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To: [General Information](#)
Subject: Resident input re former Westwood View and adjacent city property
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Good afternoon, we are writing to submit input on the disposition of the former Westwood View site and the adjacent city property. We live less than one block away from this property, and we were disappointed that the April vote did not pass so that the Karbank development and new, larger city park project are not moving forward. Our hope is that we as a community recognize the generational opportunity we have to make that site a cornerstone of our city so that we can realize it and make the most of it.

We are in favor of use and development of the former Westwood View site and the adjacent city property for any use that adds public amenities and improves property values for our neighborhood and city. Opportunities for additional tax revenues (both sales and property tax) are also important to consider. The fact that the newer, better, larger park would have been paid for initially as part of (and then maintained using TIF revenues from) the commercial development was one factor that made the Karbank project very appealing to us.

We as a community must be realistic, diligent and honest with ourselves in how major public projects like this, including parks and infrastructure, can be responsibly funded, and what that looks like for city taxpayers. We all want nice things near us, but we need to be pragmatic in how we think about options to realistically pay for them. Any plans based on expectations of private donations, funds from other municipalities or other uncommitted funding sources to pay for major capital projects for our city and neighborhood are at best misguided, if not disingenuous.

We are in favor of projects similar to the proposed Karbank project that include a reasonable combination of taxable commercial/mixed use development along Rainbow (a multi-lane, high traffic street and main connector for our city to surrounding areas) and a public park that would be a considerable improvement over the existing Dennis Park (in terms of size, quality, amenities and location).

If it was necessary to include the existing Dennis Park property as part of an improved, larger public park to make this project successful, we would be supportive of that as well, but for a number of reasons the property along Rainbow is better suited for commercial/mixed use than as a park. At the end of the day, what makes the most sense for our city and this site is a reasonable mix of tax-generating use and a public park. The status quo, non-development of the site or even single family residential development would be a constant reminder of a missed opportunity.

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