

AUG 10 2023

Westwood City Council and citizens:

My name is Mike Coffman and I live at 2217 W 50th St, Westwood Hills, KS. My wife and I moved from our home in Westwood to our present house in the early 80's. We have witnessed the changes in the area for the last 40 plus years. Traffic at the corner of 50th and Rainbow has continuously increased but has substantially increased in the last 5-7 years. I became aware of the office park that is planned for that corner and feel that would be a terribly wrong placement of such construction in the short and long term of the community. I can't understand how commercial property, bringing more daily traffic, can successfully improve a corner that has been residential since the beginning of these communities and has seen substantial increase in traffic.

Issues:

- Much more traffic around the children at the new school
- More traffic at the 50th and Rainbow corner, once again increasing traffic right in front of the school crossing. Having lived at that corner since 1982, we've seen how dangerous that corner can be. We've witnessed so many issues on that corner Westwood Hills petitioned your public works to increase the stoplight delay to 5 seconds delay due to drivers running red lights at that corner. Just speak to the crossing guard to verify. Moving the crossing North across Rainbow will not alter the safety.
- The 50th and Rainbow corner is the only guarded crossing for children going from the west side of Rainbow to the East side of Rainbow. The intersection has caused problems due to the hill peak and the swerve at the corner on 50th.
- 50th is one of the few streets running from the Ward Parkway to Roeland Park and therefore sees increased congestion during "rush hours".
- The proposed Karbank architectural plan in no way fits the style and feel of the area. The proposed development does not fit the architectural style of any of the surrounding residential houses
- The project is over development for a residential area.s.
- There is a lack of "breathing room" or green space/greenery between the Rainbow side and the development.

The Proposed Plan does not fit with the goals and desires of the Westwood 2015 or 2017 Westwood Master Plans.

2017 Page 51 Section 2.1 Use architecture that is in scale and harmony with nearby structures.

2017 Page 51 Section 2.5. Prohibit isolated commercial rezoning in established residential developments.

The 2017 Plan clearly shows that no more than 2 story commercial development should be placed outside of the 47th and Rainbow area and that the 2 story development should maintain neighborhood character. Whereas the so-called Gateway Area at 47th and Rainbow can have a "scale and pattern" of greater than 2 stories.

The 2021 Final TAP - Recommended moving city hall to allow for Higher Rise Commercial expansion including apartments and townhomes so that there would be more attainable housing choices.

I could foresee Karbank development on the southeast corner of Rainbow and 47th where commercial property is already established on the other 3 sides as per the 2021 TAP recommendations. Maybe even a maximal 2 story commercial development at the site of the old Westwood View school thus in keeping with the neighborhood.

Finally, it's true that we are concerned about our property value but it's also true that for over 40 years we've been able to look out on the fountain, the flag, children at play, and the school that our children attended. To trade the current pleasant view for a two/three story steel and glass development and parking lot seems adherent. Would you, after 40 years of living in Westwood, want a 2/3 story glass office park built across the street from your house. We knew when we bought our house that living next to Rainbow there would be traffic, but we had a beautiful park just across the street. I'm embarrassed for Westwood that they would scar that corner with the plan that Karbank has proposed and is opposed by the citizens of the 3 cities affected.

Please keep residential areas residential and commercial areas commercial and reconsider the proposal for the long term health of our beautiful cities.