

Westwood Community Feedback Summary

July 15, 2026

Open House 4pm-7pm

Proposed 32-Home Residential Community

26 Villas | 6 Custom Homes

Executive Summary

The July 15, 2026 community engagement meeting for the proposed 32-home residential development in Westwood demonstrated broad support for redevelopment, provided the project reflects the character, quality, and long-term vision of the surrounding neighborhood. Feedback from approximately 55 attendees, supplemented by written comments, verbal discussions, and dot-voting exercises, revealed consistent priorities centered on architectural quality, neighborhood compatibility, open space, walkability, and integration with the surrounding community.

The strongest feedback focused on “The Green,” which was widely viewed as a significant project amenity and one of the most attractive elements of the proposed plan. Residents expressed strong support for the green space, enhanced landscaping, pedestrian connectivity, and longevity of Joe D. Dennis Park, as well as the project's overall walkable, neighborhood-oriented design.

Architectural character emerged as the most important factor influencing public support. Residents consistently favored traditional residential architecture featuring brick and stone materials, steep rooflines, dormers, and substantial detailing, while contemporary designs and flat roofs received limited support.

Site plan feedback was generally positive and focused on refinement rather than opposition. Dot-voting results showed substantially more positive than negative responses, with support concentrated around The Green, the pedestrian-oriented layout, and park connectivity. Areas receiving negative votes were generally limited to specific building locations and appeared to reflect concerns regarding building scale, and neighborhood transitions, rather than opposing the overall development concept.

Overall, community feedback indicates support for the proposed development when paired with high-quality architecture, open space, substantial landscape investment, and thoughtful integration with adjacent neighborhoods. The engagement process provides clear direction for future project design and refinement and suggests the development can be a positive addition to Westwood if it advances the community's priorities of quality, character, walkability, and neighborhood compatibility.

Community Engagement Overview

Six boards were reviewed using green and red dot voting. Written and verbal comments were also collected. Waiting list as of July 15 contained 23 interested parties. 13 from the list were in attendance. Five of the interested parties were added to the wait list after the neighborhood meeting via the feedback form.

Municipal Participation Summary Table

Municipality / Area	Sign In Addresses
Westwood	47
Mission Hills	2
Prairie Village	1
Leawood	1
Mission	2
Kansas City, Missouri	1
Other Johnson County Communities	1
Total	55

Overall Community Sentiment

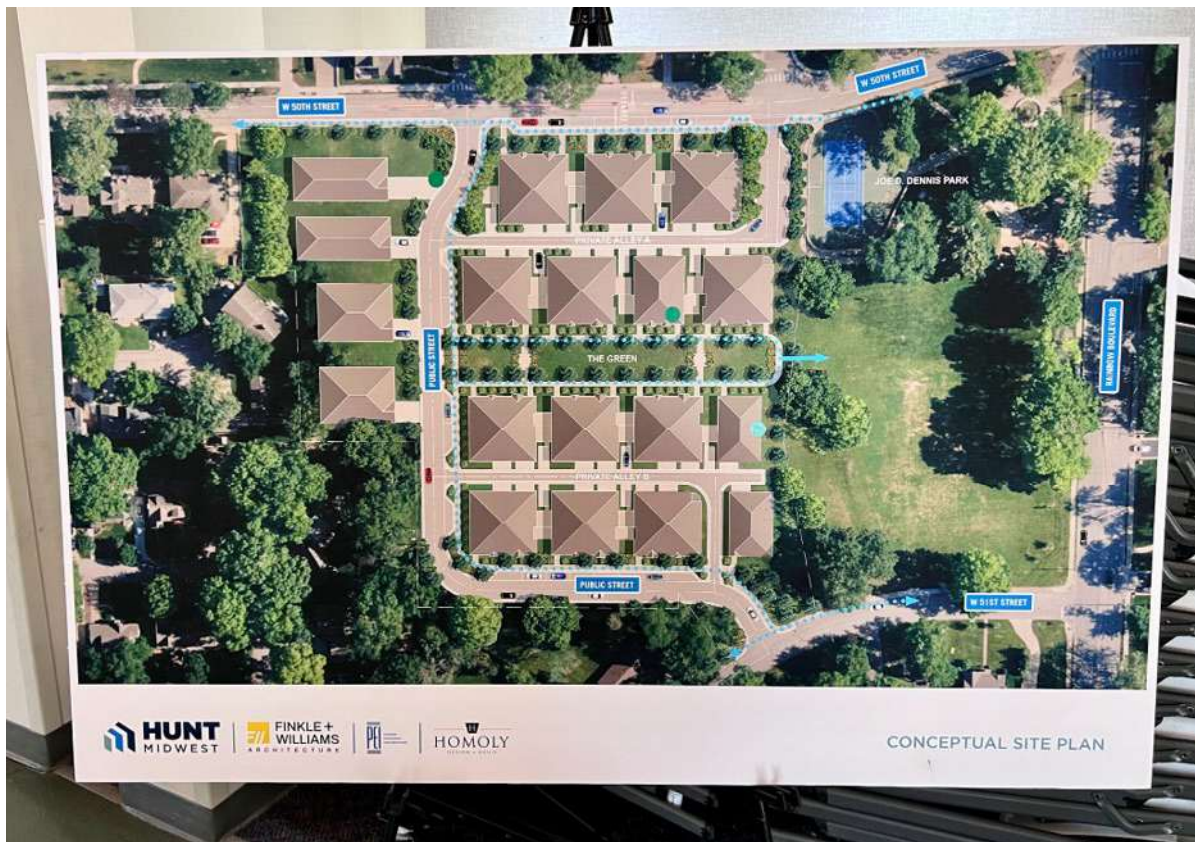
Feedback focused on design quality rather than opposition to the project program. The public focused overwhelmingly on quality-of-place issues rather than development intensity.

Top Findings

- Strong support for The Green
- Strong support for public improvements and longevity of Joe D. Dennis Park
- Strong support for traditional architecture
- Strong support for brick and stone materials
- Contemporary architecture consistently underperformed
- Attached housing acceptable with proper architecture and scale.

Site Planning Findings

Conceptual Site Plan



“The Green”, open space, walkability and park integration received strong support. The Green generated the strongest positive response observed during the engagement process.

Residents repeatedly responded with comments positively to:

- “The Green”
- Park-like character
- Landscape amenities
- Pedestrian circulation within and through community
- Neotraditional design with garages facing private lanes and front doors facing public street
- Single family homes buffering neighborhood to west
- Public road connection from south street to 51st Street. Like meander and not a straight cut through

Conceptual Site Massing

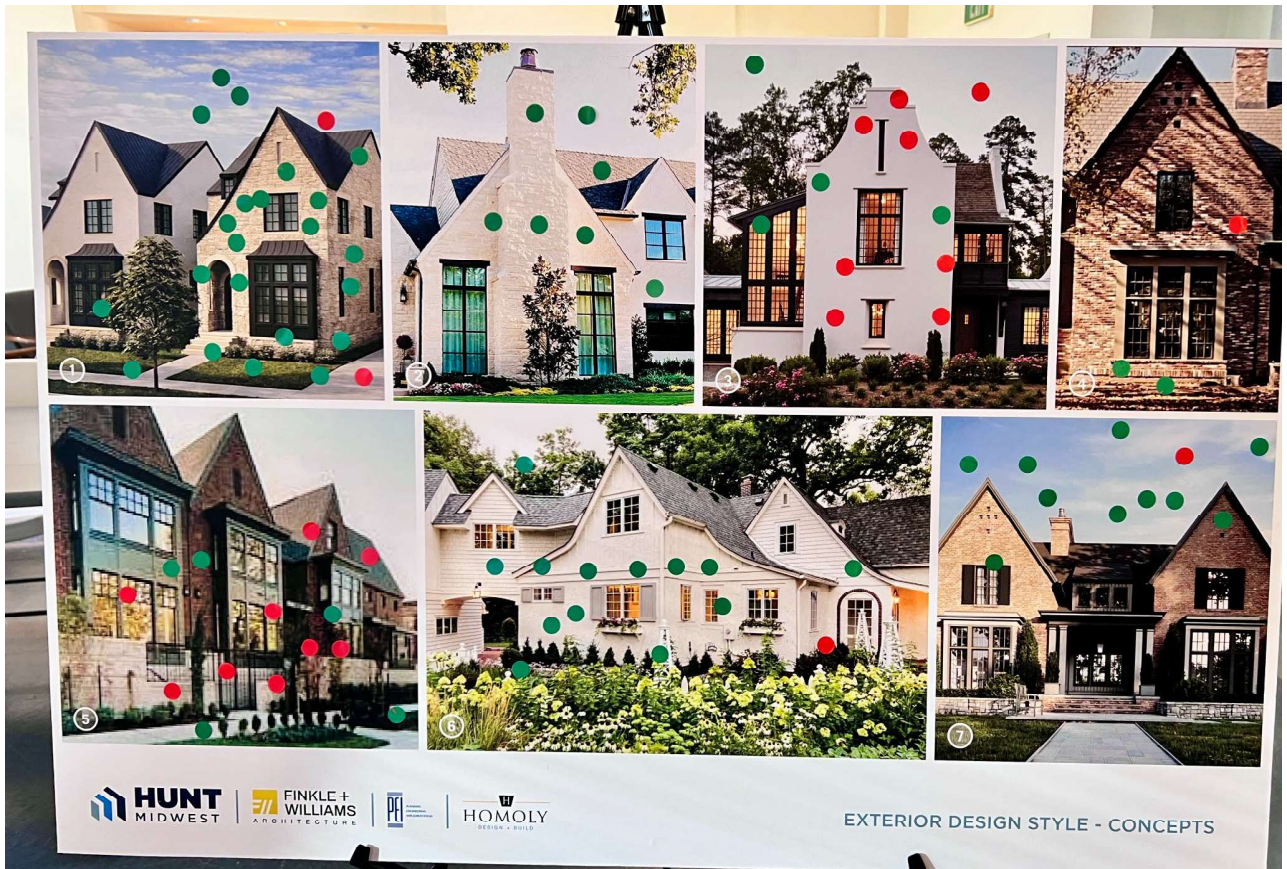


Feedback provided:

- Strong support for “The Green” park design
- 2-Story to 2.5 Story preferred over 3-Story to keep character of neighborhood
- Preference to not look like “multifamily” housing
- Did not like repetitive, monotone presentation of buildings. Presented for scale only. Generally accepted after explanation.

Architectural Preference Findings

Exterior Concepts-Board 1

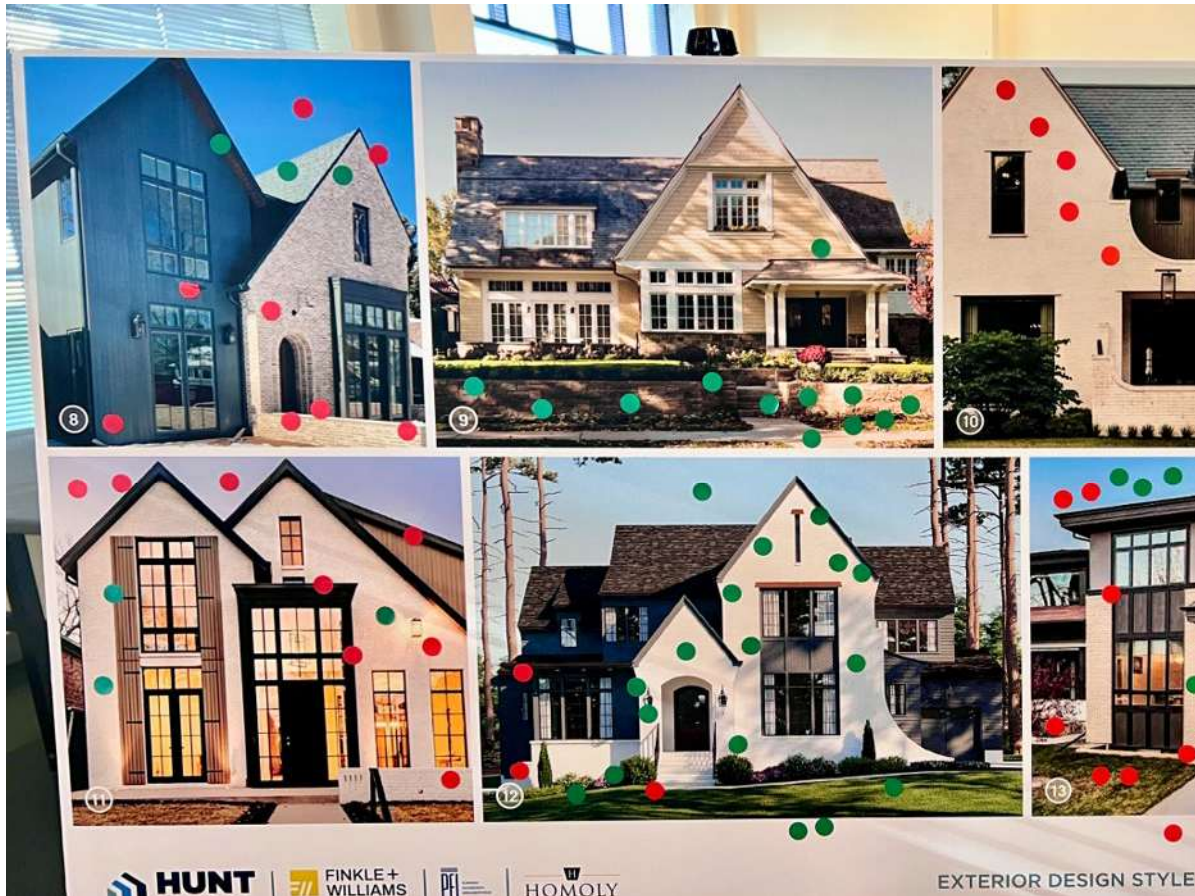


Strong preference for traditional, transitional, English Cottage and European-inspired architecture.

Strongest Overall Characteristics:

- Light brick
- Steep gables
- Strong symmetry
- Traditional proportions

Exterior Concepts-Board 2



Top concepts included 1, 9, 12, 14 and 18.

Interpretation:

Represents the architectural direction most closely aligned with community preferences.

Exterior Concepts-Board 3



Least favored included 16, 17 and 19.

Characteristics indicated as “not preferred”:

- Contemporary/Modern Design
- Blank walls with little detail or lack of windows
- Flat roof
- Too much of a “Barndominium” look

Interpretation:

Confirms preference for timeless residential architecture.

HOME TYPES & INFORMATION

HOME TYPE	NUMBER OF UNITS	SQUARE FOOTAGE	2026	2027	ESTIMATED SCHEDULE FOR COMPLETION					2032
Detached Single Family	6	TOD				3	3			
Type 'A' Villa	12	2,850 - 3,450			3	3	3	3		
Type 'B' Villa	12	2,650 - 3,250			3	3	3	3		
Type 'C' Villa	2	2,400 - 2,800				2				
TOTAL HOMES	32				6	11	9	6		

*Estimates of time and money based on current projections and market conditions and may be adjusted to the current market at time of construction and sales.

TIMELINE

Milestones: selection, approvals, groundbreaking, completion

Accept assignment of contract and close on land per RFP schedule
Q4 2025 (BY 11/28/2025) **COMPLETED**

Neighborhood engagement and entitlements
Q1-Q3 2026

Complete civil drawings, permits and complete lot construction
Q4 2026 - Q3 2027

Home Construction and Home Sales
Q3 2027 - Q4 2032

HOME TYPES, INFORMATION & TIMELINE