

Leslie Herring

Subject: FW: Important - Support for the Karbank Proposal

From: John Borders <john.borders88@gmail.com>
Sent: Tuesday, October 10, 2023 10:55 AM
To: Leslie Herring <leslie.herring@westwoodks.org>
Subject: Important - Support for the Karbank Proposal

You don't often get email from john.borders88@gmail.com. [Learn why this is important](#)

Leslie,

Nice to meet you! I appreciate your efforts and management of this process as I am sure it has been a difficult endeavor. The timing of the meeting is tough, during a Chiefs game as I am sure those vehemently opposed to the proposal will come out and be loud while the more reserved majority may not show up in numbers. I will be traveling for work, so I cannot be in attendance for the meeting, but would like to voice my support.

My family (wife, two kids, and another on the way!!!) moved into Westwood about 20 months ago. We have fallen in love with the neighborhood and plan to spend the rest of our lives in this house. My wife works in real estate and is always recruiting other families to consider this neighborhood to enjoy the pleasant life it has afforded us. Growing this community is in our young families best interest. I do understand and empathize with those who live near the would-be construction zone, as it will inconvenience them for some time, but the positives far outweigh the negatives in my opinion.

A few reasons for support:

- If our community does not progress and adapt to the current lifestyle and expectations of what new homeowners demand, we will trend in the wrong direction as a community.
- The type of office space and potential retail space that would be included in the plan will attract the best type of business which in turn will attract and enrich the area for families in the future.
- After speaking with several commercial real estate developers, a plan with this many "concessions" from Karbank to our community will never be duplicated. If this plan does not pass, someone will buy the land down the line and will use it without thought to the neighbors (multi-family use, apartments, less desirable business, etc.)
- The Karbank plan to buy out our debt, while enriching our green space is too good to pass up. The financial solvency and expected future tax revenue can further enrich our community in countless ways.
- Karbank has a long-standing track record of providing top notch results leasing occupancy and their confidence in this proposal speaks to their confidence in the investment in our community.
- Last - The mental picture of my family walking down the street to the green space on a Saturday morning, popping into a coffee shop in the retail space before we head to the park with the kids is exactly what our family would hope for.

A few things to combat the negative commentary I have heard:

- Anyone who says this proposal is not good for our community is lying to themselves...Have them drive past Meadowbrook Park on a Saturday morning.

- Anyone who says Karbank is going to flip this into apartments or multi-family has not looked at the Karbank track record nor their building portfolio
- I have heard "No one rents office space anymore, people work from home, no one will use this office space" and from the same people "this will lead to so much additional traffic, it is so unsafe for our families". These arguments cannot coexist. Either the office space won't get rented, or it will be so popular that it adds to traffic.
- People saying "but what about our park" - this park is sparsely used, small, and not accommodating to the families. Having a plan that provides us MORE park space, and funds moving forward to keep it continually up to date - this is ideal.
- Why is anyone outside of the Westwood jurisdiction given the platform to have an opinion? I have seen and heard a number of "loud" commentators, only to learn they are not even Westwood residents. Please do not allow them to attend meetings or speak publicly.

Thank you again for all that you do for our community. Please use my email as support in any way possible. I would like to think my opinion as well as several other fathers of young families in the neighborhood supporting this will help our community for years to come.

John Borders
2902 W. 50th Terrace
Westwood, KS 66205