



# CITY OF WESTWOOD, KANSAS

## NEWSLETTER

Winter 2023 4700 Rainbow Blvd, Westwood [www.westwoodks.org](http://www.westwoodks.org)

### A MESSAGE FROM THE MAYOR

Dear Friends and Neighbors,

Welcome to Spring in Westwood! By now, I'm sure most everyone has seen their first robin of the year, tulip blooms are beginning to rise, and the bare trees are showing the first signs of flowers and leaf buds. With the winter fading, we will also have more opportunities to connect with our neighbors outdoors, walk among our streets, and appreciate our Westwood community. And, with the Spring, the City is also now truly exploring how we can provide those parks and green spaces which our residents enjoy.

In our last City newsletter, I wrote: "Perhaps most importantly, 2023 will be the year where the City will have to make several important long-term decisions regarding the former Westwood View school site and other City-owned properties, following up on the results of our City Facilities Assessment and Feasibility Analysis, resident surveys, our open house meeting, and Council work sessions. Feedback provided to the City was overall consistent that residents would like for the City to find ways to expand and improve green space and our park offerings and provide additional sources of revenue to help ease the burdens on our residents. As we have shared, there is significant interest in the development community looking to partner with Westwood on these and other goals, and beginning in early 2023, look for proposals and presentations to be brought to the Planning Commission and City Council for input."

Indeed, at its March 9, 2023, meeting, the City Council received a report from the Karbank Real Estate Company with a proposal that could provide a pathway for the City to acquire the former Westwood View site, develop it as a feature park and green space for our community, and also utilize our frontage on Rainbow for a supporting commercial development. At that meeting, the City Council approved a "funding and exclusivity agreement" that, while not approving any specific plans, establishes a general timeline for considering plans, allows for due diligence by both the City and Karbank, and requires that Karbank deposit funds with the City to pay for the City's costs in working with financial consultants and other specialists to evaluate Karbank's proposal.

Although the exact details of the plans and the proposal must still be discussed and negotiated further, the following are the broad elements of Karbank's presentation:

- Utilizing the City's "right of first offer" with the Shawnee Mission School District, Karbank would acquire the former Westwood View site from the School District, at Karbank's cost.
  - *Per the 2022 City Facilities Assessment and Feasibility Analysis prepared by Multistudio, those acquisition costs were estimated to be \$3,000,000.00.*
- Karbank would demolish the existing school building, also at its own cost.
  - *Multistudio estimated that the total cost of demolishing the school and parking, plus bringing the property to finish grade and sodding to be between \$1,700,000.00 to \$2,000,000.00.*
- Karbank would convey a majority of the Westwood View site to the City, under the condition that the property be developed by the City for park purposes.
  - *The current Westwood View site is approximately 4.948 acres. Karbank's proposal would convey approximately 3.5 of those acres to the City, or about 71% of the site.*
- In exchange, the City would convey to Karbank the City-owned property currently consisting of Dennis Park and the 5050 Rainbow property.
  - *The Dennis Park site is less than one acre (0.959 acres). Accordingly, the City would gain 2.541 acres of park space, an increase of 265%. The 5050 Rainbow parcel is not officially part of the City park and, until recently, was property on which there was development, with parking (the Westwood Christian Church), and which the City acquired primarily to provide flexibility to the School District for potential future use and growth.*
- Karbank would further agree to pay off the remaining balance of the City's note on the 5050 Rainbow property, which amount is \$275,000.00.



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- Karbank proposes developing four (4) buildings along Rainbow, primarily for office and limited retail or restaurant purposes. As currently shown, none of the buildings would exceed three stories in height. The buildings would be served by an underground parking garage. Also as currently shown, a park restroom facility would be located on the City's property, which building could also be used to access the parking.
- Karbank's proposal does not require that the City relocate City Hall in its development. Karbank has expressed that it would welcome the City as a long-term tenant in one of the buildings, but that would be a choice for the City to make, by independently evaluating various factors and scenarios.
- Karbank would work with the City to engage a landscape architect to develop the park, at the City's expense. Programming and development of the park would also be at the City's cost.
  - Per the 2022 City Facilities Assessment and Feasibility Analysis prepared by Multistudio, the costs of developing a 3.5 acre park would be between \$2,000,000.00 and \$2,500,000.00 (features factoring into this estimate are identified in Multistudio's report).
- Karbank stated at the March 9, 2023, City Council meeting that it would be requesting no incentives for its project. However, Karbank would be open to the City pursuing a "public benefit" tax increment financing (TIF) district, the revenues from which would go to reimburse only park development and



\*Developer requesting addition of residential units to top floors of Buildings B, C, and D.  
\*Preliminary park concepts only. Final park design and amenities to be determined.

#### DEVELOPMENT CALCULATIONS

BUILDING	OFFICE	RETAIL / GALLERIES	COMBINED TOTAL
A (2 Stories)	20,800 ft <sup>2</sup>	5,600 ft <sup>2</sup>	26,400 ft <sup>2</sup>
B (3 Stories)	18,240 ft <sup>2</sup>	11,120 ft <sup>2</sup>	29,360 ft <sup>2</sup>
C (3 Stories)	16,640 ft <sup>2</sup>	3,120 ft <sup>2</sup>	19,760 ft <sup>2</sup>
D (3 Stories)	36,000 ft <sup>2</sup>	5,500 ft <sup>2</sup>	41,500 ft <sup>2</sup>
	91,680 ft <sup>2</sup>	25,340 ft <sup>2</sup>	117,020 ft <sup>2</sup>

#### KEYNOTES

1. ENTRY POINT
2. PUBLIC RESTROOMS
3. GARAGE ACCESS
4. PARK ACCESS
5. WATER FEATURE
6. PLAYGROUND
7. SHELTER

#### GENERAL NOTES

- PARK AREA: 3.5 ± ACRES
- STREET PARKING: 57 SPACES
- OFF-STREET PARKING: 119 SPACES
- GARAGE PARKING: 191 SPACES
- TOTAL PARKING: 367 SPACES

**KARBANK**  
REAL ESTATE COMPANY

public infrastructure costs, and not to Karbank's own private development costs. Per state law, the School District's statewide and capital outlay levies would not be impacted.

In the upcoming months, consideration of this project will require several applications, public hearings, rezoning considerations, site plan reviews, and financial studies. The City will continue to keep residents updated, as it has been through our City Newsletter, weekly "Upcoming Meetings" emails, the Westwood Buzz, and other social media channels. Please know we welcome all input from our residents, and I encourage you to read the full reports mentioned above, attend our meetings, and never hesitate to reach out to me or the members of the City Council.

Thank you for all you do for our City, and please continue to take care of each other.

Mayor David E. Waters

### A NEW LOOK FOR CITY WEBSITE

The next time you logon to [www.westwoodks.org](http://www.westwoodks.org), you will arrive at a modern homepage and website.

This new website is not only more user-friendly, it will integrate the City's meeting agendas and minutes with notifications to those who would like to receive emails or texts when those documents are posted and will make those documents searchable when using the search function on the home page. The website will also integrate with the City's municipal code, which is currently undergoing a recodification (review and update to ensure it reflects current law) and conversion from the current static pdf documents added to the website to an online, searchable format (also searched when using the search function on the home page).

The meetings and agendas manager is now live and the searchable code is scheduled to launch early next year, as the later is a time and labor-intensive process which just began.

## **47<sup>TH</sup> ST. COMPLETE STREET CONSTRUCTION**

Construction crews have started work on 47<sup>th</sup> Street between Mission Rd. and Rainbow Blvd. The road diet and improvements are expected to take eight to 10 months to complete and, once finished, will feature an enhanced experience for walkers, cyclists, and transit users in support of the City's ongoing Complete Streets planning efforts. Construction crews have planned 10-hour days and at times may also work over the weekends to reduce the number of overall weeks of construction.

For the duration of the project, the contractor is expected to leave an 11-foot east-bound and west-bound travel lane open for bicycles, personal vehicles, and delivery vehicles. No marked bike lanes will be maintained during the construction but cyclists are welcome to use the travel lanes.

All road users should remain vigilant and maintain caution during construction and at all times. Cyclists, pedestrians, and construction crews are more vulnerable to injury during construction so we ask that everyone do their part to decrease distractions while using the roadway and to be patient while sharing the road.

The Westwood (south) sidewalk will be removed and replaced during the first phase of the project but the contractor is expected to maintain an open sidewalk on at least one side of the road throughout the duration of the project. Businesses and residents along the corridor will maintain access to their properties and driveways throughout the project and will be notified by the contractor at least 48 hours in advance in the case that temporary disruptions to access are anticipated.

For the past 30+ years, Westwood

has worked with Roeland Park, the Unified Government of Wyandotte County - Kansas City, Kansas, and other partners to plan improvements to 47th St. between Rainbow Blvd. and Mission Rd. to make the corridor safer and more inviting, as well as to implement other strategies to support existing and future businesses. This collaboration has resulted in the recommendation of reducing the current four-lane road to a three-lane road and adding bike lanes and pedestrian crosswalks to the corridor. In 2020, these improvements were demonstrated through minor curb modifications, restriping and the addition of other pavement markings, and minor signal and signage improvements. Following that demonstration project and subsequent utility work, the improvements are now being made permanent.

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## **FEATURED STILES GALLERY ARTISTS**

The Stiles Gallery is dedicated to the memory of Art Coordinator Shirley Stiles. For almost ten years Ms. Stiles arranged for a monthly display of works by a different artists to hang in the art gallery in Westwood City Hall. Ms. Stiles was an accomplished artist and each Friday would meet at City Hall to paint and share techniques with a circle of fellow artists and friends.

Kathy Butler, Ms. Stiles' daughter, continues the work of showcasing local area artists. Thank you Kathy for your dedication to the Gallery and for helping make Westwood beautiful!

### **Shirley Stiles Memorial Show—April 2023**

Shirley was a 55-year resident of Westwood, where she moved with her husband and and raised five children.

Shirley's creativity and artistic ability blossomed at a very early age when, as a young girl growing up in Depression-era Kansas City, she would use whatever materials were at hand to create pencil drawings of friends, family, and the movie stars of the day. As time passed, her own art matured and she began experimenting with other media: pen and ink, oil pastel, watercolors, acrylics, monotype and block and serigraph printmaking. In later years, she was able to work with other local artists, who were struck by her ability to master and create in diverse media.

### **Stephen Phillips—May 2023**

Stephen Phillips was widely known for his performance art as lead guitarist and songwriter for the iconic Kansas City bands The Rainmakers and The Elders. While Steve was recognized for his musicianship, it may be a surprise to find that he had a passion and creative expression

through visual arts as well. At his music production studio, he assisted many a singer/songwriter/band in the design and implementation of their album cover designs. This skill was preceded by his interest in drawing and his true love, oil painting.

Many of the paintings in this show are subject studies rather than refined works. Thus, you will notice some of the paintings are not signed. Like his musicianship, Stephen was a perfectionist, and he would not have considered these show-worthy.

### **Emma Arnold—June 2023**

Emma Arnold grew up in Lenexa and was introduced to art by her mother at a very young age, she focused on two-dimensional art. Her favorite mediums are oil and watercolor paintings. Most of her subjects tend to be nature landscapes, However she also experimented in portraits based off of comics using watercolor. Many of her paintings are

### **SUMMER POOL PASS PROGRAM**

Pool passes to the Woodside pools will be available to Westwood residents for the 2023 summer season. The City of Westwood staff will be processing and issuing pool cards this season. Full details about how to obtain a pool pass will be posted on [westwoodks.org](http://westwoodks.org) in early May. The Woodside pools are scheduled to open Memorial Day weekend—apply early to ensure you can access the pools opening weekend! If you have any questions contact City Hall at [info@westwoodks.org](mailto:info@westwoodks.org) or 913.362.1550

### **SPRING COMMUNITY GARAGE SALE**

A Spring Community Garage Sale will be held on Saturday, June 3rd. Those who are interested in participating can register at <http://bit.ly/2mpkHF7> or by contacting Abby Schneweis at 913.362.1550. The City will advertise this event online, and participants are welcome to do any additional advertising as they see fit. A listing of participants will be available on the City's website and at City Hall.

### **WESTWOOD WOMEN'S CLUB UPDATE**

The Westwood Women's Club would love for you to join us at our meetings these upcoming months. Please see information below on the programs for April and May.

**APRIL:** We look forward to hosting a presentation of "I Had This Idea," a program focused on turning a personal passion into a successful business. Please join us on Wednesday, April 19th from 12:00-2:00 p.m. in the community room at Westwood City Hall.

**MAY:** Join us on Wednesday, May 17th from 4-5:30 p.m. for an outdoor garden party. Connect with some great people while enjoying the beautiful spring weather! Contact us

for specific location information.

As always, guests are welcome. Contact us at [westwood-womensclub@gmail.com](mailto:westwood-womensclub@gmail.com) with any questions. We look forward to seeing you at any or all of these events! -Paige Reese, Publicist.

### **INTERNATIONAL MASTER GARDENER CONFERENCE**

An International Master Gardener Conference (IMGC) will be held in Overland Park from June 18th to the 22nd. This is an event for Master Gardeners as well as anyone who has a passion for all things garden, and is held every other year in locations across the United States and Canada. The host organization for IMGC 2023 is the Kansas State University Extension Master Gardeners of Johnson County, Kansas. Over 475 members will be in attendance to celebrate today, educate for tomorrow, and grow the future. For more information visit [www.imgc2023.com](http://www.imgc2023.com).

### **HISTORICAL WALKING TOUR**

The City of Westwood is full of history, there are interesting facts and finds around just about every corner of the city. To provide a fun, engaging way for residents and visitors to experience the depth of Westwood's past, the Westwood City Councilmembers and former Westwood Mayor Karen Johnson joined forces to create a historic walking tour.

To take the self-guided tour, visit [www.westwoodks.org/explore-westwood/page/westwood-walking-tour](http://www.westwoodks.org/explore-westwood/page/westwood-walking-tour) to access the printable map and notes or go paperless and use the interactive Google map. City staff can provide printed materials at City Hall during regular business hours, Monday through Friday from 8 a.m. to 5 p.m.

### **CONTAIN THE RAIN**

Contain the Rain is a 50% reimbursement program for most JOCO

residents who install a qualifying garden, rain barrel, or native tree in residential yards. By containing the rain where it falls, the amount of stormwater managed by storm drains is reduced, as is the level of system maintenance required.

Visit [www.containtherainjoco.com](http://www.containtherainjoco.com) to learn more about sustainable landscape solutions and to apply.

### **AARP SMART DRIVER COURSE ON APRIL 25TH**

AARP will hold a four hour Smart Driver course in the Community Room at Westwood City Hall on Tuesday, April 25th from 9:00 a.m. to 1:00 p.m. This refresher course offers tips to improve driving including defensive driving techniques and new traffic laws. There are no tests at the conclusion of the course.

The registration fee for this event is \$20.00 for AARP members and \$25.00 for non-members. Attendees will need to bring a valid driver's license and AARP card, if applicable. For more information visit [www.aarp.org/drive](http://www.aarp.org/drive). To register for this course contact Abby Schneweis by email or at 913.362.1550.

### **MARC REMODELING FOR ACCESSIBLE HOMES IDEA BOOK**

The Remodeling for Accessible Homes Idea Book, produced by the Mid America Regional Council First Suburbs Coalition and KC Communities for All Ages, examines four of the most common housing types found in inner-ring suburbs in Greater Kansas City—Ranch, Split Level, Two Story, and Cape Cod—and provides dozens of ideas for appropriate ways to update and make additions to them that makes older homes accessible for all ages and abilities. To access a copy online visit [www.marc.org/sites/default/files/2022-03/Remodeling-for-accessible-homes.pdf](http://www.marc.org/sites/default/files/2022-03/Remodeling-for-accessible-homes.pdf)



## CITY OF WESTWOOD NEWSLETTER SPRING 2023

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### CITY OF WESTWOOD

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#### MAYOR

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#### COUNCIL MEMBERS

Andrew Buckman..... andrew.buckman@westwoodks.org

Jason Hannaman .....jason.hannaman@westwoodks.org

Jeff Harris .....jeff.harris@westwoodks.org

Laura Steele .....laura.steele@westwoodks.org

Holly Wimer.....holly.wimer@westwoodks.org

**CHIEF OF POLICE:** Curtis Mansell

**SERGEANTS:** Gary Baker, Marcus Burke

**PUBLIC SAFETY OFFICERS:** Chris Bishop, Tim Filson,  
Chase Metcalf, Kurtis Stone, Sharon Taylor

**COURT CLERK:** Shelley Floyd

**DIRECTOR OF PUBLIC WORKS:** John Sullivan

**SUPERINTENDENT OF PUBLIC WORKS:** Mitch Landis

**PUBLIC WORKS STAFF:** Richard Fatherley, Nick Finck

**CITY ADMINISTRATOR:** Leslie Herring

**BUILDING/CODES OFFICIAL:** Eddie McNeil

**CITY CLERK:** Abby Schneweis

### CONTACT INFORMATION

Emergencies.....	911
City Hall.....	(913)362-1550
Public Works.....	(913)432-1550
Public Safety.....	(913)362-3737
JoCo Sheriff 24-Hour Dispatch.....	(913)782-0720
Municipal Court.....	(913)362-3737
GFL Disposal.....	(816)380-5595
Kansas Gas Service.....	1(800)794-4780
Evergy.....	(816)471-5275
WaterOne.....	(913)895-5500
JoCo Wastewater.....	(913)715-8590
Animal Control.....	(913)782-0720
JoCo Commissioner Becky Fast.....	(913)715-0725
JoCo Information.....	(913)715-5000
Driver's License Bureau.....	(913)826-1800
JoCo Election Office.....	(913)715-6800
JoCo Appraiser.....	(913)715-9000