



July 20, 2023

Leslie Herring
City Administrator
City of Westwood, Kansas

RE: Storm Memo for Westwood Village Redevelopment

Dear Ms. Herring:

The existing sites at Joe Dennis Park and the adjacent former Westwood View Elementary School at the southwest corner of W. 50th Street and Rainbow Blvd. are intended to be redeveloped as a public park (on the former elementary school site) and office/retail space (on the existing park/old church site). A concept plan of the proposed development is included below.

The total combined area of the park and school sites is 7.62 acres. The proposed park will be 3.5 acres and the proposed office/retail development site will be 4.12. The overall impervious area percentage will go from 36.5% (excluding the old church impervious area) in the existing condition to 42.3% in the proposed condition. Additional stormwater runoff will be generated due to this increase in impervious area. The majority of runoff generated by the proposed site will be captured in a proposed underground detention system planned for the southeast corner of the property. The discharge rate from the proposed underground detention will be designed in a manner that, when combined with the stormwater runoff rates from site areas that don't drain to the detention, will meet or reduce the total runoff rate from the existing site.

Any water quality requirements for the stormwater runoff from the site will primarily be met by an isolator row designed as a part of the underground detention system. Additional, smaller water quality measures will be provided around the site as required to meet the necessary level of service.

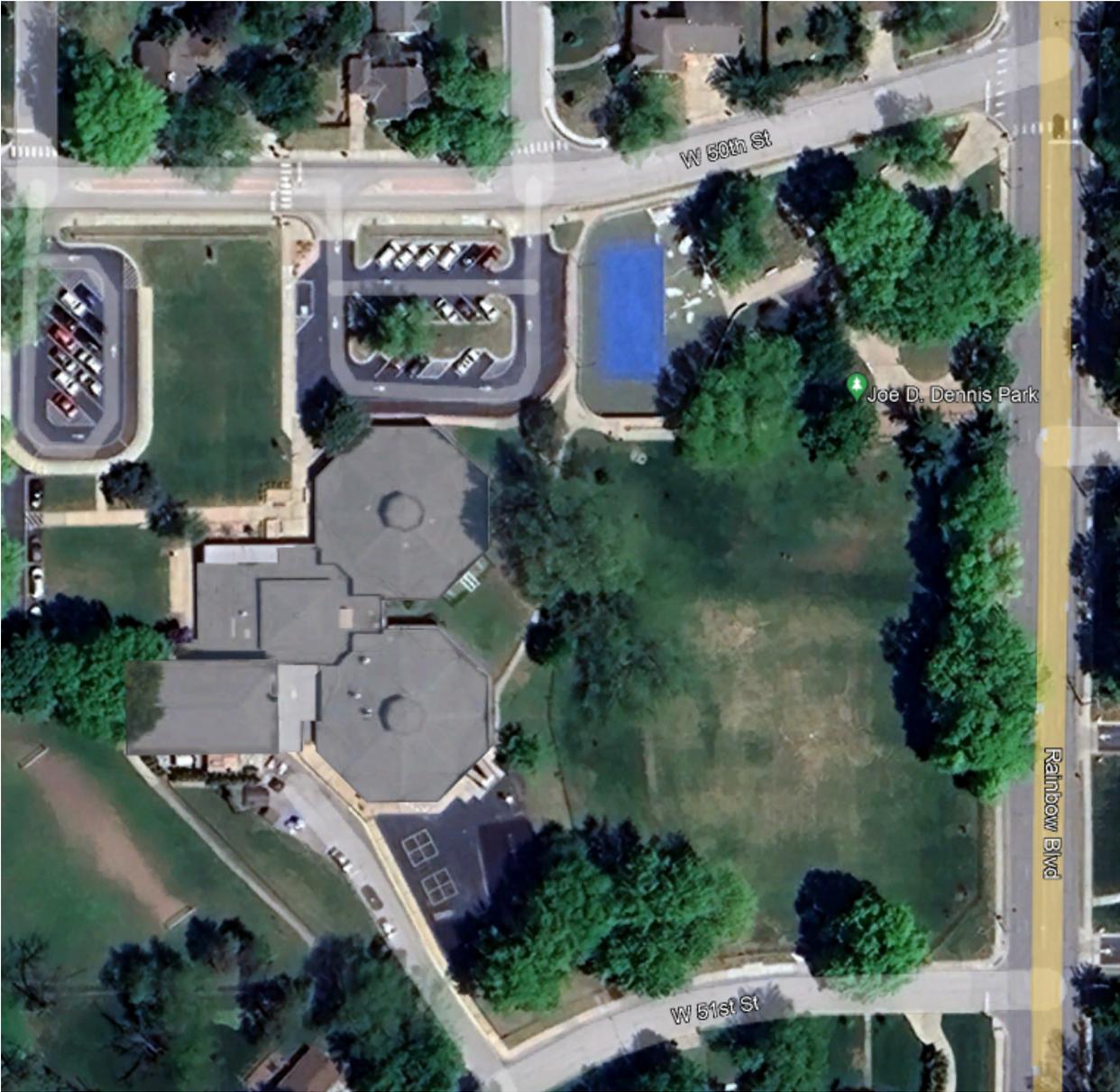
A final stormwater management report will be provided with the final development plan package. If you have any questions, please contact me at kevin.pinkowski@ibhc.com or 913-663-1900.

Sincerely,

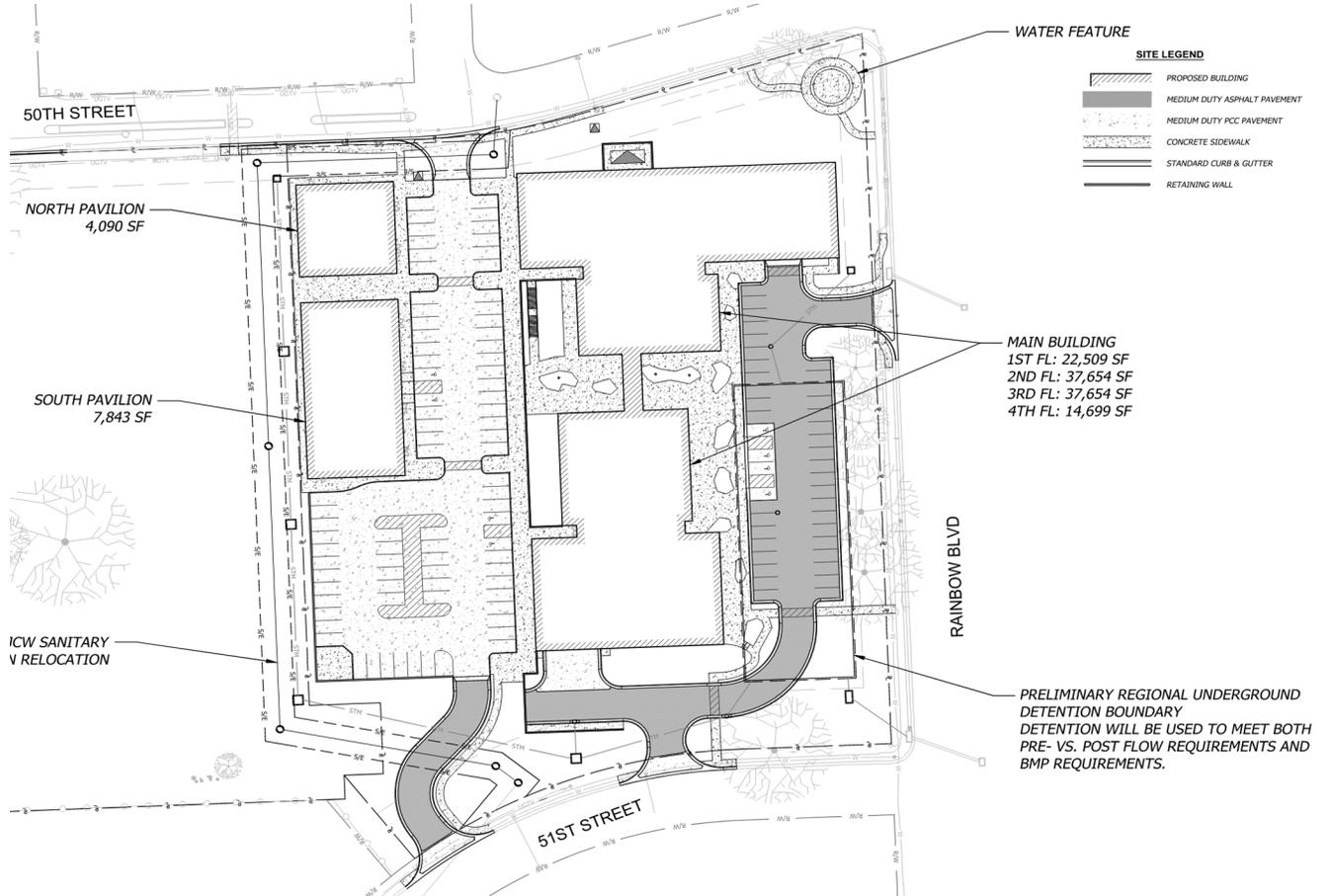
Kevin Pinkowski, P.E.
Senior Project Manager



Existing Site



Proposed Site





913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210