities.~~

~~Property maintenance~~

~~*Property maintenance* is an important component of the planning framework and is critical to protecting the character and charm of the community. A lack of maintenance can impact property values.~~

~~The future land use plan defines the residential areas for Westwood's future and provides guidance in the community's style through the character areas. But it is critical that property maintenance supports these efforts to increase property values and overall community investment.~~

CHOICE

~~Adapt Existing Housing Stock~~

~~Over~~*Encourage the* ~~past decade, many houses in Northeast Johnson County have been remodeled~~*reinvestment and* ~~updated to meet the ever-changing~~ *improvement of existing housing*

As Westwood's housing stock continues to age and housing needs ~~of people.~~and trends change, renovations and updates to existing single-family detached homes is needed to help keep and attract residents to the community. The unique character of Westwood and its prime location in the metropolitan area ~~drives demand. Homes in Westwood have been remodeled over the past several years to meet changing market demand. Remodeled structures should keep a compatible scale and character of the surrounding neighborhood homes~~greatly influences demand. The Plan encourages the creation of systems and programs that support the reinvestment in and improvements to the existing housing stock.

Provide homes for all ages and a broader market demand

Communities that offer housing choices that accommodate people in different life-cycle stages allow people to age in their community. New housing is needed when the existing housing stock cannot fulfill a market. This may include different types and configurations of housing developments to meet the ever-changing housing demand, or even tearing down an existing home to replace it with a new home.

Some residents desire to live-out their lives in their existing community, but can't make improvements and enhancements without much difficulty. The Plan recognizes the need to provide a variety of housing types, densities, and value within the community so that Westwood can attract

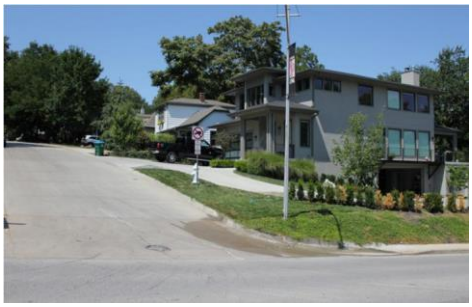
and accommodate residents from a variety of backgrounds and different lifestyle preferences.

Encourage owner occupancy while facilitating a housing rental market

The ~~Housing Redevelopment~~ Plan is committed to making homes in the community available to a variety of people, including opportunities for homeownership, as well income properties for rent. The Plan encourages a flexible planning framework for private investment to attract diverse housing opportunities.

~~WESTWOOD currently has a variety of housing choices.~~

- ~~Mixed-use development is underway at 47th & Rainbow. Future areas are designated for mixed-use development along commercial corridors in the plan allowing for diversity of housing stock.~~
- ~~Sub-urban residential in core of city designed as a conservation area has 1 - 6.5 units per acre.~~
- ~~In the Westport Annex, the existing single-family detached homes are considered medium-density with 8.2 units per acre. Medium-density is considered 6.5 – 10 units per acre.~~



~~If a property owner tears down an existing home and requests to build new, the density of these areas should remain as it is today. If a property owner tears down an existing home in the commercial corridor along 47th Street between Adams and Belinder designated medium-density, the number of units per acre could be 6.5 – 10. The structure will need to fit the scale of this corridor. This would allow for townhomes, patio homes and condominiums in the designated medium-density areas and protect the sub-urban character areas from increased density development pressures. Redeveloping property is driven by property owners, not the City.~~

~~Bicycle and Pedestrian Improvements~~

~~Westwood citizens desire a more pedestrian/bike friendly scale and facilities. However, the street network has limitations with traffic volumes or availability of right-of-way along 47th Street, Mission Road, and Rainbow Boulevard. Belinder Avenue is an area where focused bicycle and pedestrian facilities can connect residents to highly traveled areas in the community. The future land use plan outlines additional opportunities and related policies to target bicycle and pedestrian improvements in the community, including pedestrian-scale lighting.~~

Improved mobility

Careful planning and design of a multi-modal transportation network takes into account ~~bicyclists and~~ pedestrians and bicyclists as well as automobiles and transit. ~~An evaluation of the transportation system is needed to determine the best use of the system to strengthen the connectivity and mobility of the users.~~ The ~~future land use~~ Plan includes transportation and parking policies to consider when making decisions about development opportunities or capital projects. The Plan also

encourages active living by design, and supports an attractive walkable environment within the community in an effort to promote livability, quality-of-life, a stronger sense of place and healthy lifestyles.

Pedestrian and bicycle improvements

Westwood citizens desire a more pedestrian and bike friendly scale and facilities. The Plan outlines additional opportunities and related policies to target pedestrian and bicycle improvements in the community, including pedestrian-scale lighting. The Plan facilitates a walkable environment to promote community interaction, as people are more likely to talk with neighbors and shop at local stores

when they are on foot.

COLLABORATION

~~School District~~

Assist the school district in planning for the future

Arguably one of the most important components of the Westwood community, both in heart and in land use, is ~~the~~Westwood View Elementary School. Many future land use decisions are dependent on the school district's future plan for the existing school facility, and the ~~newly acquired~~ plan for the former Entercom property~~. The opportunity areas described in~~, recently acquired by the ~~future land use plan provide recommendations for the~~ Shawnee Mission school district~~-owned sites so that the City is prepared to act proactively~~.

~~Residents~~

Existing and new residences – listen to the past, look to the future

The recommendations and policies described in this plan document need the support of the community to succeed. When implementing The ~~comprehensive~~ Plan, efforts should focus on identifying resources, projects, or programs that residents are in tune to, and find ways to apply them to maximize results ~~to benefit~~in benefiting the community for Westwood's future.

Local businesses, patrons and visitors

Businesses in Westwood, like residents, have an interest in the overall well-being of the community. It is essential for Westwood to strive for future development projects that work within a unified framework fostering civic life and economic vitality. The Plan demonstrates the commitment to the commercial corridors along 47th Street and Rainbow Boulevard. Also, these businesses will benefit from the policies that focus on capital investments such as sidewalk improvements, street lighting, and parking.

Greater collaboration with neighboring municipalities and other elected officials

Implementation of the ideas contained in a comprehensive plan rely on the financial capability of the government to finance public improvement projects. Long-range planning demonstrates that elected officials are taking necessary steps to forecast long-range public needs facing their community. ~~Public improvement projects in the future land use plan include 5050 Rainbow, city hall, increasing open space, enhancing amenities, and improving connectivity and mobility.~~

~~Anchor Businesses~~

~~Businesses in Westwood, like residents, have an interest in the overall well-being of the community. It is essential for Westwood to strive for future development projects that work within a unified framework fostering civic life and economic vitality. The future land use plan demonstrates the commitment to the commercial corridors along 47th Street and Rainbow Boulevard. Also, these businesses can benefit from the policies outlined in the land use plan that focus on capital investments such as sidewalk improvements, street lighting, and parking.~~

~~Other Stakeholders~~

~~A community should~~

Partnerships with agencies that can build upon a shared understanding of values and culture to support mutual needs of the community.

Westwood must balance ~~their~~the support of existing resources with investment in the future to survive over a long period. This will involve working with stakeholders - people or organizations that have an interest or a stake in the Westwood community. ~~Collaboration~~Collaboration and coordination with these entities is needed as the values and needs of the community changes over time. ~~and coordination with these entities is needed as the community changes.~~

SECTION 2.4
COMMUNITY GOALS

The following ~~lists the~~ goal statements and related objectives~~. Additional information about the~~ are the guiding principles of entire Master Plan process for Westwood. These goals~~, objectives,~~ and ~~strategies are outlined in~~objects acknowledge the City's past while shaping the ~~Strategic Plan, starting on page 1 of~~ future. The following were developed to reflect the ~~Appendices~~core values of the community. They describe the community's aspirations and provide the framework for specific policies and direction of The Plan.

GOAL A: MAKE SURE PROPERTIES ARE WELL-MAINTAINED THROUGHOUT THE COMMUNITY.

OBJECTIVE A.1: Maintain existing properties while protecting community character and resources.

GOAL B: REPRESENT A SENSE OF PLACE AND UNIQUE IDENTITY.

OBJECTIVE B.1: Create attractive gateways and corridors in the community.

OBJECTIVE B.2: Promote unique components of the community.

GOAL C: INCREASE ENGAGEMENT AND COLLABORATION.

OBJECTIVE C.1: Align resources to coordinate community efforts.

OBJECTIVE C.2: Maintain current and develop additional community events and activities to meet the needs of all residents.

OBJECTIVE C.3: Improve communication between citizens, elected officials, and city staff.

OBJECTIVE C.4: Keep Westwood View Elementary in Westwood.

GOAL D: SUPPORT EXISTING BUSINESSES AND CAPITALIZE ON REDEVELOPMENT OPPORTUNITIES.

OBJECTIVE D.1: Maintain a strong, prosperous economy.

OBJECTIVE D.2: Provide support for local businesses.

OBJECTIVE D.3: Cluster commercial development into designated commercial areas.

GOAL E: ENSURE HOUSING STOCK MEETS FUTURE DEMANDS.

OBJECTIVE E.1: Use existing housing stock to meet future demands.

OBJECTIVE E.2: Build new housing stock.

GOAL F: INCREASE INVESTMENT IN INFRASTRUCTURE AND FACILITIES.

OBJECTIVE F.1: Provide public facilities and infrastructure that serve existing and future residents.

OBJECTIVE F.2: Enhance walkability and bikeability of the community.

OBJECTIVE F.3: Improve mobility and parking throughout the community.

CHAPTER 3
EXISTING LAND USE AND ZONING

SECTION 3.1 INTRODUCTION

SECTION 3.2 LAND USE CLASSIFICATIONS

SECTION 3.3 LAND USES IN WESTWOOD

SECTION 3.4 TRANSPORTATION AND MAJOR ROADS

SECTION 3.1
INTRODUCTION

~~The reason~~ The existing land use ~~pattern~~map is created and studied is to allow for informed decision-making when developing the future land use plan. Documenting the existing land use pattern creates an awareness and understanding of the community. This base knowledge is the underlying basis that allows the future land use plan to be respectful of the existing development pattern.

Further comparison of existing zoning of individual parcels with the actual land uses helps to identify and correct areas that lack continuity, or result in continued non-conforming uses. Understanding the potential market demands can also neccessitate the need for land use changes.

SECTION 3.2
LAND USE CLASSIFICATIONS

The following land use classifications describe the current land use pattern outlined in Figure 3.1, Existing Land Use Map.

RESIDENTIAL

Land occupied by dwelling units, including accessory buildings, used for sheltering individuals, families, or groups of persons. Single family detached, or two family residential uses at typical urban and/or suburban densities.

COMMERCIAL

Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and storefront retail. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

Permitted retail uses include lots or parcels containing retail sales, services, and recreational services that are predominantly privately owned and operated for profit.

MIXED-USE - COMMERCIAL/MULTI-FAMILY

An area that is appropriate for a mix of commercial (small-scale retail or offices, professional services, convenience retail, and neighborhood retail) and medium-density residential uses.

PUBLIC/SEMI-PUBLIC

Any site for public or semi-public facilities, including governmental offices, police and fire facilities, and public and private schools as well as religious facilities and other religious activities.

OPEN SPACE

This category recognizes public park areas such as trails and easements, drainage-ways and detention basins, and any other public usage of open land.

INSTITUTIONAL/MEDICAL

Lots or parcels that are significant medical facilities~~ that are exempt from paying taxes in the community~~.

UTILITY

Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.

VACANT

Property that is ~~not in use, is in temporary use~~vacant, or lacks permanent improvement.

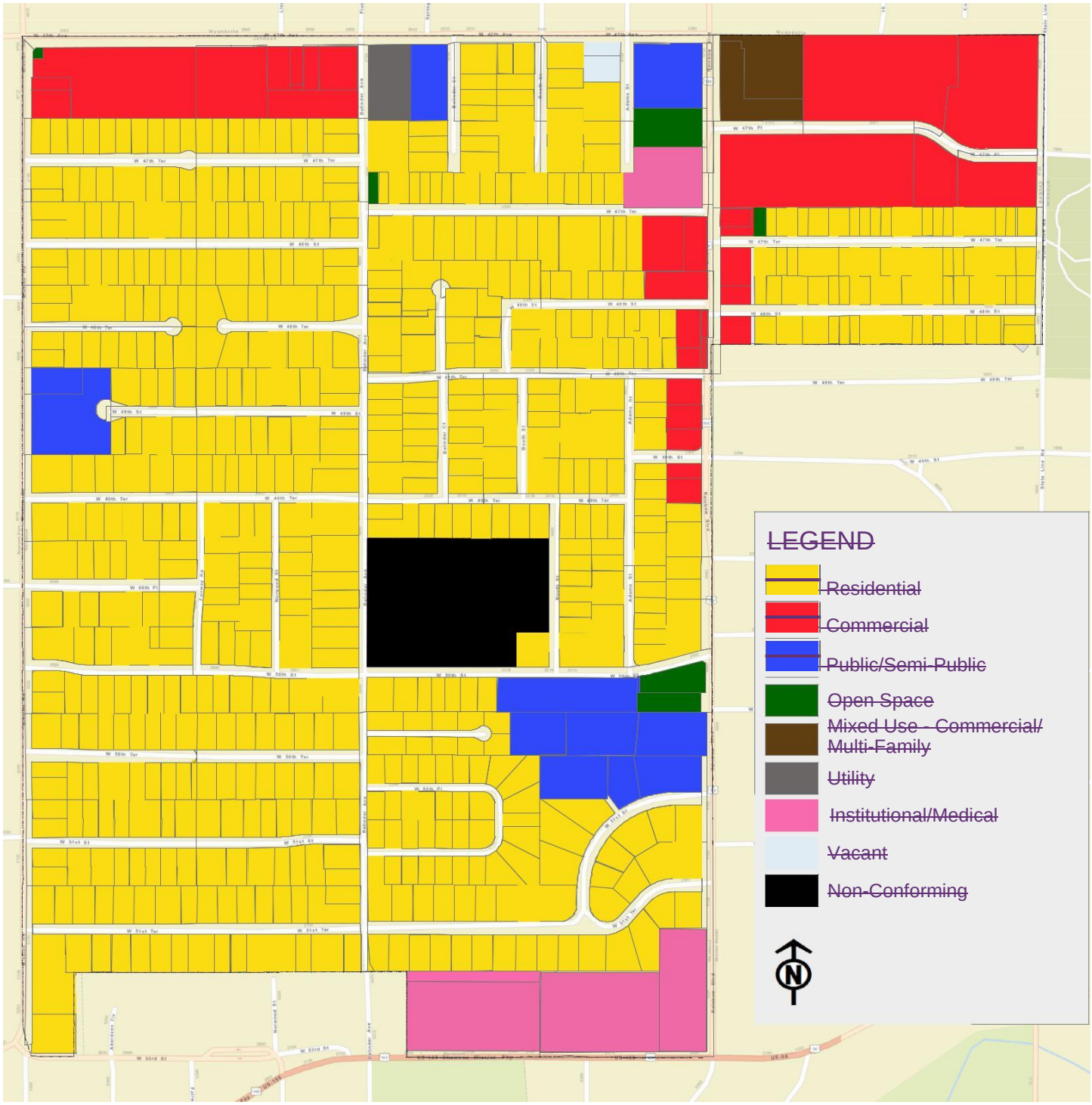
NON-CONFORMING

~~Uses or~~Land uses and structures that were ~~begun or constructed when~~ established prior to the ~~law allowed them but have since become~~incorporation of the City of Westwood, and are non-compliant ~~due to changes in regulation~~to the base underlying zoning.

SECTION 3.3
LAND USES IN WESTWOOD

Figure 3.1 displays the existing land use pattern based on information obtained from the City.

Figure 3.1: Existing Land Use Map



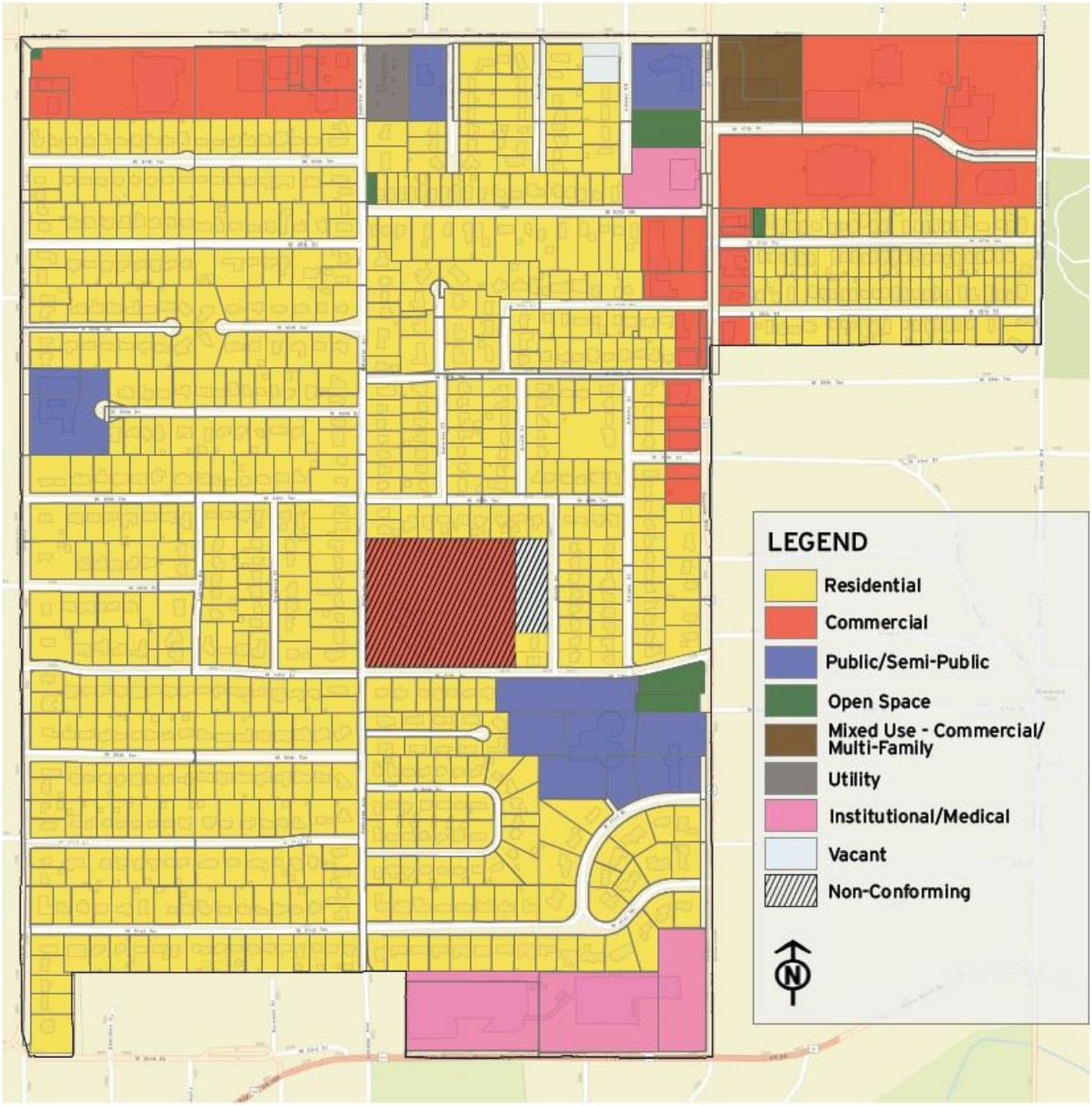
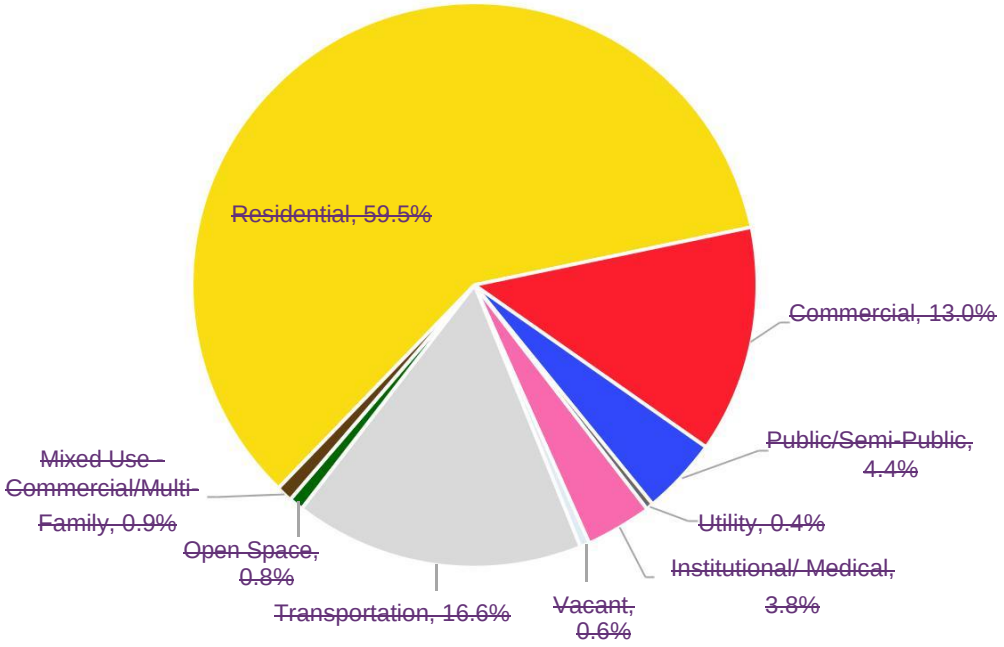
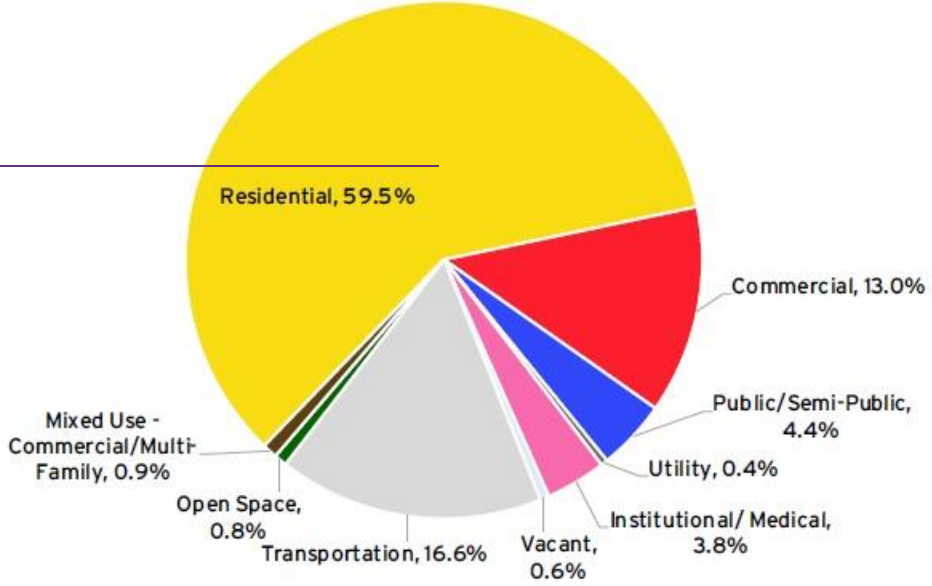

LEGEND
Residential
Commercial
Public/Semi-Public
Open Space
Mixed Use - Commercial/ Multi-Family
Utility
Institutional/Medical
Vacant
Non-Conforming
N

Figure 3.2: Existing ~~LandExistingUe-Percentages~~~~LandUse- Percentage~~~~ofEachLand~~~~of~~~~Use~~~~Total~~~~Category~~~~Land~~Land Use - Percentages of Each Land Use Category (includes Transportation)





RESIDENTIAL

~~Low-density residential (i.e.,~~Detached single-family ~~residential)~~residences is the predominant land use in Westwood. A majority of the housing is original to the community, having been built before 1960. ~~The~~A few homes in Westwood are newer built detached single-family homes, where an older obsolete single-family structure was demolished. This tear-down rebuild phenomenon has been happing at an increasing rate the past few years in Northeast Johnson County. Residential land use is ~~primarily~~ located ~~on the interior of~~throughout the Westwood community, south of 47th Street, north of the commercial uses along Shawnee Mission Parkway, along Mission Road, and along a portion of and both east and west of Rainbow Boulevard.

COMMERCIAL

Commercial property in Westwood includes office and retail uses. Office uses include the ~~Midwest Transplant Network, medical offices~~two multi-story office buildings located at 47th Place on the west side of State Line

Road, KJO Media, Red Nova Labs, and several commercial spaces occupied by law firms. There are also a number of home occupations that include some small office space. The former Entercom ~~site at 4935~~property and vacant building located at NEC of 50th & Belinder Ave is ~~currently considered office~~classified as ~~well~~an office use for this land use inventory.

The retail commercial activity of Westwood is primarily concentrated on 47th Street and Rainbow Boulevard. Some Westwood businesses include:

- Ambience Furs
- Asiatica
- Boulevard Barber Shop
- Celsius Tannery
- Conroy's Public House
- Expert Alterations and Embroidery
- Lulu's Asian Bistro
- Retail Grocer's Association
- Velvet Crème Popcorn Company
- Walmart
- Westwood Animal Hospital

Also included in this category is Woodside Health & Tennis Club, a private facility that has tennis courts, swimming pools, fitness facilities, as well as a spa and related wellness amenities.

EXISTING LAND USE AND ZONING

MIXED-USE - COMMERCIAL/MULTI-FAMILY

Westwood's first mixed-use development, Woodside Village, is currently under ~~construction.~~development. The first northern phase was completed in early 2017. Located at the corner of 47th Street and Rainbow Boulevard, the development includes ~~medium- density~~apartment multi-family housing~~ and~~, neighborhood retail and dining businesses.

PUBLIC/SEMI-PUBLIC

The largest semi-public property is owned by the Shawnee Mission School District at the location of Westwood View Elementary. Other semi-public land uses include one church – the Olivet Baptist Church, located at 4901 Mission Road.

The public land uses ~~include~~ includes a portion of the Westwood City Hall property, a Public Works building, and ~~an old~~a former church property currently owned by the City located at 5050 Rainbow Boulevard.

OPEN SPACE

Westwood has one primary park, Joe D. Dennis located at the corner SWC of 50th Street and Rainbow Boulevard. This 0.~~42~~95-acre park offers tennis courts, a fountain, open space, and trails.

Westwood also has several pocket park open green areas on 47th Terrace, both east and west of Rainbow Boulevard, east of the Public Works building located at 2545 W. 47th Street; and the southern ¾ of an acre of the City Hall property at 47th Street & Rainbow Blvd. The City also owns a small community civic space at 47th & Mission Road, northwest of the Walmart property. This classification recognizes public park areas, and in the future could also include trails and easements, drainage-ways and detention basins, and any other public usage of open land.

INSTITUTIONAL/MEDICAL

~~Tax exempt~~Several properties in Westwood are owned by the University of Kansas (KU) Medical Center and the University of Kansas Hospital (KUHA), located along Shawnee Mission Parkway and Rainbow Boulevard. These businesses are important community partners and employment centers.

UTILITY

Southern Star Gas owns a parcel roughly 1-acre in size at the corner of 47th Street and Belinder Avenue for a natural gas substation.

VACANT

~~An area~~Two areas in Westwood currently classified as vacant is near the former Entercom property along Booth Street, and two vacant lots on the west side of Adams Street, just to the west of the City Hall property.

NON-CONFORMING

The broadcast towers and office building on the former Entercom property ~~are~~is a legal non-conforming use, as the underlying zoning of the property is R-1, single-family development and uses. The status of this land is shown as an overlay on the Existing Land Use Map.

SECTION 3.4
TRANSPORTATION AND MAJOR ROADS

~~Westwood's Public Works Department developed a street~~
Functional classification ~~system~~is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a highway network.

Functional classification is used in transportation planning, in roadway design and for the allocation of federal roadway improvement funds. It was introduced by the Federal Highway Administration (FHWA) in the late 1960s, which developed guidelines for local governments and planning organizations to use in maintaining the functional classification system in their own jurisdictions.

As the Metropolitan Planning Organization (MPO) for the Kansas City region, Mid-America Regional Council (MARC) maintains the Functional Classification System of roadways within its planning boundaries through coordination with local cities, counties and the states' Departments of Transportation.

MARC's functional street classification system is consistent with the Johnson County's County Assistance Road System (CARS~~)~~), a county cost share program~~.~~ for road improvement. There are three broad functional classification of streets serving Westwood, as outlined below:

- ~~**Collector Streets**. The collector street intercepts traffic from a number of local streets and carries it to the nearest major streets.~~

~~Arterial Streets (Minor and Principal). The primary purpose of these streets is to intercept collector streets and carry through traffic at high speeds.~~

- **Local Streets**. Local streets accumulate traffic from residential clusters and conduct vehicles to collector streets and distribute vehicles within residential neighborhoods.

- **Collector Streets**. The collector street intercepts traffic from a number of local streets and carries it to the nearest major streets.
- **Arterial Streets**. The primary purpose of these streets is to intercept collector streets and carry through traffic across the region at higher speeds.

Typically, land use planning is coordinated with the street hierarchy to provide appropriate levels of traffic and access. Under this concept access is freely provided on all local streets, is distance separated on collector streets, and is restricted to intersections and designated turning points on arterials. Low and moderate density residential uses are appropriate on local streets, ~~high~~higher density residential ~~on collectors~~uses should be guided towards collector and arterial streets, and commercial or business ~~on~~along arterials.

The existing street classification in Westwood is listed in Table 3.1 below.

Table 3.1: Street Names and Types in Westwood

Street Name	Street Type
47th Street	Collector
47th Terrace	Local
47th Place	Collector
48th Street	Local
48th Terrace	Local
49th Street	Local
49th Terrace	Local
49th Place	Local
50th Place	Local
50th Street	Local
50th Terrace	Local
51st Street	Local
51st Terrace	Local
Adams Street	Local
Belinder Avenue	Local
Belinder Court	Local
Booth Street	Local
Fairway Road	Local
Mission Road	Arterial
Norwood Street	Local
Rainbow Boulevard	Arterial
Shawnee Mission Parkway	Arterial
State Line Road	Collector

CHAPTER 4
FUTURE LAND USE PLAN AND DEVELOPMENT POLICIES

SECTION 4.1 INTRODUCTION

SECTION 4.2 FUTURE ~~LAND USE~~CHARACTER PLAN

SECTION 4.3 ~~CHARACTER AREAS~~GENERAL LAND USE CONSIDERATIONS

SECTION 4.4 LAND USE POLICIES

SECTION 4.5 FUTURE LAND USE OPPORTUNITIES

SECTION 4.1

~~INTRODUCTION~~
FUTURE CHARACTER PLAN

A future ~~land use~~character plan is a general guide to assist local civic and government leaders, business interests, and citizens to make informed decisions on development, efficient use of land, and anticipated changes to developed areas of Westwood.

The future ~~land use~~character plan is a fluid document, capable of adapting to changing conditions in the community. The ~~land use~~future character plan, used in concert with the goals and policies outlined in this document, forms the basis for all development and redevelopment decisions. ~~The future land use map represents an end-state vision, and the policies provide guidance to achieve the vision.~~
The Future Character Plan Map is established as a framework to effectively guide future development in a way that will accomplish Westwood's Master Plan Vision Statement and Plan Themes. It
~~The future land use plan~~ is an important tool to frame some of the fiscal issues facing local taxpayers and reveals a commitment to the future, based on public input and community values. A community achieves its goals through leadership, vision and determination.

From a planning perspective, a key to future success lies in understanding and respecting the physical elements that promote the character of the community. Some examples of physical elements of the community character that are worth preserving and protecting are:

- Well-maintained, unique detached single-family homes in stable neighborhoods.
- Pedestrian-friendly street design with mature trees lining the streets.
- Significant business partners, such as the University of Kansas Hospital Authority, Midwest Transplant Network, and Woodside Health & Tennis Club.
- Park and open space with a variety of amenities.

The City can guide the type, location, and character of

~~WHAT A COMPREHENSIVE PLAN IS AND WHAT IT ISN'T.~~

~~Comprehensive land use planning is the process of establishing a vision for the future of a community and developing a plan or blueprint for how the community achieves that vision. A comprehensive plan is the document that includes that information. Development of the plan includes evaluating existing conditions and issues facing the community, and identifying policies for addressing those conditions. For Westwood, this plan looks at achieving its vision over the next 10-15 years.~~

~~A comprehensive plan DOES NOT include decisions about zoning. However, it should be used as a guide for making zoning decisions. The zoning ordinance and municipal codes are more specific, and outline guidelines and standards for the location, density, scale, design, quality, and use of the built environment in the community.~~

~~A comprehensive plan is a high-level plan that provides recommendations for projects and programs. The Westwood Planning Commission and City Council determine how to apply the recommendations laid forth in this plan, which may include the need for rezoning, and other code and ordinance changes.~~

any proposed redevelopment projects. As land use and redevelopment decisions are made in the years ahead, the impact of developments on community character must be taken into consideration.

SECTION 4.2

~~FUTURE LAND USE PLAN~~

~~The future land use plan is designed to achieve the community design and planning principles identified in Chapter 1 Introduction as well as the planning goals contained in Chapter 2 Community Vision.~~

GENERAL LAND USE CONSIDERATIONS

The following outlines general land use considerations for residential and commercial areas of the community. ~~Specific changes are outlined in the next section.~~

Residential

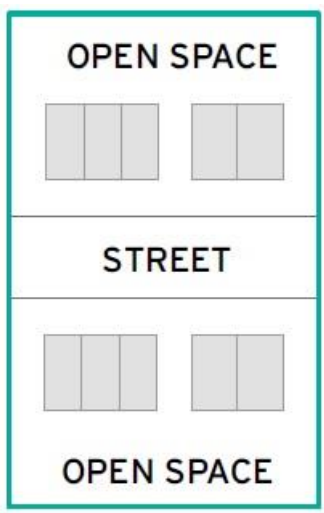
It is important to consider the built environment when reviewing proposed building and redevelopment projects. A community that examines the scale, size, and function of residential areas enables people to connect with their neighbors and community.

~~Various~~Existing residential areas in Westwood, Kansas

Allowing different home types and configurations of residences are important to allow people of all life-cycle stages to reside in the community. It is also important to assert that redevelopment projects compliment surrounding homes and reflect the scale of the adjacent properties. ~~New developments should respect historical patterns and precedents. The median lot size west of Rainbow Boulevard is 4,400 square feet. The median lot size east of Rainbow Boulevard is 9,065 square feet. The future land use plan classifies residential property into low-density and medium-density categories, recognizing that demographic and market trends of today may not be the same in the future. One of those trends moves away from the traditional single-family detached home with a large yard and square footage and instead moves towards more compact development patterns, such as with townhomes, condos, patio homes, or other clustered single-family detached housing developments. This is appropriate in the areas designated as medium-density.~~

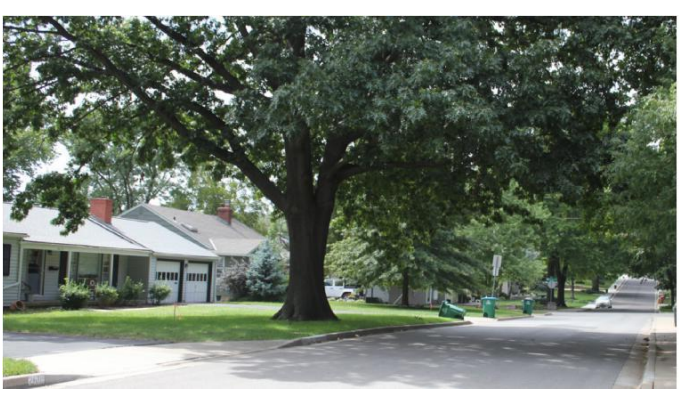
Some future residential developments projects in Westwood could incorporate an arrangements of residential housing other than detached single-family homes, recognizing that demographic and market trends of today may not be the same in the future. This will also provide opportunities to incorporate open green space areas or community civic spaces into redevelopment project areas.

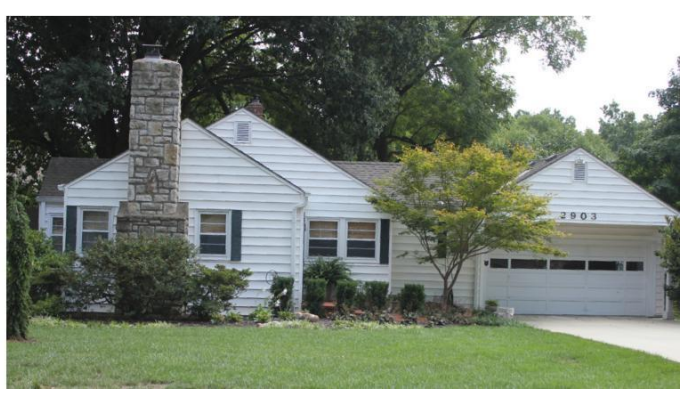
An option that moves away from the traditional single-family detached home development pattern with a larger individual yards, and instead moves towards more compact development patterns, such as with townhomes, patio homes, or other clustered single-family detached housing developments that provide common open space areas.



Residential uses in Westwood should continue adhere to a ~~Neighborhood Unit Concept~~fundamental sound city planning concept, where housing is primarily located in the middle of a community, arterial streets, higher density residential developments and commercial areas are located on the perimeter, and local and collector streets connect residents to areas businesses and schools.

~~Existing residential areas in Westwood, Kansas~~





Existing single-family lots should continue to be well-maintained and improvements should mostly fit within the current lot configuration of the community. Any redevelopment or infill projects need to respect the character of the surrounding homes and provide an orderly transition from adjacent homes to other land uses.

Example: Prairie Village, Kansas
Redeveloped Housing

Example: Westwood, Kansas
Typical Character Housing

Some Opportunity areas in Westwood, primarily those located near or adjacent to a collector or an arterial street, may take on a more urban character as it redevelops. Existing amenities and future enhancements may attract a different type of resident to Westwood who want to live in a more urban and modern residential environment. The aesthetic can include different types, styles, and configurations of housing, as opposed to the traditional detached single-family residential homes that are predominant in the community today.

Example: Kansas City, Missouri
Kirkwood Circle Townhome

Example: Westwood, Kansas
Upper East Westwood

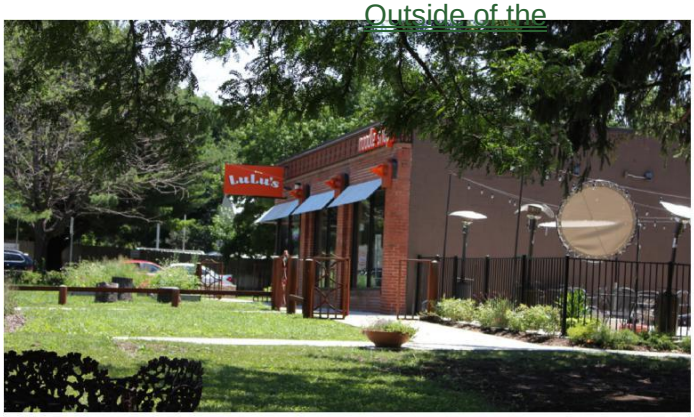
Commercial Land Use

The commercial land use sites ~~shown~~illustrated on the Future ~~land use~~Character Map include existing retail developments and sites presently classified as commercial. The primary commercial corridors in the community are 47th Street and Rainbow Boulevard. There is potential for increased commercial development opportunities along those two corridors.

The ~~future land use~~ Plan includes a set of commercial development policies to guide decision-making for commercial and mixed-use development requests. This recognizes that some transitional land areas may need to be rezoned to accommodate future commercial development projects. ~~The intent is to not rezone~~ Rainbow Boulevard ~~or~~and 47th Street ~~to higher intensity commercial districts. Since these roads~~ are the principal commercial corridors in Westwood, the land uses, signage, architectural, and site design should present a positive community image. ~~Local~~City officials should carefully evaluate development proposals to consider both the short-term as well as long-term contribution to the community, including tax base and marketability of Westwood.

Existing commercial areas in Westwood, Kansas

Outside of the



FUTURE LAND USE CATEGORIES AND DESCRIPTIONS

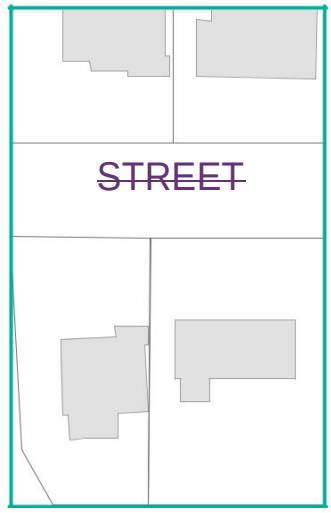
The future land use map (Figure 4.2) illustrates the recommended future land use pattern for the City of Westwood. The map depicting the future land use pattern should be used in concert with the land use policies, starting on page 4-13. The map and policies outlined in this document should guide the City's decision-making process when reviewing private development proposals, identifying needed public investments, and rezoning of property and the approval of plats.

The following outlines descriptions of each future land use category and includes changes to existing properties in the community such as Westwood View Elementary and 5050 Rainbow.

Residential - Low-Density Land Use

A majority of the City of Westwood is currently classified as Low-Density Residential, primarily consisting of single-family detached homes. This land use is defined as 6.5 units per acre or less. This dominant land use category continues in the future land use map. The Low-Density Residential areas are presently built-out. However, if redevelopment was to occur, these areas should remain Low-Density Residential, including a portion of the existing school site, classified as Low-Density Residential.

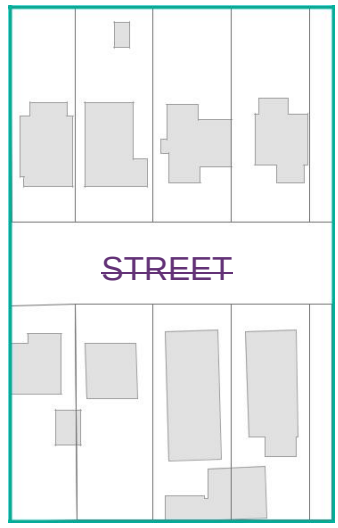
Low-Density Example



Residential - Medium-Density Land Use

As outlined in the future land use map, two areas in Westwood have a new land use classification - Medium-Density Residential. This land use is defined as 6.5 to 10 units per acre. Medium-density land uses include small lot single-family detached homes, patio homes, townhomes, and condos. One area, located south of 47th Street, is an area that could see changes in density solely due to its location along a commercial corridor.

Medium-Density Example



The other area is the Westport Annex. According to sources used by Mid-America Regional Council[1], lots sized like those in the Annex (8.2 units per acre) would be considered Medium-Density Residential. Therefore, land use classification in this area is updated to better reflect the existing small-lot land use pattern, and recognizing the potential for this area to accomodate other types of housing in addition to single-family detached homes.

Commercial

Commercial land use includes lots or parcels containing small-scale (neighborhood) retail or offices, professional services, and convenience retail. Permitted uses include automobile service, restaurants, bars, banks, financial institutions, building supply, home improvement, garden centers, retail stores, entertainment centers, daycare centers, and personal services. The commercial land use is located along the existing commercial corridors - area near 47th Street and Rainbow Boulevard.

Mixed-Use

The mixed-use classification includes, commercial developments that have a mix of commercial uses, which may include small-scale retail, offices, professional services, convenience retail, and restaurants. It may also include medium-density residential uses. The existing land use classification considers mixed-use in Westwood to be Commercial/Multi-Family. For the future land use, the defintion broadens to include the items discussed above, but also civic space.

1 Mid-America Regional Council - Land Use Data Development, Paint Chips. Accessed online www.marc.org/Data-Economy/Forecast/Forecast-Process/Land-Use-Data-Development

Public/Semi-Public

Any site for public or semi-public facilities, includes properties owned by the City (e.g., City Hall, Public works building), and public and private schools. This classification includes religious facilities and other religious activities that are of a different type and scale than surrounding uses. Two areas changed in this classification in the future land use map - the City Hall property, classified as mixed-use on the future land use map, and the former Entercom site, which may develop as a public school.

Open Space

This classification recognizes public park areas such as trails and easements, drainage-ways and detention basins, and any other public usage of open land. The future land use map includes additional open space, a portion of the land where the existing Westwood View Elementary school is located.

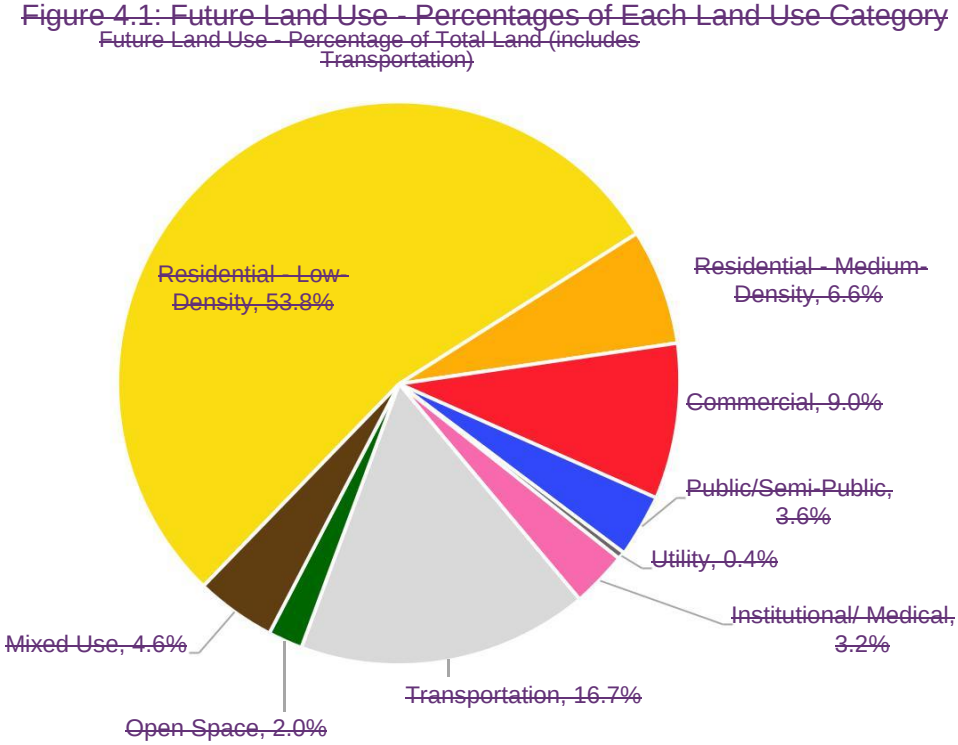
Institutional/Medical

The City currently has three significant medical facilities located on parcels that are exempt from paying taxes in the community. These businesses are important community partners and employment centers. The future land use map identifies two of those parcels, but one parcel is reclassified to commercial in the case that the property transitions to a different use.

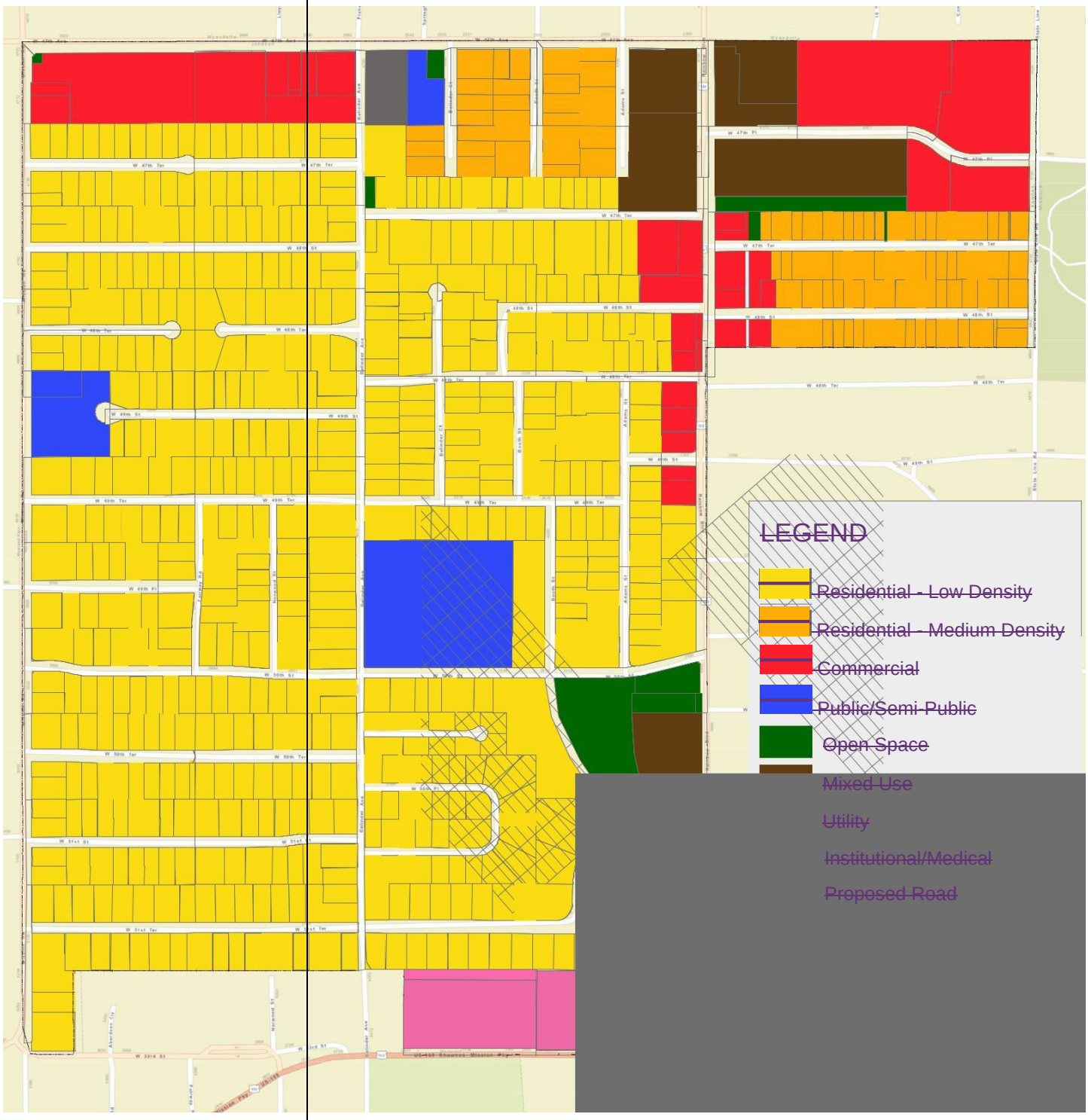
Utility

The utility classification is land dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone. No changes are anticipated with the future land use map.

Figure 4.1: Future Land Use - Percentages of Each Land Use Category



~~Figure 4.2: Future Land Use Map~~



~~SECTION 4.3~~

~~CHARACTER AREAS~~

~~From a planning perspective, a key to future success lies in understanding and respecting the physical elements that promote the character of the community. Some examples of physical elements of the community character that are worth preserving and protecting are noted below:~~

- ~~Well-maintained, unique homes in stable neighborhoods.~~
- ~~Pedestrian-friendly street design with mature trees lining the streets.~~

  ~~Significant business partners, such as the University of Kansas Medical Center, Midwest Transplant Network, and Woodside Health & Tennis Club.~~
- ~~Park and open space with a variety of amenities.~~

~~The City can guide the type, location, and character of redevelopment projects proposed. As land use decisions are made in the years ahead, the impact of developments on community character needs to be taken considered.~~

~~To assist, this plan defines four (4) different character areas in the community. These character areas, displayed in Figure 4.3 and described on the following pages, provide general guidance into how development and redevelopment projects can fit into the character of the community. Similar to what was done with the conservation district recommendations outlined in the 1997 Comprehensive Plan, the development of detailed design guidlines can further solidify the character areas moving into the future.~~

~~Figure 4.3: Future Land Use - Character Areas Map~~

~~SUB-URBAN RESIDENTIAL~~

~~Most areas of the community have a sub-urban character that should continue. The existing lots should continue to be well-maintained and improvements should mostly fit within the current lot configuration. Any redevelopment or infill projects need to respect the character of the surrounding homes and provide an orderly transition from adjacent lower-density homes to other land uses.~~

~~Example: Prairie Village, Kansas~~
~~Redeveloped Housing~~

~~Example: Westwood, Kansas~~
~~Typical Character Housing~~

~~MID-URBAN RESIDENTIAL~~

~~Areas of Westwood near or adjacent to Rainbow Boulevard and 47th Street can take on a more urban character as it redevelops. Existing amenities and future enhancements may attract a different type of resident to Westwood who want to live in a more urban and modern residential environment. The aesthetic can include different types and styles of housing, as opposed to the traditional sub-urban single-family residential homes that are predominant in the community today.~~

~~Example: Kansas City, Missouri~~
~~Kirkwood Circle Townhome~~

~~Example: Westwood, Kansas~~
~~Westport Annex~~

~~SUB-URBAN COMMERCIAL~~

~~Outside of the~~ ~~developments at 47th Street and Rainbow Boulevard, commercial areas~~ should maintain a neighborhood character ~~-~~ including any homes converted to businesses (boutiques~~)~~), or new construction that respects the surrounding residential neighborhood. The scale of the buildings should be low, generally no more than two-stories, and have parking areas sited and designed that are sensitive to the needs of the adjacent residential areas.

Example: Westwood Hills, Kansas

Westwood Hills Shops

Example: Louisburg, Kansas

Home Converted to Business

~~MID-URBAN COMMERCIAL~~

The ~~Mid-Urban Commercial~~ area adjacent to and near the 47th Street and Rainbow Boulevard intersection is the location in the community for establishing a distinctive urban mixed-use activity area with a town center characteristic. The scale of the buildings and ~~development~~redevelopment projects should maintain a pedestrian-friendly design, but at a scale and development pattern of greater than two (2) stories in height. The character of the developments in these areas looks more modern or contemporary than other areas of the community.

Example: Leawood, Kansas

Mission Farms

Example: Lawrence, Kansas

9th Street and New Hampshire

SECTION 4.4
LAND USE POLICIES

Land use policies are intended to guide land use decision-making in conjunction with the future land use map. The Planning Commission should adhere to the policies when considering changes in zoning or community development and redevelopment.

RESIDENTIAL AREA POLICIES

1.1. Protect the character and quality of established residential areas, particularly areas with single-family homes, from the intrusion of incompatible land uses and excessive through traffic.

1.2. ~~Provide~~Consider various housing options and choices~~ for all residents of Westwood~~.

1.3. Encourage reinvestment in property~~ to enhance quality ownership~~.

1.4. Protect property values and encourage homeowner investment by enforcing housing and property maintenance codes.

1.5. Preserve structures of architectural significance and discourage incompatible residential design.

1.6. Rebuild or restore deteriorated streets~~ and improve storm drainage~~.

1.7. Improve storm drainage systems.

~~1.7.~~1.8. Improve the vehicular and pedestrian connection of residential streets between each other and with shopping areas and parks.

~~1.8.~~1.9. Coordinate the installation of pedestrian-scale lighting, when feasible, with capital public works projects to enhance community character.

~~1.9.~~1.10. Support infill development or redevelopment that is compatible with surrounding properties.

~~1.10.~~1.11. Encourage new residential housing construction to ~~comply~~be consistent with ~~established setback lines and~~existing community character.

~~1.11.~~1.12. Encourage pedestrian-friendly residential development/redevelopment, which includes sidewalks on both sides of the street (when feasible), planting trees, and orienting housing towards the street.

~~1.12.~~1.13. ~~Allow medium-density developments~~Facilitate redevelopments to occur, provided that careful attention is paid to site design and neighborhood compatibility. This includes site design factors of overall density and size of the project, building size and scale, ~~buffering~~transition areas, screening, open space, lighting, traffic, and on-site parking.

~~Provide buffering and/or screening and landscaping for all multi-family and/or townhome developments.~~

~~1.13.~~1.14. Encourage the use of durable and high-quality architectural finishes.

~~1.14.~~1.15. Support home-based businesses that are compatible with the residential character of the neighborhood.

COMMERCIAL DEVELOPMENT POLICIES

2.1. Cluster new commercial development into focus areas or nodes, subject to the following criteria:

- Use architecture that is in scale and harmony with nearby structures.
- Provide a desirable transition with the streetscape and provide for adequate plantings, safe pedestrian movement, and parking areas.
- Contain landscape plantings that enhance the architectural features or provide shade, buffering or screening.
- Enhance the building design and adjoining landscape with exterior lighting, as needed. Restrain lighting ~~standards~~ and building fixtures to avoid excessive brightness.
- Scale and proportion all signage appropriately in their design and visual relationship to buildings and surroundings. Design signage as an integral architectural element of the building and site.

2.2. Design commercial developments to include internal connections between building sites and/or parking lots to maintain access control.

2.3. Install landscaping on the perimeter, and landscaping islands in the interior of a parking lot to screen and soften the negative impact of ~~large~~ parking lots.

2.4. ~~Create buffer zones~~Incorporate smartly designed transitions with landscaping and screening when commercial development is located adjacent to residential or incompatible uses.

2.5. Discourage isolated commercial rezoning in established residential developments.

2.6. Encourage the ~~upgrading~~upkeep, beautifying and revitalization of existing commercial buildings and signage.

2.7. Protect property values and encourage property investment by enforcing property maintenance codes.

PARKS, OPEN SPACE, AND RECREATION POLICIES

3.1. Plan for safe pedestrian and bicycle connections within the community to schools and parks including connections to regional parks.

3.2. Support a wide selection of public recreational facilities, community spaces, and programs to meet the interests and needs of all ages, incomes, and abilities.

3.3. Encourage the shared use of any green space, open utility corridor areas, or exterior facilities.

INTERGOVERNMENTAL POLICIES

4.1. Consider the impact of other communities' plans and policies, and in turn how Westwood's plans and policies impact other area communities.

4.2. Work with Johnson County, ~~Water One,~~ Wyandotte County, ~~Jackson County,~~the Shawnee Mission School District, KU Med, Water One and other utility stakeholders in collaborative relationships on issues such as economic development, road improvements, transit, and ~~parks~~park and stormwater improvements.

STORMWATER MANAGEMENT POLICIES

5.1. Promote resources and best management practices (e.g., rain gardens, detention basins, native landscaping) for businesses and residents to help reduce localized flooding on their property, and also improving water quality.

5.2. Meet regulatory standards for stormwater management.

LOCAL TRANSPORTATION POLICIES

6.1. Maintain a network of streets that effectively serve all residents.

6.2. Provide reasonable ingress and egress from developments, adequate emergency access, and minimized adverse impacts on the function of adjacent collector and thoroughfare roadways.

6.3. Provide for pedestrian mobility by building and maintaining sidewalks.

6.4. Integrate bicycle and pedestrian projects, where appropriate, into the street network.

~~6.5. Consider converting streets with narrow rights-of-way to into one-way streets, where appropriate.~~

~~6.6.~~6.5. Coordinate with area businesses and organizations to install bicycle and pedestrian amenities, such as a bike share program.

~~6.7.~~6.6. ~~Expand~~Accommodate transit service and~~/or~~ transit amenities to better serve Westwood residents and those who come to Westwood for employment or services.

~~6.8.~~6.7. ~~Ensure that~~Promote on-street parking that accommodates service by emergency vehicles, encourages safe travel of vehicles, and is pedestrian-friendly.

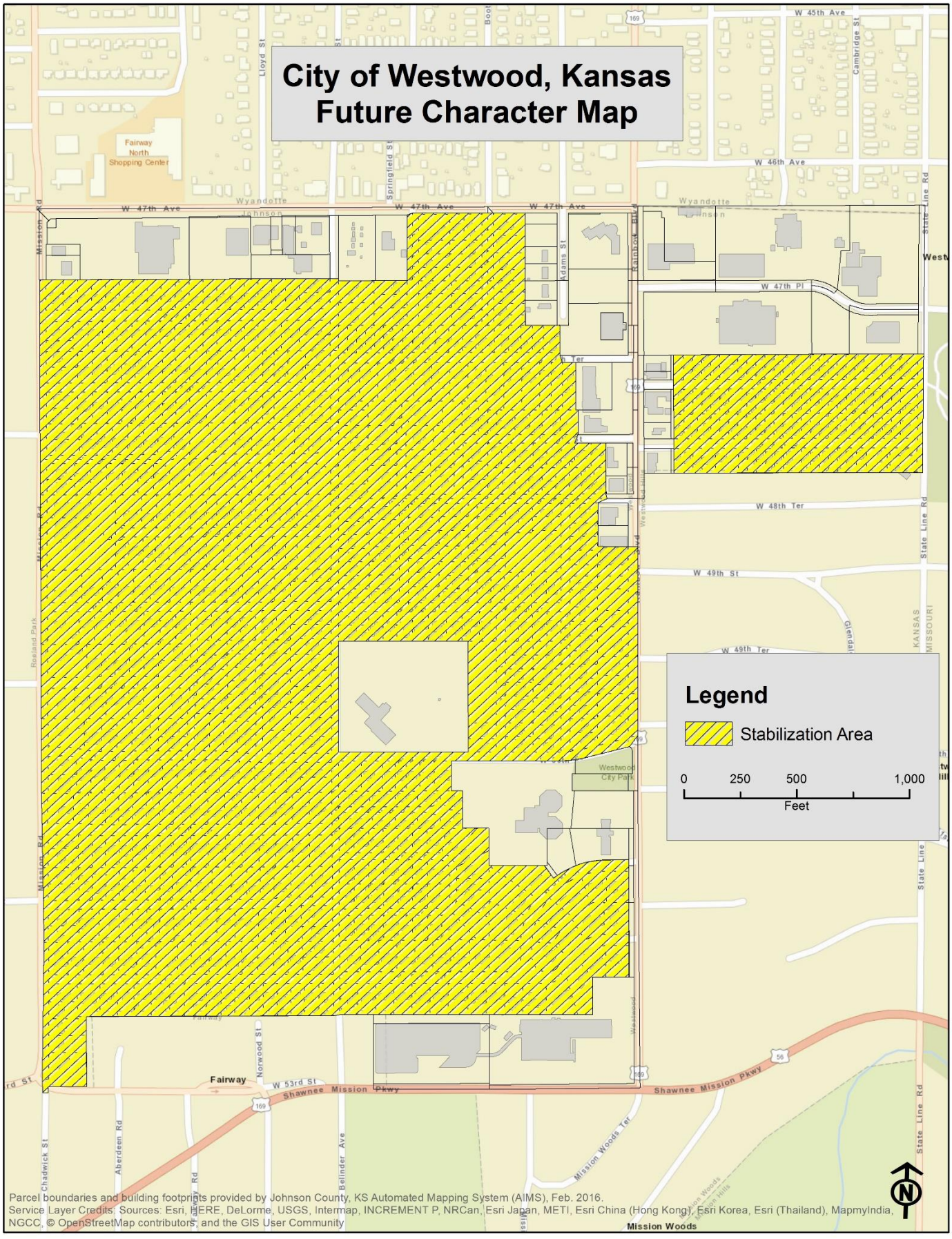
ECONOMIC DEVELOPMENT POLICIES

7.1. Coordinate economic development strategies with the capital improvement strategies, ensuring that necessary infrastructure is developed to support economic development.

7.2. ~~Establish an~~Maintain economic incentives policy that is directly related to the economic development goals of the community.

~~TAX EXEMPT INSTITUTION POLICIES~~

~~8.1. Maintain a balanced and diverse revenue stream that minimizes the City's exposure to economic cycles, and minimizes the impact of a change of taxation status of any commercial properties.~~


City of Westwood, Kansas
Future Character Map
Legend
Stabilization Area
0
250
500
1,000
Feet
Parcel boundaries and building footprints provided by Johnson County, KS Automated Mapping System (AIMS), Feb. 2016.
Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community
W 47th Ave
W 46th Ave
W 45th Ave
W 47th Pl
W 48th Ter
W 49th St
W 49th Ter
W 53rd St
Shawnee Mission Pkwy
Rainbow Blvd
Adams St
Springfield St
Lloyd St
Cambridge St
State Line Rd
Mission Rd
Roeland Park
Fairway
Westwood City Park
Fairway North Shopping Center
Wyandotte
Johnson
Norwood St
Chadwick St
Aberdeen Rd
Belinder Ave
Mission Woods Ter
Mission Woods
KANSAS
MISSOURI

SECTION 4.5
FUTURE LAND USE OPPORTUNITIES

The following pages outline several areas with considerable opportunity for varying land use or arrangements of public ~~space~~spaces. More evaluation and analysis is needed to determine the feasibility of the opportunities outlined.

The reality of whether or not changes can occur depends on many factors, some outside of the control of the City of Westwood. If one piece falls into place, others may follow. Ultimately, the City is only responsible for the land it currently owns and therefore must strive to apply the planning principles outlined in this plan to those properties. Private developers will have a responsibility to demonstrate to the Planning Commission and Governing Body, as well as nearby property owners, that their development proposal achieves the planning principles expressed in this plan. ~~But~~ The City also plays an important role in communicating the principles and desires of the community.

The opportunity areas, displayed in Figure 4.4 and described on the following pages, include:

- Desired outcomes identified by the steering committee
- Corresponding land use policies
- Corresponding strategies outlined in the Strategic Plan (see the Appendices - page 1)

Figure 4.4: Westwood Opportunity Areas

47th ST
BELINDER AVE
RAINBOW BLVD
MISSION RD
Westport Annex
Entercom
50th ST
Westwood View Elem.
5050 Rainbow
SHAWNEE MISSION PKWY

ENTERCOM PROPERTY

THE PRESENT

Located in the center of the community is a property formerly occupied by Entercom Radio. Because of its location, this 6.5-acre site, located at 50th Street and Belinder Avenue, is long been seen as an area with great development potential.

In the recent past~~ few years~~, a ~~developer came forth with plans to purchase the site and~~ proposal was pitched to develop a senior living facility~~.~~ on the property. Many Westwood residents vocalized their opposition to ~~this~~that type of ~~proposal for the area.~~ commercial-like land use on this particular property.

In contrast, ~~a discussion~~the potential development of a new school facility at this site ~~has drawn more support~~aligns with many of the goals and objectives of this Master Plan.

~~Understanding that the adjacent Westwood View Elementary is in need of much-needed repairs,~~ A study conducted by ~~The Shawnee Mission School District purchased 6.5 acres of the property in March 2016.~~
an Urban Land Institute (ULI) ~~Study conducted by a~~ Technical Advisory Panel in May of 2015 provided ~~recommendations~~two different site design concepts for this site~~ that included~~, including the development of a new school as well as alternative housing arrangements with shared green spaces.

The Shawnee Mission School District purchased 6.5 acres of the property in March 2016.

THE POSSIBILITIES

~~Although plans for this site~~ City and School District officials have ~~yet to be determined,~~ discussed the ~~school district and~~ possibly of the City ~~of Westwood discussed an agreement that gives the City~~ acquiring a first right of refusal for both the Entercom site and/or the existing Westwood View Elementary School site if the school district ever chooses to sell ~~them~~either of these properties. This would put the City of Westwood in a superior position of controlling the ultimate redevelopment of either property.

If a new school is built, it should ~~ideally fit into~~be compatible to the style, architecture, and character of the adjacent neighborhood. A 2-story school ~~would best~~structure could better fit on the site to maximize open green space ~~with~~opportunities and the potential for shared community use.

Potential uses for this site include:

- New elementary school facility
- Park and open green space
- Civic uses - Community Center ~~and/or~~/ City Hall
- Residential property ~~or other~~ for detached single-family homes
- Cluster subdivision developments that concentrates residential units on one area of the property to maximize open green space.

~~Depending on the development, there may be an opportunity for shared parking to help alleviate on-street parking issues in the community.~~

RELATED FUTURE LAND USE

POLICIES

- Protect character of established neighborhoods (1.1)
- Pedestrian-scale lighting (1.8)
- Support infill development that is compatible with surrounding properties (1.9)
- Support wide selection of recreational facilities and programs for residents (3.2)
- Encourage shared use of green space (3.3)
- Consider other area plans & policies (4.1)
- Reduce localized flooding with on-site stormwater improvements (5.1)

RELATED STRATEGIES

- Participate in school district decision processes; lobby for inclusion of school in the community
- Identify targeted areas where different styles of housing stock is allowed~~/ incentivized~~.
- ~~Meet~~Communicate with developers to discuss market demands for new housing~~ and if existing codes allow for changing needs~~.
- Develop a strategy to implement updates to Joe D. Dennis Park and potentially adjacent properties.

DESIRED OUTCOMES

- Protect~~/~~ and minimize impacts to adjacent residential property.
- Offer indoor and/or outdoor community activity/gathering spaces.
- Attract and keep residents.

WESTWOOD VIEW ELEMENTARY

THE PRESENT

This 50-year old elementary school, located at 2511 W. 50th Street, is a significant element in the Westwood community, providing education for children in Westwood and in the nearby communities of Fairway, Mission Hills, Mission Woods, and Westwood Hills. The site has historical significance in the community, providing education for generations of Westwood area residents.

Over the years, this school has been “on the chopping block” due to declining attendance, although the school district’s current Superintendent has recently stated that this school will remain open. ~~He~~The district did ~~however,~~ recognize the need for repairs and updates to the facility, and several renovation projects have recently been completed at this facility.

The future for this school’s structure is currently undetermined due to the recent purchase of the former Entercom site by the school district.

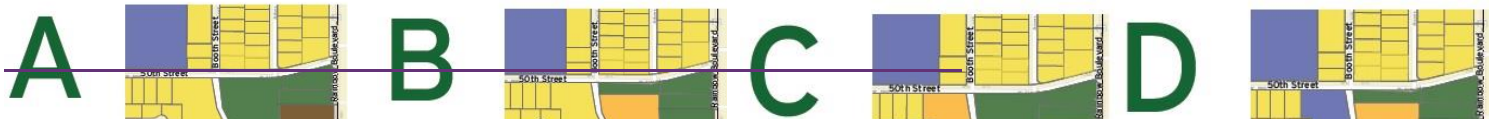
The school district could choose to keep the existing school facility and make ~~the needed~~additional updates~~.~~ to the building.

It is of high importance that the school remain in Westwood either at this site or the former Entercom site.

THE POSSIBILITIES

As stated previously, the City and the school district ~~discussed~~are discussing an agreement that if a new Westwood View school facility were built at the Entercom site, the City would have the option to purchase the site.~~ If that was the case,~~ several opportunities have been identified for this site. Combined with the adjacent Joe D. Dennis Park and 5050 Rainbow site, this area has a lot of potential. Previous discussions with the public indicated that the addition of single-family homes and a large park space are favorable types of development. It’s important to note that the decision to move or not to move the school is in the hands of the school district.

This subject property was also studied by an Urban Land Institute (ULI) Technical Advisory Panel in May of 2015. The different alternatives outline from this study included expanding Dennis Park with open green space areas, utilizing the site in conjunction with the adjacent 5050 Rainbow property to allow the construction of a new school to the east of the existing elementary school, as well as alternative housing arrangements with shared green spaces.



The public has provided some limited input into ~~additional alternatives as well. All~~alternative land use configurations from this area. Four (4) different land use alternatives ~~involved an~~ were presented at an Open Forum for this Master Plan planning process. Each involve the extension of ~~Booth~~a public local Street from 50th Street, connecting to 51st Street to the south and the demolition of the existing elementary school building. The purpose of the proposed road is to connect the surrounding residential area to the ~~improved~~expanded park area, and help define the edges between different land uses. The feasibility of this roadway extension is not yet determined and further evaluation is needed; an alternative connection may be selected based on the results of the evaluation.

The alternative most ~~favorable (Alternative A)~~favored by the public was Alternative A, which included ~~low-density~~ residential~~,~~ uses and increased open space along 50th Street, and mixed-use development ~~- see layout below.~~fronting on Rainbow Boulevard. Park improvements could include a park shelter and general open spaces or play fields. The ~~mixed-use~~ development of a mixed-use component would ~~be low-density~~need to respect the character of the adjacent residences, and could include civic space, such as a relocated City Hall / Community Center.

RELATED FUTURE LAND USE

POLICIES

- Protect character of established ~~-~~neighborhoods (1.1)
- Provide housing options (1.2)
- Pedestrian-scale lighting (1.8)
- Support infill development that is compatible with surrounding properties (1.9)
- Safe bicycle and pedestrian connections (3.1)
- Support wide selection of recreational facilities and programs for residents (3.2)
- Encourage shared use of green space (3.3)
- Consider other area plans & policies (4.1)
- Reduce localized flooding with on-site ~~-~~stormwater improvements (5.1)
- Bicycle and pedestrian facilities (6.6)

RELATED STRATEGIES

- Determine what projects, programs and improvements need to be financed and identify funding mechanisms.
- Develop economic development policy.
- Build relationships with parties who have development plans and potential developments.
- Develop a strategy to implement updates to Joe D. Dennis Park and potentially adjacent properties.
- Conduct feasibility analysis or request for proposals to determine the need and location of community buildings.

DESIRED OUTCOMES

- Protect/minimize impacts to adjacent residential property.
- Offer indoor and/or outdoor community activity/gathering spaces.
- Retain and grow property values.

5050 RAINBOW

THE PRESENT

In Spring 2014, the City of Westwood purchased the former Westwood Christian Church property. This 2-acre site is located directly off of Rainbow Boulevard and adjacent to the existing Joe D. Dennis Park and Westwood View Elementary. The property still includes the former church structure, which is approximately 8,200 square feet in size.

~~The City has tried to determine some potential uses for this site with some previous planning efforts, primarily focusing on park expansion. Previous discussions included the potential to reuse the existing structure and also demolition.~~

This subject property was also studied by an Urban Land Institute (ULI) Technical Advisory Panel in May of 2015. The different alternatives outline from this study included expanding Dennis Park with open green space areas, utilizing the site in conjunction with the adjacent Westwood View school property to allow the construction of a new school to the east of the existing elementary school building.

This property was also evaluated in 2013 and 2014 by Indigo Deisgn, and professional park planning firm. Different configurations for expanding Dennis park amenities and incorporating different configurations of the existing building into various site design options was examined.

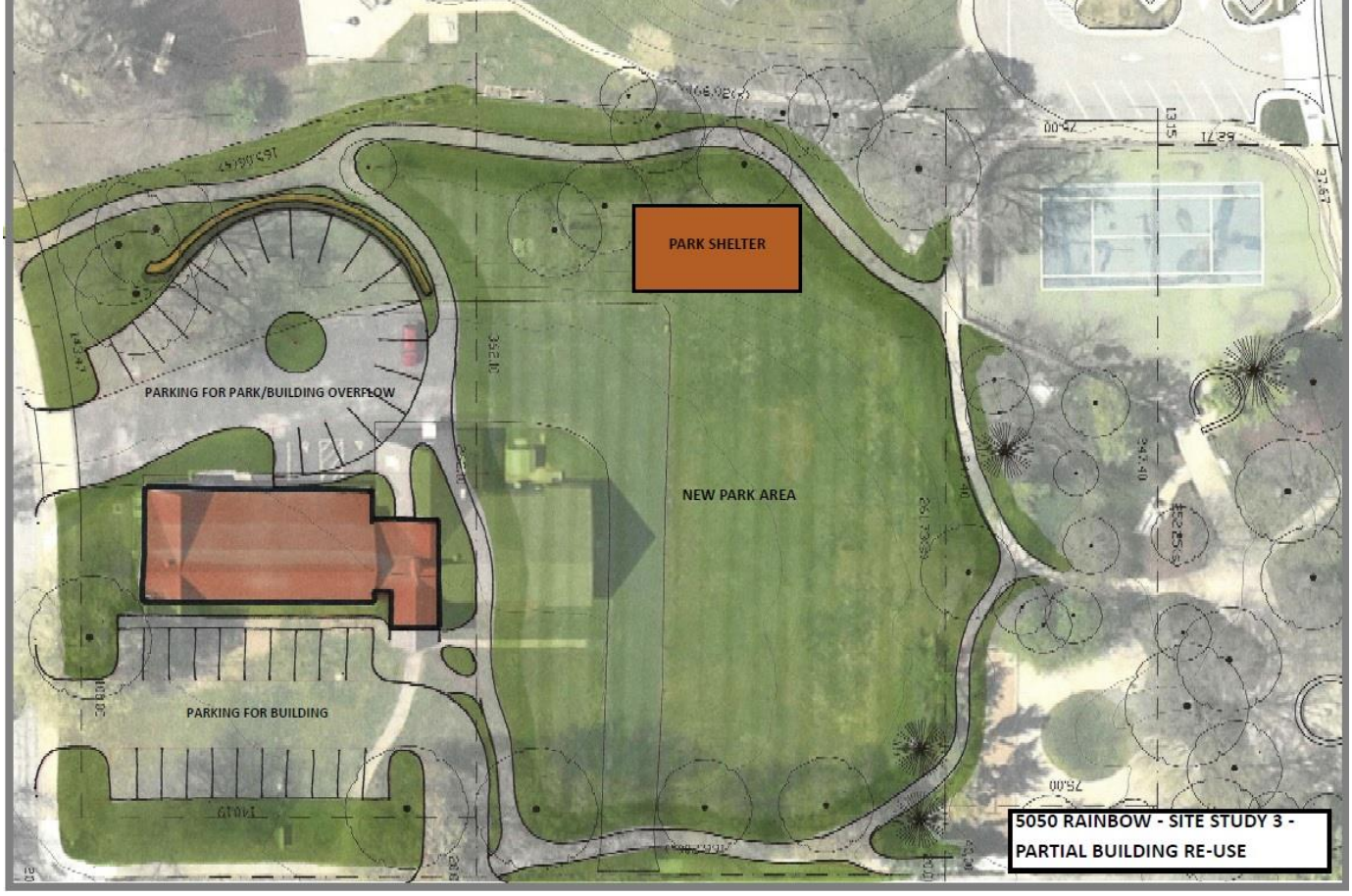
THE POSSIBILITIES

Possibilities for this site have maximum impact when combined with potential opportunities for the Westwood View Elementary school site, discussed previously. The surrounding land uses (park and residential) would conflict with most commercial development, but there is an opportunity for ~~low-density~~ mixed-use and/or civic use development along Rainbow Boulevard.

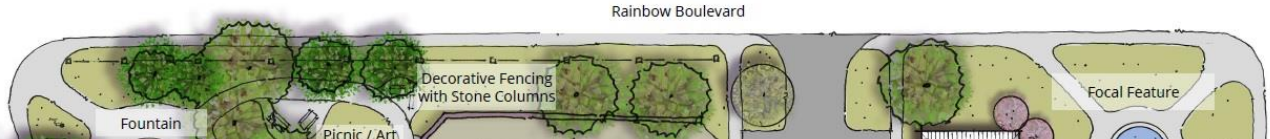
The possibilities for this site include:

- Park and open space. Joe D. Dennis Park can be expanded onto this site which would allow for additional park features and recreational opportunities in the community such as green space, a community garden, a new playground, and general fields for pick-up games.

- Mixed-use development. This low-density development could include light retail, offices, and other complimentary services to nearby businesses. There is also an opportunity to include a new city hall or community center as part of this development.



RELATED FUTURE LAND USE



POLICIES

- Improve vehicular and pedestrian connections (1.7)
- Pedestrian-scale lighting (1.8)
- Cluster new development into focus areas or nodes (2.1)
- Safe bicycle and pedestrian connections (3.1)
- Support wide selection of recreational facilities and programs for residents (3.2)
- Reduce localized flooding with on-site stormwater improvements (5.1)
- Bicycle and pedestrian facilities (6.6)

RELATED STRATEGIES

- Develop signage and monumentation along major roadways to welcome people.
- Convene volunteer arts committee to incorporate public art in high profile areas of the community.
- Expand activities associated with Joe D. Dennis Park.
- Build relationships with parties who have development plans and potential developments.
- Develop a strategy to implement updates to Joe D. Dennis Park and potentially adjacent properties.
- Conduct feasibility analysis or request for proposals to determine the need and location of community buildings.

DESIRED OUTCOMES

- Offer indoor and/or outdoor community activity/gathering spaces.

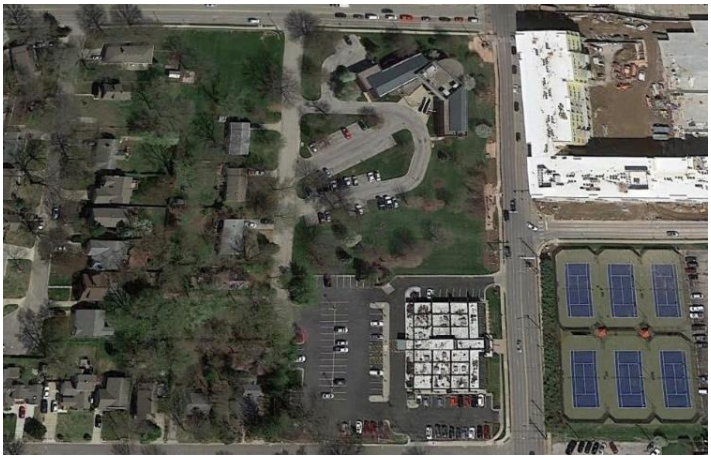
- Support local/small business development.

WESTWOOD CITY HALL

THE PRESENT

Westwood City Hall is located on a 2.4-acre parcel on the corner of 47th Street and Rainbow Boulevard. This building is situated at a major intersection in the community as well as the region. ~~Built in 1991, the City Hall is the primary civic building in the community and is used not only for day-to-day city business but also for community events and meetings.~~

~~Located south of City Hall is a tax-exempt business, Rai Care Center. The building itself is in need of repair, and the business at some point may move to a different location. The future land use plan reclassifies this particular site as mixed-use in the case that the property transitions to a different use.~~



Built in 1991, the Westwood City Hall building is the primary civic building in the community, and is used not only for day-to-day city business, but also for community events and meetings. Given the age of the building, several expensive maintenance projects to the building and parking lot is needed soon if City Hall is to remain in its current function and configuration for the long term.

The southern extent of the City Hall property is currently maintained as a passive open green space area.

Located south of and adjacent to the City Hall property is the former Hudson Oil building, currently owned and utilized by the University of Kansas Hospital Authority.

THE POSSIBILITIES

~~Due to~~Given the ~~surrounding~~near-by development activity and ~~relation to~~its relationship to other activity and employment areas in the region, the corner site where City Hall currently resides has a high potential for future development or redevelopment. Depending on the many factors listed previously, there is an opportunity for a mixed-use development that can or cannot include City Hall. ~~There is no immediate need or conversation taking place regarding the relocation or redevelopment of City Hall.~~

~~The development~~A future improvements to the site could include space for a farmers market or other civic gathering space while keeping the current City Hall building in place as well. Conversely, City Hall could move to a new site altogether to open up the opportunity to sell or lease the existing City Hall property. If combined with the adjacent KUHA property, a compatible mix-used development to the Woodside Village project could be considered on the west side of Rainbow Boulevard.

Potential uses for this site include:

- New City Hall mixed-use. City Hall can act as an anchor to the new development. If the ~~existing tax exempt medical business left~~property to the south was incorporated, there could be an opportunity for a larger footprint for this mixed-use development.
- Mixed-use development. Development could include ~~medium-density~~ housing and retail businesses and services that compliment other businesses in the community to diversify the community's tax base. City Hall would ~~relocate if~~be relocated in this ~~type of development was constructed~~scenario.

RELATED FUTURE LAND USE

POLICIES

- Protect character of established neighborhoods (1.1)
- Pedestrian-scale lighting (1.8)
- Support infill development that is compatible with surrounding properties (1.9)
- Cluster new commercial development (2.1)
- Design developments to include internal connections to maintain access control (2.2)
- Soften negative impacts of parking lots (2.3)
- Buffer landscaping (2.4)
- Reduce localized flooding with on-site stormwater improvements (5.1)

RELATED STRATEGIES

- Develop design standards for public infrastructure in commercial corridors.
- Develop economic development policy.
- Engage with commercial and non-profit land owners about the status of these properties.
- Participate in Northeast Johnson County Chamber and 47th Street Overlay Committee activities.
- Build relationships with parties who have ~~a~~development plans and potential developments.
- Conduct feasibility analysis or request for proposals to determine the need and location of community buildings.

DESIRED OUTCOMES

- Diversify the tax base.
- Offer more commercial business or mixed-use opportunities.

47TH STREET

THE PRESENT

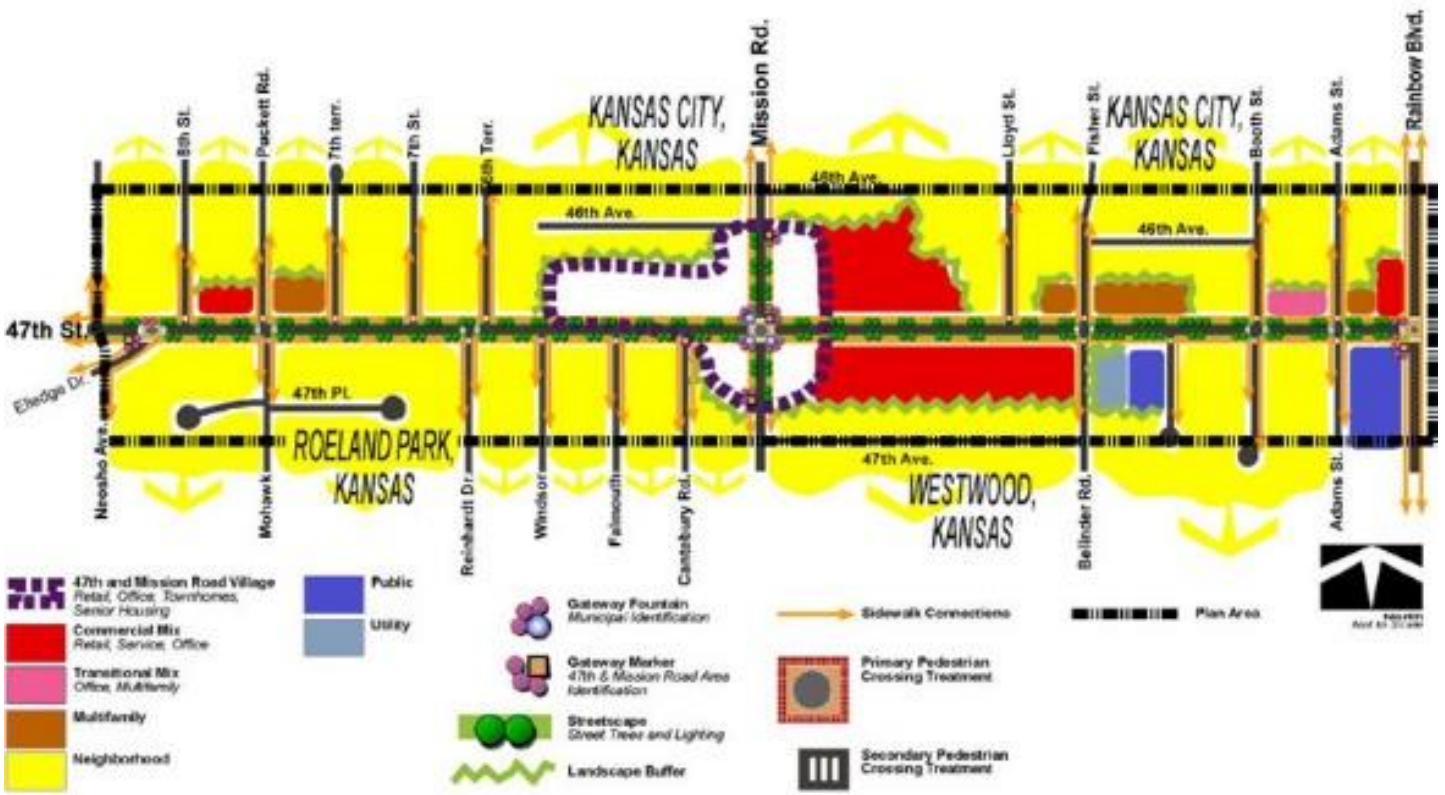
47th Street is a shared road with Kansas City, Kansas. The Kansas City side has several regional restaurant attractions, include Joe's KC and Taco Republic, which both create traffic and parking issues. The average daily traffic count along 47th Street is 10,000 vehicles. Also, there are some left-hand turn issues from 47th Street south onto Mission Road.

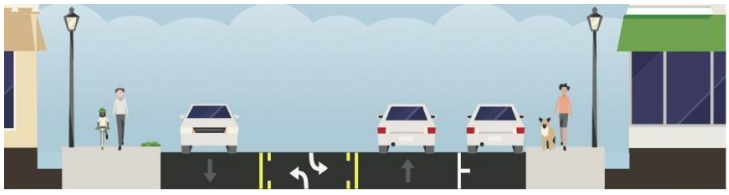
~~On the Westwood side, Walmart and Lulu's Asian Bistro create the largest amount of traffic. Several single-family homes face 47th Street, and many of the streets off 47th Street are dead-end roads. The only road that cuts through from Kansas City, Kansas to Westwood is Belinder Avenue.~~

The 47th Street and Mission Road Committee formed several decades ago to better coordinate implementation efforts along this corridor. This group is a multi-jurisdictional advisory body with members appointed from the cities of Westwood, Roeland Park, and Unified Government of KCK-Wyandotte County. ~~They assist~~

The committee assists with the implementation of the 47th & Mission Road corridor Concept Plan (2000) and the 47th Street Redevelopment Study (2007). ~~Also,~~ The Concept Plan document was adopted as a supplement or alterative to Westwood's Comprehensive Plan in July of 2000 with the approval of Ordinance 915.

Unified Government of Kansas City, Kansas recently ~~completed a~~approved the Rosedale Master Plan~~, which included~~ for the neighborhood area located north of 47th Street, west of Rainbow Boulevard. That Master plan also includes various recommendations for this corridor.





THE POSSIBILITIES

- **Road diet/lane reduction**. This type of roadway improvement can alleviate traffic flow issues and provide room for parking and/or bicycle improvements. The lane reduction would reduce the number of travel lanes from 4 to 2, and would add a center turn lane to alleviate left-hand turning issues at Mission Road. This recommendation concurs with the recently completed Rosedale Master Plan.

- **Parking improvements**. Parallel parking ~~is recommended~~could be slated for the north side of 47th Street ~~in concurrence with~~based on the recommendations in the Rosedale Master Plan.

- **Bike lanes**. There have been discussions regarding opportunities to enhance economic development that radiates from the Mission Road corner by enhancing bicycle and pedestrian aesthetics and creating bicycle accommodations. With this level of traffic on the corridor, a bicycle lane with a physical separation often called a “cycle track” would be the most appropriate solution for on-street bicycle accommodations. With a number of driveways on the north side of 47th Street, a wide sidepath for bicyclists is not recommended. The cycle track has the opportunity to connect with KU Med, the County Club Plaza, and Westport.

- **Protected pedestrian corrsings**. Provide safe crossing connections at 47th Street and Belinder. Because Belinder is one of the only north/south routes coming to and from Westwood, pavement markings and signage should be added to increase safety and awareness of multi-modal users at this intersection.

- **Upgrade existing transit** ~~stop~~**stops**. An existing transit stop at 47th Street and Mission Road can be upgraded to include a shelter to provide added amenities for transit users and those who are interested in using transit.

- **Nodal development**. Nodal development type is preferred for this road as opposed to linear development. There is an additional opportunity to redevelop a portion of 47th Street, east of Belinder.

- ~~Belinder and~~ **Adams** ~~development.~~**Street redevelopment**. Depending on the type and scale of any redevelopment project on the City Hall property ~~development~~ discussed previously, ~~there may be an opportunity in~~ the ~~future to convert~~residential properties located on the ~~homes that face~~west side of Adams Street, south of 47th Street and north of 47th Terr, could be incorporated into ~~businesses~~a redevelopment scenario of the City Hall property.

RELATED FUTURE LAND USE

POLICIES

- Improve vehicular and pedestrian connections (1.7)
- Pedestrian-scale lighting (1.8)
- Support infill development that is compatible with surrounding properties (1.9)
- Cluster new commercial development (2.1)
- Buffer landscaping (2.4)
- Revitalize existing buildings and signage (2.6)
- Integrate bicycle and pedestrian projects into street network (6.4)
- Bicycle and pedestrian facilities (6.6)
- Expand transit service (6.7)
- Coordinate economic development and infrastructure strategies (7.1)

RELATED STRATEGIES

- Develop design standards for public infrastructure in commercial corridors that reflect quality development.
- Work with other organizations to assess and identify development strategies that link Westwood to the metropolitan/regional economy.
- Enhance partnerships with commercial and non-profit land owners about the status of their properties.
- Research programs and grant opportunities for businesses to fund exterior enhancements and energy efficiency upgrades.
- Participate in Northeast Johnson County Chamber and 47th Street Overlay Committee activities.

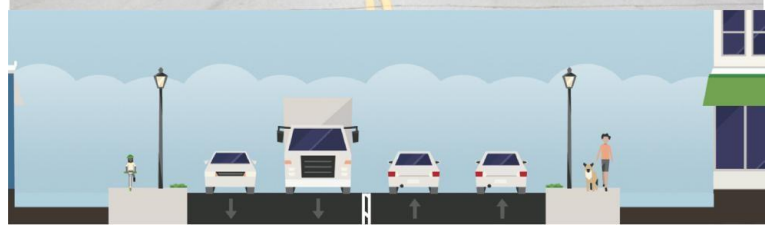
DESIRED OUTCOMES

- Enhance community character.

- Support local/small business development.

RAINBOW BOULEVARD

THE PRESENT



Rainbow Boulevard is a thoroughfare that connects to I-35 on the north and Shawnee Mission Parkway on the south. Significant employment centers located along this road include KU Medical Center. It is also state Highway 169 ~~and is~~under the ~~responsibility~~jurisdiction of the Kansas Department of Transportation (KDOT).

~~There have been discussions, mostly within the Kansas City, KS portion of Rainbow Boulevard of incorporating~~The Rosedale Master Plan contemplates on-street bicycle facilities ~~onto~~on portions of Rainbow Boulevard. With ~~traffic counts this high (~~the approximately 15,000 ADT~~),~~ traffic counts and with a number of ~~of~~ large commercial vehicles ~~on~~using the Rainbow corridor, considerations for bicyclist safety is essential in evaluating on-street facilities~~ on Rainbow Boulevard. Also,~~.

~~there are some potential access management concerns with the commercial areas. A better~~An alternative recommendation is to evaluate corridors parallel to Rainbow that have less traffic, such as ~~State Line in Kansas City KS/MO (which averages 6,000 ADT) or Belinder~~Belinder Avenue.

Commercial development on this road is primarily clustered at key locations along the road, in small strip centers. About half of the businesses have parking located in front with ~~the remaining~~other businesses ~~having~~with parking areas in the rear.

THE POSSIBILITIES

- ~~•~~Rainbow Boulevard is the community's key gateway and as such, focused monuments and signage should be applied along this corridor. Monuments should include stone installments that are reflective of the existing community character.

- ~~•~~As the road network is repaired, the lighting ~~should~~could be converted to pedestrian-level street lighting. This also allows for the installation of new banner signs that can identify when someone enters the Westwood community.

- ~~•~~Commercial development along this corridor should focus in key areas or nodes. At this time, commercial development south of 49th Street is discouraged~~ unless an appropriate low-density mixed-use~~, except for the potential development ~~is proposed for~~scenarios previously discussed on the 5050 Rainbow site.

~~•~~

- There is an opportunity to extend similar developments adjacent to the Woodside Village development closer to 47th Street, which may require the acquisition of some properties in the Westport Annex area. Any development should meet at a minimum the standard design guidelines for commercial businesses.

- Crosswalks should be placed across Rainbow, connecting areas to the east to Joe D. Dennis Park and Westwood View Elementary. The crosswalks can receive a unique treatment, such as painted pavement or raised surface to accentuate the feature to those traveling on the roadway.

RELATED FUTURE LAND USE

POLICIES

- Protect character of established neighborhoods (1.1)
- Improve vehicular and pedestrian connections (1.7)
- Pedestrian-scale lighting (1.8)
- Cluster new commercial development (2.1)
- Design developments to include internal connections to maintain access control (2.2)
- Revitalize existing buildings and signage (2.6)
- Pedestrian safety (6.3)
- Integrate bicycle and pedestrian projects into street network (6.4)
- Bicycle and pedestrian facilities (6.6)
- Coordinate economic development and infrastructure strategies (7.1)

RELATED STRATEGIES

- Develop design standards for public infrastructure in commercial corridors.
- Develop signage and monumentation along major roadways to welcome people.
- Work with other organizations to assess and dentify development strategies that link Westwood to the metropolitan/regional economy.
- Engage with commercial and non-profit land owners to be informed about the status of these properties.
- Repair broken sidewalks and connect gaps throughout the community.

DESIRED OUTCOMES

- Diversify tax base.
- Support local/small business development.
- Offer more commercial business or mixed-use opportunities.

~~WESTPORT ANNEX~~
UPPER EAST WESTWOOD

THE PRESENT

This residential area of Westwood is located east of Rainbow Boulevard ~~between~~along both 47th Terrace and 48th Street, south of and adjacent to the southern phase of the Woodside Village development, and next to Kansas City, Missouri to the east. The properties in this area are some of the most diverse and unique homes in the community. ~~Over the past few~~This area was annexed into the city in July of 1960 with the approval of ordinance 294, eleven years~~, some redevelopment is occurring.~~ after the incorporation of the City of Westwood.

The ~~right~~dedicated rights-of-way ~~on the two streets (~~of 47th Terrace and 48th Street~~)~~ is only approximately 42.5 feet~~, and the~~. The platted lot sizes are ~~approximately~~ generally only 40 feet wide and 110 feet in length, with short front yard setbacks. ~~Most~~

Some of the homes have only a one-car ~~garages~~garage, lending to a ~~lot~~pattern of on-street parking. Because of the narrow right-of-way and topographic changes along these narrow streets, navigating these two roads can be difficult for automobiles~~,~~ and pedestrians~~, and cyclists.~~. Sidewalks are only intermittent and mostly non-existent, and on-street parking makes it difficult for cars to travel safely in two directions when cars are parked on the street.

The approved plans for the southern phase of the Woodside Village project incorporate an improved linear green space area with walkways within a 50-foot wide gas line easement, which runs from Rainbow Boulevard to State Line road adjacent to the property located on the north side of 47th Terrace. With the steep topography next to State Line Road, connecting this proposed walkway to Woodside Park may need to be incorporated along 47th Terrace, utilizing a mid-block 15-foot wide alleyway that is dedicated between the properties located at 2016 W. 47th Terrace and 2022 W. 47th Terrace.

THE POSSIBILITIES

- The streets should be evaluated to determine ~~if~~the preferred configuration of future roadway improvements~~ are needed~~. Options include:

  -- Converting ~~the two streets (~~47th Terrace and 48th Street~~)~~ to one-way pared streets. Parking would be allowed on one side of the road while the other would be the sole travel lane.

  -- Install hard vertical curbs on both sides of the road and sidewalks adjacent to the road on one side (north or south), and ~~speedbumps. These are~~incorporate some type of traffic calming improvements, similar to improvements found in Westwood Hills~~, just south of the Annex~~.

- ~~The sidewalks should be repaired, and connections made between broken areas.~~ Sidewalks ~~should~~ improvements included with street improvements. Sidewalks could focus on one side of the street, adjacent to the on-street parking.

- ~~To further enhance the unique character of the area, varying housing styles should be allowed.~~

- Due to the small lots, denser residential development ~~should~~could be considered.~~ There is an opportunity to develop some properties into townhomes to maximize the use of the lots.~~

- Some existing residential properties closer to Rainbow ~~could~~may need to be incorporated into commercial redevelopment projects along Rainbow Boulevard to provide sufficient land areas for new commercial uses.

RELATED FUTURE LAND USE

POLICIES

- Provide housing options (1.2)
- Protect property values - property maintenance enforcement (1.4)
- Restore neighborhood streets (1.6)
- Improve vehicular and pedestrian connections (1.7)
- Pedestrian-scale lighting (1.8)
- Support infill development that is compatible with surrounding properties (1.9)
- New developments reflect community character (1.10)
- Allow medium-density developments (1.12)
- Provide buffering between developments (1.13)
- Maintain a network of streets that serves all residents (6.1)

RELATED STRATEGIES

- Establish a residential rehabilitation financing or grant program to assist with declining properties.
- Identify targeted areas where different housing stock is allowed/ incentivized.
- Explore use of neighborhood revitalization act.
- Strategically purchase properties when owners voluntarily sell in order to assemble lots for redevelopment.
- Repair broken sidewalks and connect gaps throughout the community.
- Conduct traffic analysis to determine strategies to allow for on-street parking and reduced speeds.

DESIRED OUTCOMES

- Attract and keep residents.
- Retain and grow property values.
- Offer a variety of housing choices (cost and type).

BELINDER AVENUE

THE PRESENT

Belinder Avenue is a residential corridor that runs through the middle of the Westwood community from Shawnee Mission Parkway across 47th Street into Kansas City, Kansas.

The road contains monument features in the form of rock retaining walls at many intersections. The eastern side of the road contains overhead electrical utility lines.

Sidewalks are directly adjacent to the western side of the road without any buffer.

Belinder borders the former Entercom property site, which is expected to redevelop during the planning horizon.

THE POSSIBILITIES

- Focused bicycle and pedestrian improvements are ~~recommended~~along this corridor, because this road traverses the entire community from north to south and has ~~low~~lower traffic volumes than other north-south through streets. The potential development of a new school at the Entercom site is another opportunity for focused bicycle and pedestrian improvements.

- Since the road is primarily residential, no amenity features such as benches ~~are recommended~~may be desired to maximize privacy to surrounding properties.

- Pedestrian-level street lighting should be incorporated.

- Protect and maintain stone ~~monuments~~retaining walls that currently exist along this corridor as they add to the character of the community.

- The installation of sidewalks on both sides of the street maximizes the pedestrian improvements. The application of share-the-road bicycle signage and pavement paint can raise awareness of bicycles in the area.

- Burying the existing utilities on the eastern side of the road would allow more room for sidewalks and help make this corridor more aesthetically pleasing.

- Improvements would involve a significant investment in the community as right-of-way acquisition would be needed for the eastern side of the road.

RELATED FUTURE LAND USE

POLICIES

- Preserve historical structures (1.5)
- Restore neighborhood infrastructure (1.6)
- Improve vehicular and pedestrian connections (1.7)
- Pedestrian-scale lighting (1.8)
- Protect character of established neighborhoods (1.9)
- Safe bicycle and pedestrian connections (3.1)
- Consider other area plans and policies (4.1)
- Maintain a network of streets that serves all residents (6.1)
- Pedestrian safety (6.3)
- Safe bicycle and pedestrian circulation (6.4)

RELATED STRATEGIES

- Install pedestrian-scale lighting as capital improvement projects are made.
- Work with electrical company to bury overhead utilities on a case by case basis when feasible.
- ~~Install pedestrian-scale lighting as capital improvement projects are made.~~
- Conduct feasibility analysis or study to determine if Belinder Avenue could include targeted bicycle and pedestrian pathways.
- Repair broken sidewalks and connect gaps throughout the community.
- Review existing parking policy and determine if revisions are necessary, including the addition of shared parking.

DESIRED OUTCOMES

- Attract and keep residents.
- Retain and grow property values.
- Effectively use financial tools and resources.

CHAPTER 5
~~TRENDS AND EXISTING CONDITIONS~~ COMMUNITY PROFILE

SECTION 5.1 INTRODUCTION
SECTION 5.2 POPULATION AND DEMOGRAPHICS
SECTION 5.3 INFRASTRUCTURE
SECTION 5.4 UTILITIES
SECTION 5.5 EDUCATION
SECTION 5.6 PUBLIC SAFETY
SECTION 5.7 PUBLIC FACILITIES & BUILDINGS
SECTION 5.8 PARKS AND RECREATION
SECTION 5.9 TRANSPORTATION
SECTION 5.10 ENVIRONMENT
SECTION 5.11 HOUSING
SECTION 5.12 EMPLOYMENT & INCOME
SECTION 5.13 LOCAL BUSINESSES & ECONOMIC DEVELOPMENT
SECTION 5.14 SOCIAL SERVICES
SECTION 5.15 LOCAL GOVERNMENT FINANCE

SECTION 5.1
INTRODUCTION

While it's important to plan for a community's future, it's equally important to understand its history and its current state. Such information provides a strong foundation on which to build. To that end, an assessment of Westwood's existing conditions was completed. The information contained herein was obtained from a variety of sources, including the City of Westwood, Johnson County, WaterOne, and the Shawnee Mission School District. The U.S. Census Bureau was used as the source for all demographic information.

The information included in this chapter offers a snapshot of the community; it focuses on the social, governmental, and economic details of what makes Westwood the thriving community it is. It has not been overloooked that changes in the community may have taken place since 2010 that impact the overall profile as described in the following narrative.

It is important to note that additional information was available through the US Census Bureau's American Community Survey (ACS) between 2011 and 2014. This data was not relied upon because of the potential error rate of +/- 10% related to the small size of Westwood. For comprehensive planning purposes, US Census information is considered the authoritative demographic data source.

SECTION 5.2
POPULATION AND DEMOGRAPHICS

POPULATION

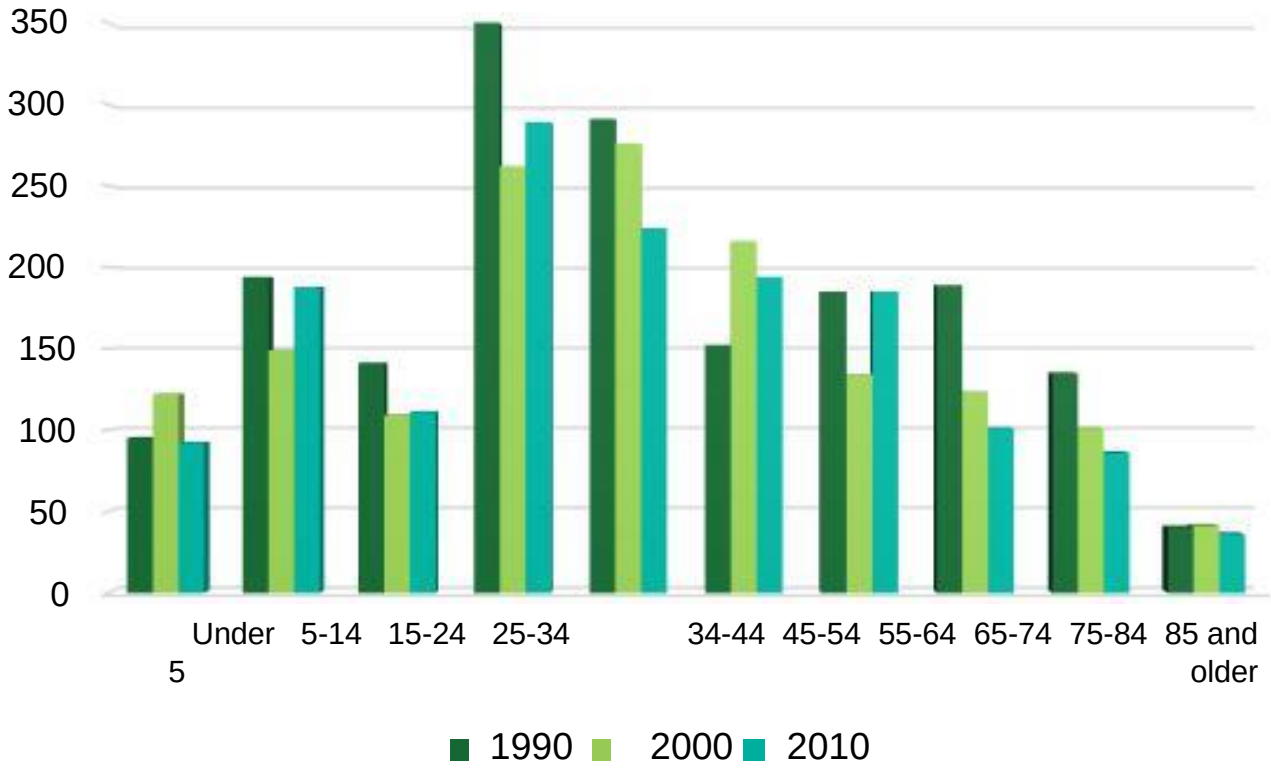
Population has steadily declined from 1970 (2,329) to 2010 (1,506). This 35 percent loss in population may be attributed to a decrease in households (749 to 693 respectively), as well as a decrease in household size from 3.1 people per household to 2.17 people per household during this period of time.

Table 5.1: General Population Characteristics
Source: US Census Bureau

	1970	1980	1990	2000	2010
Population	2,329	1,783	1,772	1,533	1,506
Households	749	713	775	711	693
Median Age	34.1	37.2	38.1	39.2	38.8
% Under 18 yrs	34.3%	22.2%	19.5%	20.6%	21.2%
% Over 65 Yrs	13.2%	20.4%	20.5%	17.2%	14.8%
Household Size	3.1	2.5	2.29	2.16	2.17

Additionally, the median age of Westwood residents rose from 34.1 in 1970 to 38.8 in 2010. While this increase in median age tends to follow national aging trends, the median age in Westwood declined between 2000 and 2010 from 39.2 to 38.8. Also of note for the period between 2000 and 2010, the percentage of population under the age of 18 increased and the percentage of population over 65 decreased.

Figure 5.1: Age Distribution
Source: US Census Bureau



SECTION 5.3
INFRASTRUCTURE

WATER SUPPLY

Water District #1 of Johnson County (WaterOne) provides the water supply to the City of Westwood. The water mains installed throughout the city are owned and maintained by the Johnson County Public Water Supply District (PWSD) #12. WaterOne bills directly to the residents and businesses in the City.

There are no future constraints on providing service for future development growth. As the dividing line to the prairie and high plains, northeast Kansas and parts of southeast Kansas are fertile with a sufficient supply of fresh ground and surface water. WaterOne draws its water from the Kansas and Missouri Rivers and adjacent collector wells. Although northeast Kansas is fortunate to have robust water resources, WaterOne stays engaged in statewide water policy and is a member of Kansas River Water Assurance District No. 1. The purpose of these districts is to ensure a more level supply of water by managing releases from upstream federal reservoirs during drier times of the year.

WASTEWATER SYSTEMS

Johnson County Wastewater provides wastewater sewer service for the City of Westwood. The wastewater treatment plant serving Westwood is not located in the community. Wastewater bills are paid to the Johnson County Wastewater bimonthly. Charges from Johnson County Wastewater are for the safe and efficient transport of wastewater from homes and the treatment of that water before returning it to area creeks, lakes, and rivers.

Johnson County Wastewater provides sanitary sewer service to more than 400,000 people throughout the County with approximately 1,500 miles of pipe. Johnson County Wastewater processed an average of 16.3 billion gallons of wastewater in 2014.

Wastewater from homes and businesses in Westwood flows to pump stations located in Kansas City, Missouri. The cost to continue sending flow and paying Kansas City to treat its wastewater may impact Westwood residents. Rates may increase to help pay for improvements as part of Kansas City's $4.5 billion sewer overflow program that includes planned infrastructure improvements over the next several decades.

STORMWATER SEWER SYSTEM

The City of Westwood owns and maintains its stormwater sewer system. Most of the stormwater pipes are between 80 and 90 years old and consist of corrugated metal, with some reinforced concrete pipes.

The stormwater system in Westwood has both immediate and long-term needs for repairs and maintenance. The pipes and structures are aging and need repair or replacement in the near future. Westwood also operates an annual leaf-pick up program in the fall, which also helps in the management of the city's stormwater system.

In previous years, maintenance of the city's storm drains and stormwater sewer system, as well as the operation of the leaf pick-up program, was paid out of the city's general fund, primarily revenue from property and sales taxes. Since the general fund pays for a wide variety of services, the stormwater sewer system often did not receive the necessary funds to make the needed improvements and maintenance. In 2013, the City established a stormwater service management fee to generate approximately $95,000 in revenue annually. The revenue from the fee is dedicated to stormwater improvements such as replacing stormwater pipes, street inlets, curbs and gutters, and the operation of the city's annual leaf pick-up program. The stormwater fee rate is $1.00 per month for every 500-feet of impervious surface area.

In February 2008, the City of Westwood adopted new stormwater design requirements for all new development within the city limits. These new regulations require developers to capture stormwater and treat the runoff before the stormwater can leave the site. The new regulations require the runoff leaving the site to be equal to what runoff was before development.

For the next several years, the City of Westwood will implement new measures as part of an overall stormwater management program. The City will also need to meet new water quality standards as well as surface water (or flooding) standards mandated by the U.S. Environmental Protection Agency (US EPA).

SOLID WASTE DISPOSAL

Town and Country Disposal, part of WCA of Western Missouri, a private firm from Harrisonville, Missouri, provides solid waste disposal service for the City of Westwood. Solid waste is collected once per week by Town and Country for $9.75 per month.

Town and Country provides a 65-gallon trash cart. Each household is allowed bulk pick up for two bulk items per month. Bulk items include furniture, mattresses, and tubs. Washers, dryers, refrigerators and freezers are collected by appointment only.

Town and Country also provides recycling services for free to customers who are interested. The Show-Me Sanitary Landfill in Warrensburg, Missouri receives Westwood's solid waste.

SECTION 5.4
UTILITIES

NATURAL GAS SERVICE

Kansas Gas Services provides natural gas services for the City and residents of Westwood. Natural gas lines are along arterial roads in the community and a substation is at the corner of 47th Street and Belinder Avenue.

Based on the research for this plan, there are no future constraints on providing service for future development growth. Developers are required to pay for extending required infrastructure for all new projects.

ELECTRIC SERVICE

Kansas City Power & Light (KCP&L) provides electric services for the City and residents of Westwood. Lines that service the community are located above-ground. The City currently owns and maintains the street lights that are located throughout the City.

COMMUNICATIONS

The primary local telephone service for Westwood is through AT&T. Residents may also receive service from smaller service providers such as Vonage. Cellular service is available in the region provided by many service providers such as Verizon Wireless, AT&T, Sprint, and T-Mobile.

Many companies now provide a bundle of services to provide an added convenience for customers for internet and cable service. AT&T is one such provider for Westwood. AT&T provides internet service, digital television service, and satellite television service (DirecTV). Comcast also provides high-speed internet service and TimeWarner provides satellite television services.

The cities of Westwood, Westwood Hills and Mission Woods entered into a joint Development Agreement with Google Fiber Inc. in August of 2012 to extend new fiber-optic-based Internet service into these ~~cities~~[1]cities. As part of the executed Development Agreement, Google Fiber Inc. committed to extend high-speed internet services to four (4) defined locations: Westwood City Hall, Westwood Public Works facility, Westwood View Elementary School, and Westwood Community Center. These locations will receive broadband Internet service by Google Fiber Inc. with a service speed of up to 1 Gigabit per seoncd (Gbps), free of charge for the term of the agreement. A service connection from Google Fiber Inc. to Westwood View Elementary School is being evaluated and processed separately by Shawnee Mission School District staff.

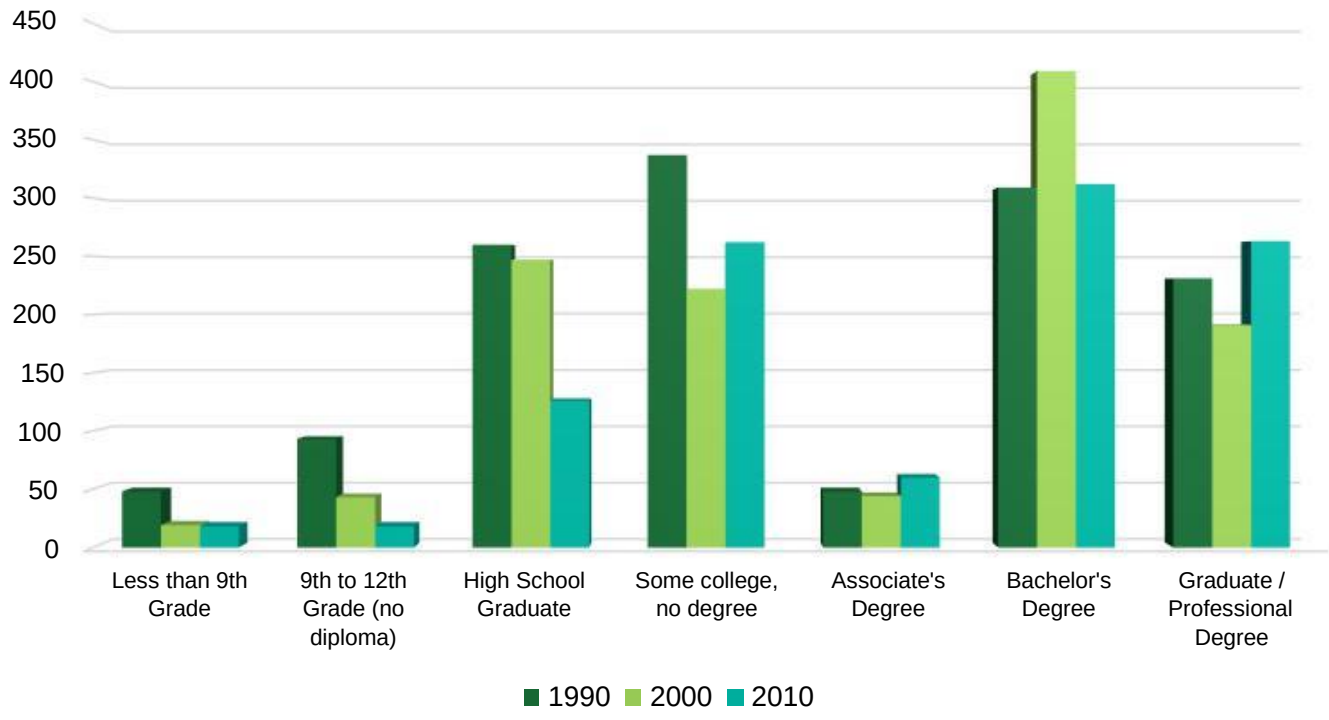
~~1 Obtained from City of Westwood, City Council Action Form on May 5, 2016.~~

SECTION 5.5
EDUCATION

EDUCATIONAL ATTAINMENT

Educational attainment in Westwood is higher than both national and state averages. In 2010, the ACS reported that just 3.4 percent of the population over 25 years of age had less than a high school education (10.8 percent and 14.9 percent for Kansas and the United States respectively). Approximately 35 percent of the population achieved college degrees (associate or bachelor) compared to 26.6 percent for Kansas and 25.1 percent for the United States, and 24.8 percent of Westwood residents received a graduate or professional degree (10.1 percent in Kansas and 10.3 percent in the United States). Educational attainment levels in Westwood improved significantly since 1990 when 10.6 percent of the population over 25 years of age had less than a high school education, 26.9 percent had achieved college degrees and 17.4 percent had a graduate or professional degree.

Figure 5.2: Educational Attainment (Over 25 Years of Age)
Source: US Census Bureau



DAYCARE

Although many Westwood's residents include families with school-aged children and younger, there are limited resources for child care. The Shawnee Mission Christian School is one provider that offers preschool and child care services, and there are daycare providers and preschools in nearby communities.

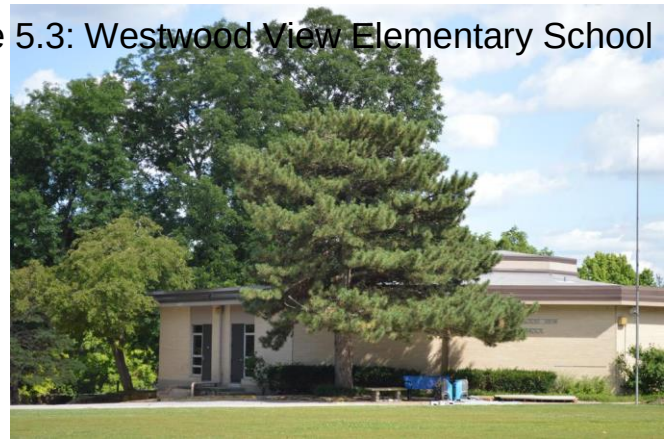
SCHOOL DISTRICT

Westwood is within the Shawnee Mission School District boundaries. The 117-square mile district is the third largest school district in the state of Kansas. The district is located in northeast Johnson County and serves approximately 27,500 students. The fully-accredited district has 33 elementary schools, five middle schools, and five high schools.

At this point, the school district plans to continue renovating and expanding as needed. In March 2016, the district purchased the former Entercom property in Westwood. There is potential that the property can be used to build a new Westwood View Elementary. If the district decides to build a new elementary school on the land, it would require additional funding as part of a new bond issue not yet developed. The bond issue will fund new facilities to handle growth and student needs, additional classrooms.

SCHOOL FACILITIES

Figure 5.3: Westwood View Elementary School



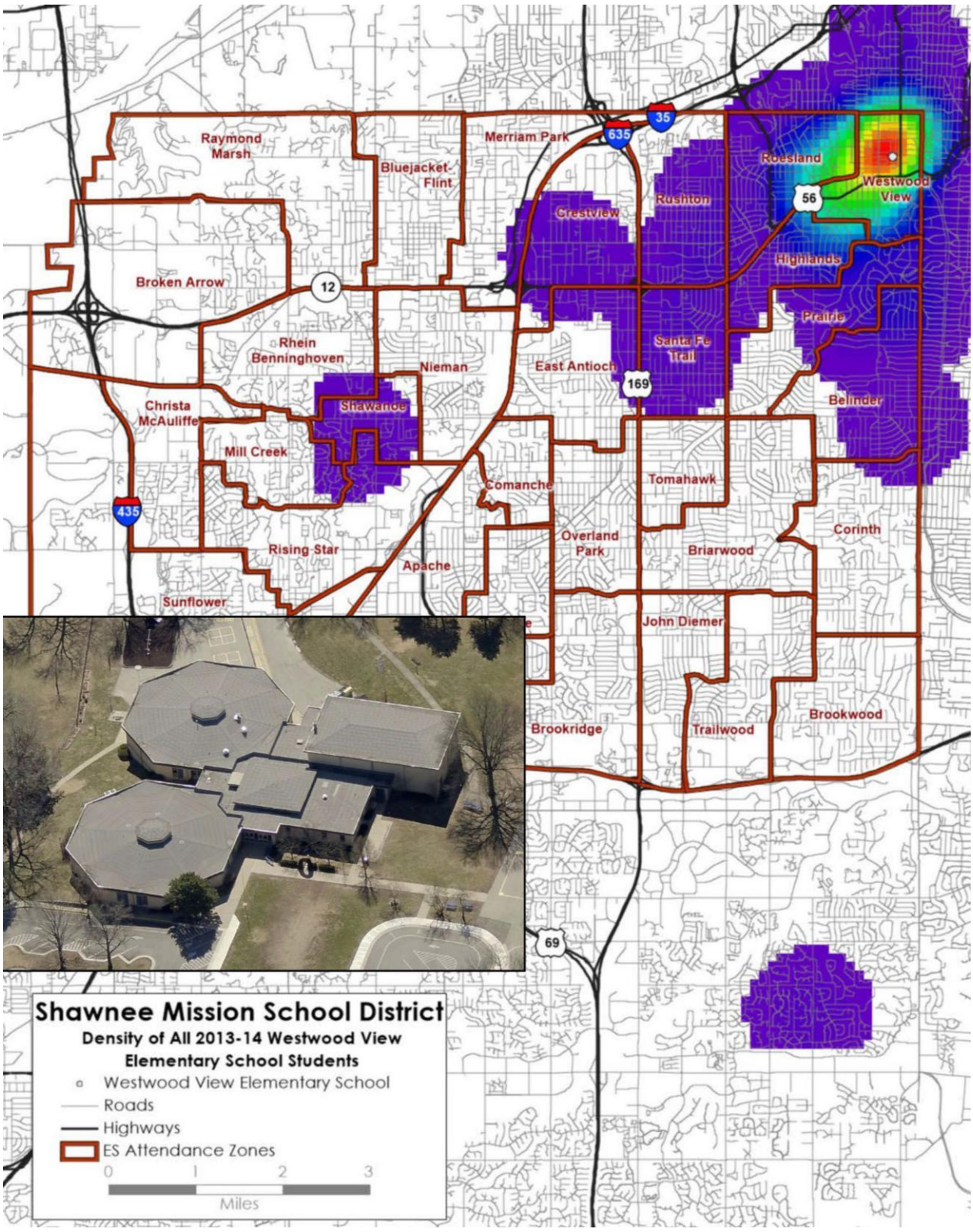
The City of Westwood is fortunate to have a school facility, Westwood View Elementary, located in the center of the community. The school, located at 2511 West 50th Street, serves children in Kindergarten through Sixth Grade. Children in Westwood attend the elementary school as well as children from neighboring communities. Figure 5.4 on the following page displays the Westwood View Elementary attendance area.

The first elementary school built on the existing school site (1928), acted as a combination school for primary and intermediate grades. The present Westwood View building was built in 1969 when 13 individual school districts unified to become Shawnee Mission Unified School District No. 512.

Middle School students (grades 7 to 8) who live in Westwood attend Indian Hills Middle School located at 64th Street and Mission Road. The school opened in 2000 and accommodated 820 students. An expansion in 2004 increased the capacity to nearly 1,000 students. High School students in Westwood (grades 9 to 12) attend Shawnee Mission East High School located at 75th and Mission Road. The school opened in 1958 and was designed to accommodate 1,600 students. The current enrollment is 1,781.

Westwood residents can also attend the following private schools nearby: Saint Agnes, Shawnee Mission Christian School, Bishop Miege, and Pembroke High School.

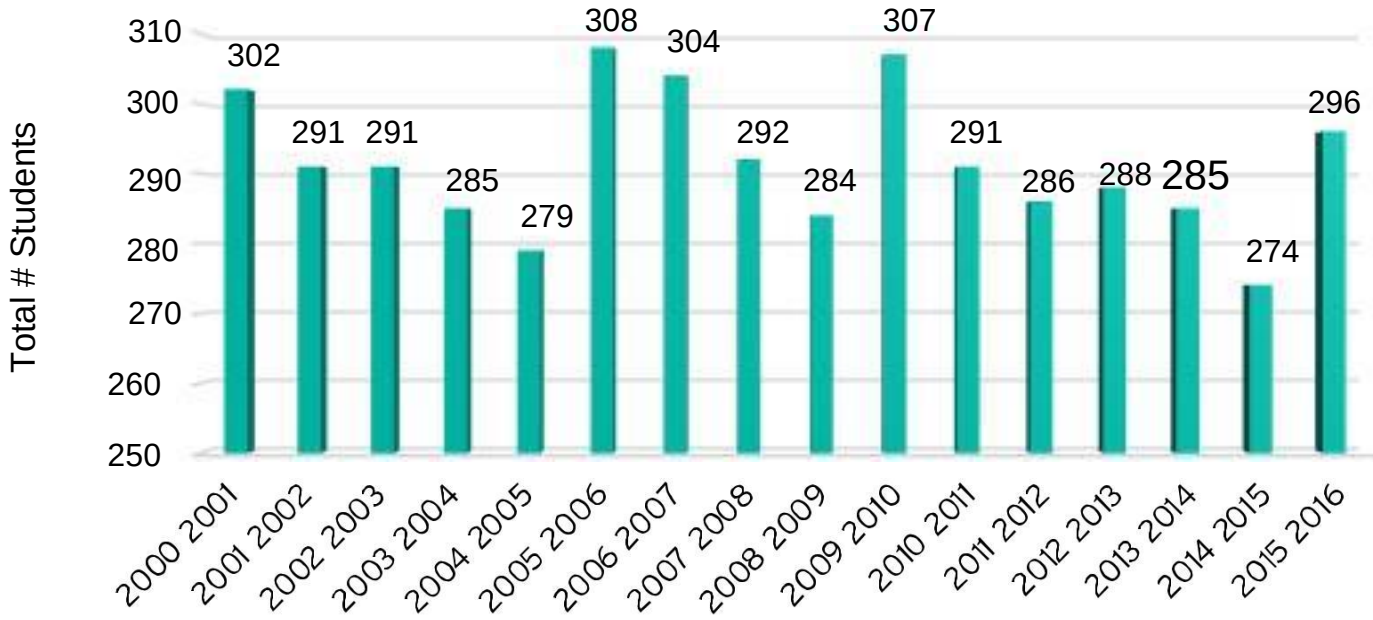
Figure 5.4: Westwood View Elementary School Attendance Area
Source: Shawnee Mission School District Demographics and Enrollment ProjectionStudy, Dec. 2014



SCHOOL ENROLLMENT

According to the Kansas State Department of Education, the 2015/2016 enrollment at Westwood View Elementary was 296, which is one of the lowest elementary school enrollments in the Shawnee Mission School District. Figure 5.5 below shows the enrollment figures from 2000-2016 for Westwood View Elementary.[2]

Figure 5.5: Westwood View Elementary School Enrollment (2000-2016)



~~2 Information obtained online. Accessed on May 25, 2016: http://uapps.ksde.org/ksde.org/k12/building.aspx?org_no=D0512&bldg_no=8864~~

SECTION 5.6
PUBLIC SAFETY

LAW ENFORCEMENT

The Westwood Police Department currently has eight full-time police officers. This police force works out of the Westwood City Hall located at 4700 Rainbow Boulevard. In addition to Westwood, the Police Department provides public safety services to Westwood Hills and Mission Woods.

The City of Westwood has a track record of little or no violent crime and very low numbers of non-violent crime. Table 5.2 shows the crime statistics for the past five years. The Kansas Bureau of Investigation (KBI) Uniform Crime Report Program[3] collects offense information for murder and non-negligent manslaughter, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft, and arson.

Table 5.2: City of Westwood, Kansas - Crime Statistics (2009-2014)
Source: Kansas Bureau of Investigation

	2009	2010	2011	2012	2013	2014
Murder	0	0	0	0	0	0
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
Aggravated Assault/Battery	2	1	0	0	0	0
Burglary	6	9	7	10	11	12
Theft	44	33	36	26	28	25
Motor Vehicle Theft	0	2	5	3	4	2
Arson	0	0	0	0	0	0

FIRE PROTECTION

The protection of life and property from fire is one of the most important and essential services provided by local governments. The provision of this service must be seamless so that all citizens can receive assistance, when needed, as quickly as possible.

Johnson County Consolidated Fire District #2 (CFD2) provides fire protection for Westwood. CFD2 provides services to the community in the areas of fire protection, emergency medical services, rescue services, hazardous materials, and emergency management. The organization is assigned most emergency service functions of the City other than law enforcement.

The City of Westwood does not have a fire station in the city limits. The closest fire station, CFD2 Station Number 22 located at 3921 W. 63rd Street, responds to emergencies. CFD2 Station 22 staff members include the Battalion Chief, a captain, lieutenant, two apparatus Operators and two Firefighters. CFD2 provides emergency operations, emergency medical services, fire prevention and public education.
All frontline fire apparatus include thermal imaging cameras, carbon monoxide detectors, and vehicle extrication equipment.

3 Background information accessed online through the Federal Bureau of Investigation (FBI) on May 25, 2016 at: http://www.kansas.gov/kbi/stats/stats_crime.shtml

All sworn personnel are state-licensed emergency medical technicians or paramedics and are qualified to provide emergency medical service. The department equips all fire apparatus with emergency medical supplies and operates four paramedic-staffed rescue ambulances.

All fire fighters are hazardous materials first responders, and the department operates an advanced hazardous materials response team. The fire department serves as the coordinator for the City in managing citywide emergencies and disasters.

The City of Westwood has adopted the 2003 International Building, Plumbing, Fire, Residential, and Mechanical Codes as well as the National 2002 Electrical Codes and the 2004 edition of Johnson County Environmental Sanitary Code.

EMERGENCY SERVICES AND PREPAREDNESS

In addition to police and fire protection, it is vital for communities to have access to quality emergency medical services. The local and regional hospitals provide the next step in care after the fire department personnel and police have assisted someone needing help. Having an emergency preparedness plan and designated emergency shelters can mean the difference between a community being able to handle a larger crisis, such as a tornado, or not.

Johnson County is responsible for the dispatch of all emergency medical services in Westwood. MED-ACT provides county-wide Emergency Medical Service with Advanced Life Support (ALS) capability. MED-ACT serves all cities located in Johnson County. They have a call volume of over 35,000 calls per year. They operate from 17 fixed stations and employ 140 employees.[4]

The City of Westwood does not have a major emergency medical center in the city limits, but KU Med offers urgent care services for issues not considered to be an emergency. The services are provided at the Richard and Annette Bloch Cancer Care Pavilion in the evenings during the week days and 8 a.m. to 4 p.m. on the weekends.

The city's proximity to the University of Kansas Medical Center and St. Luke's Hospital of Kansas City allows Westwood residents quick access to some of the best emergency medical care in the Kansas City metropolitan area. The medical centers utilized in case of emergencies are shown in Table 5.3.

4 Information obtained online. Accessed on May 25, 2016: http://www.jocogov.org/department/med-act

Table 5.3: Medical Facilities Serving Westwood

Facility	Location	Services Provided
University of Kansas Medical Center	3901 Rainbow Boulevard/ Shawnee Mission	Cancer Center, Diabetes & Endocrinology, Ear, Nose & Throat, Gastroenterology & GI Surgery, Geriatrics, Gynecology, Heart Care, Nephrology, Neurology & Neurosurgery, Orthopedics, Pulmonology, and Urology
St. Luke's Hospital of Kansas City	4401 Wornall Road	Heart Care, Neurology, Cancer, Level 1 Trauma, Neonatal Intensive Care Unit, Maternity Care, Kidney dialysis/transplant center, Women's care

The Johnson County government handles emergency preparedness for the City with municipality input and willing participation. The County has a mass notification system designed to keep Johnson County residents and businesses informed of emergencies. All Johnson County residents automatically receive county-wide alert notifications. Also, WaterOne notifies their customers about emergencies affecting their water service.

Johnson County's Office of Emergency Management is responsible for preparing, planning and coordinating the various agencies that would respond to emergency situations within Johnson County, including Westwood. The County Emergency Operations Plan, adopted through Johnson County Resolution 022-11 on April 28, 2011, defines the policies, coordination, and roles and responsibilities required to meet the needs generated by a disaster in Johnson County. The current plan incorporates minor revisions that have been made as part of the ongoing planning process and approved by the County Manager's Office on August 13th, 2013.

SECTION 5.7
PUBLIC FACILITIES AND BUILDINGS

Just as with any business, the adequacy of Westwood's public buildings impacts the work and activities that take place in those buildings. If the buildings are not adequate to meet the needs of the public or employees, then it is unsuitable for an efficient work environment and is difficult for the public to use.

City Hall, located at 4700 Rainbow Blvd, was built in 1993 on 2.41 acres of land. City Hall includes space for the Police Department, city staff offices, Municipal Court and City Council meetings and a community room.

The Public Works building, located at 2545 West 47th Street, houses a total of four employees. The City also owns a property at 5050 Rainbow, the former site of Westwood Christian Church.

Figure 5.6: City Hall

Figure 5.7: 5050 Rainbow

SECTION 5.8
PARKS AND RECREATION

There are currently two parks and recreation locations in the community - Joe D. Dennis Park and Woodside Health & Tennis Club. Additionally, the City owns a few parcels intermixed in the community, used for dog walking and allows use of the open space adjacent to the Public Works building on 47th Street.

JOE D. DENNIS PARK

Located at the southwest corner of 50th Street and Rainbow Boulevard, this is the City's only park. The park was originally developed in 1973 and became formally dedicated in July 2002 to the late Joe D. Dennis, a former mayor. The amenities include a fountain, tennis courts, playground equipment, and picnic tables.

Figure 5.8: Joe D. Dennis Park

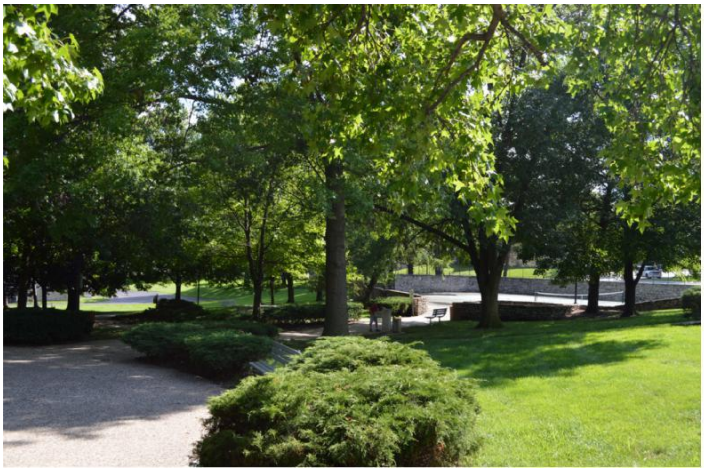


Figure 5.9: Joe D. Dennis Park

WOODSIDE HEALTH & TENNIS CLUB

Located on 2000 W. 47th Place, the Woodside Health & Tennis Club is a privately-owned fitness facility offering a spa, tennis courts (8), wellness center, yoga rooms, indoor lap pool, outdoor pools (4), steam room, whirlpool, juice and smoothies bar, and an on-site café and bar. The land is city owned, but a private company manages the facility. The current lease started in June 1981 and continues through June 2051.

Summer pool memberships to the Woodside Health & Tennis Club are available to Westwood residents and members of their families. Residents of the upcoming Woodside Village will receive free membership.

Woodside Health & Tennis Club is currently expanding. As part of the expansion, the club will include an additional 40,000 square feet of health and wellness space consisting of two stories. The addition will include a yoga room, several multipurpose rooms, a spinning studio, a stretching area, a group exercise class, offices, a gymnasium, and an indoor pool lounge.[5]

5 Information obtained from Woodside Village Market Study - August, 2011 online. Accessed on May 9, 2016: http://www.westwoodks.org/wv_dev_info

PARK DEVELOPMENT AND RECREATION ACTIVITIES

The City currently does not offer any recreational programs. The City's Parks & Recreation Committee meets once a month and is responsible for several community activities such as the Annual Egg Hunt, Fourth of July Fireworks display, Movies in the Park, and the Christmas Lighting Contest.

The City is looking for ways to obtain additional parkland with limited resources. The City would like to determine the logistics of how to go beyond the land donation and discuss purchasing and maintaining the dedicated sites.

ADJACENT NEIGHBORHOOD PARKS AND RECREATION OPPORTUNITIES

Westwood Park

Located across the Kansas/Missouri state line at 47th Street and Wyoming Street, this 9-acre park includes a picnic shelter, ball diamond, and ~~trail~~paved trails. The property is owned and maintained by the City of Kansas City Missouri Parks & Recreation Department.[6]

Rosedale Park

Located in Kansas City, Kansas at Mission Road and West 41st Street, this 55-acre park is managed by the Unified Government of Wyandotte County/Kansas City, Kansas. The amenities include picnic tables (5), a grill, playground, lighted softball fields, three non-lighted softball fields, two lighted tennis courts, shelter, skate park drinking fountain, and two 18-hole disc golf courses. There is also 3.5 miles of trail in the park that help connect Rosedale residents with nature and several local sites.[7]

6 Obtained online on May 9, 2016: http://kcparks.org/park/westwood-park/
7 Obtained online on May 9, 2016: http://www.wycokck.org

SECTION 5.9
TRANSPORTATION

STREET NETWORK

~~For the size of~~ Westwood~~, there~~ is ~~a substantial roadway network, but primarily travel east/west.~~bordered by either an arterial (Shawnee Mission Pkwy, Rainbow Blvd, Mission Rd) or collector road (47th Street). Most of the local residential streets are somewhat narrow (25-30 feet from curb to curb) and must accommodate some parking during the day. The local roadway network ~~has a~~does lack ~~of~~ connectivity on both east/west and north/south streets in the residential areas. The street network is an offset grid, where the streets align in some areas, and other areas connect at mid-block. This variation in the grid pattern can make wayfinding challenging, and biking and walking inconvenient.

Parking is a challenge for the residential areas in Westwood because the many homes have one-car garages and driveways are one car-width. In addition, the City prohibits parking on local roads for more than two hours between the hours of 12:01 a.m. and 6:00 a.m. The short length of blocks provides limited spaces for parking.

The City's Public Works Department uses a street classification system consistent with the Johnson County's County Assistance Road System (CARS) program, which includes three road designations (see Figure 5.10):

- Local
- Collector
- Arterial (Minor and Principal)

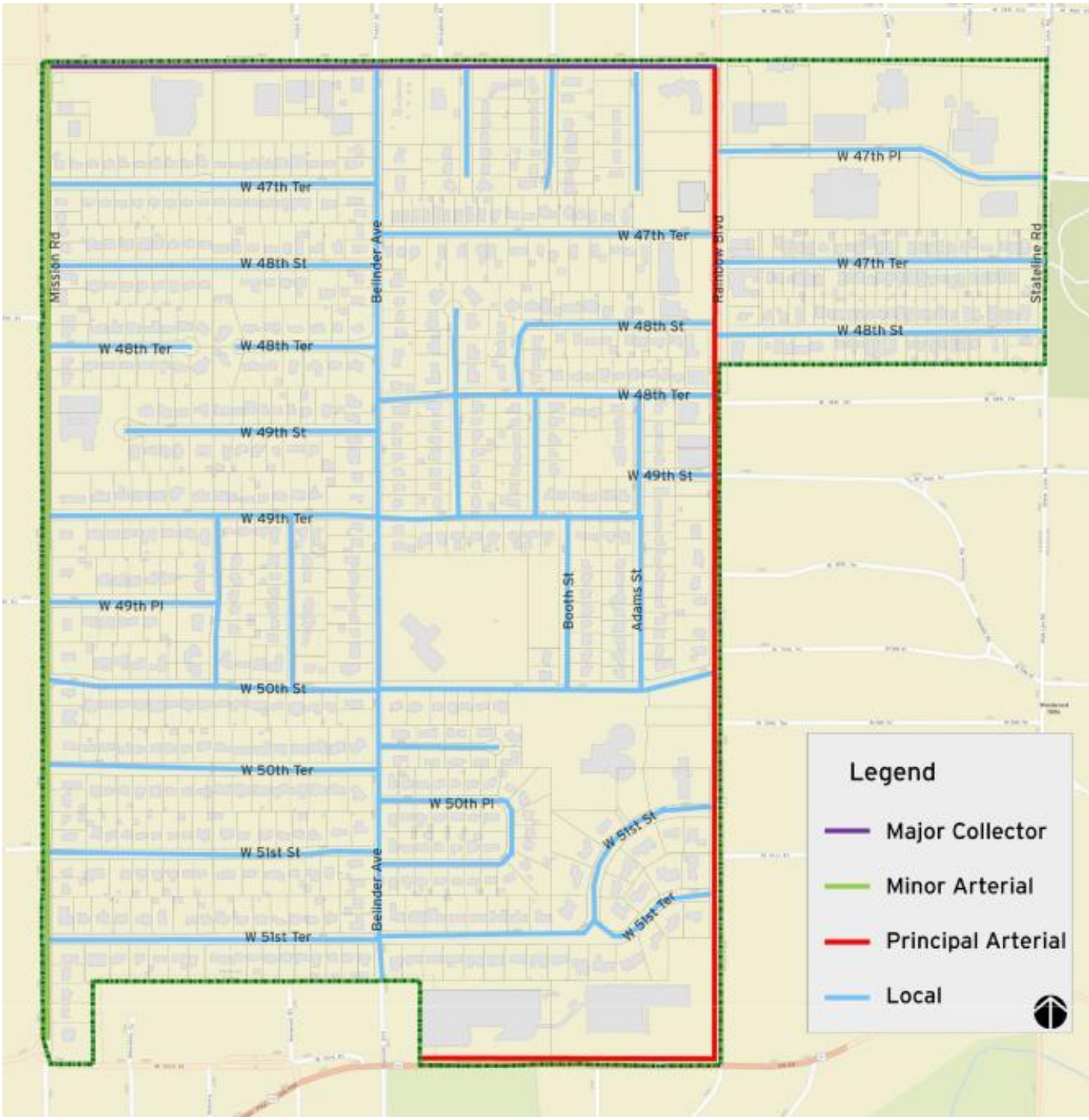
~~Local~~

The only street designated as a Major Collector is West 47th Street. This street is primarily a commercial corridor with some residential near Rainbow Boulevard and also connects Westwood with Kansas City, Kansas and Roeland Park. The street has a 45-foot right-of-way, which serves its 10,300 cars per day adequately.

Mission Road is the only Minor Arterial in Westwood, although its functional classification status as an arterial roadway is due to the traffic it gains from the I-35 exit in Kansas City, Kansas (21,400 average daily traffic count (ADT)). By the time Mission Road enters Westwood at West 47th Street, the ADT is 7,300 where it mostly takes traffic to Shawnee Mission Parkway. Mission Road is the boundary of Westwood and Roeland Park. In most areas, Mission Road is 35 feet from curb to curb and is in adequate condition.

Westwood has two roadways classified as a Principal Arterial. The first is Shawnee Mission Parkway, which is the southern boundary of the City. Shawnee Mission Parkway is part of the Kansas Department of Transportation (KDOT) network, designated as U.S. 169, and provides a significant regional connection in Johnson County. The other Principal Arterial is Rainbow Boulevard. Rainbow Boulevard is also on the KDOT network, designated as U.S. 169 and is the public face of Westwood. The majority of the corridor is 45 feet from curb to curb and sees approximately 15,000 ADT within Westwood's boundaries.

Figure 5.10: Street Classification - Westwood, Kansas



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W 47th Ter
W 48th St
W 47th Pl
W 47th Ter

BIKING AND WALKING

Westwood has an active population interested in bicycling and walking for transportation and recreation. As previously noted, the offset grid pattern of the residential streets makes wayfinding challenging for all roadway users, but it is particularly challenging for bikers and walkers because it requires those users to travel out of their way to get to their final destination.

Sidewalks in Westwood are available but not robust. Most of the roads in the residential areas have narrow sidewalks on one side of the street. On the collectors and arterials, the sidewalks are wider with a narrow grass buffer. There are limited marked crosswalks to enhance the pedestrian environment.

BikeWalkKC manages a bike share program in the Kansas City metropolitan area, and targeted Westwood as a potential city for expansion. Their interest is due to its population density, key employment centers, and location close to other bike share stations. Locations discussed are along West 47th Street and Rainbow Boulevard.

TRANSIT

~~The~~ RideKC is the new brand for all public transit services in the Kansas City region. This includes routes in Westwood operated by the Kansas City Area Transportation Authority (KCATA~~) and their partners (~~), Johnson County, and Unified Government Transit~~ and RideKC) serve the Westwood area. Four routes currently operate in the city limits of~~. Current routes around Westwood~~,~~ travel on either ~~on~~ 47th Street or Shawnee Mission Parkway. ~~These routes currently don't have regionally significant ridership, but KCATA is currently in the process of assessing routes and identifying new strategies, such as micro transit, that can better serve our region~~Demand-response service for eligible populations is also available.

~~KCATA~~

~~The Metro's 105-Rosedale~~**RideKC Bus**

Route 107 travels along 47th Street on Westwood's northern boundary. This route provides service ~~Monday through~~six days a week to Downtown Kansas City, Kansas, and Midtown Kansas City, Kansas. Buses run every 30 minutes on weekdays and every hour on Saturday~~, from 6:00 a.m. to 6:00 p.m. and runs every 60 minutes. The route's destination in~~. Some rush-hour trips on weekdays extend southwest to Mission Transit Center. Destinations near Westwood ~~includes~~include the University of Kansas Medical Center (KU Med), Wal-Mart Neighborhood Market, Woodside Health and Tennis Club, and Westwood City Hall.~~ The cost of the route is $253,000 annually and is being funded by the Unified Government.~~

~~Johnson County Transit~~

~~The JO~~Route 401 Metcalf-Plaza travels along Shawnee Mission Parkway connecting Metcalf Avenue in Overland Park to the Country Club Plaza and UMKC in Kansas City, Missouri. Service operates ~~weekday commuter services~~on weekdays with ~~most routes running during peak morning and afternoon times. Special Edition provides paratransit services to Johnson County seniors~~trips every 30 minutes in rush hours and ~~disabled residents. Popular destinations on the JO Route 667~~ every hour in the midday. Destinations near Westwood include the KU Westwood Cancer Center and the Fairway Shops.

Route 405 Nall-Downtown travels along 47th Street connecting Nall Avenue in Overland Park to Downtown Kansas City, Missouri. This route has limited service, with two morning trips and two evening trips each weekday. Destinations near Westwood include the University of Kansas Medical Center (KU Med~~, Westwood City Hall and~~), Wal-Mart Neighborhood Market, Woodside Health and Tennis Club, and Westwood City Hall.

RideKC~~:~~ Bridj

Bridj is an everyday transportation system that adapts in real-time to where people live, work, and play.8 Powered by data, an app coordinates a network of express shuttles that offer efficient and flexible trips. Bridj currently brings workers to downtown Kansas City, Hospital Hill, KU Med from Westwood, Rosedale,

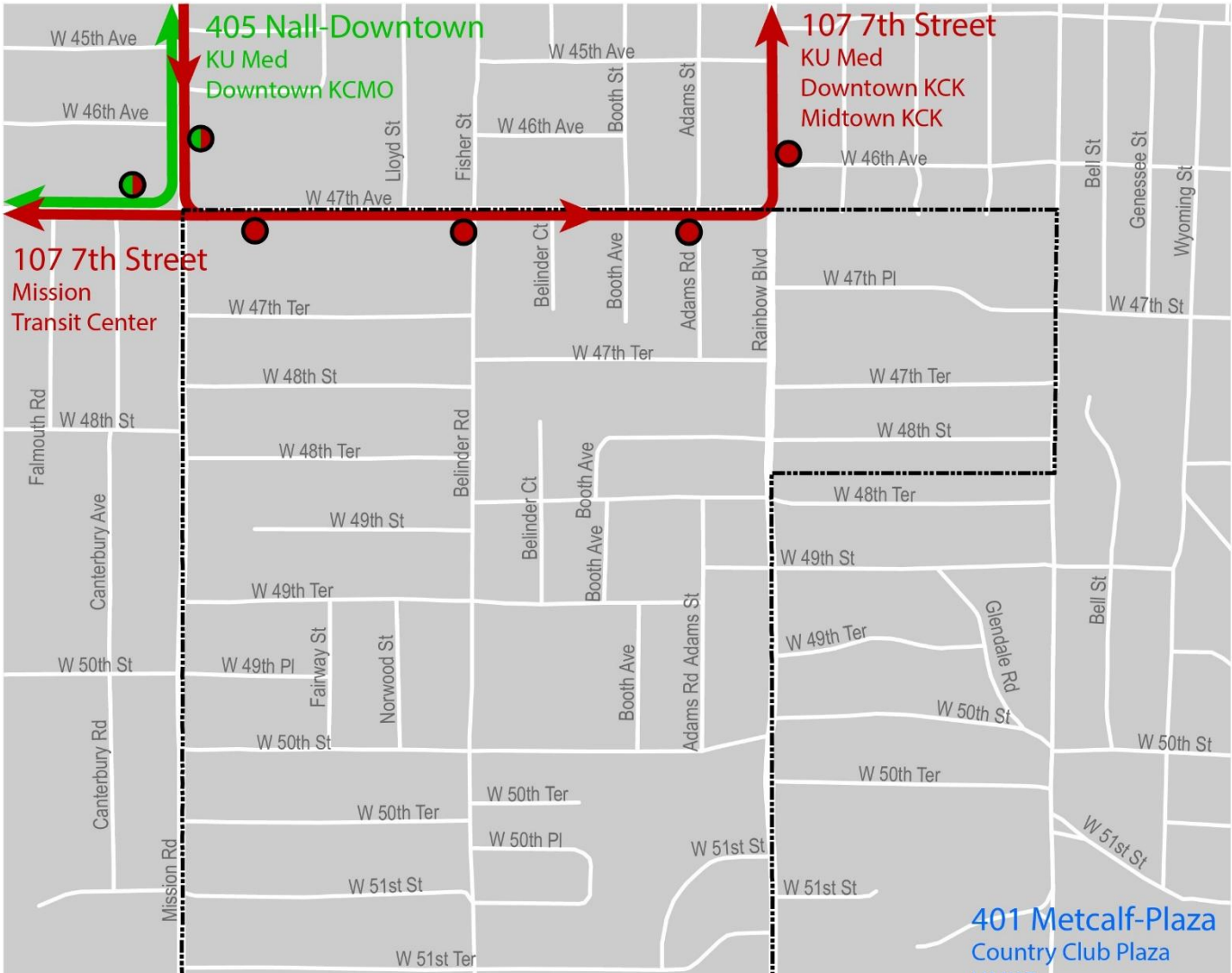
Roeland Park and West 39th Street, along with the 18th and Vine Jazz District and nearby neighborhoods. It is a one-year pilot program that began service March 7, 2016.[9]

8 Obtained online on June 3, 2016: http://www.bridj.com/faq
9 Obtained online on June 3, 2016: http://www.kcata.org/news/new_105_rosedale_route_to_connect_kck_neighborhoods

RideKC Access

Paratransit service is available to those who meet certain qualifications. In Westwood, Johnson County offers Special Edition, a shared ride program providing affordable curb-to-curb transportation for registered residents of Johnson County. Rides may be provided by Special Edition vehicles or through a local taxi provider that is scheduled by Johnson County. The cost of Special Edition rides is determined by trip length. Eligible populations include residents who are age 65 and over, have a documented disability, or meet low-income guidelines.

Figure 5.XX: Transit Routes - Westwood, Kansas



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SECTION 5.10
ENVIRONMENT

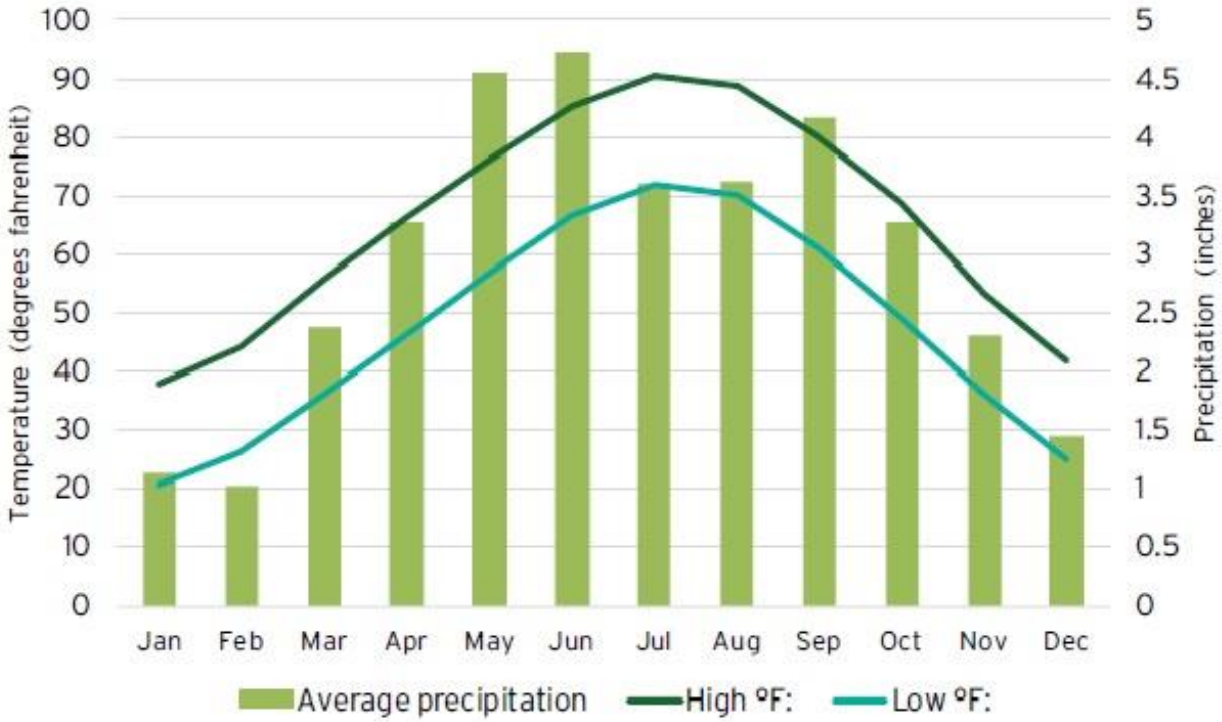
Land use and development activities of an area are affected by and to some extent dependent upon its physical features and natural resources. These features sometimes form avenues encouraging the development of particular land uses, but they can also sometimes restrict development possibilities and limit directions available for urban growth. Consideration should be given to the physical features in an area so that developmental policies and guidelines are established to maximize their advantages and minimize their disadvantages.

CLIMATE

Westwood has a continental climate characterized by large seasonal changes of temperature, warm to hot summers, moderate humidity, considerable sunshine, moderate winds, light precipitation in winter, and a pronounced rainfall maximum in late spring and early summer.

Figure 5.11 displays climate information for Westwood. The average yearly high is 90°F, and the average yearly low is 20°F. On average, the warmest month is July and the coldest month is January. The most precipitation on average occurs in June with an average rainfall of 4.73 inches. The total annual precipitation in Westwood is 35.51 inches with an average monthly precipitation of 3.43 inches. Most of the annual precipitation (75 percent) occurs between April and October.

Figure 5.11: Average Monthly High and Low Temperature (in Degrees Fahrenheit) and Average Monthly Rainfall (Inches) Temparate Weswood, Kansas Average Rainfall by Month (2015)
Source: US Climate Data (online)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80
70
60
50
40
30
20
10
0
Temperature (degrees fahrenheit)
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
Precipitation (inches)
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Average precipitation
High °F:
Low °F:

T0POGRAPHY AND DRAINAGE

Topography and the resulting drainage systems are important factors in determining land suitability and capability for urban uses. Topography influences the location and design of storm drainage systems and location of water and sanitary sewer lines. The location of the infrastructure determines the general direction and location of a town's development pattern and resulting land use pattern. Specific land uses can be equally influenced by topography because of the ease or difficulty of construction associated with site grade.

Westwood's natural drainage basins in the City drain into Brush Creek. The basin is the 29 square mile[10] portion of the Blue River watershed which eventually drains into the Missouri River.

10 Brush Creek Watershed information accessed online on Brush Creek Watershed website on April 28, 2016: http://brushcreekwatershed.com/

SECTION 5.11
HOUSING

The number of housing units in Westwood has remained relatively stable with 732 units recorded in 2010. Approximately, 90 percent of all the housing units were built before 1960, and nearly all of the units (99 percent) are single-family detached units (see Figure 5.12). The amount of development declined after that timeframe and remained slow due to the lack of available land. These conditions have created a market for major rehabilitation and tear downs.

Westwood's own type of suburban residential character is unlike many other first-tier suburban communities in the Kansas City metropolitan area. Several near-by residential communities were developed as master planned communities, constructed and designed by legendary Kansas City developers such as J.C. Nichols.

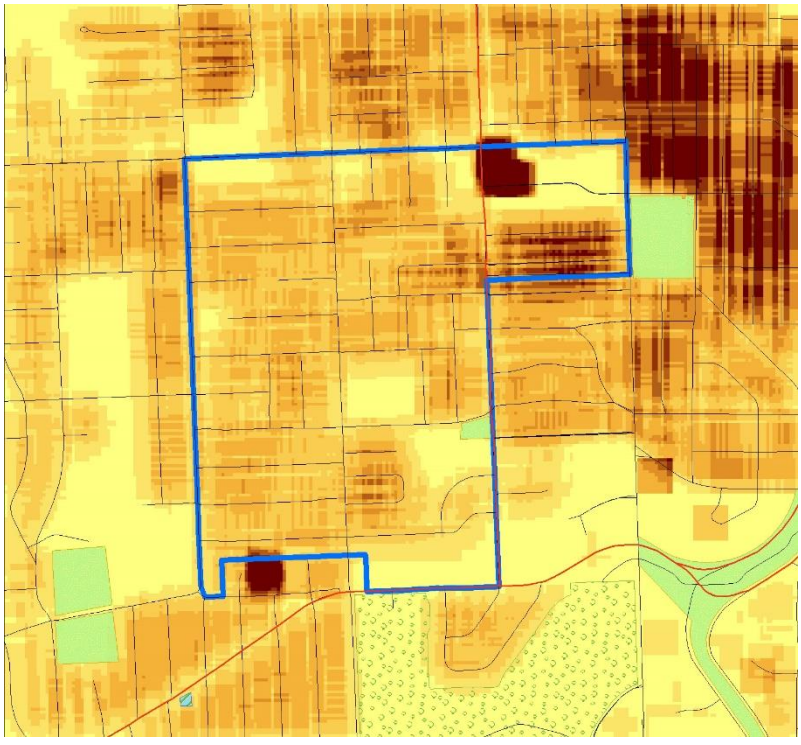
Single-family homes in Westwood were developed mostly lot-by-lot, or a few lots at a time without a unifying housing type or style. Most were constructed prior to the City of Westwood being incorporated in 1949. The existing single-family housing stock is somewhat eclectic in design; Westwood is not a "cookie cutter" community.

Over the past several decades, residential construction has been limited to small redevelopment. However, the Woodside Village development project currently under construction will be the first multi-family housing in Westwood adding 330 new residential units. The project is a mixed-use development worth more than $110 million and also includes the renovation and expansion of the Woodside Racquet Club and almost 40,000 square feet of new retail commercial space, all near 47th Place and Rainbow Boulevard.

DENSITY

Overall, the density of single-family homes is higher than modern single-family subdivisions typically being built on the periphery of the metropolitan region. The median lot size east of Rainbow Boulevard is 4,400 square feet. The median lot size west of Rainbow Boulevard is 9,065 square feet.

Figure 5.XX Residential Density Pattern



TENURE

In 2010, 85.3 percent of the units were owner-occupied, which was a slight decrease from 87.6 percent in 2000. The vacancy rate of these units was 5.3 percent in 2010.

Table 5.4: Housing Unit Characteristics, 2000/2010

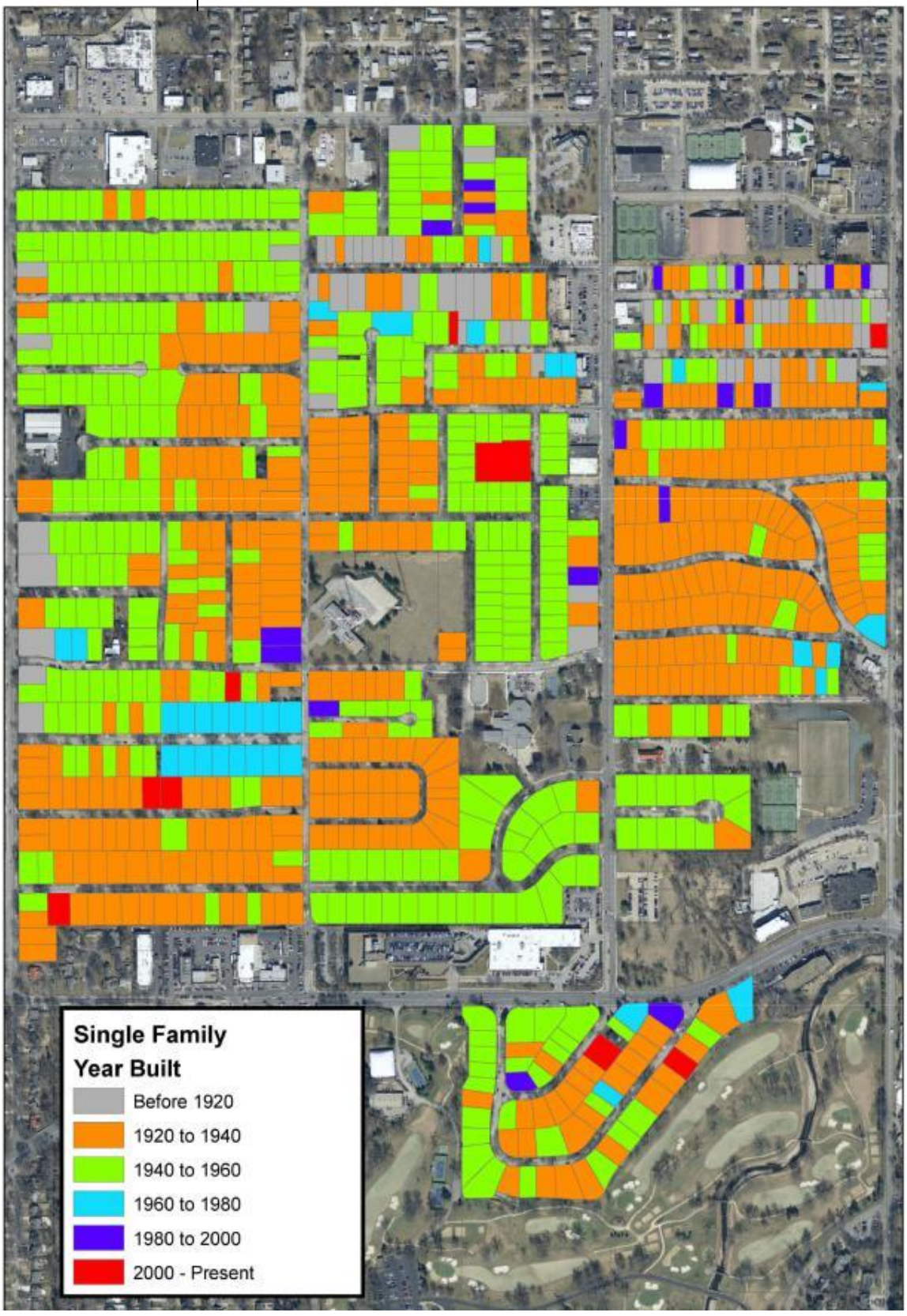
	2000	2010
Total Housing Units	731	732
Occupied Housing Units	711	693
% Owner-Occupied	87.6%	85.3%
% Renter-Occupied	12.4%	14.7%
% Vacant (of total units)	2.7%	5.3%
Rental Vacancy Rate	2.2%	4.7%

HOME VALUES

The median home value in 2010 was $206,900 for owner-occupied units, with approximately 70 percent of homeowners having moved into their home since 1990. The median monthly cost for a homeowner with a mortgage was $1,518 in 2010; 42.1 percent of homeowners paid less than 20 percent of their household income on monthly housing costs, while 20.9 percent spent 35 percent or more of the household income on housing costs.

The median gross monthly rent in 2010 for Westwood was $1,210; 39.5 percent of renters paying less than 15 percent of their household income on gross rent, while 40.8 percent spent 35 percent or more of their household income on gross rent. Figure 5.13 displays the single-family home valuation for 2015 according to the Johnson County Assessors Office. For comparison, the map also includes valuation of homes in Westwood Hills and homes located south of Shawnee Mission Parkway.

Figure 5.12: Single Family Homes Year Built
Source: City of Westwood, Kansas



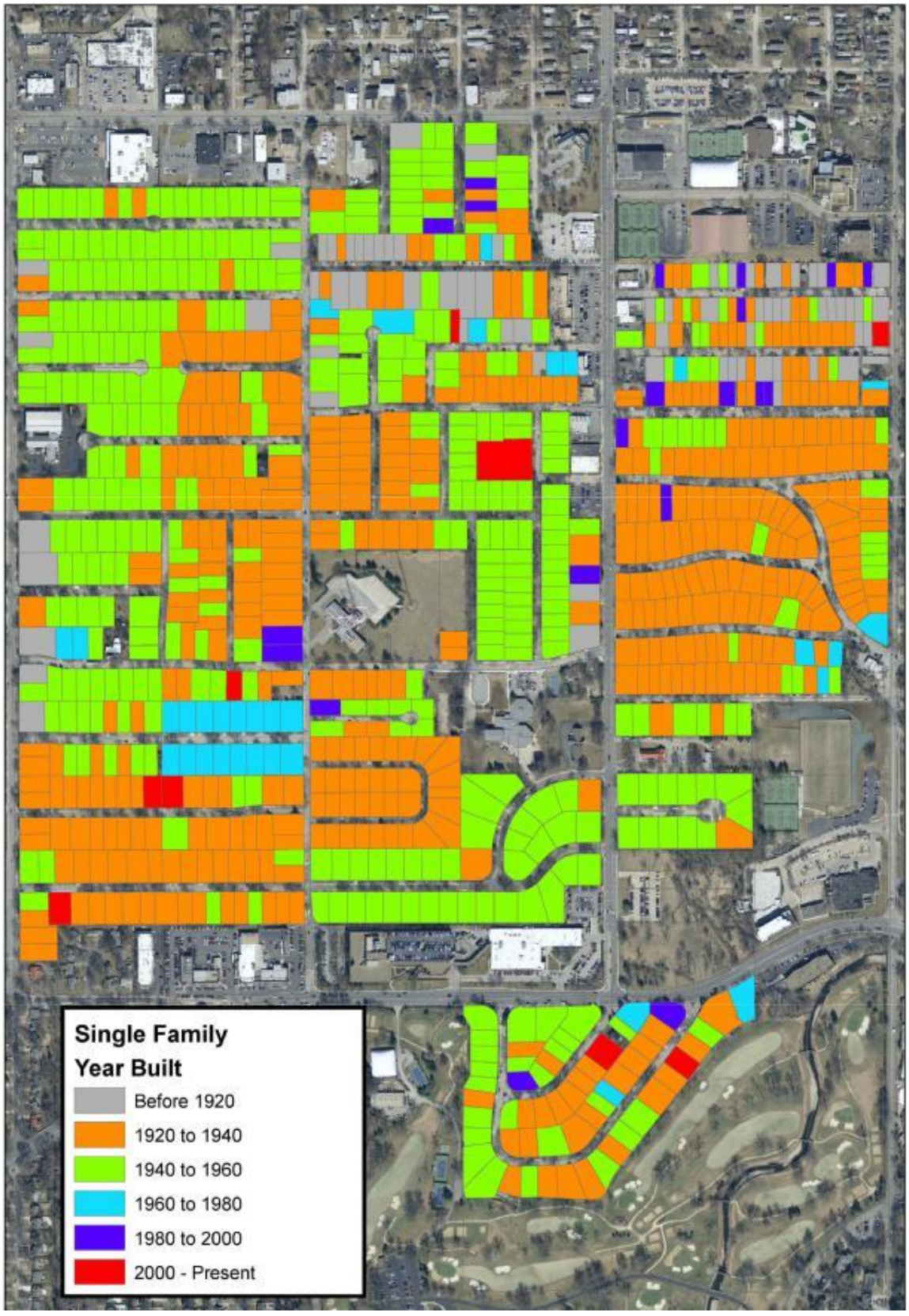
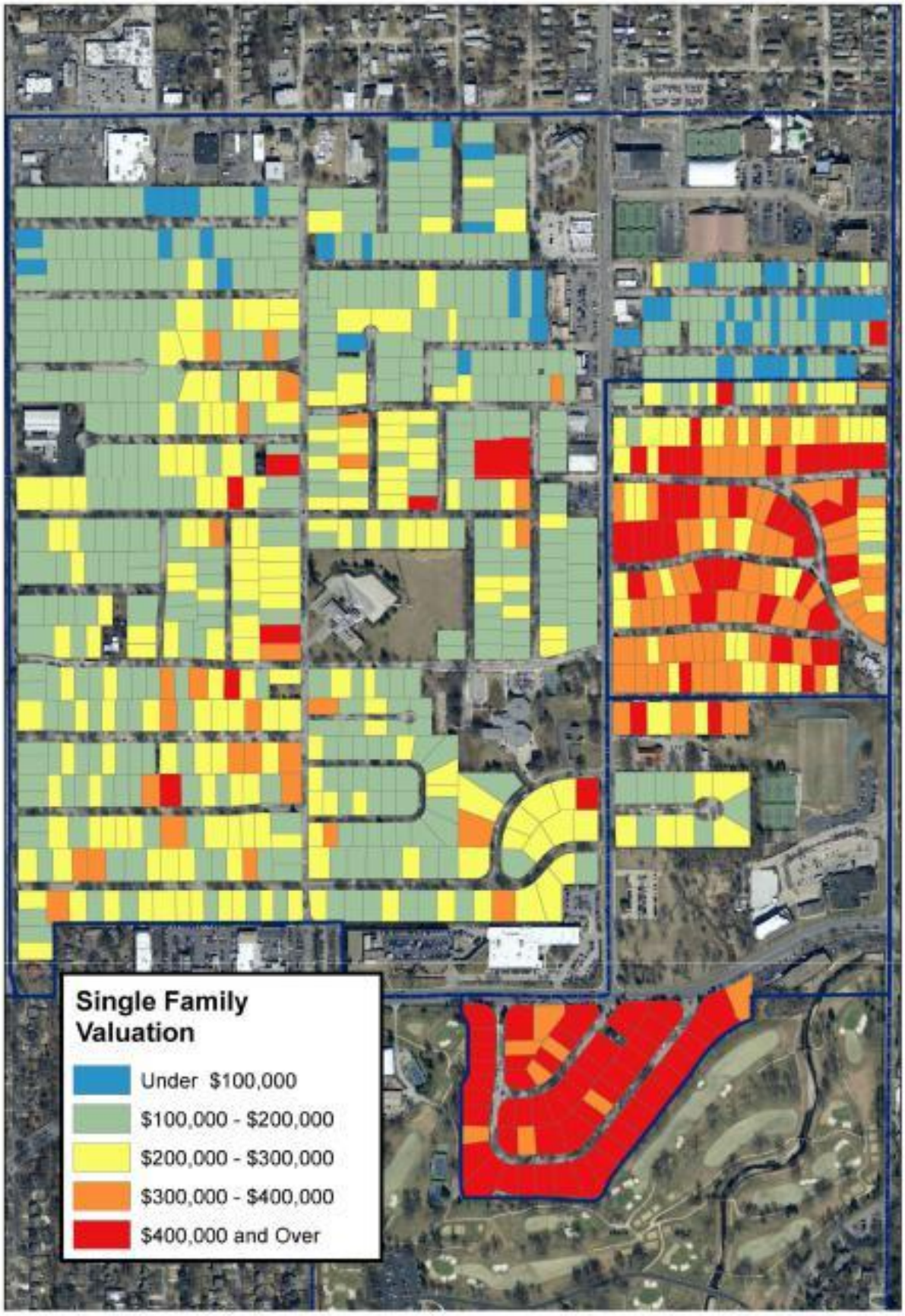

Single Family
Year Built
Before 1920
1920 to 1940
1940 to 1960
1960 to 1980
1980 to 2000
2000 - Present

Figure 5.13: Single Family Home Value
Source: City of Westwood, Kansas - 2015 Johnson County Assessment



SECTION 5.12
EMPLOYMENT AND INCOME

EMPLOYMENT

Historically, Westwood's civilian labor force (those over 16 years of age) benefited from low unemployment rates. The unemployment rate spiked in 2010 at 6.2 percent according to ACS data, since then the rate rebounded to a level of around 2 percent according to the 2014 ACS.

Table 5.5: Employment Characteristics - City of Westwood
Source: US Census Bureau, American Community Survey (estimates)

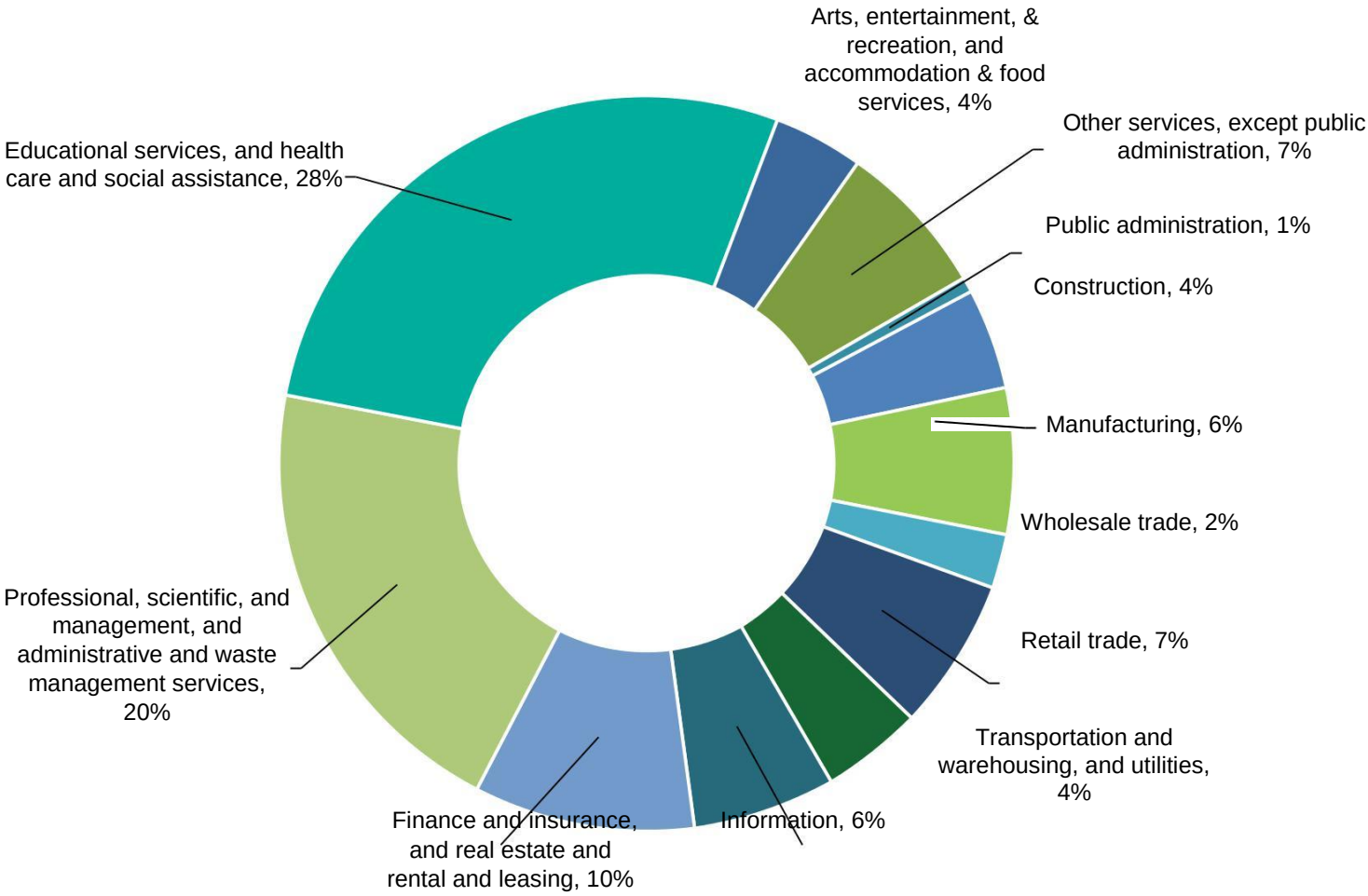
	1990	2000	2010
Total Employed	928	856	762
Employed Male	484	412	381
Employed Female	444	444	381
Unemployed Total	26	11	50
Unemployed Male	19	6	14
Unemployed Female	7	5	36
Unemployment Rate	2.70%	1.26%	6.20%
Total Labor Force (civilian)	954	867	812
Total Population 16yrs or over	1,449	1,282	1,180
Participation Rate (% of Labor Force)	65.80%	67.60%	68.80%

Figure 5.14 on the following pages shows that the labor force mostly consists of employees in three industry sectors in 2010:

- Education services, and health care and social assistance (27.8 percent);
- Professional, scientific, and management and administrative services (20.3 percent); and
- Finance and insurance, and real estate and rental and leasing (9.7 percent).

The size of Westwood's civilian labor force has been decreasing since 1990 (928) to 2010 (762), a decrease of 17.8 percent during the 20-year period.

Figure 5.14: Employment by Industry (2010) - City of Westwood
Source: US2010Census Bureau



INCOME

Regarding income, Westwood residents have seen a steady growth in income in recent history. Median family income increased from $46,989 in 1989 to $79,250 in 2010 (an increase of 68.6 percent). Approximately 3.8 percent of families in Westwood lived below the poverty level in 2010.

Median household income rose to $69,375 and per capita income rose to $37,361 (a 92.3 percent increase). In 2010, median household income was $49,424 in Kansas and $51,914 in the United States, while per capita income was $25,683 and $27,334 per capita respectively.

COMMUTING

According to the 2010 US Census, the mean travel time for workers 16 years of age or older to work was 17.6 minutes. Fewer than 5 percent of these workers worked at home, while 88 percent drove alone to work, 3.9 percent carpooled, and 2.3 percent walked or used other means to get to work. According to the US Census, no Westwood residents used public transportation to commute to work.

SECTION 5.13
LOCAL BUSINESSES & ECONOMIC DEVELOPMENT

LOCAL BUSINESSES

Nearly all of the commercial development in the City is located on the edge of the community, along the major streets.

- 47th Street: seven businesses
- Rainbow Boulevard: sixteen businesses
- Stateline and Westport Annex: cluster of businesses

According to City, Westwood had 74 businesses in 2015, including home-based businesses. Of those businesses, 50 are independently-owned and 2 are franchises. Table 5.6 displays the number of businesses and employees from 2013 to 2015. The top five business types in Westwood include law offices (8), retail (6), fitness (5), real estate (4), and medical offices (4). The types of businesses may expand as the Woodside Village development is complete. Table 5.7 lists the top employers in Westwood.

Table 5.6: Westwood Business Statistics - 2013-2015[11]
Source: City of Westwood, Kansas

	Total No. Businesses	Total No. Employees (FTE/PTE)
2013	67	785
2014	80	587/197
2015	74	545/190

Table 5.7: Top 10 Employers - Westwood
Source: City of Westwood, Kansas

Employer	Total No. Full-Time Employees
Midwest Transplant Network	146
Wal-Mart Stores, Inc	49
Total Distribution System, Inc	47
Red Nova Labs, Inc	40
PGAV Architects	30
RAI Care Centers of Kansas City	27
Ticket Boat LLC	25
Heartland Food Products, Inc	21
Integra Realty Resources	16
Miller Haviland Ketter	14

11 U.S. Census information obtained on the Westwood website at http://www.metrodataline.org/business_ employment.htm

ECONOMIC DEVELOPMENT

Westwood currently does not have an economic development corporation exclusively supporting the community. However, the community is a member of the Northeast Johnson County Chamber of Commerce (NJCC). NJCC's mission is helping small businesses grow. They work with members in the following areas:

1. Community and Civic Involvement;
2. Networking;
3. Public Policy;
4. Economic Development; and
5. Leadership development.

The City formalized an economic development policy in August 2010. The policy states that Tax Increment Financing, Community Improvement Districts, Transportation Development Districts, tax abatement, and other incentives are permissable tools to use to attract businesses.

SECTION 5.14
SOCIAL SERVICES

The availability of general health care services, nursing homes, assisted care living facilities and other resident care facilities can offer citizens a peace of mind that they have what they need in their community or nearby.

Table 5.8: Nursing Homes in Surrounding Communities[12]

Facility	Location	Miles from Westwood	# of Beds
Kansas City Transition Care Center	Kansas City, KS	1.8 miles	96
Bishop Spencer Place	Kansas City, MO	1.9 miles	57
Brighton Gardens of Prairie Village	Prairie Village, KS	3.3 miles	45
Clara Manor Nursing Home	Kansas City, MO	3.1 miles	90
Plaza Rehabilitation and Health Care Center	Kansas City, MO	2.1 miles	154
Claridge Court	Prairie Village, KS	4.5 miles	45

Johnson County Developmental Supports (JCDS) is the Community Developmental Disabilities Organization (CDDO) for Johnson County. They provide a wide array of programs and services that directly and indirectly benefit persons with developmental disabilities. These programs and services include providing a single point of entry for people seeking services, determining individual eligibility for services, coordinating access to services and assisting individuals in choosing from an array of service options.

12 Information obtained online. Accessed on May 9, 2016: https://www.medicare.gov/

SECTION 5.15
LOCAL GOVERNMENT FINANCE

CITY BUDGET OVERVIEW

Table 5.9 shows revenue collections and expenditures from Fiscal Year (FY) 2013 through FY2015. There are other sources of revenue that contribute to the total cash receipts of Westwood, such as fines, forfeiture and penalties, interest, rental income, and reimbursed expense and transfers. Several economic factors will impact future revenue collections. If the slow-down in the housing market continues, there may be negative impacts on revenues related to growth (e.g., property tax, building permits). Increases in energy, food, and housing costs may drive down consumer spending, reducing growth in sales tax revenue.

Expenditures include all operating expenditures, including personal services, contractual services, commodities, and capital outlay. Fuel and energy will be major cost drivers for the foreseeable future. Inflation and health care costs will also significantly impact expenditures.

The economic factors described above will affect the annual budget process and the financial health of Westwood. By diversifying revenues, expanding the tax base, and using long-term financial forecasting to anticipate needs, Westwood will become better insulated to variations in the general economy.

Table 5.9: Total Revenues and Expenditures - FY2013-~~FY2015~~FY2016
Source: City of Westwood, Kansas

Year	Total Revenues	Total Expenditures
2016	$2,~~225,195*~~304,349	$2,~~430,357~~227,507
2015	$2,197,129	$2,242,274
2014	$2,199,251	$2,188,322
2013	$2,169,586	$2,104,586

~~*Anticipated based on Westwood FY 2016 Budget~~

LOCAL MILL LEVY AND ASSESSED VALUATION

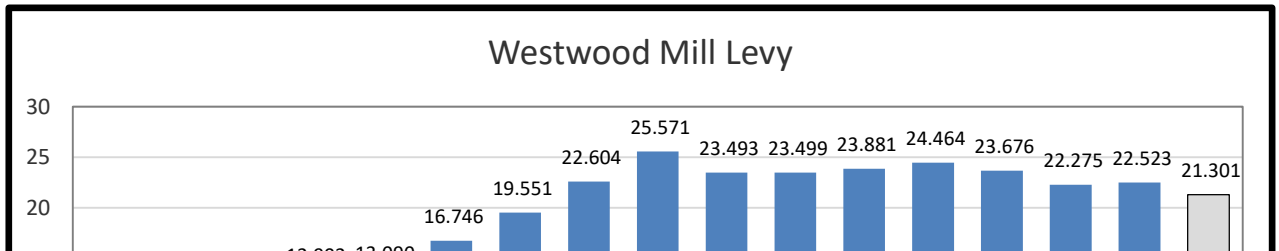
Each year during the city budget adoption process, the City Council sets amount of ad valorem revenue to be collected for city operations. The dollar amount of ad valorem revenue is used by the county to establish the mill levy~~. The mill levy is the number of tax dollars per thousand of dollars of assessed value, which describes the municipal~~, or property tax rate. Table 5.10 provides the mill levy rates ~~from FY2010 to FY2015~~for Westwood for the FY2000 to FY2016 property tax cycles.

~~Table~~

Graphic 5.10: Mill Levy ~~FY2010-FY2015~~
~~Source: City of Westwood, Kansas~~

~~Year~~	~~Mill Levy~~
~~FY2016~~	~~22.523~~
~~FY2015~~	~~22.523~~
~~FY2014~~	~~22.726~~
~~FY2013~~	~~23.676~~
~~FY2012~~	~~24.464~~
~~FY2011~~	~~23.881~~
~~FY2010~~	~~23.499~~

~~The recently approved FY2017 Budget calls for the mill levy to maintain at a rate of 22.523. The higher assessed valuation total for Westwood will realize about $23,000 in additional Ad Valorem Tax revenue based on the same 22.523 mill rate for the FY2017 Budget. The amount of Ad Valorem Tax revenue (property tax) anticipated to collect will increase from the amount approved in the city's FY2016 Budget.~~



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