



**MESSAGE FROM THE MAYOR
KARBANK AND PARK REDEVELOPMENT PROJECT**

August 28, 2023

Friends and Neighbors,

As you know, on March 9, 2023, 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 development. At that meeting, the City Council approved a “funding and exclusivity agreement” that, while not approving any specific plans, established a general timeline for discussing and negotiating real estate contracts, considering plans, and allowing for initial due diligence by both the City and Karbank. That funding and exclusivity agreement also required 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.



Since that time, we have been diligently working with both the Shawnee Mission School District and Karbank to further refine the legal issues involved, establish timelines and calendars, negotiate draft agreements, and consider preliminary financial information. Your team in this work has included me, City Administrator Leslie Herring, City Attorney Ryan Denk, Financial Advisor Jeff White (Columbia Capital Management), and Bond Counsel Kevin Wempe (Gilmore & Bell).

On June 8, 2023, the City Council approved real estate contracts with the Shawnee Mission School District and with Karbank. On August 7, 2023, the Planning Commission held a public hearing to consider Karbank's request to rezone a portion of the property along 50th and Rainbow for its development. The City currently contemplates that the Planning Commission will make a recommendation to the City Council at its September 11, 2023, meeting, and that the City Council will consider the rezoning and other related development documents at its October 12, 2023, meeting. Should matters not be ready for decision by that date, then they may be made at the November 9, 2023, City Council meeting.

To be sure, your elected officials, volunteers, and City Staff are fielding numerous questions and comments regarding this proposal. Please know, your input is always welcome and necessary. As of the writing of this message, no firm decisions have been made one way or the other as to whether the City will accept Karbank's proposal or rezone any properties. Residents should also know that, in rezoning matters, there are Kansas legal principles that do not allow your elected officials to expressly promise to vote one way or another on such applications. That is, the City cannot "pre-judge" these types of applications. I understand that may be frustrating to residents who want certainty, at this moment, as to what decisions will be made. I do hope residents can understand that this is a process—one of receiving applications, reviewing applications, receiving public input, asking questions, considering the answers to those questions, and only then making decisions.

However, I thought it might be helpful to share with you some information that might provide the full context in which any decisions may likely be made. With this message—it is long, I know—I hope to speak to the City's past planning, our residents' wishes which have previously been expressed, the framework within which decisions will be made, and the impact of this project (or a similar project) on the City's future.

SUMMARY OF KARBANK 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 the proposal, as further refined since Karbank's initial March 9 proposal:

- Utilizing the City's "right of first offer" with the Shawnee Mission School District, the City 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 million. The City has since been able to negotiate a purchase price with the School District of \$2.65 million.*
 - *Karbank or related foundations plan to make a donation to the City in the amount of the purchase price, allowing the City to acquire title to the former Westwood View site.*
 - *On May 22, 2023, the Board of Education for the School District approved a contract to sell the former Westwood View site to the City. The City approved this contract on June 8, 2023. Following periods of due diligence, and only if the project is approved, closing on the purchase is anticipated to occur in early 2024.*
- The City would lease the former Westwood View site back to the School District through July 2024, allowing the School District to continue to operate the site for Rushton Elementary students through the remainder of the school year, and otherwise allow the School District to remove educational materials and the like.
- The City would demolish the existing school building, also at Karbank's 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. These costs will need to be examined further, as they may have included other park grading costs which would be the responsibility of the City.*
 - *Karbank or related foundations plan to make a donation to the City in the amount of the demolition costs, allowing the City to perform the actual demolition.*

- The City would convey to Karbank the City-owned property currently consisting of Dennis Park and the 5050 Rainbow property. The City would also convey a portion of the former Westwood View site to Karbank to create a larger developable parcel for Karbank (referred to in Planning Commission materials as the “Lot Line Adjustment”).
- As the City understands it, Karbank has also negotiated to acquire a residential property along West 51st Street adjacent to the former Westwood View site, the entirety of which would also be conveyed to the City, at Karbank’s cost. To be clear, the City did not ask for this parcel and was not involved in this transaction. Should Karbank close on that separate parcel, the size of the City park area would be approximately **3.9 acres**. The addition of this property has not yet been brought to the Planning Commission for review.
 - *The Dennis Park site is less than one acre (0.959 acres). Accordingly, the City would gain over 2.9 acres of park space, an increase of more than **three times** as much as the City has currently.*
 - *The 5050 Rainbow parcel is not officially part of the City park and, until recently, was property on which there was development (the Westwood Christian Church), with parking, and which was acquired primarily to provide flexibility to the School District for potential future use and growth. After demolition, the property was fenced and seeded. Even if this green space is taken into account, the City park and green space would increase by over one (1) acre, or over a 38% increase.*
- Karbank would further agree to pay off the remaining balance of the City’s note on the 5050 Rainbow property, which amount is approximately \$275,000.00.
- Karbank proposes developing three to five buildings (they may be connected, such that one building may appear to be two buildings) along Rainbow, primarily for office and limited retail or restaurant purposes (see picture of latest proposed renderings above). The buildings would be served by an underground parking garage with some surface parking. The City is currently negotiating how best to provide a park restroom facility that would serve the new City park.
- Karbank’s proposal does not require that the City locate City Hall to its development. At this time, the City is not considering locating City Hall to this area, given the City’s goal in maximizing green space and also given certain legal and tax issues associated with a city being a tenant in a for-profit development.
- Karbank would work with the City to engage a landscape architect to develop the park. Programming and development of the park would be at the City’s cost. Karbank would require that the City adopt certain restrictive covenants preventing the new park property from being used for anything but a park.
 - *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).*

The City has not yet begun any planning for park layout or amenities, as that would be putting the cart before the horse, as any consideration of developing a park on the former Westwood View site would be predicated on the Karbank proposal (in some form) being approved.

- Karbank has stated that it would not be requesting tax increment financing (TIF) or community improvement district (CID) incentives for its project (both of which are in place for Woodside Village). However, Karbank supports the City pursuing a “public benefit” tax increment financing (TIF) district, the revenues from which would go only to park development and public infrastructure costs, and not to Karbank’s own private development costs. Per state law, the School District’s state levy and capital outlay levies would not be captured by the TIF, if created by the City.
- Karbank may request certain industrial revenue bond (IRB) approvals which would allow Karbank to be exempt from sales tax on construction materials. Last year, the City approved similar IRBs to assist with the remodel of the Woodside South Club. Such IRBs have also previously been approved in Westwood for the Midwest Transplant Network.

WESTWOOD FACILITIES OPEN SURVEY

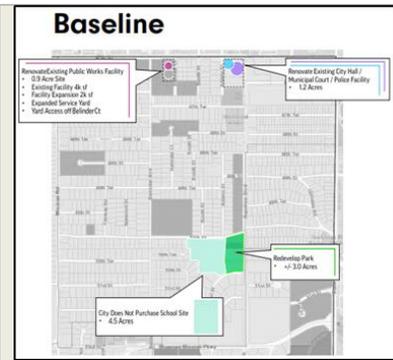
Following the 2022 City Facilities Assessment and Feasibility Analysis, the City conducted resident surveys and held an open house, soliciting and obtaining very good feedback from our residents on options the City might consider that would allow Westwood to acquire the former Westwood View Elementary site, develop a feature park for our community, and also pursue development that can enable the City to continue to provide the services and amenities our residents expect. Per the survey team the City engaged for this process, the levels of participation and the responses received did make the survey results “statistically valid” (that is, the City can rely on the conclusions derived from the survey as accurately representing the views of the community as a whole; there were proper sampling methods, adequate sample sizes, and unbiased data collection methods). The City received 245 responses to the online survey, 25 written comment cards, several emails, and over 60 people attended our open house event. Highlights from those survey results are as follows:

Question: How would you prefer to pay for repair, renovation, and expansion of City facilities and amenities?

- 10.13% Do nothing, pay for repairs and maintenance from the City budget only on an emergency basis.
- 14.35% Add money to the City budget by increasing property taxes.
- 65.82% Add more money to the City budget by leveraging available property and collecting taxes from future development projects.
- 9.70% Other

By a large majority, survey respondents felt that the best approach to improving City facilities and amenities was to leverage available property to generate additional revenues from future development projects.

Question: Having reviewed the October 2022 Facilities Assessment and Feasibility Analysis, which scenario from a LAND USE perspective, best aligns with Westwood’s vision? Rank your responses from 1-6.



Repair “as-is” existing City Hall (with police) and refresh finishes; repair “as-is” existing public works facility and refresh finishes; redevelop existing park; City does not acquire the former Westwood View site.

Survey not taken on this (not recommended by Multistudio) for land use purposes, but it was included for the later “financial perspective” question.



More full renovation of existing City Hall (with police); expansion and renovation of existing public works facility; redevelop existing park; City does not acquire the former Westwood View Site.

First Choice:	13.49%
Second Choice:	15.87%
Third Choice:	7.14%
Fourth Choice:	7.14%
Fifth Choice:	10.32%
Sixth Choice:	46.03%

For only 36.5%, this was Top 3; for 63.5%, this was Bottom 3.

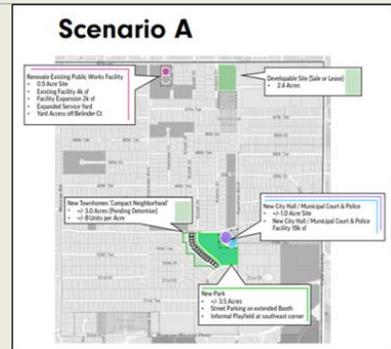
Note: Labeled as “Baseline Scenario” on survey results.



More full renovation of existing City Hall (with police); expansion and renovation of existing public works facility; redevelop existing park; City **does** acquire the former Westwood View site; develop and expand the park areas.

First Choice:	27.05%
Second Choice:	16.39%
Third Choice:	5.74%
Fourth Choice:	9.84%
Fifth Choice:	33.61%
Sixth Choice:	7.38%

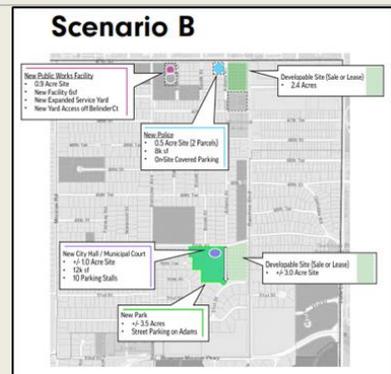
For 49.18%, this was Top 3; for 50.82%, this was Bottom 3.



Locate new City Hall (with police) near 50th and Rainbow; utilize existing City Hall site for development; renovate existing public works facility; City **does** acquire the former Westwood View site; develop and expand the park areas; provide housing options adjacent to the expanded park.

First Choice:	20.97%
Second Choice:	12.90%
Third Choice:	20.97%
Fourth Choice:	19.35%
Fifth Choice:	12.10%
Sixth Choice:	13.71%

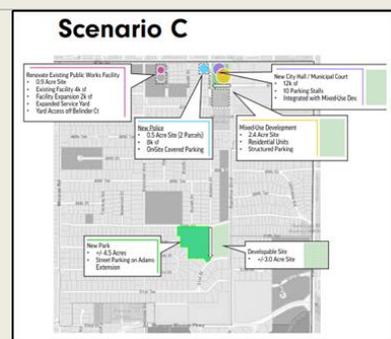
For 54.84%, this was Top 3; for 45.16%, this was Bottom 3.



City **does** acquire the former Westwood View site; locate new City Hall there and expand the park areas; utilize existing City Hall site for development; build new public works facility; locate police on Foundation-owned property at 47th and Adams; utilize 50th and Rainbow frontage for development.

First Choice:	12.90%
Second Choice:	22.58%
Third Choice:	20.97%
Fourth Choice:	24.19%
Fifth Choice:	16.94%
Sixth Choice:	2.42%

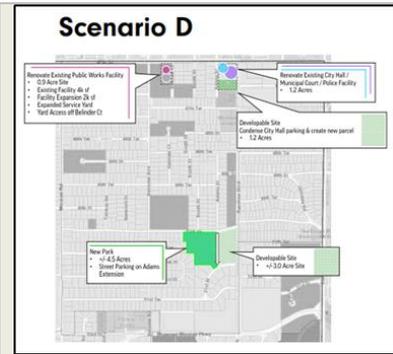
For 56.45%, this was Top 3; for 43.55%, this was Bottom 3.



Integrate a new City Hall at its current location, as part of a mixed-use development; City **does** acquire the former Westwood View site; develop and expand the park areas; renovate existing public works facility; locate police on Foundation-owned property at 47th and Adams; utilize 50th and Rainbow frontage for development.

First Choice:	16.94%
Second Choice:	20.16%
Third Choice:	23.39%
Fourth Choice:	13.71%
Fifth Choice:	16.94%
Sixth Choice:	8.87%

For 60.49%, this was Top 3; for 39.51%, this was Bottom 3.



More full renovation of existing City Hall (with police); create a developable parcel to the south; renovate existing public works facility; City **does** acquire the former Westwood View site; develop and expand the park areas; utilize 50th and Rainbow frontage for development.

First Choice:	12.10%
Second Choice:	12.10%
Third Choice:	20.16%
Fourth Choice:	25.00%
Fifth Choice:	9.68%
Sixth Choice:	20.97%

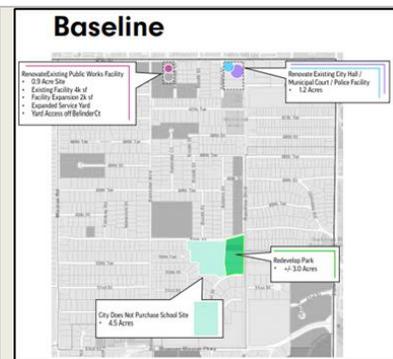
For 44.36%, this was Top 3; for 55.64%, this was Bottom 3.

In terms of the Top 3, where a majority of respondents were in favor of a scenario, options were ranked in the following order:

- Scenario C (which includes new park and development along Rainbow), at 60.49%;
- Scenario B (which includes new park and development along Rainbow), at 56.45%; and
- Scenario A (housing in park area, but new City Hall development along Rainbow), at 54.85%.¹

The City will likely be keeping this in mind when considering the Karbank proposal, and the extent to which it does (or does not) align with the scenarios supported by a majority of survey respondents, from a land use perspective.

Question: Having reviewed the October 2022 Facilities Assessment and Feasibility Analysis, which scenario from a FINANCIAL perspective, provides the best approach for Westwood? Rank your responses from 1-6. Note: Some of the scenarios produce revenue over time; others do not.



Repair “as-is” existing City Hall (with police) and refresh finishes; repair “as-is” existing public works facility and refresh finishes; redevelop existing park; City does not acquire the former Westwood View site.

Total estimated cost, per Multistudio’s report, would be between **\$4,050,000** and **\$5,075,000**.

No additional revenue for the City to help pay for these expenses, outside of potential property taxes from future unknown development of the former Westwood View site.

First Choice:	11.21%
Second Choice:	13.79%
Third Choice:	9.48%
Fourth Choice:	5.17%
Fifth Choice:	18.10%
Sixth Choice:	42.24%

For only 34.48%, this was Top 3; for 65.52%, this was Bottom 3.

¹ Note: By weighted score, the survey results resulted in Scenario B ranked highest (3.83), followed by Scenario C (3.80), and then by Baseline Expanded (3.71).



More full renovation of existing City Hall (with police); expansion and renovation of existing public works facility; redevelop existing park; City does **not** acquire the former Westwood View Site.

Note: Mislabeled as "Baseline Expanded" on survey results (but described similar to "Baseline Improved" land-use question).

Total estimated cost, per Multistudio's report, would be between **\$7,275,000** and **\$9,350,000**.

No additional revenue for the City to help pay for these expenses, outside of potential property taxes from future unknown development of the former Westwood View site.

- First Choice: 17.39%
- Second Choice: 13.91%
- Third Choice: 6.09%
- Fourth Choice: 10.43%
- Fifth Choice: 33.91%
- Sixth Choice: 18.26%

For only 37.39%, this was Top 3; for 62.61%, this was Bottom 3.

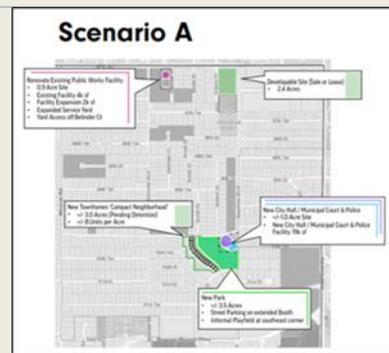


More full renovation of existing City Hall (with police); expansion and renovation of existing public works facility; redevelop existing park; City **does** acquire the former Westwood View site; develop and expand the park areas.

Total estimated cost, per Multistudio's report, would be between **\$14,475,000** and **\$17,350,000**.

No additional revenue for the City to help pay for these expenses.

Note: Survey not taken on this for financial perspective purposes, and the "Baseline Improved" was labeled as this by mistake. This option was included in the "land use" question.



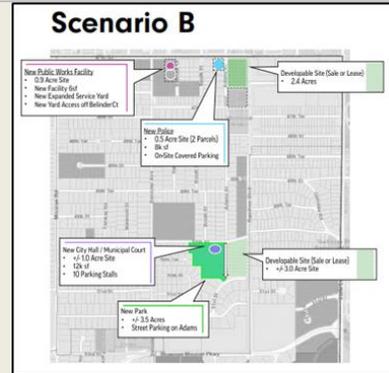
Locate new City Hall (with police) near 50th and Rainbow; utilize existing City Hall site for development; renovate existing public works facility; City **does** acquire the former Westwood View site; develop and expand the park areas; provide housing options adjacent to the expanded park.

Total estimated cost, per Multistudio's report, would be between **\$20,800,000** and **\$24,625,000**. Total estimated revenues would be between **\$14,000,000** and **\$17,100,000**. Total estimated net cost would be between **\$6,800,000** and **\$7,525,000**.

With revenues, the total City costs are estimated to be **less** than doing the "Baseline Improved" repairs only, between **(-\$475,000)** and **(-\$1,825,000)**.

- First Choice: 21.74%
- Second Choice: 13.04%
- Third Choice: 17.39%
- Fourth Choice: 25.22%
- Fifth Choice: 10.43%
- Sixth Choice: 12.17%

For 52.17%, this was Top 3; for 47.83%, this was Bottom 3.



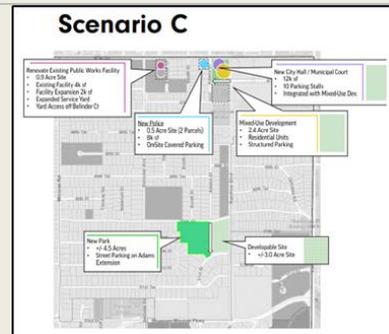
City **does** acquire the former Westwood View site; locate new City Hall there and develop and expand the park areas; utilize existing City Hall site for development; build new public works facility; locate police on Foundation-owned property at 47th and Adams; utilize 50th and Rainbow frontage for development.

Total estimated cost, per Multistudio's report, would be between **\$22,775,000** and **\$26,925,000**. Total estimated revenues would be between **\$19,800,000** and **\$24,300,000**. Total estimated net cost would be between **\$2,625,000** and **\$2,975,000**.

With revenues, the total project costs are estimated to be less than doing "Baseline Improved" repairs only, between **(-\$4,300,000)** and **(-\$6,725,000)**.

First Choice:	14.16%
Second Choice:	24.78%
Third Choice:	27.43%
Fourth Choice:	18.58%
Fifth Choice:	10.62%
Sixth Choice:	4.42%

For 66.37%, this was Top 3; for 33.63%, this was Bottom 3.



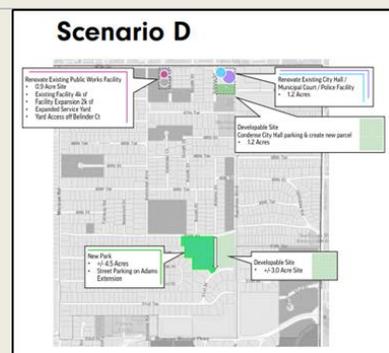
Integrate a new City Hall at its current location, as part of a mixed-use development; City **does** acquire the former Westwood View site; develop and expand the park areas; renovate existing public works facility; locate police on Foundation-owned property at 47th and Adams; utilize 50th and Rainbow frontage for development.

Total estimated cost, per Multistudio's report, would be between **\$23,260,000** and **\$27,715,000**. Total estimated revenues would be between **\$19,800,000** and **\$24,300,000**. Total estimated net cost would be between **\$3,415,000** and **\$3,460,000**.

With revenues, the total project costs are estimated to be **less** than doing "Baseline Improved" recommended repairs only, between **(-\$3,815,000)** and **(-\$5,935,000)**.

First Choice:	15.04%
Second Choice:	23.01%
Third Choice:	24.78%
Fourth Choice:	18.58%
Fifth Choice:	14.16%
Sixth Choice:	4.42%

For 62.83%, this was Top 3; for 37.17%, this was Bottom 3.



More full renovation of existing City Hall (with police); create a developable parcel to the south; renovate existing public works facility; City **does** acquire the former Westwood View site; develop and expand the park areas; utilize 50th and Rainbow frontage for development.

Total estimated cost, per Multistudio's report, would be between **\$13,075,000** and **\$15,750,000**. Total estimated revenues would be between **\$15,500,000** and **\$19,100,000**. This scenario would result in total estimated savings to the City of between **(-\$2,425,000)** and **(-\$3,350,000)**.

With revenues, the total project costs are estimated to be less than doing "Baseline Improved" recommended repairs only, between **(-\$9,700,000)** and **(-\$12,700,000)**.

First Choice:	24.58%
Second Choice:	13.56%
Third Choice:	11.86%
Fourth Choice:	21.19%
Fifth Choice:	10.17%
Sixth Choice:	18.64%

For 50%, this was Top 3; for 50%, this was Bottom 3.

In terms of the Top 3, where a majority of respondents were in favor of a scenario, options were ranked in the following order:

- Scenario B (which includes new park and development along Rainbow), at 66.37%;
- Scenario C (which includes new park and development along Rainbow), at 62.83%; and
- Scenario A (housing in park area, but new City Hall development along Rainbow), at 52.17%.²

Accordingly, Scenarios B and C both finished in both poll questions as the Top 2 preferred scenarios, both of which contemplate a new park at the former Westwood View site, and both of which contemplate development of some kind on the City-owned parcels along Rainbow. This is also consistent with the 65.82% of survey respondents who indicated they would prefer to fund improvements to City facilities (City Hall, our Park, and Public Works) by leveraging available property and generating additional revenue from future development on those sites.

It is difficult to make a financial comparison of Karbank's proposal to the scenarios discussed above, as it would be somewhat be "apples to oranges". The City has engaged a financial advisor (at Karbank's cost) to assist with a financial analysis. It is extremely important to note that the City's own financial advisor is preparing updated estimates, using the Karbank proposal as its model, and that these numbers may be quite different from Multistudio's when the financial study is presented to the City Council. To be sure, multiple scenarios can be constructed, likely in multiple ways to show degrees of value, benefit, or burden and, ultimately, the value proposition will have to be established with firmer figures. Other factors that may influence these analyses include:

- Whether or not the City actually imposes an additional sales tax of 1% within the City, as modeled by Multistudio;
- Multistudio's proposed use of the property as mixed-use with residential (as opposed to Karbank's proposal with mostly office and mixed-use); and
- The impact of a TIF plan (not modeled by Multistudio) on City costs and reimbursements (discussed further below).

Even so, our City decision-makers will also consider the extent to which the Karbank proposal does (or does not) accomplish other goals of the City:

- Increasing park and green space (including ADA compliance, restrooms for park users);
- Putting tax-exempt properties to productive use, especially along a major corridor;
- Generating increased revenue for general City operations (helping to either finance additional City work such as facility needs at City Hall or Public Works, or reducing the property tax burden on Westwood residents);
- Eliminating debt on 5050 Rainbow; and
- Providing commercial opportunities and other amenities desired by residents.

² Note: By weighted score, the survey results resulted in Scenario B also ranked highest (4.00), followed by Scenario C (3.93), and then by Scenario A (3.74).

BIG PICTURE vs. PROJECT-SPECIFIC CONSIDERATIONS

To be sure, there are (and will be) many important things to consider as this process continues. You, as residents will have questions about, and want to discuss, specific “programming” elements, which may include the following:

- Square footage (+/-) of space to be provided or used;
- Parking and traffic flow;
- Desired park amenities (sport courts or fields, walking paths, water features, types of playground equipment, and the like);
- Building materials and design; and
- Types of users and tenants.

Many of those matters will be discussed and addressed during the process, as the City and Karbank move from concept to design development, to schematic design, to site plans, to final engineering and construction documents. That process does take time, and I would encourage residents to not “lose the forest for the trees” at the earliest of stages. Over the next few pages, I wish to bring up a few of these big-picture considerations, which should always be kept in mind.

Budgetary Considerations.

The City currently operates on an approximately \$5 million budget. Although much of the public focus can be on the property tax mill levy, only 25% of the City’s general operating budget is funded through property taxes. Sales and use taxes make up approximately 34.5% of the City’s operating budget revenue. Accordingly, the City must be smart in its planning to ensure that Westwood maintains a healthy mix of revenue sources, and that Westwood looks for opportunities to generate revenue from new sources.

For example, there is a large amount of property within our City, and especially on our primary commercial corridors—47th Street, Rainbow, and Shawnee Mission Parkway—that is tax-exempt (or nearly so, or possibly eligible for exemption now or in the future, based on current uses), as shown in blue below:



These parcels make up 35.06 acres, or 13.67% of Westwood's total land area. This is not to say that any of these uses are not valuable or welcome, but merely to say that the tax-exempt status of those properties must go into our current and future budget planning, to ensure that the City has reliable and varied sources of commercial revenue and does not have to rely too heavily on resident property taxes.

Therefore, in considering Karbank's proposal, the City should ask itself what impact any proposal might have—positively or negatively—on: our City budget; our ability to ensure that we can continue to provide the City services our residents expect; our ability to provide even more services our community desires; our ability to maintain and improve streets and roads; our ability to provide good police protection; our employees' needs for adequate and competitive wages; and more. There are purely financial reasons why the City must look at its budget, plan for the future, consider opportunities, and work to ensure our City remains viable in the long term.

Growth and Needs of Westwood in the Future

When engaging in planning, the City must consider both its current and its future residents. Our City has had times where not looking ahead, or not considering future resident needs, has led to decreases in population, especially at our local elementary school, causing Westwood View to—at one time—be on a list for possible closure. Certainly, the wishes and desires of our current city residents must be paramount. However, when considering zoning and planning decisions, the “public” welfare means the community as a whole, and not just immediate neighbors. It appears that the Westwood community does support proposals that would provide for larger green space and development along Rainbow, given the responses to the survey questions discussed above, and the work of our past planning studies (discussed more below).

As to our future residents, the City should ask, what will they look for when moving to a community? Examples may include: the ability to buy a home; the opportunity to attend good schools; conveniently-located shopping and restaurants; perhaps opportunities for employment; well-kept roads and infrastructure; public safety; quality parks and other amenities. I daresay when current residents someday hope to sell their home, they will hope that there is a market for a home in Westwood that will attract buyers. In that sense, planning for our future ensures a continued good quality of life for our current residents.

My sense of the community is that—whether through the Karbank plan or another plan—Westwood would appreciate more green space and park space. Improved park offerings may also help retain residents and attract new ones (especially for our new elementary school, to ensure its continued viability).

Past Community Input; Studies, Plans, and Recommendations

In considering these issues, and in preparing to make decisions on these issues, the City Council and Planning Commission have been and will be guided by the work that has come before this moment—all with community input. These include the following:

- 2015 Urban Land Institute (ULI) Technical Assistance Panel Study (available at <https://westwood.govoffice2.com/uli2021tap>);
- 2017 Comprehensive Plan (available at https://westwood.govoffice2.com/comprehensive_plan);
- 2021 Urban Land Institute Technical Assistance Panel Study (available at <https://westwood.govoffice2.com/uli2021tap>); and
- 2022 City Facilities Assessment and Feasibility Analysis (available at <https://westwood.govoffice2.com/facilitiesassessment>).

Although this message cannot lay out every detail of these studies and plans, on the following pages I have included excerpts from them, to show how they may relate to the Karbank proposal.

2015 Urban Land Institute Technical Assistance Panel Study

• Dennis Park, while well loved by all, is in need of updating to be ADA compliant, a redesign for better use of the tennis court/ice rink, more field space, and may not be located in the safest location due to the adjacent busy road.

• With the loss of Sprint's property tax, there is a need for intelligent planning to increase the sales and property tax base.

The panel agreed that the best way to help the community create certainty about their identity would be to establish an overall goal to attract more young families and to keep this in mind when creating alternatives for the community.



The core driver to achieve the community's vision is to ensure future viability of the school. To accomplish this goal, the City of Westwood needs to:

- Increase housing choices that appeal to young families to boost enrollment.
- Increase and improve park space. Additional usable park space will attract young families.
- Increase tax base by facilitating development in appropriate locations. In order to produce additional revenue, land that is owned by the City of Westwood should be considered for redevelopment as a public-private partnership.

2017 Comprehensive Plan

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

Residents highly value the character of the single-family detached homes located throughout the majority of the community. The Plan seeks to protect and enhance these residential areas by focusing and encouraging commercial redevelopment activity only on two exterior corridors of the community.

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.

Commercial redevelopment activity should be focused along the 47th Street and Rainbow Boulevard corridors, with smartly-designed transitions into the adjacent residential areas. This includes developments with a distinctive character that is compatible with a walkable, livable place.

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.

2017 Comprehensive Plan

WESTWOOD VIEW ELEMENTARY

Potential uses for this site include:

- New or replacement elementary school facility
- Park and open green space
- Civic uses
- Residential property for single-family homes

5050 RAINBOW

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.
- A low-intensity development could include some retail services to nearby residents and businesses along with residential uses. There is also an opportunity to include a civic use as part of any redevelopment of this location.

2021 Urban Land Institute Technical Assistance Panel Study

Leveraging and expanding Joe D. Dennis Park into a larger, more significant City and civic asset presents a transformational opportunity for the City of Westwood. The park is owned and maintained by the City and today features a small gathering space, formal playground, a playscape that uses the site's topography, and a tennis court. It is bordered by the current elementary school site to the west, and to the south is open land that was once the location for the Westwood Christian Church. The northern border is W. 50th Street, and Rainbow Boulevard borders it to the east.



Park Redevelopment Scenario 1
Civic Park & Plaza on 50th Street

- Relocate City Hall to the existing school site
- Maintain the mature tree canopy present in Joe D. Dennis Park
- Maintain and improve playing fields to the south of Joe D. Dennis Park for flexible play
- Expand park design across the remainder of the site

Density along the Edges. With W. 47th Avenue and Rainbow Boulevard edging the city to the north and east, stakeholders would like to see more dense uses along those edges of the community.

Local Amenities (parks, open space, trails, retail). Westwood residents love their parks and shops and want more of them.

Tax Base. It is important to consider the current and future tax base for the City to help ensure that it remains a financially viable and thriving community into the future.



Park Redevelopment Scenario 2
Civic Park & Plaza on Rainbow

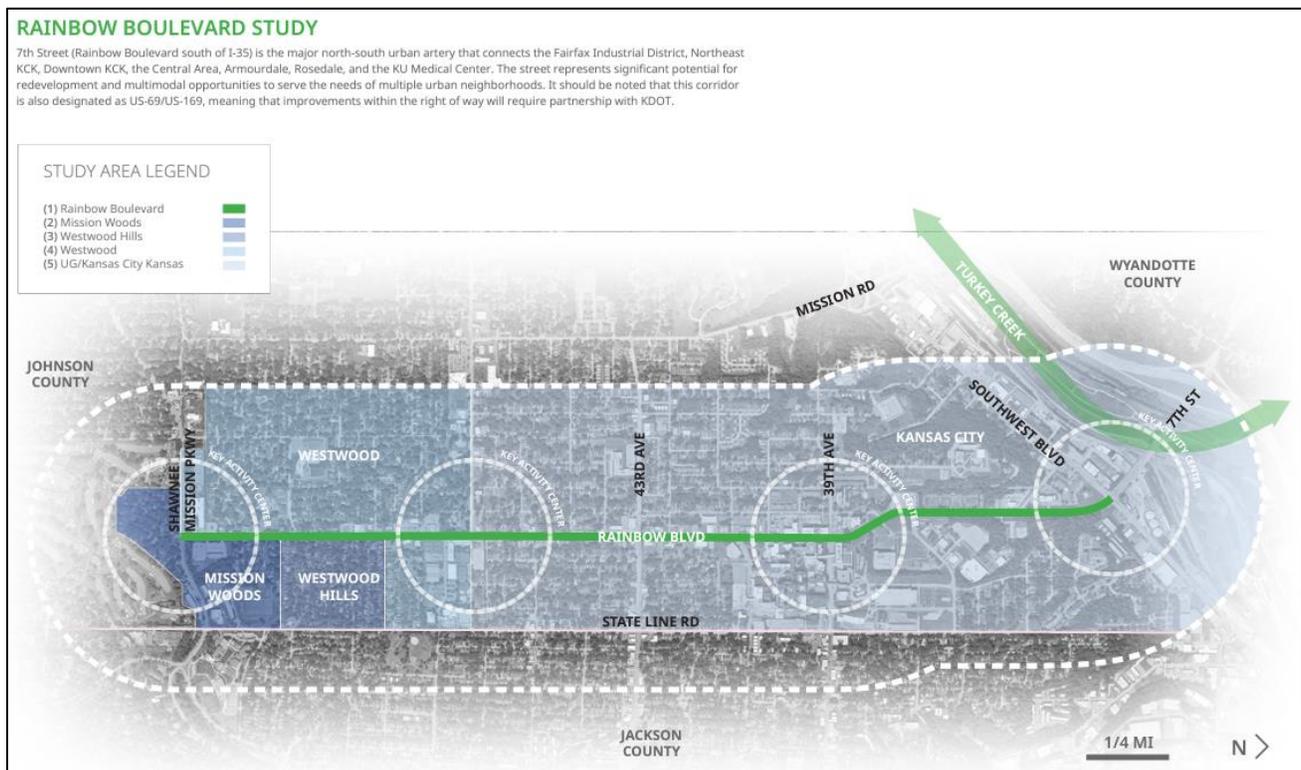
- Relocate City Hall to the existing school site and face Rainbow Boulevard
- Maintain the mature tree canopy of existing Joe D. Dennis Park and buffer the playground with a civic plaza
- Relocate the playing fields/flexible play area to the central part of site
- Expand the park across the remainder of the site

A significant amount of work and community input went into analyzing these issues and developing recommendations for future implementation. Consideration of Karbank's proposal (and, again, any proposal that may come before the City) should always keep these broad policy goals and planning directions in mind.

RAINBOW BOULEVARD COMPLETE STREETS TRAFFIC MANAGEMENT PLAN

Along with this potential project, residents should know that the City is also exploring options for ensuring that Rainbow Boulevard remains a safe corridor for the City or, to the extent it is not, making needed improvements for our community. This would include any crossings which may be impacted by a potential project along Rainbow.

In early 2022, the City began discussions with other municipalities and agencies (including the Kansas Department of Transportation, the City of Mission Woods, the Rosedale Development Association, the Unified Government of Wyandotte County and Kansas City, Kansas, KU Health Systems, and the Kansas City Area Transportation Authority) to begin evaluation possible improvements to Rainbow Boulevard, as contemplated by the City's Comprehensive Plan, its 2020 Complete Streets Plan, and the 2021 Urban Land Institute Technical Assistance Panel Study. Options to be studied include, but may not necessarily be limited to, reduction of lanes, improved sidewalks and crossing, landscaping, and facilities for alternative modes of transportation (such as bicycles).



After presenting the Rainbow corridor's needs, the Mid-America Regional Council (MARC), through its Sustainable Places Policy Committee, recommended that this project receive the full amount of federal funding available for projects such as this. Both the City of Westwood and the City of Mission Woods (as well as other of the groups mentioned above) agreed to contribute financially to this project as well.

In January of this year, MARC issued a request for proposals for a "Rainbow Blvd./7th Street/Hwy. 169 Complete Streets Traffic Management Plan" as part of MARC's "Planning Sustainable Places" program. Since that time, the MARC board of directors approved the scope of work negotiated with the firm selected by the project steering/advisory committee of stakeholders, and a notice to proceed was issued in May of this year.

A project kick-off with WSP Consulting, MARC, and the local project stakeholders took place in June, and public engagement is scheduled to begin here at the end of August. An opinion survey and additional public engagement activities and opportunities will take place from August through November, with final reporting out of recommendations and findings to take place in the first quarter of 2024. Please follow along with, and participate in this process, by signing up for City communications and following the City's social media channels (links to which are provided below).

ISSUES PERTAINING TO THE SHAWNEE MISSION SCHOOL DISTRICT

Now that students have moved into the new Westwood View, the Shawnee Mission School District—which owns the former Westwood View site—has relocated students from Rushton Elementary in Mission, Kansas, into the former site. This is being done so that the School District can tear down and rebuild the current Rushton Elementary in its current location. Construction (including demolition) at Rushton Elementary will likely conclude in a period of time such that the new Rushton Elementary could open in Fall 2024. That means, for about the next year, the former Westwood View site will likely be filled with students and used by the School District.

As most of you know, several years ago the City negotiated a “right of first offer” agreement with the School District. This was set to expire very soon, on February 2, 2024. Therefore, if Westwood desired to control the future of development on the former Westwood View site (outside of utilizing zoning controls), then the City would likely need to acquire the property itself, or otherwise find a path working with others (such as Karbank) to acquire and develop the property. With the building likely being empty in less a year, and with the City’s option agreement expiring in just a few months, time became of the essence.

On May 22, 2023, the School District approved a form of real estate contract with the City. The City Council approved this contract on June 8, 2023. With that, the City’s option has been exercised and is no longer in place. That is, the City does not have a second option should the Karbank project not ultimately be approved. This is the City’s opportunity to purchase the former Westwood View, and especially for only **\$2.65 million** (which is below its current appraised value).

Of course, the City does not have \$2.65 million in cash-on-hand to acquire the former Westwood View site. If the City does not pursue, or ultimately rejects, a development opportunity that would (a) not involve a development partner (such as Karbank) financing the City’s acquisition of the site, or (b) not generate sufficient new revenues through new development that would allow the City to finance an acquisition, then the City would really only have two options:

Option 1: Allow the School District to sell the former Westwood View site to another party.

The property could possibly be marketed and sold to anyone. The property is currently zoned “R-1” (Single-Family Residential) which would—as a matter of right—allow the property to be used for single-family homes, accessory dwelling units, parks or playgrounds, churches, public or parochial schools, city halls, police stations, group homes, and various accessory uses.

A future owner of the property could request that the property be rezoned for other uses as well (such as commercial, office, mixed-use, planned residential cluster housing, etc.). Any rezoning would require a public hearing before the Planning Commission and consideration by the City Council. Outside of direct ownership, zoning is the primary control the City would have on future use of the property; however, Kansas law does not allow the City to exercise that control in an arbitrary or capricious manner.

The former Westwood View property would not likely be used for a larger City park. It could certainly be developed for single-family homes. However, such a development would not likely generate nearly the same levels of additional tax revenue to the City as would development along Rainbow, and it is likely that the current Dennis Park and 5050 Rainbow would remain undeveloped as a park and green space. Future improvements to those properties would require looking elsewhere for additional revenue. Additional analysis on this point is provided below.

Option 2: Borrow Money (through bonds) and raise property taxes to acquire the site.

In 2022, one mill in Westwood generated approximately \$37,500.00 in property taxes. The current mill levy rate is 21.198. Assuming Westwood could “bond” (borrow) monies for acquisition of the former Westwood View over a 20-year period (at an acquisition cost of \$2.65 million), and assuming the City did not pursue any development opportunities that would generate other revenues (using only property taxes to fund debt service), and at an assumed

current municipal bond interest rate of 4.15%, and not taking into account any premiums or additional closing costs, that would result in a debt service requirement of approximately \$195,225.00 per year.

The City would have to increase its mill rate by **5.206** mills (and maintain this increased level) to pay that annual debt service, a **24.56%** mill levy increase. For the average Westwood home (with an appraised value of \$357,510 for 2023, and assessed at 11.5% per Kansas law, providing an assessed value of \$41,113.65), a single-family-home resident's property taxes—just for Westwood—would increase from **\$871.53** to **\$1,085.57** per year. This would be on top of an average increase in Westwood from 2022 to 2023 of \$105.47 per year, based solely on higher appraised values. I would have serious concerns over imposing such a drastic increase on Westwood residents, especially at a time when the City is also considering housing affordability issues.

Furthermore, such a mill levy increase would only cover the costs (over 20 years) for park acquisition. Demolition costs (estimated by Multistudio to be an additional \$1.7 million to \$2 million) and park improvement costs (estimated by Multistudio to be between \$2.6 million and \$3.2 million for a 4.5-acre park on all of the property) would **not** be included. Additional City needs, including improvements to other City facilities, would also not be met by this increase.

The combined costs of all of the foregoing, at the high-end estimates (\$2.65 million for acquisition; \$2 million for demolition, site work, and reseeded; and \$3.2 million for development of a larger 4.5-acre park) equals **\$7.85 million**. Using the above calculations, if Westwood were not to have a development partner, not have additional development to help finance costs, and go it alone, using only increases in property taxes, the calculations would be as follows:

- Total Cost:	\$7,850,000.00	
- Annual Debt Service:	\$578,306.52	(4.15%, 20 years)
- Annual Debt Service Divided by \$37,500.00 (amount generated from 1 mill in 2022):	15.422 mills	
- New Total Mill Levy:	36.62 mills	(21.198 + 15.422)
- Percentage Mill Levy Increase:	72.75%	
- Average Annual Home Property Tax Bill: (Westwood only):	\$1,505.58	(72.75% increase)

This calculation also does not include the cost of paying off the balance of the City's note on 5050 Rainbow, \$275,000.00.

If the City were to **not** demolish the school building, and perhaps use it for a community center or other municipal purposes, the costs of doing so are not exactly known, but the Multistudio report provides at least some direction. At the high-end, Multistudio estimated that the costs of renovating our current City Hall building would be \$4.425 million (Baseline Expanded), and the cost of a new City Hall (without police, an additional cost) would be \$8.6 million. Even assuming the lower Baseline Expanded scenario would apply to the former Westwood View school (which is not likely a good assumption, given the completely different uses between the two buildings), total costs (including acquisition) could be approximately **\$7.075 million**, and likely much more, raising the same issues as to mill levy increases. Again, this would also does not include the cost of paying off the balance of the City's note on 5050 Rainbow, \$275,000.00.

Simply put, parks and other amenities do not pay for themselves. The City cannot "just" turn property into a park or other type of civic asset without a consideration of these costs and revenues. If the City wishes to pursue its goals in terms of increasing parks and green space, updating those amenities, ensuring compatible developments, controlling its future as to the Westwood View site, and developing a budget that does not overwhelm residents—if these are indeed the goals of the City (and they seem to be, as reflected in the above plans)—then the City must likely look for partnerships, opportunities to raise revenue in other ways, and leverage City-owned properties that are currently tax-exempt and do not provide revenue to our City (the solution most-approved by survey respondents).

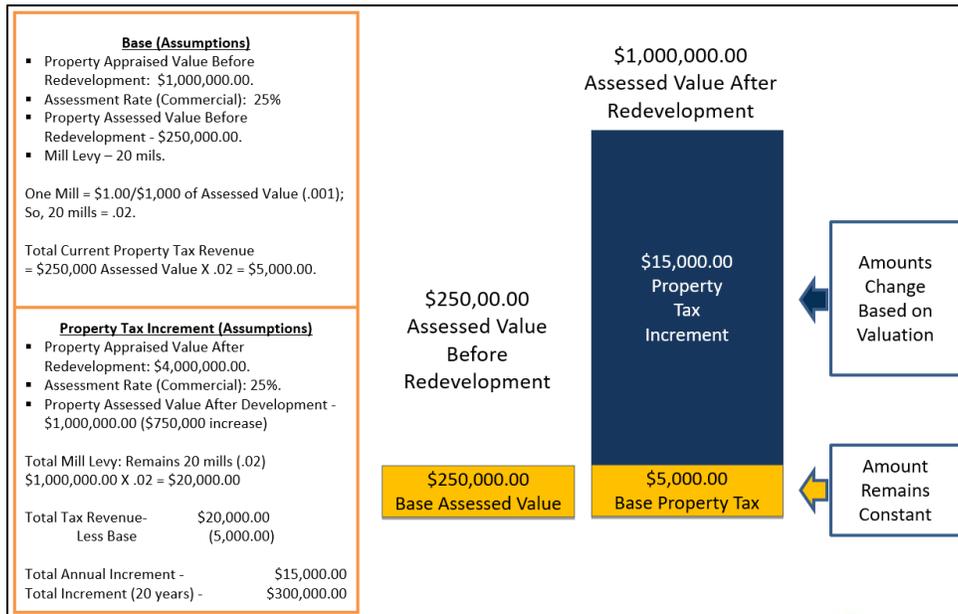
PUBLIC BENEFIT TAX INCREMENT FINANCING (TIF)

Should the City ultimately approve the Karbank proposal, it would be the City’s responsibility to develop a new City park, at the City’s cost. Multistudio estimated those costs would be (for a 3.5-acre park, and on the high end) at \$2.5 million. To help the City pay for those costs, an agreement-in-principle has been reached with Karbank regarding establishment of a “public benefit TIF” (tax increment financing) district (note, Karbank’s approval would not be necessary for the City to establish such a TIF; this option presents itself solely because Karbank has stated that it would not require TIF incentives itself for its development).

Here, I would like to make an important caveat. The establishment of a TIF “redevelopment district” and adoption of a “redevelopment project plan” are also public processes, requiring public hearings, requiring an analysis of whether certain factors have been met, and reviewing financial estimates and projections prepared by the City’s financial advisor. As of the date of this message, that modeling has not yet been presented to the City Council. The City’s public hearing on whether or not to create a TIF district will be held at the City Council’s regular meeting on **Thursday, September 14, 2023**. In anticipation of that meeting, a general overview of TIF for our residents is important.

Under a traditional TIF (of the kind requested from developers to help finance private development projects), certain property tax and sales tax revenues can be “captured” and, instead of those revenues going to local units of government (the County, Johnson County Community College, the City, etc.), they are redirected back into the project itself (primarily for acquisition costs, site work, infrastructure, utilities, and other improvements; “vertical” buildings are not TIF-eligible, but parking garages and structures are). Under a public benefit TIF, instead of those TIF revenues being directed back to Karbank (or another developer) for its project, the revenues could all go to the City for use in public infrastructure and park development.

At the risk of oversimplifying the TIF process, it would start by creating a “TIF redevelopment district” which would likely contain, at a minimum, the current Westwood View site and all of the property intended to be developed by Karbank. A key reason for this is that, as a park, the former Westwood View site would not generate any additional property or sales taxes, so the intended Karbank site, as developed, would be the only revenue generator. The following chart shows how a public benefit TIF could generally work. (Note, for this first graphic, I am using example values only of a hypothetical piece of property, with hypothetical numbers, just to make the math easier to follow).



At \$15,000.00 per year in increment, over the 20-year life of a TIF, the above project would generate \$300,000.00 toward redevelopment expenses (this assumes, of course, property values do not go up at all during that 20-year span, which they likely would). (Note, TIF may also be used to capture incremental sales taxes; again, for simplicity, I have not included that possibility here.)

Again, as part of a public benefit TIF analysis, the City has engaged a professional financial advisor. However, until those analyses are completed and presented to the City Council, below is an example (prepared by me) only of how such a TIF might work in the Karbank case. For this, I am using Karbank's three-building development in Mission Woods (the "1900 Building" development), merely as a guide. The below figures may not reflect the actual estimated values of a project in Westwood (and are likely lower than what they would be in Westwood), but I use this project simply because it is one with which most residents are familiar.

- **Base Assessed Valuation within TIF District at time of Formation: \$0.00**
 - *The City-owned parcels on Rainbow and the School District-owned former Westwood View site are tax-exempt, and have no assessed value for tax purposes.*

- **Appraised Value of Karbank Development after Completion: \$15,542,000.00**
 - *This is based on the combined 2023 value of Karbank's office development project in Mission Woods.*

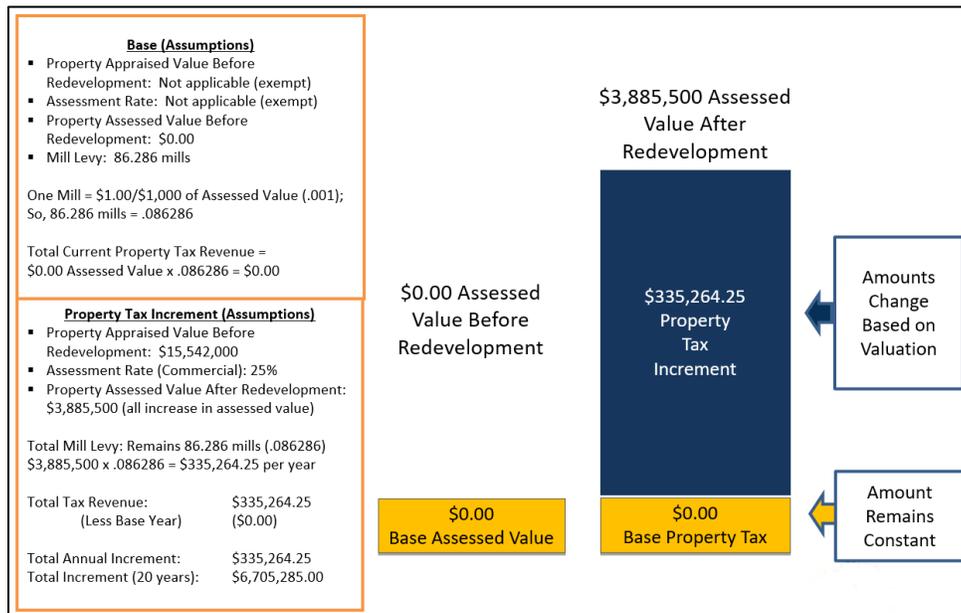
- **Assessed Value of Karbank Development after Completion: \$3,885,500.00**
 - *This value is achieved by taking the appraised value (\$15,542,000) and multiplying it by the Kansas assessment rate for commercial properties (25%).*

- **Mill Levy Rates (2023):**

	<u>Total</u>	<u>TIF Eligible</u>	
- USD 512 Bond:	7.453	7.453	
- USD 512 Uniform:	20.000	Excluded	
- USD 512 Other	21.933	13.933	(8.000 mills for USD capital outlay excluded)
- JCCC:	8.617	8.617	
- Fire District:	10.477	10.477	
- Library:	3.815	3.815	
- JoCo Parks:	3.021	3.021	
- JoCo:	17.772	17.772	
- Kansas:	1.500	Excluded	
- <u>Westwood:</u>	<u>21.198</u>	<u>21.198</u>	
TOTAL:	115.786	86.286	= .086286

- **Assessed Value (\$3,885,500) times (x) Mill Levy (0.086286) = \$335,264.25**
 - *This is the amount of TIF revenue the Karbank project—again, using the Mission Woods project as a model—could generate per year, not accounting for any increases in property values.*

- **TIF Revenue over 20 years (maximum life of a TIF plan): \$6,705,285.00**
 - *\$335,264.25 per year, for 20 years, the maximum life of a TIF project plan (again, without accounting for any increases in property values over those 20 years).*



Under these assumptions, if the Karbank project in Westwood was valued similarly to the 1900 Building development, a public benefit TIF could generate for Westwood—over 20 years—**\$6,705,285.00** in incremental property taxes (this would not include possible incremental sales taxes as well). These numbers could be much higher depending on the ultimate value of the Karbank development.

At the end of the day, this type of proposal with a public benefit TIF would produce significantly more revenue for the City than a comparable Multistudio model would (if elements of their models related just to this area of the City were broken out). Structured correctly, and accounting for reimbursements from these TIF funds for acquiring the property, demolishing the existing school, and developing a new park, and also removing the 5050 Rainbow debt from the City's books, this structure could free up a significant amount of general fund dollars that could then be used for:

- Additional street repairs, street lighting, and capital improvements;
- Renovating and expanding the Public Works building and expanding the yard (\$2.125 million on the low end of Multistudio's estimate; \$2.8 million on the high end);
- Providing funds for a City Hall renovation or relocation;
- Assisting with costs in long-term maintenance of the park (e.g., additional employees);
- Continuing to remain competitive with employee salaries and benefits.

In addition to the financial benefits, the City would have a new, larger park and supporting commercial development bringing amenities to the community. If a scenario such as the above were to play out, that would also allow the City to perhaps accomplish some of these things without additional mill levy increases.

To be sure, the above scenarios use "static" dollars, and do not account for either increases in property values (on the positive) or costs of interest-carry (on the negative). However, other revenues not included in these scenarios include new sales tax revenues from any development, the City's stormwater utility fee, utility franchise fees, and one-time building permit fees.

Again, I caution that these are only preliminary numbers based on the assumptions I use above. The City's financial advisor will be able to provide more detailed figures that account for growth and the impact of future dollars on current expenses. Those presentations will be made at a future City Council meeting.

WHAT IF THE CITY DOES NOTHING (OR JUST REDEVELOPS DENNIS PARK AND 5050 RAINBOW)?

Multistudio has already provided several options for the City to consider, and I will not repeat those here. There may be other ways to mix-and-match elements of Multistudio’s proposals. However, I would again point to the survey results and our previous planning work as guides for how the overall community feels about the proper direction for the City, from both a planning and a financial perspective.

That being said, below I attempt to run a scenario that breaks down just the former Westwood View site, Dennis Park, and 5050 Rainbow. My assumption below is that the City would nevertheless still invest in developing our current park and 5050 Rainbow into a nicer park, and that the City would allow the former Westwood View site to be sold to another party. I also make the assumption that the former Westwood View site would be developed for single family homes, and that the single family lots would be approximately the same size and value as those newest lots on the west side of Booth Street, adjacent to the new Westwood View.

- Size of Westwood View Property: 4.97 acres
- Less new ROW (30 ft x 465 ft): 0.32 acres (13,950 sf)
- Remaining Westwood View Property: 4.65 acres
- Divided by Average New Lot Acreage: .20 acres
- Number of Possible New Lots: 23.25 new homes (23 new homes)

It is extremely unlikely that 23 new lots could actually be placed on the former Westwood View site, but I use these maximum figures (and high values) simply for purposes of showing a higher-end financial analysis (more affordable residential development would perhaps lower these figures).

- Number of New Homes: 23
- Average Appraised Value of Each: \$877,480 (average of 5 new homes on Booth)
- Average Assessed Value (11.5% Kansas rate): \$100,910.20
- Average Assessed Value times 23 homes: \$2,320,934.60
- Times Westwood Mill Levy (21.198 mills) \$49,199.17 in property taxes per year
- Total Property Taxes over 20 years: **\$983,983.43** (not including increases in value)

The above calculation does not include consideration that values will likely increase over 20 years. However, under this scenario, a cost/revenue model could look like the following:

<u>City Revenues—Single Family Development</u>		<u>City Expenses—Redevelop Existing Green Space</u>	
Estimated property taxes (20 years):	\$983,983.43	Balance due for 5050 Rainbow:	\$275,000.00
Estimated sales taxes (20 years):	\$0.00	Develop a 3.0-acre park (from Multistudio):	\$1,800,000.00
TOTAL:	\$983,983.43	TOTAL:	\$2,075,000.00
		Revenues Less Expenses:	(-\$1,091,016.57)

It would not appear that even a high-end residential development alone on the Westwood View site would be adequate to financially support redevelopment of our current park and 5050 Rainbow—there would be close to \$1.1 million that the City would have to find elsewhere.

Accordingly, the City would have to continue to develop other sources of revenue (or make cuts in other programs) in order to cover these estimated costs. Furthermore, this would not account for other needs (such as City Hall, Public Works, or other streets or project needs, the costs for which are also in the millions of dollars). To be sure, scenarios presented by Multistudio presented other options that could generate revenue (such as utilizing the existing City Hall site), but (1) there would be expenses associated with those proposals as well, and (2) those scenarios may not have as much public support, based on survey responses and the other planning work done by the City in the past.

Of course, another option would be to not incur park development costs at all and leave the existing park and 5050 Rainbow spaces as they are. However, that would not seem to be a direction which our community supports.

PROCESS FOR CONSIDERATION

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. The City has also published an FAQ and a brochure, which I have attached at the end of this message. Many more materials and information are available to you at <https://www.westwoodks.org/home-page/page/new-feature-park-development-consideration>.

I would remind our residents, again, that no decisions have yet been made as to this proposal. There are certainly good questions and valid concerns that have been raised regarding scope, size, height, traffic, and the like. Review of these matters will initially fall to the Planning Commission, who will then make a recommendation to the City Council. Again, we welcome input from our residents and encourage you to read the full reports summarized and linked to above. Below are some additional resources to help residents share their thoughts with the City, and also for you to keep up with the latest City news:

Governing Body Email Addresses: <https://www.westwoodks.org/mayor-and-city-council>

Planning Commission Contact: info@westwoodks.org

Westwood Email Notifications: <https://www.westwoodks.org/government-resources/page/stay-informed>

Westwood Facebook Page: <https://www.facebook.com/profile.php?id=100064359892945>
(find us under "City of Westwood Kansas-Government")

Thank you for taking the time to read this message. As I stated before in a previous Message from the Mayor, I understand that these are complex issues, and my goal here is to share with you the relationships among these issues and the balance of considerations which we, as a City, must undertake. I greatly appreciate all of your time and efforts in reviewing, considering, and working through these important matters for our City.

Sincerely,



David E. Waters, Mayor

We need your input!

The Karbank and City Park proposal is an opportunity for the community to actualize the vision articulated in the 2022 Facilities Assessment and Feasibility Analysis, the 2021 Urban Land Institute Technical Assistance Panel, and the 2017 Comprehensive Plan. It's critical that the specifics of this development are shaped by public input and aligned to community vision and goals.

In the coming months, there are several key steps in the approval process where public input is essential. The public is welcome and encouraged to attend all Planning Commission and City Council meetings.

Karbank Development

New Park and Retail Proposed in the Heart of Westwood

On June 8th, the City Council approved both a purchase agreement with the Shawnee Mission School District for the old Westwood View Elementary School and a separate but related purchase agreement with Karbank for the City-owned property along Rainbow Blvd. between 50th & 51st St. The proposed development includes mixed use office and retail and a new park over double the size of Dennis Park. The period of due diligence began with the approval of these agreements and will continue until the purchase and sale close in January 2024.

July 10th

Karbank Development to present high-level overview of site vision at Planning Commission where the public is welcome and encouraged to attend (no approval decisions)

Note: The updated site plan will be modified from the initial plans presented at the March City Council meeting now that technical studies have been conducted since the City and School District entered into purchase agreements at the June 8, City Council meeting.



August 7th or
September 11th

Public hearing at Planning Commission meeting to consider rezoning, platting and development plan approval.



September 14th

Public Hearing at City Council meeting to Establish TIF District.



October 12th or
November 9th

City Council to consider final approval of rezoning, platting and development plan.

January 2024

City to close on Karbank-funded purchase of former Westwood View site and Karbank to close on purchase of City-owned properties on Rainbow (if all requirements met).

Early 2024

Following City sale/purchase closings, City to engage public in park design process and Karbank to apply for building permits.

Visit our website to learn more



Use your smartphone camera to scan



City of Westwood, Kansas

Karbank Development Timeline

City of
Westwood
Kansas

How is the acquisition and demolition of the old Westwood View site being funded?

The City is selling its property along Rainbow Blvd. to Karbank for an amount sufficient to cover not only the cost of the purchase of the school building and all associated demolition costs, but also the City's remaining debt on the property at 5050 Rainbow, approximately \$275,000.

How will the costs to develop the approximately 3.5 acre City Park be funded?

The City will issue GO TIF Bonds – General Obligation Tax Increment Financing Bonds – to fund the construction of the new park. The City will create a TIF District including both the Rainbow Blvd. properties and the Shawnee Mission School District properties. When new development happens in the TIF district (i.e. the Karbank development) and a property is improved, the value of that property increases. The taxes on the assessed value of the property at the time the TIF District is created (the "base") continue to go to the applicable taxing entities (County, City, School District, Fire District, etc.). The additional property tax dollars between the base amount and the new property assessment is called the tax increment. Since this site is currently a school, no property tax is collected. This TIF will be a new revenue source for the City and will be used to make the debt payments on the GO Bonds.

Will this development add housing units to Westwood?

As currently proposed, the two to four building development will include office and limited retail spaces. However, the developers are open to including a few housing units if that is the desire of the community. To-date, Karbank has not included residential use in its tenant mix.

What's a preliminary and final development plan?

A preliminary development plan (PDP) is a document that outlines the proposed development of an area of land. It serves as an initial framework for a development project and is submitted to the Planning Commission and City Council for review and approval.

The primary purpose of a preliminary development plan is to provide an overview of the proposed project, including its design, layout, infrastructure, and intended land use. It helps stakeholders, including government officials, planners, and community members, understand the project's scope, impacts, and compliance with zoning regulations and development guidelines.

A final development plan (FDP) is a comprehensive document that provides specific and precise information about the design, layout, and implementation of a development project. It is typically prepared after the preliminary development plan (PDP) has been approved by the Planning Commission and City Council.

The purpose of a final development plan is to provide the necessary technical details and specifications for the construction and development of a project. It serves as a blueprint or guide for developers, architects, engineers, and contractors involved in the actual implementation of the project.

What's replatting?

Replatting refers to the process of dividing or subdividing, or combining land into new lots or parcels. It typically involves changing the boundaries, configurations, or sizes of existing lots within a particular area of a city. Replatting is expected to occur during this development process to combine the Westwood View site and the City-owned property on Rainbow into two larger developable lots. The replat will combine six property parcels (two SMSD and four City) and break that back down into three property parcels (one City and two Karbank). The second Karbank parcel will be a piece of the eastern side of the current SMSD property (i.e. Karbank needs slightly more property for its development than just the City's Rainbow parcels, so it needs to retain a small amount of the SMSD property). In the legal documents, this piece is called the Lot Line Adjustment.



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What's rezoning?

Rezoning is the process of changing how land is used in a city. The Karbank project proposes rezoning a residential area to a planned development area with an underlying commercial district. A planned development zoning designation is an area where certain rules and guidelines are in place to control what can be built or done there. This helps ensure that the development is organized, efficient, and meets specific goals or requirements set by the City Council and Planning Commission. An underlying commercial district designation means that certain business activities – as outlined in the planned development district guidelines – are allowed.

In the City of Westwood, rezoning can only occur through an application, notice of all property owners within 200 feet of the proposed rezone, a public hearing, recommendation of the Planning Commission, and final approval by the City Council.

Will the removal of mature trees be considered?

It's crucial to strike a balance between development needs and preserving the valuable ecological and social benefits provided by mature trees. If the removal of mature trees is proposed as part of the development plans, the City will follow a comprehensive evaluation process that consists of a tree inventory and assessment, project requirements and constraints, and alternative designs and modifications.

How will parking, entering and exiting the development, and traffic impacts be evaluated?

Karbank will be required to submit a comprehensive traffic study as part of their final development plan. The traffic study will be conducted by a third-party transportation engineer and is a systematic evaluation of the potential impacts that their proposed project may have on the existing transportation infrastructure and traffic conditions in Westwood. The study will assess the project's effects on traffic flow, safety, parking and congestion.

The findings will help City officials understand the potential effects on the transportation system and make informed decisions regarding project approvals and required infrastructure upgrades.

What's a development agreement?

A development agreement is a legal contract between a developer and the City. It outlines the terms and conditions for a specific development project. This agreement typically includes details such as the scope of the project, the timeline for completion, the responsibilities of the developer, and any financial obligations or incentives involved. It helps establish a clear understanding between the developer and the government regarding the development process, regulations, and mutual expectations.

In this development, the agreement will also include the requirement of dedicated parkland and certain expectations around its use and features.

When will construction begin and how will it affect residents?

If the plans are approved and the purchase agreements close, demolition could begin as early as Spring 2024. Karbank will be required to get permits for all demolition and building work. The City will work closely with the developer to ensure minimal interruption to daily life for Westwood residents. We will communicate proactively via our newsletter, website and social media channels.

When and how will the features of the new City Park be determined?

If the purchase agreement closes and the development is approved in early 2024, the City will begin the process of park design. The City will actively involve the public in the design of the park, prioritizing a collaborative effort that fosters a sense of ownership and pride among community members. Engaging residents throughout the process helps ensure that the park reflects their aspirations, promotes inclusivity, and meets the diverse recreational and social needs of the community.

Possible avenues for public engagement include public meetings and workshops, online surveys and focus groups/stakeholder interviews. The City will advertise all opportunities on its website, newsblasts and social media.



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