



Former Westwood View Elementary Site Community Feedback on Redevelopment

Total Survey Responses: 338

Demographic Questions

Where do you live?

Response	Number	Percent
I live in Westwood	276	81.7%
I do not live in Westwood, but live nearby (within 1 mile)	48	14.2%
I do not live in Westwood	14	4.1%

Demographics (Select all that apply to you)

Response	Number	Percent
I work in Westwood	50	23.5%
I own a business in Westwood	23	10.8%
I visit Westwood (i.e. to shop, to attend religious services)	111	52.1%
I have children attending school in Westwood	126	59.2%

1. What would you like to see on this site? (select all that apply)

Response	Number	Percent
Parks, trails or open green space	284	84.5%
Community spaces (i.e. arts, cultural events, recreation or education)	165	49.1%
Retail or restaurants	152	45.2%
Housing	140	41.7%
Offices or co-working spaces	48	14.3%
Other (please specify)	40	11.9%

*see addendum for full list of “Other” responses

Respondents who selected only one (1) option:

Response	Number	Percent
Parks, trails or open green space	49	14.6%
Housing	14	4.2%
Other (please specify)*	8	2.4%
Retail or restaurants	3	0.9%
Community spaces (i.e. arts, cultural events, recreation or education)	2	0.6%
Offices or co-working spaces	0	0.0%

Note: These represent the responses from individuals who only wanted to see a single type of use for the project site rather than a mix of uses. These account for 22.6% of all responses. For example, 14.6% of all survey respondents were *only* open to using the site for parks, trails or open green space.

*see addendum for full list of “Other” responses

Summary of Open Response

Specific Types of Parks and Recreation Spaces - Examples include: larger park spaces, community garden, dog park, tennis courts, playgrounds, etc.

Specific Types of Housing – Retirement housing, apartments, villas, and combinations of housing types

Specific Types of Commercial – small shops, cafes, locally owned, etc.

Senior Living and Age-in-Place Options – assisted living, skilled nursing, etc.

Mixing of Multiple Uses – combinations of housing and retail, condos/apartments above small-scale retail, etc.

Opposition to Certain Types of Development – especially large-scale multifamily and commercial

2. What values should guide the City in selecting a development partner? (select all that apply)

Response	Number	Percent
Walkable, well-designed development that fits the neighborhood	248	73.6%
Respect for neighborhood history and Westwood's small-town character	207	61.4%
Spaces that bring people together (i.e. plazas, events, gathering areas)	184	54.6%
Sustainability and environmental impact	135	40.1%
Strong financial return to the City over time (i.e. tax revenue, jobs)	124	36.8%
Housing options that allow people to live in Westwood at any stage of life (i.e. students, young families, retired, aging in place)	89	26.4%
Other (please specify)*	32	9.5%

*see addendum for full list of "Other" responses

Summary of Open Response

Preservation and Expansion of Green/Open Space – increasing park space, places for family gatherings and active play, access to nature







Neighborhood Character and Compatibility – opposition to large homes, emphasis on high-quality and well designed construction, aesthetically similar to nearby homes and businesses (i.e. Fairway shops)

Senior and Age-Friendly Housing Options – senior living complexes, assisted living, retirement villas, focus on existing residents aging in place

Opposition to Commercial or Mixed-Use Development – especially in favor of expanding existing park space

Public Input - listening to residents and past input regarding the site

3. If housing is part of the selected development, which types of housing would you prefer? (select all that apply)

	Response	Number	Percent
	Single family on smaller lots (less than 1/4 acre)	188	60.8%
	Single family on larger lots (1/4 acre or more)	123	39.8%
	Row houses or townhomes	96	31.1%
	Apartments (6 units or fewer per building)	75	24.3%
	Villas or duplexes	59	19.1%
n/a	Other (please specify)*	48	15.5%
	Apartments (more than 6 units per building)	21	6.8%

*see addendum for full list of “Other” responses

Summary of Open Response

Opposition to Any Type of Housing – 14 respondents opposed any type of housing

Small Scale Development – 12 respondents mentioned only supporting small scale development and/or limiting the height/square footage of any housing

Mixed Use – 5 respondents mentioned support for a mix of housing types

Aesthetically Pleasing / Well-designed – 4 respondents mentioned the need for attractive homes and 2 mentioned design similarity with the surrounding homes

Other Considerations – including senior housing, good financial return for the city, and maintaining affordability

References to Other Communities and Specific Areas – including Mission Farms, Meadowbrook, Booth Street

4. What are the most important things the City should consider if development moves forward?

Summary of Open Response

Green Space, Parks, and Open Land (Most Common)

- Preserve and expand green space and parks
- Specific features desired: trees, shade, trails, water features, dog park, playgrounds, sports courts, and quiet open areas
- Calls to formally incorporate the church lot and old school site into expanded parkland
- Strong preference for low- or no-development on the current park/school land

Neighborhood Character and Scale

- Limit height and size of new buildings (no “McMansions” or out-of-scale development)
- Match existing architecture and “quaint” design
- Retain “small-town charm” and low density

Traffic, Safety, and Infrastructure

- Minimize cut-through traffic
- Ensure safe access for kids and walkers
- Provide adequate (but discreet) parking

Housing

- Smaller homes, townhomes, or row houses
- Housing for seniors or downsizing residents
- Entry-level or “missing middle” options
- Rejection of large apartment complexes or oversized single-family homes

Commercial and Mixed Use

- Many strongly opposed any commercial or mixed-use development on the park/school site
- Some open to very small-scale, local-serving businesses
- Others suggested reserving commercial development for the City Hall site or 47th Street

Financial Sustainability and Tax Impact

- Balance new revenue with community benefits
- No new tax burden on residents
- Mixed views on whether green space or development best achieves fiscal goals

Community Engagement and Transparency

- Listening to residents, not just committees or developers
- Respecting past votes and community surveys
- Building trust in the process

Sustainability and Environment

- Tree preservation
- Environmentally responsible design
- Resilience to climate change
- Stormwater and energy efficiency

5. In a few words, what would a successful project on this site look like to you?

Summary of Open Response

Parks, Green Space, and Recreation (Most Common)

- Larger, updated park with play equipment, splash pads, trails, and gathering spaces
- Space to walk dogs, host events, enjoy nature
- Preservation of trees and natural beauty
- Requests to avoid overdevelopment and prioritize peace, quiet, and nature

Scale-Appropriate Housing

- Single-family homes that match Westwood's character
- Smaller or “starter” homes, townhomes, or senior-friendly units
- Emphasis on homes that do *not* resemble “McMansions” or disrupt neighborhood scale

Selective Retail / Mixed Use

- Coffee shops, bakeries, yoga studios, or local restaurants
- Avoid chains, large parking structures, and “boxy” buildings
- Most suggested placing retail along Rainbow, not deep into the site

Opposition to Large-Scale Development

Many respondents explicitly rejected:

- High-density housing
- Commercial centers or offices
- Large parking garages

Financial Benefit and Tax Revenue

Residents want the project to:

- Generate revenue for city services
- Avoid tax increases
- Be financially sustainable (but not at the cost of character or green space)

Character, Charm, and Fit

Maintaining Westwood’s character was repeatedly emphasized:

- Architecture in line with Fairway or Westwood Hills shops
- No towering or modernist structures
- Neighborhood “vibe” and historical charm preserved

Community-Oriented Use and Flexibility

- Community center, arts space, or shared civic building
- Phased development
- Community gardens or amphitheaters
- Public gathering or event space

Addendum – Full Comments from Open Response Questions

1. What would you like to see on this site? (Responses to “Other – please specify”)

Apartments
Would prefer KC local only if retail/restaurants
Pickleball
I would prefer a combination of single-family homes and community Park
Mixed use
Small shop space with condo/apt above. Two-story only!
Senior living to include apartments assisted living and skilled nursing
Only small scale retail/restaurant like little shops in Westwood hills
If senior housing could go there, like condos, long time Westwood residents would have a great transition without leaving our beloved neighborhood.
NO MIXED USE COMMERCIAL/RETAIL. MAXIMUM 2-STORY HOUSES.
Splash pad
A bigger park space. As big as possible.
community pool, every other city has one
This is a once-in-a-generation opportunity to provide more green space to Westwood residents. I'm shocked that the City didn't get grants to do that, since that idea has been in the Master Plan since 2015.
Not opposed to mixing any of the above, but it would not be financially to just put housing only. With WW being so small, there is limited opportunity for development. Dont let this one slip away.
No offices; no retail; no restaurants
retain the school building on the grounds to use as a community center and incorporate housing onto part of the grounds
I like the villas idea
The previously recommended project t
Any of the above with an improved/larger park component
No apartments or commercial.
Playground
Tennis court, fountain feature, & restrooms.
Hospice facility-When it comes time to die Seniors like to be close to home, family , and friends
new city hall
Implement the proposed Karbank plan
Businesses that would not require 150 parking spaces in a residential area.
Retirement housing
Combination of housing and retail
A blend of all of the above including different sizes of housing. Diverse housing is important for allowing residents to stay in the city as they age and allow diverse price points.
Single family homes only
Restaurants/cafes on smaller scale with more green space!

Community Garden
1st choice - ALL GREEN SPACE; 2nd choice - residential SINGLE FAMILY ONLY!
Driving Range
reuse gymnasium and dining room below as part of new city hall
if retail or restaurants, pls stay in the character of Westwood
Restaurants, not chain retail
Daycare for residents
Dog Park

2. What values should guide the City in selecting a development partner?

(Responses to “Other – please specify”)

current zoning r-1
Housing like what exists in Westwood 20 years ago, without the McMansions that raise property taxes.
Parking, disabled parking, trees!!
A senior living complex that would have a mix of apartments assisted living and skilled nursing
Pickleball courts with hours that won't disturb neighbors OF they're next to housing. Hours irrelevant if near bldgs.
NO MIXED USE COMMERCIAL/RETAIL. MAXIMUM 2-STORY HOUSES.
Retirement villas with right of first refusal to Westwood residents based on years lived here
Community
More park and open grass space
Nature - it's hard to get a lot of green in this area
[Construction company] and other companies are ruining the look and character of Westwood charm
Extend Dennis Park onto the church land.
A local firm interested in adding an asset to the community that provides benefits to the neighborhood and local area.
No retail or office space
More green space for mental health & foster strong community
Green space
NO MIXED USE. NO RETAIL. NO OFFICE. Respect the voters. ALL the voters wanted a bigger, better park. Looks like another biased survey by Westwood.
park for family gatherings, tennis,kids play areas and leisure uses
I clicked the Sustainability and Environmentally above. But emphasis needs to be made on the sustainability portion
No commercial; no mixed use.
Housing alternative for aging residents to move into a house designed for their needs and opening up their former house for first time home buyers (not tear down for mc-mansions)
Economic viability and long-term return for city
Cost efficient park alternatives
Nightclub or casino

mix use development
City should get out of the speculative real estate business. Period.
Chose a developer that blend with the existing homes around the site, not a giant mixed use rectangle whose only architectural principles are cost. Aesthetically more like the fairway shops, less like Woodside.
Revenue for the city
developer who specializes in quality single family homes
LEARN FROM THE PAST DEBACLES AND DO NOT TRY TO SHOEHORN COMMERCIAL DEVELOPMENT INTO OUR RESIDENTIAL NEIGHBORHOOD!!!
bigger park
create a scheme that expand the present park - do not have to sell it. And, repurpose parts of the existing school building

3. If housing is part of the selected development, which types of housing would you prefer? (Responses to “Other – please specify”)

n/a
Patio homes
None of the above
No large homes/McMansions
None of these. Keep it green.
Hlgh-end townhomes
None
Mixed use
Again small shops/workspaces with possible living areas above
Age in place Senior living. My wife and I have been looking into these options and have found the most successful ones start out with senior apartments moved to assisted living and then skilled nursing if possible memory care is a whole different bottle of wax and probably should not be included in the project. I would strongly Urge you to consider this as many of Westwood’s residence would prefer to stay in their neighborhood and could probably sell their house and be able to make the switch to senior living without too much financial strain.
Housing was NOT part of my preferred mix.
Patio homes. The older citizens of Westwood would like to stay here.
If housing is what is to be placed on the site, the city should consider the best financial return that doesn't allow for more than 6 units per building
Flats on one story, whether in a multistory building or on ground in clusters
I would hope the housing would have zoning rules so we don’t get over developed and our priced in homes.
None of the above. Let's convert all 8 acres to green space!
No housing
No housing
Single family in line with character of neighborhood. Stop the mini mansions!!!
All but the first of these are unattractive. The second is too large. We don't need any more apartments.
Housing in keeping with the style of the surrounding homes
Smaller homes that fit the character of Westwood. The current renderings are not the small town charm.
Need better options, none of the above, these don't fit Westwood

none
Ideally all associated property would be park/green space but second choice could include some housing. I think smaller scale villas or even row/town houses could work if designed appropriately.
You could have apartments or lofts mixed with commercial development now. Seems to be trending in other areas.
townhomes that aren't as ugly as these!
Single story villas
Those are all ugly.
Absolute anarchy if there is anything other than single family homes. Our property devaluation will cause a stir.
Those are all extremely ugly and have zero character. Really sad if that's the best they can come up with
Please no housing
No apartments
mix use
None of the above. Houses with old WW charm.
The new homes on Booth Street behind Westwood View are a great example of what new residential developments could look like.
Implement the proposed Karbank plan
Fits the neighborhood
Smaller villas, row homes, owner-occupied town homes and even 4-6-plexes that are owner-occupied.
No medium density.
Enforce small scale housing on the lots. Not oversized houses on small lots
No housing
none
Owner Occupied
N/A
Twin Villas (Meadowbrook style duplex)
mixed use like housing over retail at Mission Farms but maybe 3 or 4 stories max
None - although if housing is a must then it should definitely be multi -family.

4. What are the most important things the City should consider if development moves forward?

park
Respect for the existing character of the city
Traffic around the school/park
Maintain character of the neighborhood.
The importance of a sizable community green space with tennis/pickleball courts, at least one sports field, and contemporary playground equipment. If the present city hall is sold/demolished, then consideration should be given to saving at least part of the existing old school building to be used for city offices.
"Westwood is about walkability for me. The best use of the space, for me, would involve retail or restaurant or entertainment, or (especially) a public library. These are things that would enrich my life as a resident.

I often feel like the only thing I can't walk to in Westwood is a public library. Otherwise it seems a nearly complete community, which is such a rarity. "
Parks...making this a 3rd space where kids can hangout and play. Getting kids out of the house and off screens. A place for kids to play after school.
to maintain the integrity of our quaint little city ... size appropriate houses/small businesses that don't overwhelm our already busy streets.. a park/community space that everyone can continue to use and enjoy.. the same safety and pride of ownership of ea hard working individual that lives here that we have all been able to rely on for years and years...
Partnering with smsd and local neighborhoods
Tree canopy, accessible housing (not just million+ homes)
Quick revenue generation to address City's infrastructure needs sooner. Larger park space.
Quality developer that can do what they say they will do so site does not sit vacant for years generating no tax revenue.
"Ability to fill the elementary school with enough kids to maintain strong funding levels for the school.
A neighborhood where younger folks and less rich people can live.
Tax base.
The buildings should match the Westwood aesthetic and maintain the small town in a big city for families feeling.
Leave the same footprint for Joe, Dennis Park and the green space also improving those park spaces and leaving the school as an existing building that could be used at sub city offices and or community center. If it does need to be torn down then my preference would be for a single-family homes.
Community involvement, small town feel, limited commercial development
If fits in the city and brings in tax revenue
Affordable housing
The rare chance to protect land and offer greenspace for all. To expand our beloved park.
No office spaces with big parking lots
Bringing the community together.
Keeping the community safe with uniform housing. Get rid of the lighting and stop spending money.
"Unique, Attractive to our neighborhood and neighboring cities. I think there is an opportunity to create something that is trending in successful communities across the country. Think outside the box. Not just buildings, office space; these are unoriginal and like throwing water on a thriving fire (which is a unique beautiful little city that I like to call ""The Suburb in the city"") Our city deserves more than a perfect ""Olathe"" type solution. We are in the city, what is attractive about the city? Shops, Retail, LIFESTYLE, community, LOCAL, DESTINATION, ENERGY, LIVELINESS, EXCITEMENT, proximity. What is attractive about the suburbs? Walkability within a neighborhood, safety, family. I think the goal should be to take our ""Suburb in the City"" and work towards emphasizing the best parts of both of these things. Not a typical, stale vanilla type solution.
Energy, Proximity, Liveliness, Creativity/uniqueness, Lifestyle, Family, Walkability, Safety."
Classically appropriate architecture
The future sustainability of the City and the services it provides in consideration of minimal increase in existing or future taxes.
"Safety and integration of home styles with others in the neighborhood
Open space.
Creating a plan that fits the charm of the city and generates income

I love the idea of a new park with accessible options for kids and adults of all ages and abilities. I also recognize the strong importance of bringing in tax revenue for the city. Retail and/or office space — ideally alongside a new park — would be a good source.
Street traffic
FUTURE YEARS - economic impact, costs to the City, lasting impact, identity of Westwood.
Scale and fit with the neighborhood. If retail is pursued, ensure it is similar in scale to the retail on Rainbow and in Fairway.
Traffic concerns and return on investment
The city should be considering the future of Westwood and how to keep it a vibrant and desirable area for families AND development.
Maximal retention of land for parks/green space and for any development, matching the character/history of our town, whether housing (i.e., avoiding large, out-of-place homes) or small-scale restaurants/retail (e.g., Fairway/Westwood Hills shops).
Appropriate planting. Don't cut down trees without approval. Don't put in lights that disrupt people and animals.
green space over businesses
If houses are built here please consider strict rules that only allow homes that fit the neighborhood. Not massive mansions that tower over the neighboring houses and take up almost the entire lot. Not house that stand out in all the wrong ways like so many other of the new builds.
Small scale, neighborhood feel. Would love group green space/park or small retail. No huge parking structures. Motivation to walk there.
Bring tax revenue to our city.
"Single family housing.
Not million \$ houses that don't look right in the neighborhood. "
Popular consensus.
Green space, less traffic, less businesses
The longterm financial health of the city.
expanding the park. NO commercial development.
Keeping the character of Westwood, sustainability and if possible generate some revenue.
Revenue generating
Staying congruent to the neighborhood/look and feel/ current green space
Not raising property taxes. No TIF funding.
No tax increases to residents.
Adaptation for the changing climate while also increasing community involvement and engagement. Exercise and activity options too. Thank you!
Preserving green space and creating a beautiful, multi-use park, in cooperation with surrounding, small incorporated cities.
The Citizens and what they want. It is the Citizens that have made Westwood a desirable place to live.
A community center and green space, with a restaurant or 2
Expand Dennis Park to include church lot. NO MIXED USE COMMERCIAL/RETAIL. MAXIMUM 2-STORY HOUSES.
Minimizing traffic with respect to Westwood View Elementary
The financial stability of the city now and into the future and the safety of our citizens.

Resident involvement
Preserving green space in the city, not increasing traffic flow
Ability of residents to remain in Westwood but downsizing
The increase in traffic that will bring more cars shortcutting through the neighborhood.
The impact on our taxes.
A park, green space, trees and community are our top concerns and hold high investment in our community of Westwood. Please consider the people who live right by the park and how this development impacts our day to day living. This development will be a part of our future children's lives.
For all residents, the more park space the better. Voters want a park!
Family oriented businesses that bring in Tax Revenue. and a green space
More park space. A much bigger park.
Community value
No commercial development. Expand the existing park. Formally add the dog park (church lot) to the park. No shops / etc.
We're surrounded by businesses. I don't see a ton of value adding more from a residential perspective and it would greatly harm the neighborhood feel.
That the people that currently own homes in Westwood, purchased due to the quaintness of our little city! Not for huge ugly pedestrian houses or brick apartments to take over
How to keep the trees and green space
Green space is so important. No retail or office space. No densified living.
"First, I think there's a general sense that these parcels (the church, park and school) combine to make a very special asset that ""belongs"" to the residents, and the City should avoid the appearance of chumming up with a developer. Hope that doesn't offend anyone but I think that was part of the problem with the last proposal. It came at folks as if this was the only option and it was already pretty much worked out.
Other than that, I think any development should be an extension of Westwood's character, which is more than just quaint homes. It is peaceful, natural, and friendly. Westwood is not the place for tightly packed housing units or, worse, businesses with the associated increase in blacktop, more car fumes, less green space. "
"This survey seems to steer toward development, when most residents want a quiet, safe, walkable, charming Westwood.
(The Karbank development would not have blended in, it would have been extremely out of place in size and style and created way too much traffic and endangered WWV students)."
Maintaining the neighborhood and parkland atmosphere with minimal disruption.
How does the development impact the community
Family
Aesthetics & fitting in with the neighborhood
More open undeveloped green space is needed in northeast Johnson County. Since Westwood View School has moved into an open green space (the former tower), the space of the previous location of the school should become an open, undeveloped park, with no buildings of any kind, to prevent a net loss of open undeveloped green space.
Listening to residents throughout the entire process, not just a small committee appointed by the city government to do their bidding

what is best for the residents of the neighborhood that maintains it's small town charm but also makes it an equal to surrounding cities in the neighborhood
Generating tax income to fund budget vs imposing large tax increases on homeowners
Traffic flow, consistency with present buildings
Environmental sustainability, ideally mixed use to maximize use of space, financially beneficial to the city.
Sustainably for the city and allowing families to gather. We are a better community with diversity and availability to restaurants.a
Make a big park. Now is the only time to do it.
To keep the character of our city
Westwood residents should reach a consensus on what is acceptable aesthetically and viable financially.
No development. We need more green space.
The city should think about the two sites (the current school/park/field site and the City Hall site) together. The City Hall site should be sold/developed with the goal of increasing tax revenue while the school/park/field site should be prioritized for green space and community space. I don't understand why we do not really hear anything about the City Hall site and possibly plans for it. Also, whatever happened with the huge survey we took a couple of years ago?
Including park space and restaurants
Traffic flow, affordable housing, and neighborhood character
Help bring down the taxes.
Self-funded by the developer without any tax abatements or incentives.
Consider what voters on both sides wanted -- a bigger, better park. Put your developments on 47th St.
protection of green spaces
The City should consider building density, increasing tax base and improving the existing park.
Keeping the Westwood feel. Close knit community, walkable, benefitting the current Westwood residence. Keeping car traffic low and ensuring other safety measures to keep the kids of Westwood safe.
Community first, revenue will follow.
Scale and density. It needs to match surrounding neighborhood. Ideally all associated property stays zoned as residential. Ideally all property would be green space with some built community gathering space/shelter.
Retain character, limit traffic volume, provide financial support back to Westwood.
Revenue, if it can help my taxes
how it will effect the financial state of the city. If there is a park, it should NOT be on a major street like Rainbow and instead should be set back behind buildings/homes.
Financial Return
Larger park; small scale houses
preserving the nature of suburban living
How to grow as a city and receive income from the tax revenue.
Affordability for the city and the citizens here.
This is a unique opportunity to create something special that adds the character and culture of Westwood.
Preserving green space

The open green space brings so much value to the current residents of Westwood. Kids have soccer practice there, people can have a large fenced space for their dogs or kids. Adding buildings right there would take away so much of the character and community we have built in Westwood
Keeping the neighbor a peaceful, safe and beautiful area.
Traffic congestion & crime
That the project considers the long-term financial health of the city. And, considers the usability for younger members of the community.
Rising property taxes and their impact on Westwood residents. The City needs a return on its investment, not green space that brings no revenue to its coffers.
Not giving away our tax dollars to a developer. They are going to make money on this, we should too.
We have a lot of young families and while the school is a great place to play we do not have a good park for younger kids or with trails and trees.
Park with maybe a few nice homes but this density you show is beyond ugly.
The neighborhood a close knit community and plans should try and keep it that way.
Make this the Ibiza of northeast JoCo
Do it well
No more multi unit housing. We have plenty of apartments across from city hall
Becoming cash solvent. Providing amenities to our citizens using business to generate tax revenue.
We only get this chance once with the land being available so let's not be boring with it.
Increasing city revenues while keeping with the style and character of the city. Similar to Brookside, or even the area with Hi Hat and Flying Cow etc. We have small children so a park area would be great as well, if it fits.
Have a park and revenue generating options that fit with the small town community.
Children and community
Charm. This world is losing small town charm and Westwood would really be negatively impacted by modern development
Keep Westwood, Westwood. Focus on families and kids.
Would like to see something happen sooner than later
Tax revenue opportunities; an improved/larger park that is funded by the rest of the development.
Every council member should be able to hear and converse with residents about their concerns.
Traffic, making it something for the residents
Lower density on locations more central to the community with development of higher density and/or higher traffic development closer to higher traffic roadways.
Keeping the character of the city
Future of the city.
Utilizing the space for walkable mix.use.space.
Keeping the character of the neighborhood
I have slight preferences as listed above but am honestly pretty open to ideas. not sure how to say this, but the lying scare campaign from the "vote no" side in the karbank election was so messed up, and the fact that people believed it all was just super sad. Whatever project happens, the marketing around it should try to somehow mitigate peoples' fears more proactively.
As much green space as possible; open space for children to run and play; soccer field space if possible; play equipment as money is available; shelter house as money is available; water play are for little children (zero

elevation with fun pop up water jets; open area for Westwood residents to let their dogs run but not available to non-residents b/c too many dogs make it a mess; pickle ball court; would love to keep the old WWV for a multi-age arts and community center even working with school district to coordinate with the school and the county for daily activities for our older residents of Westwood and the county;
"Unfortunately, Westwood Citizens are in this puzzle now. The land could had been a huge park and our city out of debt.
We need revenue to pay for our debt and bring our park to code. Sad it was voted down. The outsiders influence a bad decision. Now we are stuck. "
AFFORDABILITY
Following the law.
Tax income and community space
Homes in Westwood are quickly becoming unaffordable to many. Smaller homes or row homes could allow more entry level homes in the area.
Westwood is lacking in options for community gatherings spaces and walkable bar/restaurant options. The City should focus on a combination of community features, such as a better park and green space with community gathering opportunities with mixed-use, walkable, and dense development that includes bars/restaurants. There is more than enough single-family housing in this City. The diversity of housing options is sorely lacking.
Non-commercial. Residential with lots of green space.
Retain and expand the park
Car traffic design & flow in and out of the neighborhood.
Fits in with current area
What the people want
A mix of community/open space and commercial development that generates revenue for the City.
Focus commercial development on 47th Street and refrain from trying to 'control' the former WWV site, simply because the city does not have the funds to afford it.
The history and character of the city. I grew up in Westwood and attended Westwood View. I remember being told about the school that was on the site before the current building. The new Westwood View is great. I always assumed more housing would be build on the site and the park would be retained. There is plenty of retail close by on three sides of Westwood. Please make this property into housing.
Families with young children up to adults aging up at home live here and they love it here. It's serene, quiet, safe, and it's a place neighbors know their neighbors and they watch out for each other. It's the friendly place.
Would you want to live next door to proposed developments? If the answer is yes, good. If the answer is no, back to the drawing board.
With the existing park this could be transformed into a premier place for tennis, pickle ball, skating.
Neighborhood feel
Don't increase traffic on Rainbow
Maintaining green space
Please maintain green space. DO NOT place a commercial development anywhere near the park, old church lot, or old school. If the entire area cannot be a park, please bring in single family housing only.
The community members - present and future.
There is limited space to add housing in Westwood, this is a great opportunity to welcome more residents to the area. Mixed-use development would be great, especially smaller storefronts that are better suited for small

businesses. Focus on walkability, pedestrian experience, and creating a space people want to spend time in. Limit or reduce the quantity/impact/visibility of parking. Expand the city's tax base.
For the development to stay within the scale of the neighborhood. No 2 million dollar homes that make current homes look like shacks. Needed revenue.
Maintaining the small town feel and character and ensuring that a reasonable amount of green space is maintained.
Keeping consistent with the small-city look and feel of Westwood; environmental impact and green space
Revenue for the city
Keep the character of Westwood intact. While the financial impact is important, our city needs to be more fiscally responsible with current funds and focus on quality of life of westwood citizens
Considering how the development fits in with the rest of the neighborhood.
Keeping available spaces as public as possible. Allow residents accessibility to communal/gathering spaces. Too much/big office space or large-scale housing dampers the small town vibe here. If housing, then small SFH or multi-family and at a not-outrageous price/rental point.
I fully support development and improvements that benefit the whole of the city and make our town more desirable and increase home values. Strictly keeping the area as greenspace, while beautiful, does not do that. I live close to the area in question - I'll be able to see it from our front yard. Given that, if retail/restaurant development does occur, it is important to me that it be very well landscaped to increase the charm factor of our community, reduce noise (e.g., tree walls along the north and south) and eliminate strip mall syndromes.
Benefits to the community and the city.
Scale. Understand that a pro forma has to work to make a project viable, but the scale of the development should fit the location.
traffic patterns, revenue potential, access to car parking, and to the park.
"Consider traffic flow between the development and the school.
Should resemble the existing neighborhood and fit in, small town character."
Traffic
A balance of financial benefit, green space, and businesses that are appropriate around a residential area. I would prefer that high-traffic development happen on the City Hall site, where there already is high-traffic development. The old school location would be perfect for a new City Hall and park space. You would only need 50 or so parking spots, and it would be safe for the nearby new elementary school.
Financial impact to city long-term; if housing, should be attainable to a broader range of people (both financial and stage of life)
Long term impact aligned with the values mentioned above. Needs to be a financially sound plan that benefits the city, the developer and the community.
Increasing park space, while generating revenue to balance the cost and maintenance of the new space.
Win approval by allowing community similar housing and preserving some of the existing park space.
The Karmac proposal would have been a better development than whatever comes next. It would have been essentially free to me as a Westwood taxpayer. Don't raise the mill levy for whatever comes next. I don't want to pay for an inferior development. Let the naysayers put up!
Safety and limited traffic impact, park area for kids/families/dogs, long-term sustainability for city
I was a yes vote and everyone I talked to would have been more a yes if the development matched the neighborhood vibe. Like the fairway shops or Westwood hills
Our city needs more greenspace. Maxing out our available land with more development would be a mistake.

Preserve as much green and community space as possible. A buyer/developer that has strong ties to the community and interest in the community as well as the project.
Walkability to a restaurant.
Financial return and fits the existing neighborhood.
economic impact, design fits the neighborhood
Where are young people without rich parents supposed to live? Homes that are affordable for someone like me to rent in Westwood are getting torn down left and right and replaced with giant single-family monstrosities. It's either that or absurdly over-priced luxury apartments. It's like the clock is ticking on my ability to live in Westwood.
the existing surrounding neighborhood
Well designed for our small community. Financial return for the city.
Quality of public space, gathering space for civic events, and a mix of office and retail to activate the site.
That the community does not want any office space and really wants a larger park. Extra retail is not a priority, and small single family houses would match the neighborhood so that would be the most preferred way to bring in revenue if needed to fund the park. With apartments already close by (Woodside) and more being built (behind Woodside), would prefer single family homes to match the current style of the surrounding neighborhood of the site.
Diverse housing options, revenue for the city from some type of development, greenspace, a community park and gathering space.
Traffic and impact on community events
I love the idea of something like Westwood Hills for retail, but I look at Fairway and the amount of vacancies they've had makes me very nervous. If it goes the housing route, it would be nice if it could be more of a townhouse or small single lots. https://www.mission-vale.com - I think this could be a good option.
Build density
How to maximize green space
Not removing the character of the neighborhood. A development like Westwood Hills on state line or Fairway shops where community can gather and add additional amenities to the neighborhood would feel more appropriate than an office building and parking facility.
No apartments, multi-family, or senior living
No apartments or senior living
To prevent an influx of massive suburban homes in our city.
We had hoped for a new park with the Karbank project- however now we would like the city to consider a development that enhances the charm, and walkability in Westwood. Having more restaurants, retail or green spaces would make a great addition!
Long term tax revenue for the city but balancing that with the right density.
It's important that the city prioritize transparency, community input, and long-term neighborhood benefit.
no rezoning, single family homes only. Not mixed use no medium density.
ROI & cottage aesthetic & natural park - NO bright primary colors.
Keeping small community charm.
That we've already voted on this numerous times
Transparency of the developer(s). Residential over commercial For tax and development. Green and accessible spaces!

Costs that will be put onto residents
Financial sustainability.
That this is a pocket of land inside a residential area and there's already significant demand and desires from many people to get into the Westwood community
To sustain the Character and make the Housing, retail/restuarants fit into the community present style of building. For a park, space for all people to enjoy, possible a dog park. A section for flower and vegetable gardens the community can take part in growing and harvesting
Westwood needs more diverse housing options and more walkable businesses. Something different than a bunch of big white 2 million dollar houses.
creating a multi-use park/green space
Parks and green space
Revenue
Building more housing options is important, and preferably not large-lot sprawl.
DO NOT even think about trying to screw over the residents again with your threats, court cases, attempts to prevent us from having a say in what happens to our green space and what we live across from. Get the message once and for all!
A space that would be inclusive of all age ranges. Preferably a green space with lots of trees and shade. A playground. Restrooms. A small retail or office area to bring revenue into the city.
single family residence, height restrictions
Keeping green spaces. If building anything at all keep with the small starter/retirement houses. No big development either businesses or McMansions. These large houses are a blight in your small town
that their reliable and can complete the project
Diversity in housing, return on investment, no tax increases.
Stormwater management, streetlighting, sidewalks
Something that blends with the charm of Westwood. I think smaller homes with smaller lots would fit in well or row houses.
Traffic impact on nearby roads and pedestrian safety, sustainable maintenance requirements, smart financial return over time
The City should prioritize low-impact, high-quality development that protects the neighborhood's residential character. Limiting traffic and density, preserving mature trees and green space, and avoiding over-commercialization are key. Development should enhance the lifestyle and appeal for families and professionals who want to invest long-term in Westwood.
That area has been coded residential for over 1/2 century and need to remain residential which is in keeping with the surrounding area on all other sides.
Benefits the community and fits the character of the neighborhood
Elderly residents wanting to stay in town.
Character, family-oriented, revenue.
Community/civic spaces and medium density housing with some small scale commercial
Safety to the community. No large commercial development. Preserving green space.
Maximizing green space with option for small single family residential development to keep safety and traffic under control. This area already has those issues and a development that is too large such as apartments or

commercial space would overly congest the area and drive housing values down. Prioritize safety for nearby school. Remember we have a lot of walkers.
Maximizing ad valorem tax revenue.
Must be neighborhood compatible, have some commercial elements and reuse parts of the existing school building
please provide park space, along with in-character development that would provide income to the city. the aesthetics really matter.
"Keep the city budget in the black.
Maintain the charm of the neighborhood. "
Ability to fund improvements to the current park and old church lot
No financial risk for the city/residents
Should be a mix of residential and commercial
The importance of a park/green space that can and will actually be utilized by all members of the Westwood community is of paramount importance. Second would be some sort of commercial development that will bring additional tax revenue into the city. I do not want to see any single family housing on the site whatsoever.
Renovating the languishing parkland and preserving as much of the public space as possible. Opportunities for additional tax revenue without million dollar houses.
How any change could affect safety of kids attending WWV, from traffic, to more people being around if their are businesses and what that looks like and the types of businesses that are allowed in.
Traffic
Cost, I am very concerned about where the money will come from for this project. We already have very high property taxes and I don't want to see them increase.
Westwood is a jewel. Please don't cheapen it. Do something that will excite the existing community. Apartments, townhomes, etc certainly won't.
If townhomes, do not approve "for rent" development concept.
Fiscal sustainability. We don't need a project that costs the city.
Creating tax revenue and maintaining some green space for parks, trails, public gatherings.
Commercial viability and tax revenue, support for locally owned small businesses.
Something that has a sustainable funding plan

5. In a few words, what would a successful project on this site look like to you?

park
Green space
Keep the small town look alive
Park space
A successful project would be to maintain the nearly 8 acres of contiguous green space -With or without the existing building-that has been there for nearly 40 years. The current facilities clearly need Attention, but the city can take as long as it likes to slowly develop the space into a first rate park of which the community can be proud.
Spaces that give the community something to go to, like shops or community space.

Parks and restaurants, not an office park. No massive parking lots or garages! Please encourage biking and walking to the park. This needs to be a neighborhood, not a destination park. Make this a third space for kids in the community to hangout and play.
large park space with updated amenities for people of all ages to enjoy... trees that we are known for.. additional single family homes that will bring in tax revenue or some additional single family homes and some small 1 story local business ..
A creative hub for local gathering
Different types of housing, tax revenue for city, bonus if there is some civic use (perhaps a city hall/PD on a ground floor of something)
Combination of retail/office space with larger park area, similar to what the Karbank proposal envisioned.
Meadowbrook
A vibrant neighborhood where younger folks and less rich people can live.
mixed use, while maintaining a great/refreshed park. Incentive to the city monetarily.
Ultimately, I like the footprint that's there currently if they have to tear the The school I would prefer that single-family homes go there people fewer people are working from offices. There is an abundance of office space in Kansas City.
Residential and park extending from 50 to 51 on Rainbow.
A combination of single-family homes and green space/park land with a potential for limited small business/retail/hospitality options
westwood, fairway with out the large homes
A successful project would expand the park to the greatest extent. If development occurred it would match the neighborhood but expanding the park would be the priority as all residents wished for that.
Maintain the "biggest little city" vibe...
Residential housing where the old school was. Maintain the old park and upgrade tennis and dog park area where the old church was. Possibly add a splash pad and/or fence in area for actual dog park.
It would be amazing to have a local, family-friendly restaurants while still leaving space for kids to play outside and places to walk.
Smaller homes for new families.
"Local Retail Shops - Reasons for more neighbors to get out and gather. Retail shops that include food, drink, lifestyle. A collective of local shops and concepts that complement the type of person that chooses to raise a family in the city - attention to detail and energy! Possibly a pickle ball court, that can turn into an ice rink, a gym to play sports with kids, a park to have parties. Think Carriage Club - What is the draw? Parents can be leisurely while children play, or jump in and play too. They can get dinner, drinks, and enjoy family time while letting everyone do what they love.
Housing would also be a nice complement if there was room as well. Housing that pays tribute to either Westwood Hills or Westwood or Mission Woods. NOT Olathe."
Greenery and high end single family homes
Development of an area that provide revenues to the city to sustain a viable future while avoiding undue increase in taxes for existing residents.
A small town feel with affordable housing to draw more young families to our city.
In a perfect world, I'd love to see smaller local shops and farm to fork style restaurants. In a quaint, charming design style that feels like it fits the nearly 100 year history of the homes. Similar to Prairie Village shops.

Something charming that fits the neighborhood (similar to the Westwood hills shops), and generates future income to the city so we can be in a better financial position to make other city-wide improvements like finishing the sidewalks / lights and updating Joe d Dennis park area
Minimal development: mini Loose Park - ish space. Keep all the trees you can
You had it and lost it.
Something that increases my property value as I live within a few hundred yards of this new proposed development. I feel as though high density housing would be a negative impact on my desirability of my house.
A modern twist on a classic neighborhood.
Affordable housing options that allow young people and also aging people options to get into or stay on the community.
I was in favor of the Karbank development. If something similar in a smaller package could be made, I'd support that too. I understand the green space has to live along Rainbow now, so hopefully, there are future improvements along that stretch to make it a comfortable place for green space, while supporting something dynamic in the interior of the site.
Expanded green space/park, with remaining land used for housing or small-scale retail/restaurants that match the feel of Westwood. Multiple bids received/reviewed and budget-neutral.
A small town or city center
a bigger park w/ maybe some smaller houses
A new playground and green space that is located not off of a busy street like rainbow and does not include sand. A way to increase tax revenue for the city like small local business (something like the fairway shops) located off of rainbow.
Would love a nice large park if could find funding. If not smaller housing projects that would fit with small neighborhood historic feel that Westwood has or small retail (yoga/icecream/coffee/restaurant) that Westwood would enjoy bringing family too but not huge commercial complex that brings large parking structures or traffic where now it loses that safe small town feel where kids can scooter and bike on roads without feeling uncomfortable.
Eat, play, stay concept.
Single family housing
A pedestrian plaza from Belinder to Rainbow on 50th Street, that provides safe access from Westwood View Elementary to the green space of the old WWVE
Development that is consistent with the style of Westwood's existing buildings. More and larger park development.
A mixed use development that adds to the tax rolls but maintains the charm of the exsiting city.
a much bigger, better park. A larger play section, with playful water stuff.
A mix of green space amongst revenue generating houses or buildings
Find a builder with plans to stay within the feel and community look of Westwood. Build on n SMSD lot while keeping green space on church lot and Joe D. Dennis park.
Beautiful green space, with revenue generating well designed office/retail.
An open green space people can gather and enjoy without fear of security oppression like was proposed by the previous option. Some place people can relax and get back to nature. Be still and embrace the world around them. Disconnect from our tech world and let nature take a moment.
A beautiful, multi-use park that provides a green space with trees and recreational/concert/community gathering opportunities.

To incorporate nature & sustainability along with a way for the city to have a financial benefit. I think you can have both. A city of 1800 people does not need to look like Overland Park, and we do not have to have a city Government as big as OP. Let's think outside the box, not just about the \$. Let's think about the citizens and not just the city council & mayor.
Growth for the city. A brand new (interior) park with restrooms as a priority. A development at the corner of 50th and Rainbow that makes financial sense with retail/restaurants.
Green and walkable
Very similar to the surrounding neighborhood and the city. No "feature park" hidden behind tall commercial/retail buildings. No high-density housing. No buildings over 2 stories.
A few single family homes and/or row houses with park space remaining.
Something that can move forward in a timely manner. The worst outcome for all of the stakeholders is the continued 'Limbo' status of the former WW View school.
Large unique park. Splash pad. Make it special. No need for commercial development.
Park, playground, green space that residents can enjoy
Ditto
Nothing that encroaches Rainbow, there needs to be a buffer of open space.
Green space. This holds more value to our lives than words can describe. Green space can't be brought back easily once destroyed. Parks, trees, native gardens improve our quality of life for everyone and hold value to bringing and including everyone in our neighborhood and city.
A successful project would be an 8-acre park, that continues to grow and add features over time. Add many trees, walkways, and amenities.
More restaurants we can walk to and a green space, and path to lower taxes
It would look like an 7-8!acre park with lots of green space
I voted for development of the park. I would like half park/half development that blend in with the park. One story building would be ideal with cool/fun businesses (restaurant/coffee shop etc no boring carpet or place setting store.
Excellent park, good community value
New single family residential homes.
A large green area with some great trees. Ideal place for people to walk their dog, play with kids, or just get out of the house. Easy way to get to know neighbors running into them at a shared green space.
Green space
A beautiful park with a fully enclosed dog run for Westwood residents to enjoy
The project would include an updated, larger park and a restaurant for connectivity, walkability, and socialization between all age groups.
Park or sports fields
Focusing on the environment
Keep in character with the existing neighborhood. Stop permitting these ugly modern and massive builds on mid sized lots.
I think Westwood has the opportunity to distinguish itself by embracing interesting concepts that speak to its awareness of changing times , e.g. like a community supported, food-growing community garden (away from Rainbow) or solar panel array feeding electricity to Westwood residents.

Either build single family homes and townhomes (nothing like those pictured - something much more classy and appropriate to Westwood), or extend the existing park onto all of the church land and demolished school property.
Single family homes or expanded parkland and a great partnership between residents and the city
A project that benefits the city financially
Park and community center, police station
One that fits the aesthetic & charm of the neighborhood & enhances the area in multiple ways (amenities, financially, design, etc)
An open park with no buildings of any kind
Green space not a big development
Local restaurants, some retail and lots of walkable green space, and places that bring people together, fountain/water feature, a tennis court, and places for shade. I'd also like a public restroom and water fountain. With the school field and school playground close, focus on other items that complement that and not duplicate.
Westwood pool and park, including an off leash area
The project that Karbank proposed appeared ideal!
Affordable housing
An efficient use of the space to deliver mixed use benefits to all residents (park, restaurants, gathering spaces, etc.)
A successful park area with shops, similar to what works at the Westwood hills shops.
A big park that will last for generations
A limited number of houses, each on a larger lot, extension of the existing park and much green space
Mostly park or recreation space, augmented by a minimal amount of residential development and small business space.
A park with improvements but not overdone, kid-friendly, family-friendly, dog-friendly. I'd pay higher taxes for more green space.
Green space and community space. These will make life best for the people in the community.
something that brings the community together
Something that fits with all the surrounding area. Nice park as well
Just nice clean looking building.
A project that does not change the character of Westwood.
A successful project would be the expansion of green space to maximize the only park in northeast Johnson County.
a beautiful well designed park
One that most people in Westwood would be satisfied with.
More people, less parking.
A beautiful integrated neighborhood design. Matching surrounding area in scale and density. The Karbank/Perspective design was beautiful but was not appropriate for that site in Westwood. Four story office buildings and parking garages don't work would have been completely out of place. Please be sensitive to the neighborhood and people living there.
Development which maintains quiet neighborhood, supports restricted traffic and supports tax base.
I didn't mind the previous plans. I like the idea of a larger park with more to do than the old/current park.
Inviting to draw in consumers willing to spend money there.

Lots of green space with the possibility of small scale homes
preserving the school structure and new housing
Anything than what it is now. Updated green space, retail, living spaces, small single family homes, restaurants. We need to update as a city and reap the financial gains to continue to improve the city as a whole.
Integrates well into neighborhood. Provides some open space to citizens.
Something that brings the community together or adds the appeal of living in Westwood that continues the tranquility Westwood provides.
Walkways, picnic tables for friends and family gatherings
Updating the public park and keeping the open green space
Green space to gather and have neighborhood events and social interaction
Small family homes
Karbank was the ideal situation. But, with that off the table, something similar.
A balanced development that ensures more revenue for the City while offering office space, retail, or housing that fits in with the overall aesthetic of Westwood.
A nice park, green space and homes with families to live and enjoy the beauty of Westwood.
Something that brings value to our community and makes people want to live here.
A large park with spaces for exercise, recreation, social interaction and community events would strengthen our sense of belonging and well-being. Westwood is a great city that should be matched with a great park.
There are a lot of small children and the lot should be kept for a family orientated space for neighborhood kids
Recreational facilities with lot of green around
The previously promoted project.
If we had a new park that incorporated retail/restaurants we would be unique and it would be something that would make Westwood stand out as innovative place to live and work and gather. Why not?
Have a park and revenue generating options that fit with the small town community.
Making the space a walkable destination for Westwood and its neighbors.
A nice park
One that is open to all, but can also be utilized to create a revenue stream. This can be done creatively.
Something that works for the city financially but keeps the character of the city. Ideally something that includes improvement to the green spaces adjacent to the old school.
Mixed use of some kind, with a larger, improved city park component.
Park/green space/ single family homes. That is what the residents have said time and time again
A gathering space, park, possible restaurants with gathering space
I liked the idea of the development of a park that is away from Rainbow and/or utilized for low density housing. I support businesses or higher density on Rainbow.
Something that keeps to the charm of Westwood. If retail is built something similar looking to the Fairway shops. Definitely not apartments
A nice green space that future generations will enjoy
smart development that creates a space that works for the. neighborhood.
Green space with some single family homes
Something that unites us as a community.

Purchase the school either alone or with the county and other adjacent cities; develop a true community center as described above. If not possible, then purchase the school property and tear it down; grade and make open green space; have a master plan to add shelter house, playground, and children's water feature; accept donations from residents to pay off 5050 Rainbow; create a trust for establishing and maintaining the entire property as a park with lots of green soace.
Revenue \$ to our City. To pay debt and update park.
Simple, safe and integrative.
Small scale eateries with social space similar to Strange Hall
Something for residents as well- expanding the park somewhat and having smaller homes.
Mixed-use residential and retail/restaurant, with a new park/community space.
Again, park first and foremost. If development, then build to scale & character of the neighborhood.
If the park was expanded and part of the school including the gym was retained as new community space
Fun, outdoor space to enjoy. That includes a few retail shops or small space for coffee shop, cafe or restaurant.
Lots of green space.
Expanding the existing park. Handicap play ground and splash pad.
Similar to the Karbank proposal - mix of commercial development and open space
Keep the property zoned as R1 and let the SMSD deal with and negotiate directly with potential developers.
Building houses that look like the neighborhood and keeping the original park and possibly expanding it with walking trails. While I no longer live in Westwood, my brother lives within a half mile and I often visit the city to shop on the edges and drive through your beautiful city. I often consider moving back and new houses in this area would be VERY tempting. You have a beautiful city and I loved the years I lived there, road my bike through the streets, and played in that park. Make a great decision please.
A hospice facility, a retirement home , and a beautiful park with an amphitheater for small shows and productions, surrounded by a walking trail
A new city hall surrounded by a park/green space. Then redevelop the corner of W 47th and Rainbow into a commercial project that generates revenue.
Scaled for neighborhood
Lots of pickleball and tennis courts and a hiking trail
Large community park
Single family housing on the old school site. Houses that are not too large, so as to not overwhelm the surrounding homes. Keep the design of the houses in line with the existing character of Westwood.
Clean, affordable infill multi housing .
For sale and rental housing, preferably not detached single-family (predominant housing type already in the city). Restaurants and shops people would walk to regularly. Park space that is accessible and allows for activation/programming. Lots of shade! Not right up against traffic on Rainbow.
It would be great if it is something that the citizens of Westwood could agree upon but that might be wishful thinking.
Incorporating a small restaurant and retail space along with maybe some small housing while maintaining significant green space where the community can gather for events and general recreation.
Housing and green space for families with lower incomes
Implement the proposed Karbank plan
Clean and inviting

Community gathering space and new housing.
A successful project would have plenty of green space, a play area, and walking areas/trails, while bringing new restaurants to Westwood. This would allow people of all ages to enjoy this space.
SMALL scale retail/restaurant development with an emphasis on plaza-style communal gathering on old church site, with city tax benefits to facelift Joe Dennis Park and tennis court. Small-scale housing on former WWV school site? Community center?
A charming little developed mixed-use and green space that is safe, beautiful and embraceable. My biggest fears are (1) unhoused communities congregating in the space; and (2) no financial contributions to the community from the space such that taxes have to increase.
The initial project with Karbank, but only 2-3 story max. It was too big and put the majority of parking underground.
A successful project would be one that creates more opportunities to live in Westwood while still finding ways to generate required tax revenue.
I liked the previous failed Westwood/Karbank proposal. I think a successful project will take more time now. I would like to see visual drawings first of potential for the Westwood View property and in relation to our current park and spatial possibilities for the land where the church was.
Smaller single family homes that have a beautiful view of our updated and expanded park space.
City Hall, Police, and park space. Then the current city hall site could be developed with multifamily apartments or small-scale businesses.
Small scale housing (could include apartments), office/retail as needed and new park space.
Increasing park space without incurring long term costs (tax levies).
One that offers some park space and provides a return to the City. There is no feasible way to provide a large park without all three local cities participating financially.
Something that will help our aging population. I'm thinking retirement housing or even a skilled nursing facility.
Park with walking trails, open to small/limited retail and restaurants but not high traffic businesses
I would love something walkable for my family.
A park. I wouldn't even worry about "developing" the park. Just quiet greenspace would be a big step forward. (Didn't the mayor say developing even a park would cost \$8 million? I love my mayor, but c'mon....)
Something like R Park in Roeland Park is my dream! But if that's not practical, more housing for the community seems like a fine idea.
What was previously outlined by Karbank.
Not modern. Buildings not towering over current structures.
a couple of simple retail shops and great mix of residential
It should look like its surroundings, but it should reflect the reality that Westwood is a town in Kansas City, a metropolitan area of over 2 million people. Westwood is not a remote suburb of KC, like most of the rest of Johnson County is, Westwood is just around the corner from KC proper. Housing in Westwood should become denser, but it must remain affordable, not luxury apartments.
Existing neighborhood to blend into the existing neighbors
Restaurants, park, smaller homes.
Very similar to the development plan by Karbank and Port. Needs a mix of uses to drive walkabty
A very large park with some new single family homes (the size of current homes around the site) if needed to bring in income to fund the park.

A community center that serves as a gathering space for the city and includes development and housing.
That afterwards everyone feels like why didn't we do this sooner, and just naturally flows with the neighborhood
A development that can bring the city tax dollars (with housing, retail and some park space) but make sure the housing is affordable, not interested in something like they did at Homestead Country Club.
A large park with WWV repurposed for community space, city hall, WWPD
I'd like a big ol' park to include all the space we can use.
Brings new opportunity to the community without the city taking on large risk of un sustainable debt or something that feels uncharacteristic of the neighborhood.
If you have retail/restaurants, I'd love if it was modeled after Westwood Hills shops.
Green space for the community to enjoy
A park or affordable housing.
It would be successful if it brings more charm to Westwood. I believe most new families have moved here because we love living in a "walkable city" where we have access to parks, green spaces, restaurants and shopping.
Villas/Townhomes with a park and one signature pad site restaurant. Smaller version of Meadowbrook
"A successful project would preserve and enhance the existing green space while adding features that serve families and neighbors—such as a park, walking trails, or a community garden. If housing is included, it should be limited to single-family homes that fit the scale and character of the surrounding neighborhood. Success means the site remains a place for connection, recreation, and long-term neighborhood stability.
\$500,000 to \$1,500,000 single family homes.
Like it was built there in the 30-40's like many of the homes- lots of limestone & gardens.
Park or single story buildings at most.
A development in phases while parts are still accessible to public. Something that indexes on long term quality over a rushed project to just get it done.
Pretty much what the Karnak development had, but would love to see some "charm" the design (like at Fairway and Westwood Hills shops)
Single family homes
"If developed: belending into the present landscape of the community as if it had always been here.
If a park/garden: open, walking paths,
In both cases, retaining as many existing trees as possible."
Park and green space, no businesses
Nice new and well thought out
One that adds diverse housing options, provides revenue for park improvements, and can actually get built.
There are only two choices, make the entire space ALL GREEN or SINGLE FAMILY RESIDENCES. Quit trying to make us into Overland Park. We don't need a million bells and whistles. Just keep it green, leave it wide open undeveloped space for people to live in peace, and keep your lawyer and development cronies OUT OF IT!!!
Work and play. Revenue for the city and a recreational green space for the citizens. Pretty much Karbank's proposal... sigh.
bigger park
It would maintain the small town nature of our community that enhances lives from birth to death. We DONOT need nor want Million dollar mansions
something similar to what Karbank had proposed

Retail facing Rainbow with two - three stories of condos above. Row homes behind the retail, facing a small one-two acre connector park to Joe D Park, with smaller housing (condos/townhomes/row homes) on the west side of the connector park.
Homes that fit the character of Westwood. 0 cost to the city.
One that looks like it has been there forever and adds to charm of Westwood.
Community green space that improves yet maintains our small town neighborhood atmosphere
A successful project would blend small-scale retail (like a café or bakery), open green gathering space, and cultural amenities like a pavilion or event lawn. It should feel like an extension of the neighborhood—walkable, beautiful, and calm—complementing surrounding home values, not competing with them.
Same as stated above
Same as above
Park-like. Clean. Safe
A larger park with a housing
It would not look like a Karbank “box” or other similar commercial development.
Preservation of as many large trees as possible, incorporated green space, moderately sized homes that fit the historic character of the neighborhood.
Diverse housing.
"a combination of updated park space, away from rainbow, with walkable, local retail and restaurants butting up to rainbow. ""in character"" means within the aesthetic of westwood; like the fairway shops. i would love to have a place to walk to that would allow me to eat dinner, see neighbors, enjoy a park with my dog, all within the westwood city limits.
i understand many folks who have lived here a long time want nothing but parkland, and that's unfortunately not a feasible solution. that said, if the development felt more in line with what we love about westwood, it might be an easier pill to swallow. "
Unique businesses that bring consumers from the surrounding communities to support the future projects Westwood need to finance. In other words, a strong tax base.
One that addresses some of the addressable feedback in the resident survey that was executed recently. Appreciate you always asking us!
No cost to the tax paying residents
Woodside area. Shops, housing and restaurants
Similar to the proposal that Karbank already offered.
Large rolling parkland, updated play structures, public amenities such as community spaces, restrooms, drinking fountains etc
More housing. This is a great community and more housing allows more people to experience our quality of life.
Green/park space, small, local shops, safe traffic patterns
I think it needs to add something to improve living in Westwood- activities, park space, restaurants, etc. I don't think it should be used for housing.
Some park and green space maintained + retail/restaurants or some type of community gathering place.
Residential development that incorporates internal pathways, not just sidewalks, and dedicated green space in combination with current, City Owned properties along Rainbow
I voted yes for the Karbank project.
Completion in a reasonable timeframe with little to no tax financing.

Best utilization of the space prioritizing residents, city and community, and enterprise.
Usable green space and retail