

Kim Hollingsworth

From: Lisa Salmen <lmsalmen@gmail.com>
Sent: Saturday, March 6, 2021 1:05 AM
To: Kim Hollingsworth
Subject: STOP REZONING OF WOODLAND HILLS NORTH

Wanted to voice my disagreement with the Woodland Hills North subdivision.

- TOO many homes for this area
- Danger to Woodland Elementary school children
- Does not follow Woodland Corridor plan
- Lots along Woodland need to be larger (29,600 sq. ft. Or larger - like Woodland Hills)
- Lots need to transition slower on lot size (from Woodland & College)
- Poor parking at school & overflow onto side streets
- Villas?
- Only 3 ways in/out
- Traffic!!! Study done?
- Figure usable acres, not all acres, for units per acre.
- Future 119th Street arterial will bring more traffic

DO NOT REZONE!!!

Lisa Salmen
913-269-3968
Sent from my iPhone

Kim Hollingsworth

Subject: FW: THANK YOU and more
Attachments: Olathe Planning Commission sends contentious plan for new subdivision to City Council.docx; UPDATE.docx; Principles of Community Co Design.docx

From: Lexi Selvig <lexi@aecredientaling.com>
Sent: Thursday, April 1, 2021 2:22 PM
To: John Bacon <JBacon@OLATHEKS.ORG>; Aimee Nassif <AENassif@OLATHEKS.ORG>; Liz Ruback <EMRuback@OLATHEKS.ORG>
Cc: js19951@aol.com
Subject: THANK YOU and more

Hey Everyone,

On behalf of Jim and I thanks to everyone of you for coordinating and meeting with Jim and I yesterday afternoon. We sincerely appreciate your time and support of our interest and concerns about RZ21-01 Woodland Hills North proposed development.

I agreed per your request Aimee to send the attached documents (from our presentation yesterday) so you may include them in the City Council Member electronic packets for the April 6th meeting.

Thank you all again for your time and openness, too.

Lexi

Lexi Selvig | President | WBE Certified
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[Olathe Planning Commission sends contentious plan for new subdivision to City Council | The Kansas City Star](#)

[JOCO 913](#)

Olathe Planning Commission sends contentious plan for new subdivision to City Council

BY DAVID TWIDDY *SPECIAL TO THE STAR*

NOVEMBER 15, 2017 12:34 AM

Neighbors and even some city officials worry that a proposed new subdivision, Woodland Hills, in north Olathe would create too much congestion and hurt home values in the area surrounding Woodland Elementary. *OLATHE PLANNING COMMISSION*

Despite the concerns of nearby residents and even some city staff, the Olathe Planning Commission on Monday night recommended approval of a 97-lot subdivision adjacent to Woodland Road in north Olathe.

Commissioners voted 5-1 to send the proposal to the City Council for a final vote on Dec. 5.

Developer Greg Prieb of Prieb Homes has requested rezoning 34.6 acres north and east of Woodland Elementary School for the single-family subdivision, called Woodland Hills. The neighborhood would access Woodland Road by tying into 115th Terrace to the north and 116th Terrace to the south.

Representatives for the developer told commissioners that the project met the requirements of the Woodland Road Corridor Plan, a city-drafted set of

guidelines for development in the area that designates most of the surrounding property for single-family development.

In particular, the plan calls for residential density of up to three units per acre. Woodland Hills would have 2.8 units per acre.

City planning staff, however, said the corridor plan was outdated, having been last revised in 2004. Since then, they said, traffic has continued to grow on Woodland Road with severe congestion in the mornings, particularly around 115th Terrace and 119th Street.

City planner Dan Fernandez said if the surrounding vacant land was allowed to be developed to three units per acre, the traffic would only get worse. He recommended limiting Woodland Hills' density to 2.3 units per acre, which would require shrinking the development to 79 lots.

Fernandez's concerns were echoed by nearby residents, particularly those living south of the proposed subdivision whose street would become a cut-through for Woodland Hills residents trying to get to Woodland Road.

"A majority of the people that bought a house in that neighborhood bought the house specifically because of what that neighborhood is, and to open that up to a new neighborhood and make that an entrance devalues the homes in that area," said Brendon Pishny, who lives on 116th Terrace.

Kerri Holtzman, who also lives on 116th Terrace, said she moved to the area because it was quiet and less congested than other areas of Johnson County and she didn't want to lose that. She said she at least hoped the city would consider adding traffic-calming measures to slow down vehicles coming out of the new subdivision.

Ultimately, commissioners acknowledged the residents' and staff's concerns but essentially punted those questions to the City Council, who they said were more able to debate housing density and traffic improvements than they were.

"My son went to Woodland and I understand that 115th (Terrace) is a problem," Commissioner Michael Rinke said. "I'm not sure that that's the applicant's issue to solve that problem. That's a City Council issue."

~~In other business, the commission recommended approval for rezoning 25.3 acres at the southwest corner of 165th Street and Mur-Len Road for Boulder Creek Villas, a development of 42 duplexes.~~

~~Commissioners also recommended approval for rezoning 47.2 acres on the north side of 119th Street a quarter-mile west of Kansas Highway 7 for Timberstone Ridge, a 36-lot subdivision where developers say home prices will start around \$1 million.~~

~~The developers, Prime Land Development Company, are envisioning large lots designed to preserve as much of the surrounding forest as possible and accommodate a creek running along the west and north borders of the property.~~

~~The neighborhood currently has only a single entry/exit on 119th Street, but the developers said they would build an emergency access road for emergency crews to reach the north side of the property in case the main subdivision roads are blocked.~~

~~Commissioners also recommended approval for rezoning 10 acres at 159th Street and Ridgeview Road for Harvest Bible Chapel, which plans to build a 25,450-square-foot church and set aside areas for future development, including a 10,000-square-foot expanded worship area, a gymnasium and a children's playground.~~

~~These three items are also scheduled to go before the City Council for a final vote on Dec. 5.~~

David Twiddy: dtwiddy913@gmail.com

UPDATE: Olathe city leaders approve proposed housing development causing controversy for nearby homeowners

[News](#)

by: [Sean McDowell](#)

Posted: Dec 5, 2017 / 07:37 PM CST / Updated: Dec 5, 2017 / 09:21 PM CST

This is an archived article and the information in the article may be outdated. Please look at the time stamp on the story to see when it was last updated.

UPDATE: At an Olathe Planning Committee meeting Tuesday night, city leaders approved the new

housing development 7-0 but did so with the lower density stipulation of 2.3 lots per acre.

ORIGINAL STORY:

OLATHE, Kan. — Fingers are crossed in one affluent Johnson County neighborhood.

People living near Woodland Elementary School are fearful of proposed new construction, saying too many homes might ruin their existing neighborhood. The Olathe City Council is due to make a final ruling on that proposal during a Planning Committee meeting on Tuesday night.

A developer from Johnson County said the new construction is just what Olathe needs. However, residents said the proposed extension to the Woodland Hills subdivision isn't a good fit.

"Sometimes, cities miss their mark," Greg Prieb, president of Prieb Homes, said Tuesday.

Prieb, a third-generation Olathe-based homebuilder, said he wants to use a 34.6-acre tract of land located near 115th Terrace and Woodland to build 97 new single-family homes. The plan amounts to an extension of the Woodland Hills neighborhood and intends to build 2.8 lots on each acre.

"Every single box we check, we've checked off; it fits for Woodland Hills. This is exactly what the city has wanted for this area," Prieb told FOX 4 News.

However, in November, city leaders in Olathe asked Prieb to build fewer homes in that proposed construction — 79 to be exact, with larger lots. The city's counterproposal asked Prieb Homes to allow for a residential density of 2.3 lots per acre instead.

The city heard concerns from existing homeowners who want to keep traffic near Woodland Elementary School to a minimum. Two homeowners told FOX 4 News they're concerned the new development could bring too much traffic to the school-centered neighborhood, and overcrowding, in general, could affect the value of their homes.

"Anytime you do anything development-wise, it's going to add a little bit of traffic," Prieb said.

A series of railroad tracks sit just to the east of the proposed expansion. Prieb said the city's plans don't take the busy train tracks into consideration. Requiring bigger lots, according to Prieb, would result in building larger homes outside his planned \$450-600,000 price point. He said noise and pollution from the railroad won't be attractive to buyers of pricier homes.

"I don't see why people are going to want to build \$800,000 houses next to railroad tracks," Prieb said. "Olathe has been pushing for \$500,000-600,000 houses, and there are railroad tracks there. Our competition — Forest View and Cedar Creek — are there, and they don't have railroad tracks."

Neighbors living in the nearby Woodland Hills Reserve Neighborhood told FOX 4 News they don't want the hassles that will come with new home construction. They fear their streets, which are currently home to 31 houses, will become a high-speed cut-through for traffic headed for the new development.

"I just have my finger crossed that it doesn't go through," said Stacey Hackler, a Woodland Hills Reserve homeowner. "Ideally, it would be voted down. If it was not voted down, it would be smaller, and they could come up with their own entrance into their neighborhood. Piggybacking off our neighborhood or the school doesn't seem like a good solution."

Prieb Homes held a series of informational meetings, which according to Greg Prieb, were sparsely attended. **see article titled "Principles of Community Design" attached**

"I think it's ridiculous. A difference in 20 houses and traffic. Is that's what it's after?" Prieb said.

If the council passes Prieb's plan, he said his firm could break ground as early as fall 2018.

The Principles of Community Design

03.25.2021

By Steven Bingler, AIA

W

e live in divided times. Extreme forces of pandemic and political polarization are challenging not only essential interactions between individuals and institutions, but the very relationship with the ecosystems through which our lives are sustained. These conflicts cannot continue without dire consequences for future generations. Through our capacity to organize and construct solutions to complex problems, and our skills with engaging a wide range of stakeholders, designers and planners can have an important role to play in helping to heal these divisions. It is these skills that can lead to a place of unity, where the people who will be most impacted by planning and design decisions are honestly and authentically engaged in determining the outcomes. That place is called Community CoDesign.

Most cultures have an expression that illustrates our collective yearning for unity. For centuries, native Hawaiians have used the term Kuliana, which refers to the reciprocal relationship between the person who is responsible and the thing which they are responsible for. The tribes of West Africa use another term, ubuntu, which means “I am because we are.” In America, there’s a similar word that expresses these fundamental principles of harmony and equity. That word is democracy. It is an elusive term, and after almost two and a half centuries of trial and error, the thing itself remains an imperfect work in progress.

In the design arts, one significant example of community codesign emerged during the Great Depression through the WPA’s Federal Art Project, when teams of planners, designers, artists, and artisans came together to craft a whole-community art form, expressed through the design of public spaces, architecture, sculpture, murals, set design, theatrical performance, music, and dance. Multidisciplinary collaborations became a tool for rallying pride, creating employment, illuminating common necessities, arousing an awareness of the suffering of people, and drawing attention to the need for the conservation of natural resources.

This community-centered enterprise had a profound impact on design. New post offices, schools, government buildings and public art inspired communities to see themselves through a more hopeful lens. The theme even carried over into the corporate sector, through projects like New York City’s Rockefeller Center, where a series of public places included collaboratively designed artworks that are still celebrated for their enduring popularity.

So, how could we reconstitute something like this collaborative and empathic approach to placemaking to address the growing complexities of climate change, public health, endemic poverty, social inequities and other challenges of the 21st century? The good news is that this Community CoDesign approach to planning and design is already taking form. What are some of the underlying principles that can help it succeed?

For our firm, the idea of codesign goes back to 1982, when we were scurrying to get ready for the 1984 New Orleans World’s Fair. Concordia’s first project was transforming the old Jax Brewery, located on historic Jackson Square in the French Quarter, into a festival marketplace, in less than two years. This was a commercial development involving two competing historic preservation entities, thirteen government agencies, a notoriously committed neighborhood organization (the Vieux Carre Property Owners, Residents and Associates), and a young, ambitious developer, who wanted to make his mark on the city. Needless to say, all of them had different visions, agendas, and goals. I felt like the conductor of a very unruly orchestra. At the time, we didn’t have a phrase to describe exactly what we were doing—corralling all of those voices into a coherent whole, while still keeping the project alive and

moving forward—but it's clear now that we were learning to let go, learning to share and shape a collective vision, planting the seeds for our version of Community CoDesign.

These lessons came in handy some 20 years later, when, in 2005, the city of New Orleans was inundated by the floodwaters of Hurricane Katrina. In the immediate aftermath of the storm, with so much still uncertain, the city struggled to find consensus. After two failed top-down plans—one by the mayor, the other by the city council—were rejected by the community, the Rockefeller Foundation and others funded the [Greater New Orleans Foundation](#) to implement an emergency bottom-up planning process. Time was of the essence; billions of dollars in desperately needed federal aid was dependent on the successful adoption of a comprehensive recovery plan. Our firm was charged with organizing and leading the effort. Over a five-month period, with support from a collaborative team of local and national planning and design firms, more than 9,000 residents were engaged in codesigning the [Unified New Orleans Plan](#). With the help of interactive television (this was pre-Zoom), we were able to reach out to exiled residents in Houston, Dallas, Baton Rouge, and Atlanta and achieve our critical goals of 60% African American participation and eventual citywide neighborhood approval. One of the many post-Katrina gatherings for the Unified New Orleans Plan. This one was held at the convention center.

Other projects have included extensive codesign with community residents, including elementary, middle and high school students, in the creation of community centered schools; deep collaborations with an algebraic topologist and a physicist, along with musicians and visual artists, resulting in the embedding of co-created artworks into the fabric of our building designs. More recently we collaborated on an intensive regional plan called [LA SAFE](#), where more than three thousand residents of coastal Louisiana participated in reckoning with the impacts of climate change and the potentially catastrophic challenges it will pose.

Over the past 38 years, our team has developed a methodology based on many of our most meaningful lessons. That methodology, called the [roundtable](#), is grounded by both a set of values and a set of principles. We've found that six keywords—Equity, Respect, Transparency, Growth, Openness, Gratitude—guide the core values embodied in successful Community CoDesign. These values not only shape our behavior as planners and designers, but they also tie us to the citizens that we are here to serve. They are also reminders of our commitment to these goals.

Community CoDesign is also reinforced by six key principles. This is the how-to part of the approach: since codesign is, by definition, a holistic exercise, the principles are all interconnected and dependent on one another. You can't do one, in other words, without doing them all.

Honest Engagement

One of the most fundamental elements of codesign is the need for honesty. Whether the process is with a small group, or residents of a whole neighborhood, town or region, it is critical that stakeholders trust the process they are being asked to participate in. Too many times, planners and architects (or their clients) can be persuaded to implement an engagement process that is more top-down than bottom-up. The result is that the effort is perceived as transactional, only to check a box as a required project deliverable. True community engagement is more cooperative and collaborative than that. It's more like [jazz](#), where the creative delivery system is more interactive, collective, and improvisational—rather than a conductor-directed orchestra, where the outcomes are filtered through a predetermined musical score.

Authentic Stakeholder Representation

An essential part of the process is making sure the right people are in the room. It seems like an obvious point, but it's far too often ignored: the people who will be most impacted by the design outcome *must* be present; this is an absolute prerequisite. But in order for them to commit their valuable time to any engagement process, they have to trust that their voices will be heard and respected. Make no mistake about it, community members want to have agency over their destiny. So small crowds at stakeholder meetings should not be seen as a lack of interest or commitment, but more likely as an indication of distrust, often created by decades of half-hearted or downright manipulated community meetings. In places where this trust has been violated, some extensive work may be required just to bring people back to the table.

Drawing From Local Talent and Leadership

In order to maximize the benefits of citizen input, it can be useful to draw from local talent and leadership for assistance. Too many times outside consultants are hired to lead a community-centered planning or design process with limited information about the complex set of issues and opportunities at hand. And while it can in some ways be an advantage to see things with a fresh eye, outside experts don't always know best. For this reason, hiring and training local "community fellows" to assist with the planning process can mitigate the foibles that sometimes evolve from too many ill-conceived assumptions or forgone conclusions. Planners must work with the communities they are serving and respect and be willing to tap into their collective wisdom.

An "All-One" Strategy

Community-centered design is different from more narrowly focused strategies in that its success depends on the ability to simultaneously process a wide range of ideas and points of view. This is why planners and designers interested in codesign may want to learn more about complex adaptive systems, systems thinking, even contemporary game theory, where a knowledge of feedback loops, actions, and strategies can make the work both more intriguing and enjoyable. The application of this knowledge can also determine the kinds of activities designed to solicit the broadest possible stakeholder participation, as well as the tools employed to adequately process the outcomes of those activities.

Willingness to Let Go When the Need Arises

Most planners and designers have been trained to take charge and deliver outcomes based on their own ideas and inspirations. That's why so many come into the codesign process with the mistaken goal of getting the community's "buy-in" on their preconceived design solutions. It's also why the ability to let go, to go with the flow and allow a shared vision to emerge, can at times feel counterintuitive in light of years of professional training and programming. However, an honest commitment to maintaining an open mind can lead to even more creative and effective outcomes. Imagine that the best idea is not one that comes from any single source, but instead from an amalgamation of the best ideas in the room. Think of community codesign as a way to make your own work more beautiful, impactful and meaningful for the public we are all meant to serve.

Commitment to the Common Good

By far the most important attribute for any truly democratic planning or design process is a commitment to the common good, a belief that *all* of us are smarter than *any* of us, and that through an open process grounded in honesty and integrity, new solutions can be found. This is why every practitioner of Community CoDesign must first embrace a strategy where concepts and ideas are genuinely solicited and honestly applied to the final outcomes. There's a pronounced difference between community consensus that's been coerced (through slick powerpoint presentations and expert testimony) and support that's been earned and shared. And while every designer will have their own methods for applying these principles—perhaps modifying, expanding, or reinventing them as needed—the end goal of our profession's collective enterprise must be a process for community CoDesign that is authentic, enjoyable, and beneficial for all concerned. (Even the planners!)

Maintaining a commitment to community service in the face of so many financial and egotistical distractions can be the greatest challenge of them all. But after almost 50 years of struggling with these challenges, I am convinced that a legacy of service to the community is worth fighting for. And the fight will be formidable. Climate change is upon us: given current rates of sea level rise, it's likely that millions of people will be forced inland in the decades ahead; others will be faced with increased wildfires, drought and water shortages. Our maps will be radically redrawn. All of this will present unprecedented challenges for planning. The fate of future generations will be determined by the swift, smart and compassionate actions of today's planning and design professionals, working hand and heart with the public they are here to serve. *Only* a shared vision will succeed and prevail.