



CITY OF WESTWOOD, KANSAS

PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, February 05, 2024 at 7:00 PM

AGENDA

Welcome to your Westwood City Council meeting. This meeting may be attended remotely via Zoom:

Access Online: <https://us02web.zoom.us/j/89009964959>

Access by Phone: (312) 626-6799 / **Webinar ID:** 890 0996 4959

[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]

REGULAR MEETING AGENDA

I. CALL TO ORDER

II. APPROVAL OF THE AGENDA AND MEETING MINUTES

A. Consider approving the February 5, 2024 Planning Commission meeting agenda

B. Consider approving the January 8, 2024 Planning Commission meeting minutes

III. PUBLIC HEARINGS

IV. PRESENTATIONS

A. Compressed Earthen Blocks (CEBs) Housing Project (Godfrey Riddle, Civic Saint)

V. OLD BUSINESS

A. 2024 Issues of General Interest and Training Needs and Requests

VI. NEW BUSINESS

VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

VIII. STAFF REPORTS

A. Administrative Report (City Administrator Leslie Herring)

B. Public Works Report (Public Works Director John Sullivan)

IX. UPCOMING ITEMS

X. ADJOURNMENT

UPCOMING MEETINGS

Regular meetings of the Westwood Planning Commission are held at 7:00 PM on the first Monday of each month. The next regular meeting of the Westwood Planning Commission will be held Monday, March 4, 2024, at 7:00 PM at Westwood City Hall or virtually, depending on current public health protocols in place. The City Calendar may be accessed at www.westwoodks.org. To receive further updates and communications, please see or sign up for the following:

Westwood Buzz Email: <https://bit.ly/3wA4DWx>

Facebook: [City of Westwood Kansas-Government
Westwood, KS Police Department](#)

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
January 8, 2024 – 7:00 PM**

Commissioners Present: Clay Fulghum
Ann Holliday
Samantha Kaiser (via Zoom)
David Kelman
Mark Neibling
Sarah Page, Chair
Matt Prout
M. Scott Weaver

Commissioners Absent: Kevin Breer, Vice Chair

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director

Call to Order

Chair Page called the meeting to order at 7:00 PM on January 8, 2024.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the November 6, 2023 meeting minutes. Commissioner Niebling moved to approve the minutes. Commissioner Weaver seconded. Motion passed unanimously.

Chair Page called for modifications or discussion of the January 8, 2024 agenda. Commissioner Kelman moved to approve the minutes. Commissioner Prout seconded. Motion passed unanimously.

Public Hearings

None.

Presentations

The Planning Commission received a presentation from Evergy representatives on intermittent electrical power outages, which have been occurring with greater frequency. The following Evergy representatives addressed the Planning Commission during the presentation: Scott Jones, Senior Community Business Manager; Chuck Tuttle, Senior Manager of the Metro Service Center; Don Miles, Construction Coordinator; and Doug Lehmann, Vegetation Manager. A copy of the presentation is included as an attachment to these meeting minutes.

Old Business

None.

New Business

Discuss 2024 Issues of General Interest and Training Needs and Requests

City Administrator Herring presented the staff report included in the meeting packet. The following topics were discussed:

Topics of interest for independent study and presentations by and for the Planning Commissioners:

- Pedestrian-friendliness, traffic calming, lowering speed limits
- Aging infrastructure
- Street tree requirement for new construction projects
- Electric continuity options; back-up generators; district generation
- Lot coverage definition, requirements, stormwater runoff mitigation

Guest speakers of interest to invite to address the Planning Commission:

- Bridging the Gap – Contain the Rain Program
- WaterOne – Water supply sustainability, conservation, and report on the state of water infrastructure for clean and continuous distribution in the future
- The University of Kansas – Plans for its medical and university campus expansion along Rainbow Blvd., including plans for the Westwood Campus on Shawnee Mission Pkwy.
- Johnson County Emergency Operations Center – Emergency Preparedness Plan, and plan for longer-term power outages that may occur
- Mid-America Regional Council (MARC) – Regional housing initiatives
- Mid-America Regional Council (MARC) – Regional environmental sustainability initiatives
- Plaza District Area Council – Process and plans for evaluating the future of the Country Club Plaza
- Civic Saint – Innovative building material being piloted in Kansas City to build smaller, affordable houses, possibly ADUs in Westwood (diverse housing types)

The Planning Commission agreed to formalize independent study topics at the February 2024 meeting and assign responsibility and dates for each topic. Additional topics may be added to the list at the February meeting.

Staff Reports

City Administrator Report – Leslie Herring

Herring shared the status of the Rainbow Blvd. PSP study to evaluate possible changes to improve multi-modal transportation options. An open house to gather additional public input will be held on Saturday, January 27, from 2 – 4 PM at Westwood City Hall.

Chair Page also asked for an update on the status of the mixed-use development proposed by Karbank at 50th & Rainbow Blvd. Herring shared that a petition has been received to call a referendum on the sale of the City-owned property to Karbank and that the City is moving through steps to determine the validity of that petition.

Public Works Director Report – John Sullivan

No Public Works report was shared.

Adjournment

Motion by Commissioner Weaver to adjourn the meeting. Second by Commissioner Kelman. Motion passed unanimously. The meeting adjourned at 8:28 PM.

Upcoming Items

No up

APPROVED: _____
Sarah Page, Chair

ATTEST: _____
Leslie Herring, Secretary

DRAFT



Energy





Strategic Priorities and Focus

CORPORATE STRATEGY



Strategic Focus

Reliability

Improved resiliency and reliability for customers
Flexible grid to enable demand transformation

Affordability

Productivity enhancements and technology deployments to lower costs and improve service
Growth-driven improvements in affordability

Sustainability

Advancing clean energy while ensuring reliability and affordability
Defined pathway to responsible fleet transition and necessary transmission infrastructure

Strategic Priorities



Mission

We empower a better future.

Vision

To lead the responsible energy transition and provide affordable, reliable and sustainable service to our customers and communities.

Our People-First Values

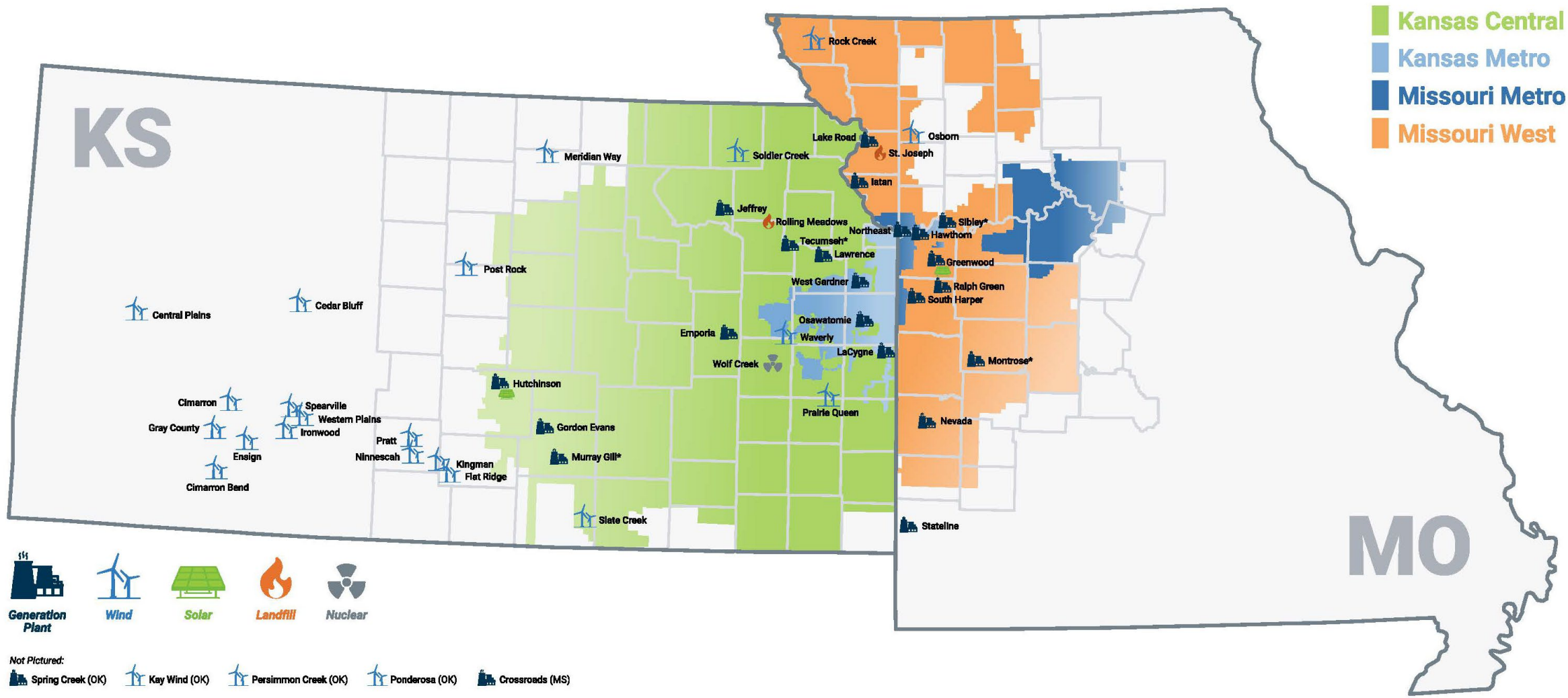
- Safety
- Integrity
- Ownership
- Adaptability

Evergy is focused on driving a continuous improvement culture that consistently delivers against our affordability, reliability and sustainability objectives.



Combined Service Area

Item B. Section II, Item



Not Pictured:
 Spring Creek (OK) Kay Wind (OK) Persimmon Creek (OK) Ponderosa (OK) Crossroads (MS)

*retired plant



Who We Serve

Evergy Customer Profile

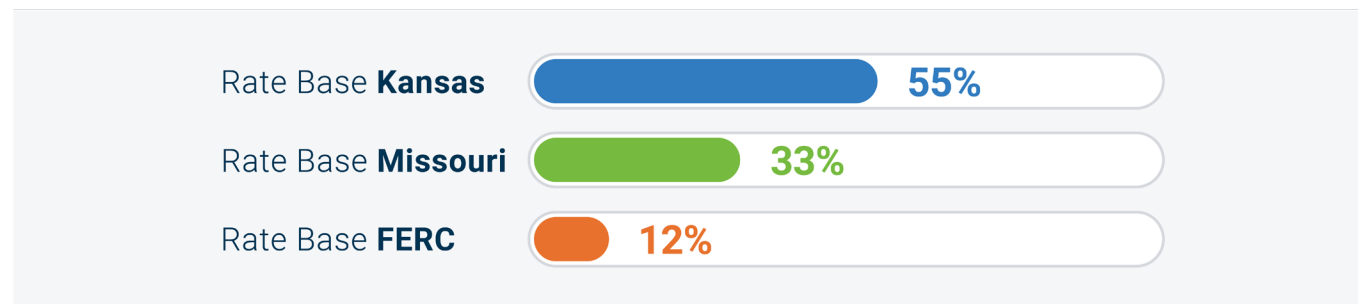
~1,422,000
RESIDENTIAL CUSTOMERS



~192,000
COMMERCIAL CUSTOMERS



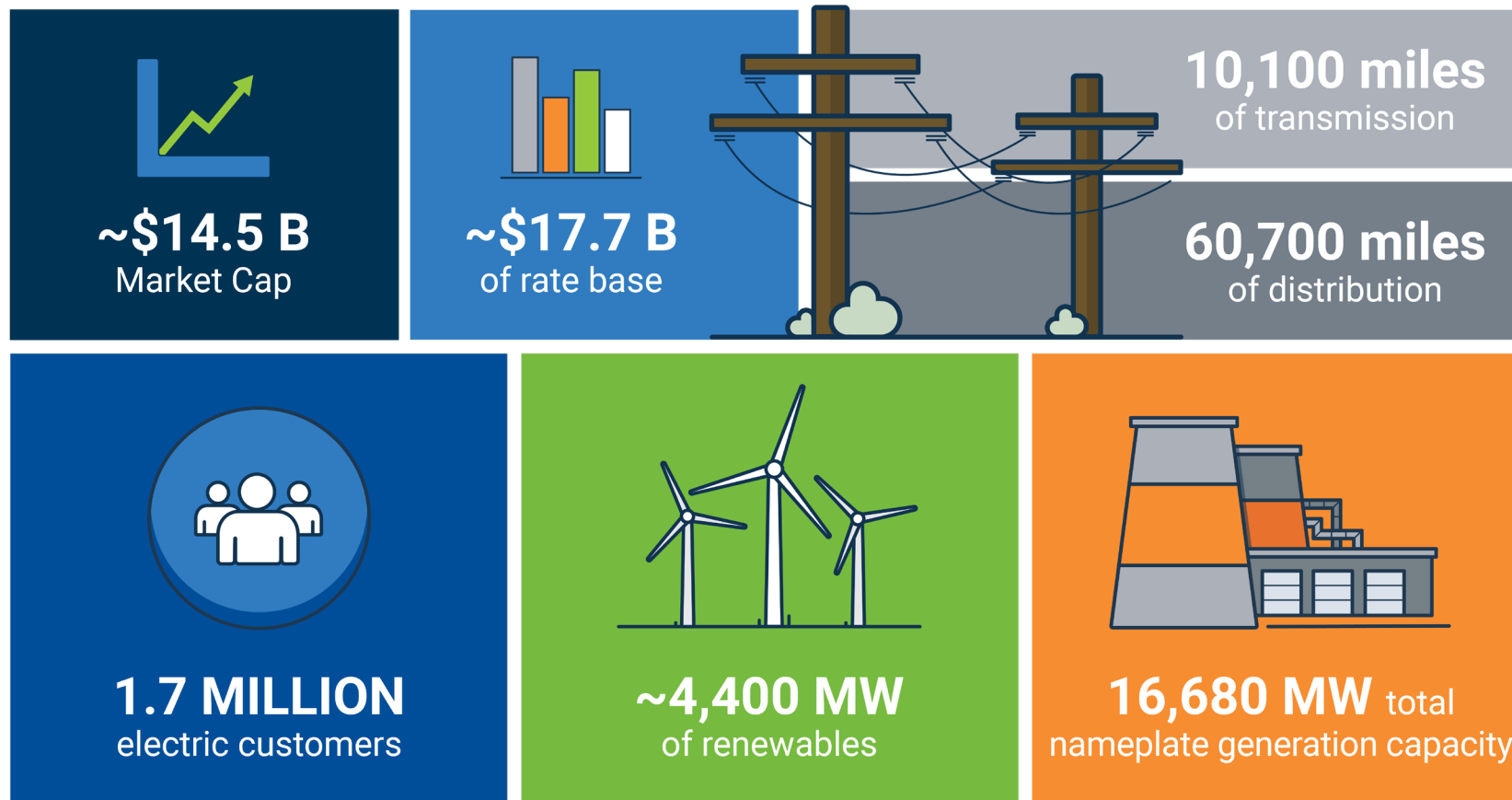
~7,000
INDUSTRIAL CUSTOMERS



Statistics as of 12/31/20.



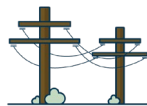
Eergy By the Numbers



All as of YE 2022.



Focused on Reliability & Operational Excellence



Modernizing transmission and distribution lines



Investing in smart grid technologies



Innovating vegetation management practices

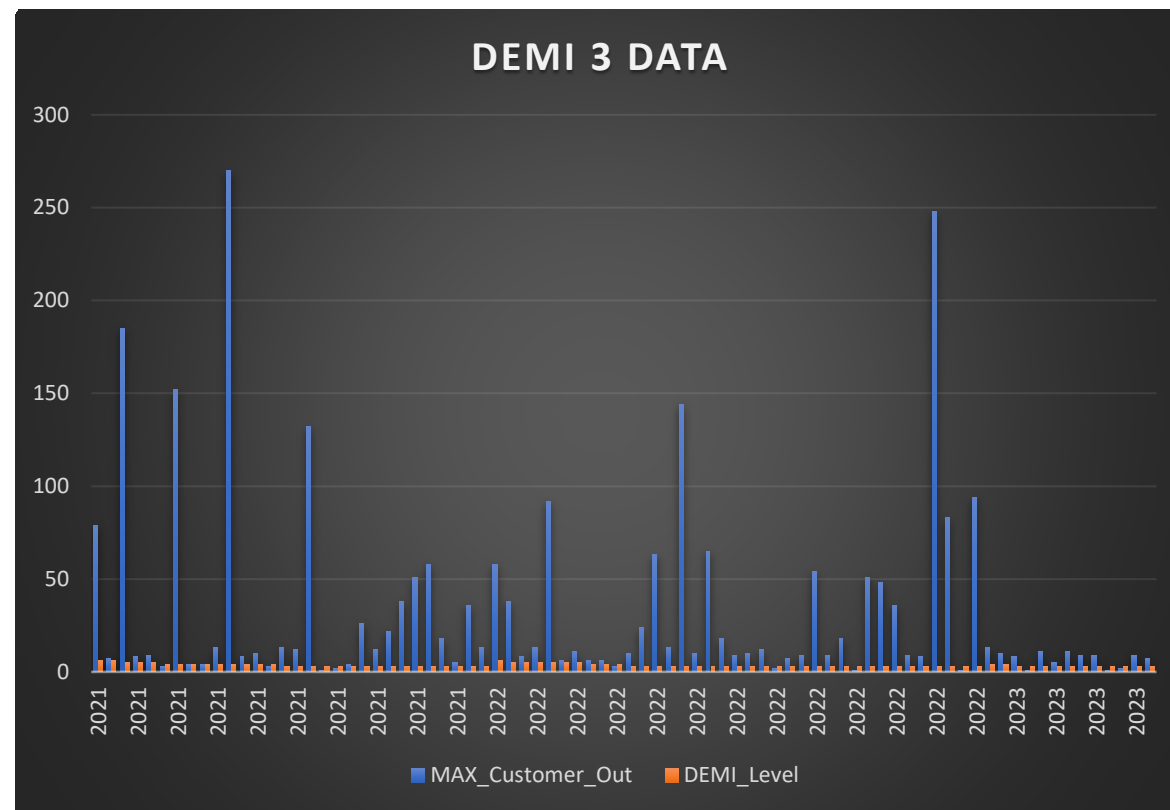


Focusing on seasonal generation flexibility to meet demand in peak seasons

Targeting top-tier performance in reliability, customer service and generation through grid modernization and continuous improvement in operations.

DEMI-3 Program

- DEMI (Devices Experiencing Multiple Interruptions) This is a measurement of. Equipment experiencing multiple interruptions. The index depicts repetition of outages.
- 2022 was a trailblazing year to implement our DEMI-3 Program. Each month we review devices that have faulted 3 times in a given year and generate work orders to mitigate future outages.
- Our mission is to provide our customers with Pro Active service throughout this territory.



DEMI-3 Targeted Improvements

- **Fusing coordination;** When an outage occurs, less people will be impacted.
- **New isolating devices installed;** When an outage occurs, we will be able to quickly isolate a damaged area. This will reduce the outage time for those impacted.
- **Create OH loops;** This minimize the total customers on a line & provide opportunities to further isolate an area when damage occurs. Resulting in a reduction total of customers out of power.
- **Proactively** upgrading equipment and infrastructure for safety and reliability





Utilizing Power BI Data Platform

Outage
Count in 12
Months

Item B.Section II, Item

CEMI Focus

File Share Export Chat in Teams Explore this data Subscribe to report Set alert

CEMI Focus

CEMI Focus

Executive Summary

Device Worklist

Incidents by Customer

Incidents by Device

CEMI List

CEMI Count Details

Interrupt Device CEMI Co...

All Devices

QRC Device Worklist

QRC Incidents by Customer

QRC Incidents by Device

QRC CEMI List

QRC CEMI Count Details

Transformer Map

Cemi Lookup

Completed

No

Area, District, Division, SC

Search

- East Area
 - East District
 - North District
 - West District
 - JO CO/Sou...
 - Southla...
 - Nevada Di...
 - Paola/Otta...
 - West Area
 - Central Region
 - Fmnoria Di...

Urgency

- 1-Urgent
- 2-Important
- 3-Medium
- 4-Low

CEMI Device Worklist

Echo	Service Center	Circuit	Interrupt Device Field Label	Urgency	Priority	Sustained Out3	Completed	Last Outage	Urgency Day Cour
						65		8:03:00 AM	
<input type="checkbox"/>	JO CO	0020012012	xfm_OH_TS_JO-2282	4-Low	1	4	No	12/6/2023 11:04:11 AM	
<input type="checkbox"/>	JO CO	0050012051	fuse_OH_FS_F1833053	2-Important	7	4	No	11/25/2023 2:26:00 PM	6
<input type="checkbox"/>	JO CO	0050012052	xfm_OH_TS_JO-10487	4-Low	1	4	No	1/3/2024 9:11:18 AM	
<input type="checkbox"/>	JO CO	0050012071	xfm_OH_TS_JO-2817	4-Low	1	4	No	12/6/2023 11:56:23 AM	
<input type="checkbox"/>	JO CO	0050012072	xfm_OH_TS_JO-3953	4-Low	1	4	No	11/17/2023 11:25:14 AM	
<input type="checkbox"/>	JO CO	0050012081	fuse_OH_FS_F988649	2-Important	9	4	No	10/15/2023 3:08:00 PM	
<input type="checkbox"/>	JO CO	0091012052	fuse_OH_FS_F1811968	4-Low	1	4	No	7/16/2023 5:07:36 AM	
<input type="checkbox"/>	JO CO	0012012034	fuse_OH_FS_J17692	3-Medium	3	3	No	8/6/2023 7:36:09 PM	
<input type="checkbox"/>	JO CO	0012012041	fuse_OH_FS_F985338	4-Low	2	3	No	9/21/2023 9:19:00 PM	

Priority is calculated based on the CEMI Rank * Age Weight * Frequency

Select a Device in the table above to see notes below

Urgent Count

Circuit

Device Count

Note

Note Author

Note Creation Date

Interrupt Device Field

Sent to JOCO Ops for patrol/remedy

Donnie Miles

10/25/2023 11:25:03 AM

xfm_OH_TS_JO-2282

Interrupt Device

xfm_OH_TS_JO-

Completed

Note

Enter note here

Maximo Work M

Find items...Upp

Work Num

Author

Donnie Miles

Date

01/06/2024 18:

Submit Not



Item B. Section II, Item



The Best in Business

- Line Crews are dispatched out to proactively patrol your lines.
- Reporting what we can do to improve and upgrade your infrastructure for the long term.
- We look forward to serving you!



Tree Trimming Process

- We work year-round to manage the impact of trees on power lines. Our tree trimming program helps reduce the impact of vegetation on lines.
- Our specially-trained team of utility foresters, supervisors and contractors maintain more than 37,000 miles of Evergy lines, which we inspect and address to eliminate potential issues.
- We let you know if maintenance is needed at your property with a door notice that provides more detail and contact information.
- Tree trimming guidelines take into account the tree's proximity to power lines, size, species, health and growth rate.
- Crews generally visit circuits once every four to five years.
- **Requesting a Line Clearance**
- Customer requests for assistance of trimming/removal of trees near Evergy lines is available at evergy.com/TreeTrimRequest.

Tree Work Required

Item B, Section II, Item

There is no charge for the service.

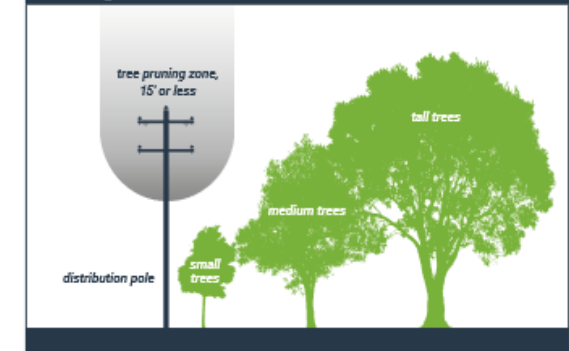
As part of Evergy's commitment to supply safe, reliable electric service, contractors will visit your property to maintain trees/branches that could interfere with power lines.

Our specially-trained utility foresters have identified trees requiring maintenance. Our tree trimming contractors will use arboricultural practices supported by industry standards and tree care professionals.

Trees requiring work are marked with orange paint:

- **Single Dot** = Side Trim/Crown Reduction
- **Double Dot** = Good Removal Candidate
- **Long Orange Line** = Small volunteer trees that will be cut down

Planting Around Distribution Lines



If you have any questions about the work required on your property, please call us at the number below within the next five days.

Evergy Representative

Phone Number



530-19-5608 (09/10) FORM 252-B

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Annual Maintenance Cycles

- Tree Trimming on a Preventative Maintenance Cycle:
 - 4-year cycle in Urban areas
 - Mid-cycle Inspections to ensure reliability for duration of cycle
 - Process:
 - **Plan:** Utility Forester inspects circuit from top to bottom to identify each individual tree for trimming.
 - **Notify:** Customer's notified in advance of tree crews and work orders created.
 - **Trim:** Tree crews mobilize and execute work orders
 - **Audit:** Inspection to ensure trim work carried out according to work orders, quality of workmanship, effective tree to conductor clearance.
 - Customer initiated follow-ups initiated via Contact Center (~over 10,000/yr)
- Poles—Intrusive inspections every 12 years
- Overhead line Patrols—every 4 or 6 years (metro or rural)
- Pad-mount Equipment—every 4 or 8 years (visual and detailed)
- Every 12-years urban facilities are inspected a minimum of 4-times, 3x with OH patrols and 1x with intrusive pole inspection

Outage Information



Outage Cause and Prevention

Weather is the cause of most power outages

More than 70% of power outages are weather-related, including storms, high winds, lightning and ice. But they aren't the only causes; outages can happen at any time of the year. Animals gnawing into and making contact with wires, car accidents and human error can also cause outages. Damage from weakened trees can result in a loss of power weeks after a severe-weather event. Occasionally, shorter outage periods are necessary to accommodate installation efforts for other providers, including high-speed internet.

Wildlife prevention equipment

We care for wildlife and don't want to see them get hurt on energized equipment or disrupt power for our customers. One challenge with wildlife related power outages is that different areas of our service territory have different wildlife problems. In some areas, birds may be the problem, while in others it might be raccoons, snakes or squirrels.

Predictive maintenance

Predictive maintenance (PdM) technologies allow Evergy to detect problems closer to when they occur. This helps prevent more serious problems and power outages that require unplanned maintenance. PdM such as infrared thermography (IR), Corona, Dissolved Gas Analysis (DGA) and Doble testing processes help to test equipment health.



Lateral Conversion Options

Usage rates are based on overhead design

New underground subdivision costs are paid by developers.

Existing neighborhoods can be **converted to underground.**

- Conversion costs are paid by involved customers
- Evergy performs all 12,000 Volt work
- Customer's contractor performs conduit work from line to house
- Evergy installs all cables

Costs vary greatly.

- Example diagram:
 - Roughly \$100/foot for 12,000 Volt lines
 - Typical pole-pole distance = 80-100 ft
 - Estimated customer's conduit work \$2,000
 - Each Customer: \$2,000 + (\$27,000/5 houses)

The above does not include work or cost of attachers such as cable, phone, etc.



Restoration process

Power sometimes returns in a different order than you'd expect. We have a process in place to address critical needs first then the largest number of customers as quickly and safely as possible.

Here's what happens as outage reports come in:

- Troubleshooters and sometimes damage assessment crews are sent to investigate the outage cause. This is why you may see an Evergy vehicle come and leave your neighborhood without power being restored.
- Crews then repair or replace equipment as needed, removing all hazards.
- Many times, tree trimming crews must remove trees or tree limbs before power can be restored.
- Following a major storm, sometimes it's a matter of completely rebuilding parts of the electrical system to restore services, which can take lots of coordination and many hours to complete.

Outage Map Features

The screenshot shows the Outage Map interface with several callouts: 1. Search bar at the top left. 2. Report Outage button at the top. 3. Map Guide button at the top. 4. Tools panel on the left showing Active Outages (15), Total Customers Affected (74), and Total Customers Served (896,024). 5. Alert box at the bottom right. 6. A blue flag on the map. 7. Outage Information panel on the right showing Customers Affected (Fewer than 5), Estimated Restoration (Re-evaluating Situation), First Reported (Aug 24, 2019, 9:20 PM), Cause (Tree), and Crew Status (Work in Progress). 8. A red circle on the map.

Item B.Section II, Item

1 Search

Search allows you to type in your address or general location. After typing in your information, click the location you want to view and the outage map will shift to your location and place a blue flag there.

2 Report Outage

The orange Report Outage button allows you to immediately report your outage online.

3 Map Guide

Map Guide takes you to a walk through of the outage map and its features, so you can use it with ease.

4 Tools

The Tools section shows you active outages, customers affected and total customers served. It also allows you to switch Map Views from locations to city, county or zip code. The Summary Report gives a table-like breakdown of customers affected and served by state, which you can change to city, county or zip code view. Lastly, the Weather tool let's you view or loop the radar to see what's currently going on in your area.



Outage Map Features

Item B.Section II, Item

5 Alert Banner

The Alert Banner appears in a situation where you may need to know widespread outage information or updates. You can click on the banner to read more information.

6 Icon

An Icon may appear on the map for things like a hazard, dry ice truck (in summer outage situations), warming centers (in winter outage situations) or relevant photos of crews and outages.

7 Outage Info

When you click on an outage within the map, you'll be presented with Outage Info that shows your estimated restoration time (as long as there's not a severe storm or outage situation preventing us from knowing a restoration time). We'll also show you when your outage was reported, a cause (if it's been identified) and if a crew is on their way or working on your outage.

The screenshot shows the Evergy Outage Map interface. At the top, there are navigation buttons: 'CLOSE', 'HELP', and 'SEARCH'. Below these are three main action buttons: 'Report Outage' (1), 'Map Guide' (2), and 'Change Location' (3). The Evergy logo is in the top right corner. On the left side, there is a summary panel with the following data: 'Active Outages: 15', 'Total Customers Affected: 74', 'Total Customers Served: 896,024', and 'Last Updated: Aug 27, 11:48 AM'. Below this is a 'Map Views' dropdown menu, a 'Summary Report' dropdown, and a 'Weather' dropdown. At the bottom left, it says 'KUBRA Storm Center Copyright © 2019 KUBRA'. The main map area shows a map of Kansas and Missouri with various colored icons representing different outage types. A legend at the top right of the map area shows 'Customers Out' categories: '>2000' (red), '501-2000' (orange), '51-500' (green), '1-50' (blue), and 'Multiple' (purple). A 'Service Area' checkbox is also present. On the right side, there is an 'OUTAGE INFORMATION' panel (7) with details: 'Customers Affected: Fewer than 5', 'Estimated Restoration: Re-evaluating Situation', 'First Reported: Aug 24, 2019, 9:20 PM', 'Cause: Tree', and 'Crew Status: Work in Progress'. A 'Magnify/Zoom' button is at the bottom of this panel. A red alert banner (5) at the bottom of the map says 'Alert: click for more details'. A zoom icon (4) is on the left side of the map. A specific outage icon (6) is highlighted on the map near Overland Park, Kansas. Other icons (8) are visible on the map.

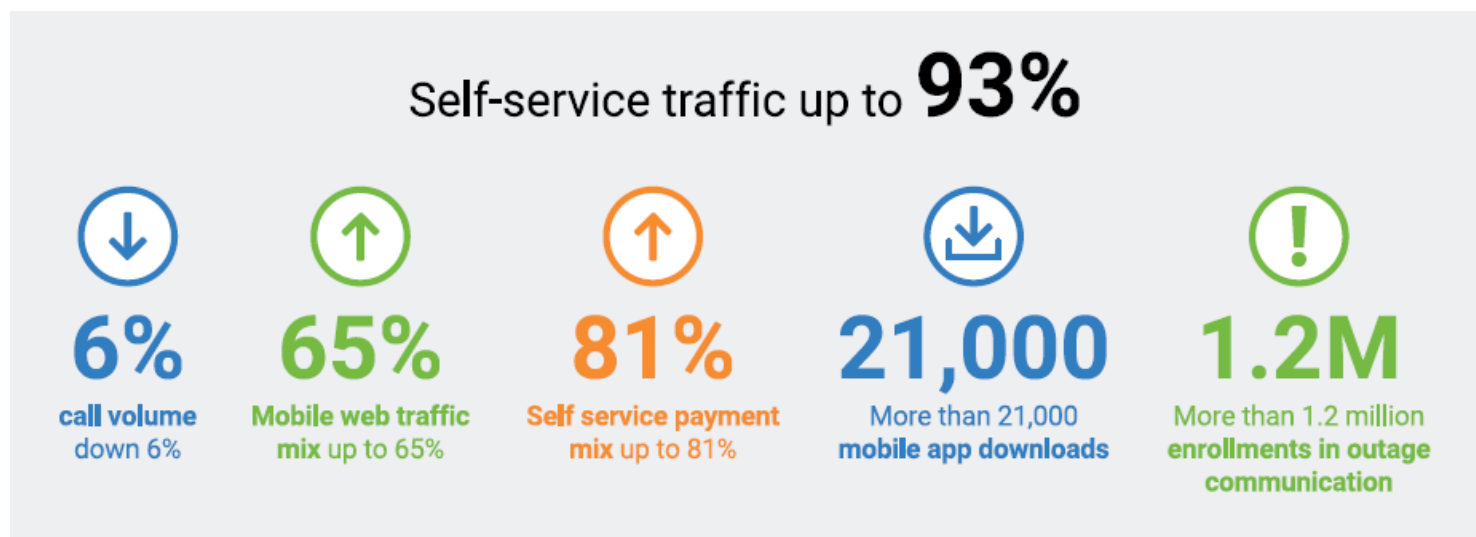


How are we Improving Customer Experience?

Item B. Section II, Item

As of end of year 2022

- Enhanced customer experience includes investments in core systems to improve ways we meet customers' needs
- Utilizing customer data and preferences, we want to deliver an omni-channel customer experience



July 14-19, 2023

A large storm with 80-100 mph wind gusts, equivalent to a hurricane or tornado rolled through the Evergy service area Friday, July 14 contributing to a widespread customer outage, peaking at 186k customers and more the 265k customers impacted over the course of the storms.

Evergy's storm response is the largest mobilization of crews since Evergy was formed. There were more than 3k employees from Evergy, contractors and neighboring utilities working on restoration. Crews providing mutual assistance to help with the storm included OG&E, Liberty Utilities, Omaha Public Power District, MidAmerica Energy, Alliant, Northern Indiana Public Service Co., AEP and Ameren Illinois.



Kansas City

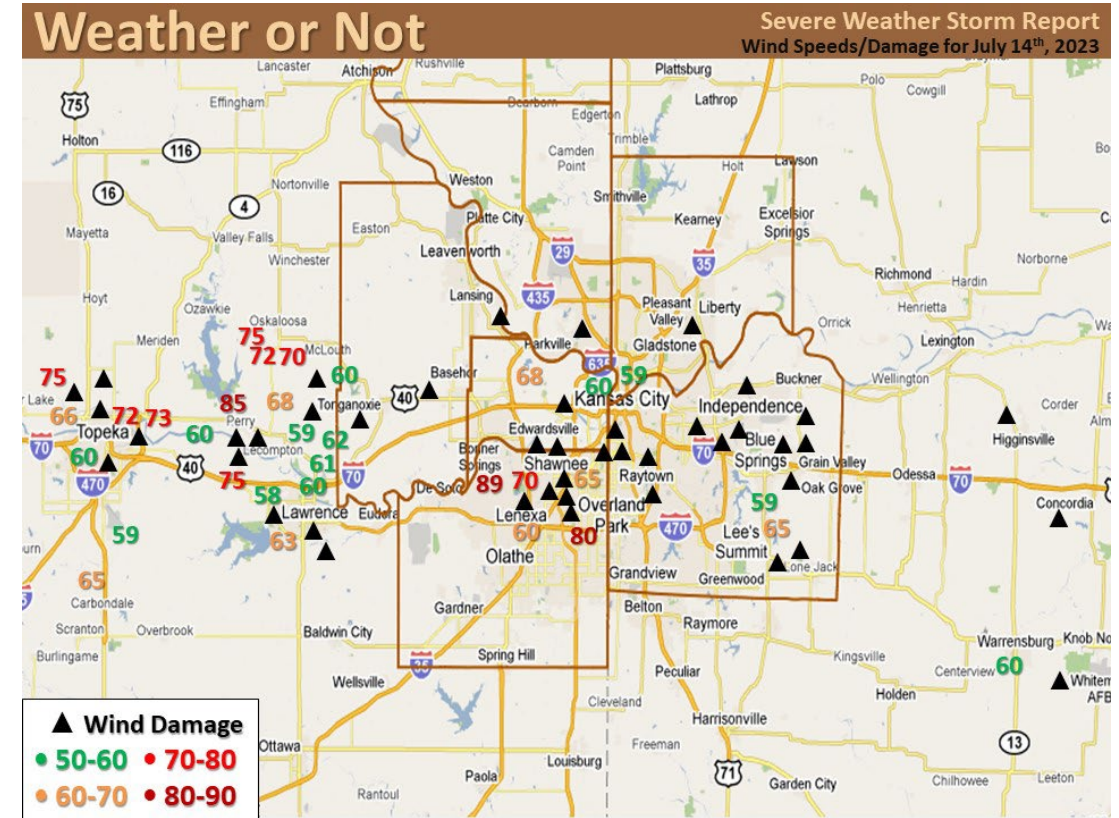
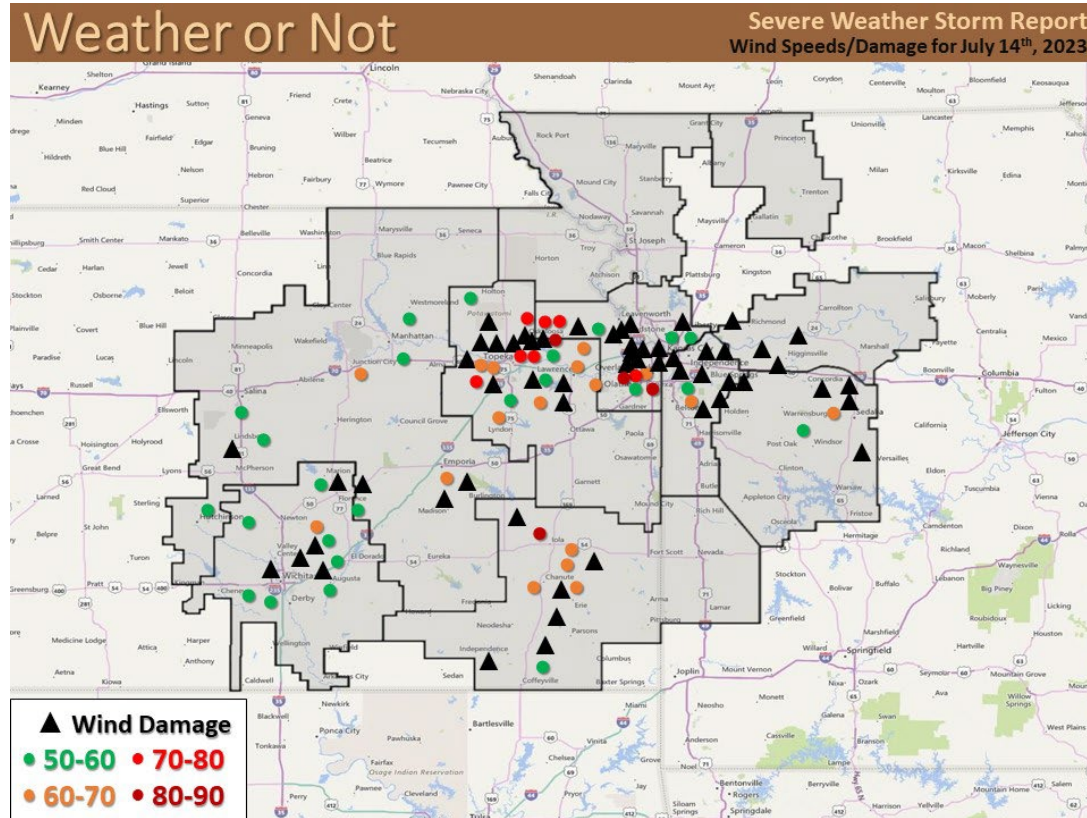
Item B. Section II, Item





Wind Reports

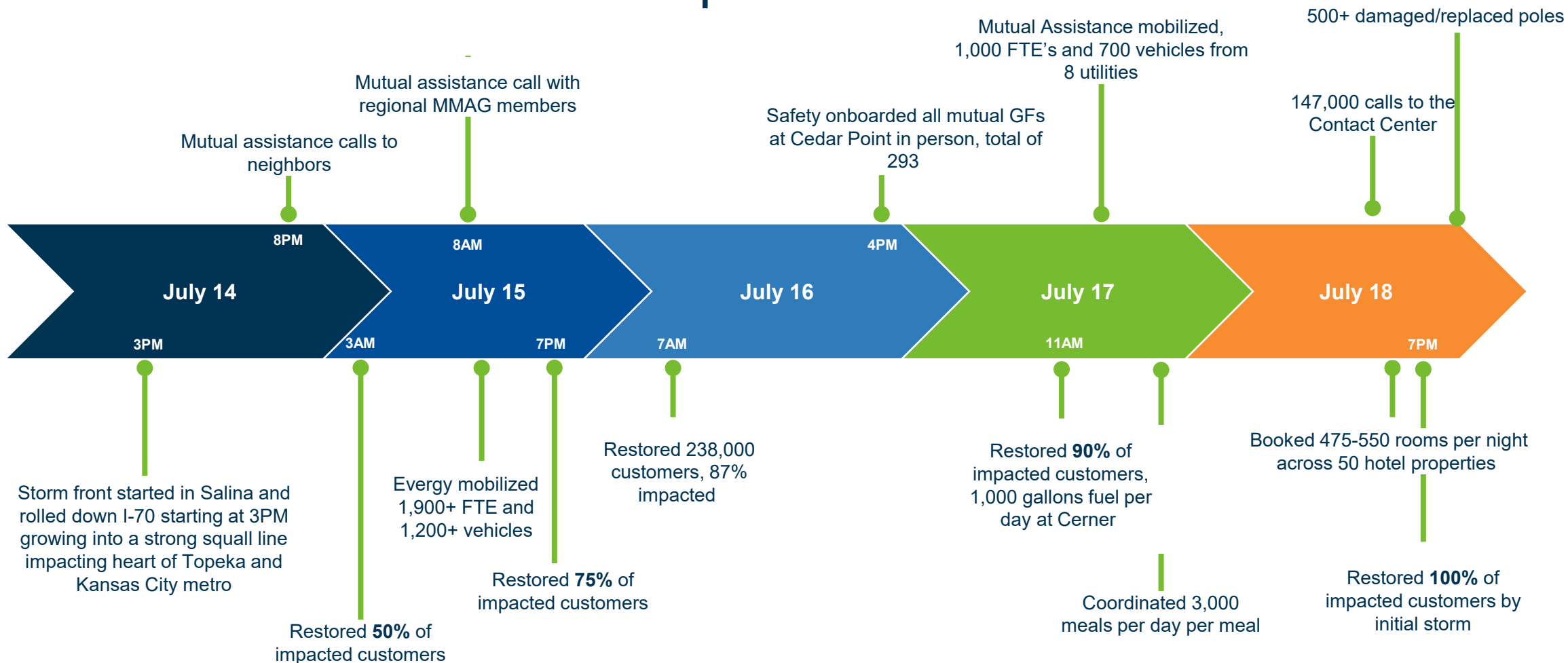
Item B. Section II, Item





"The Squall" Timeline

Item B. Section II, Item



Completed fourteen after action review sessions with ninety-six participants.



Staging Site

Item B. Section II, Item





Storm Damage

OLT / September 2023





Largest mutual assistance mobilization since 2002

Item B. Section II, Item





Transmission

Wolf Creek – Rose Hill 345kV

- *Three damaged structures, which required a derate of Wolf Creek*
- *All structures replaced within 19 hours*





Transmission

Item B.Section II, Item



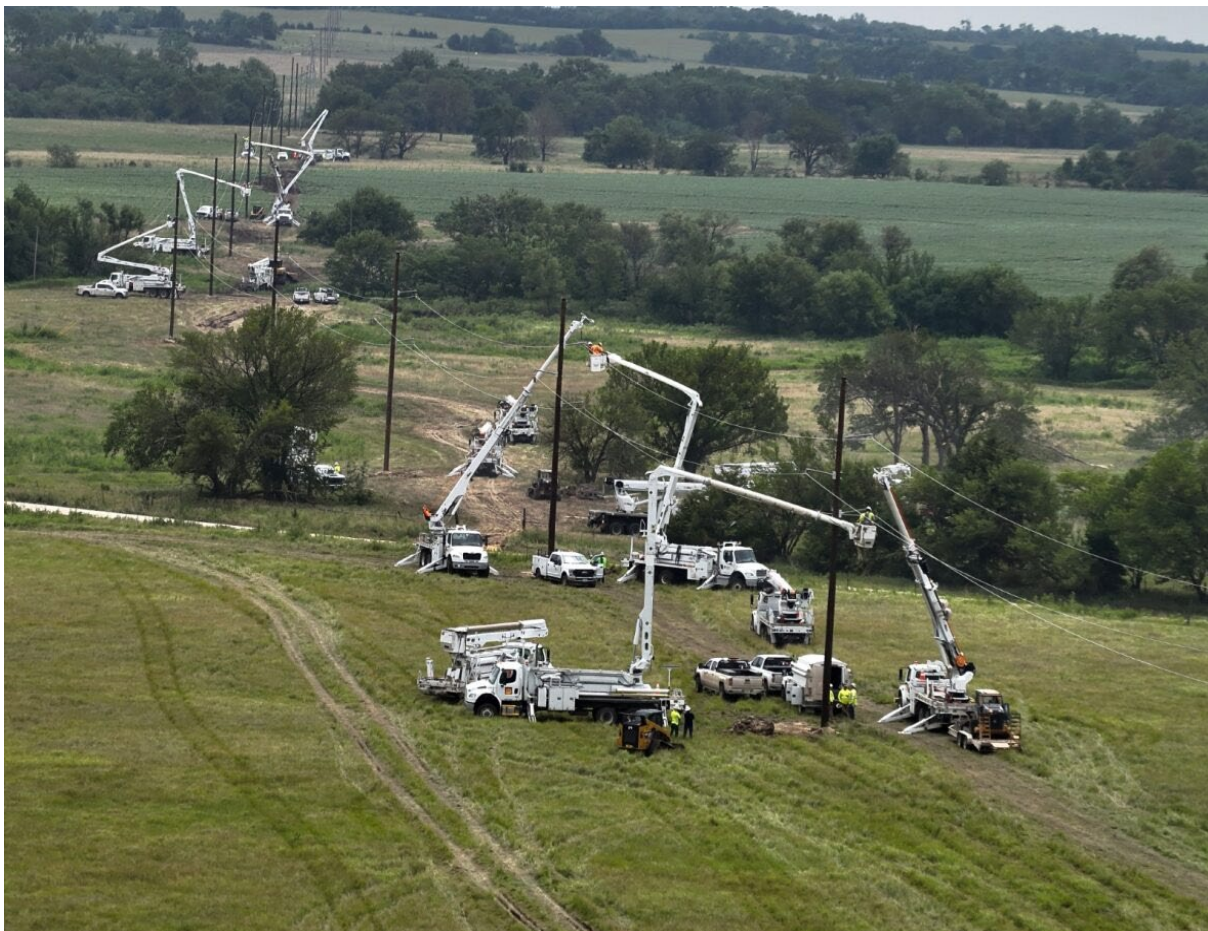
Athens – Tioga 69kV
• 27 damaged structures



Transmission

Item B. Section II, Item

Athens – Tioga 69kV
• 27 damaged structures





Distribution

Item B. Section II, Item





Distribution

Item B. Section II, Item





Social Media

Item B. Section II, Item





Social Media

Storm by the numbers:

- Nearly 147,000 calls to the contact centers over the weekend with our Intelligent Virtual Agent (IVA) and Outage Interactive Voice Response (IVR) systems assisting 75 percent of those customers.
- Customer Service Representatives answered nearly 17,000 calls from customers over the weekend.
- Members of Evergy's Social Media, Corporate Communications and Connect teams answered over 2,000 social media messages over the weekend.



Item B. Section II, Item

Evergy crews tackle a historic storm

On Friday, July 14, a series of intense thunderstorms wreaked havoc through Kansas and Missouri, with winds up to 100 mph, torrential rain and lightning. The scale of the damage was the largest in Evergy's 5-year history, and the resulting recovery effort was also record-setting.

When the storm hit in late afternoon, 2,000 Evergy crewmembers and contractors began to mobilize to assess the damage, which included thousands of downed trees, destroyed utility poles and damaged transmission equipment.

By early Sunday morning, crews working 16-hour shifts were joined by crews from neighboring utilities including OG&E, Liberty Utilities, OPPD Nebraska, MidAmerica Energy, Alliant, NIPSCO, AEP and Ameren Illinois, utilizing a massive staging site at the former Cerner complex, the largest operation since the 2002 ice storm.

Power was restored to 75% of affected homes within 24 hours, while outages requiring more extensive repairs extended into Tuesday.

July 14 storm recovery—by the numbers:

- 500+ utility poles replaced or repaired
- 3,000 total line and vegetation personnel
- 1,900 vehicles and equipment
- 240,000 total effected customers

Thank you to our incredible team of skilled technicians, and to the visiting crews that helped. And thank you our customers, who despite losing power were incredibly kind to our hardworking men and women, many of whom lost power at their own homes.



Contacting Evergy

Emergency and Outage Reporting

1-888-LIGHTKC
(1-888-544-4852)

Online at www.evergy.com

Report Outage Online
Report your outage online with ease.

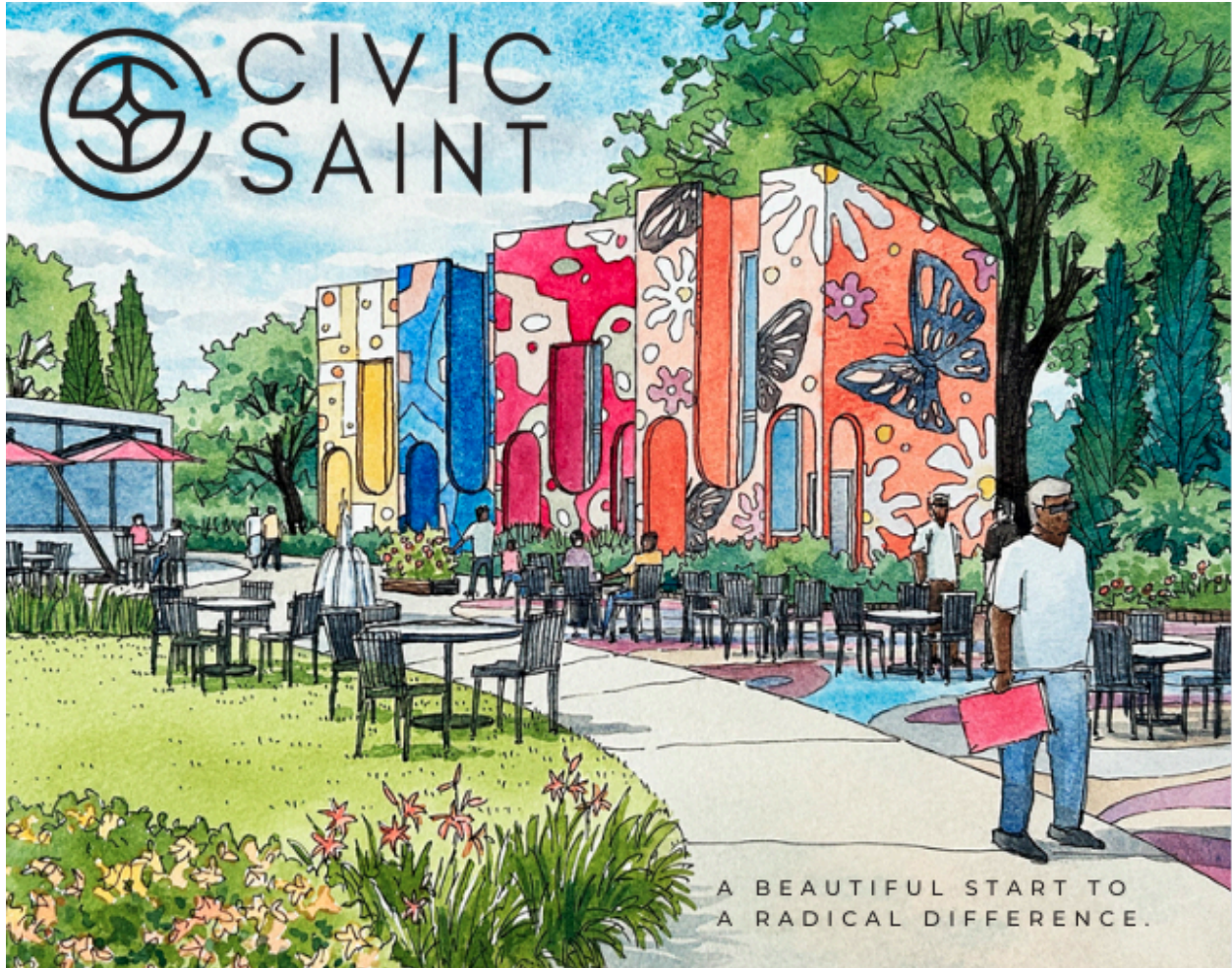
Report Outage by Phone
Click "Call Now" below to directly call our outage number by phone.

Report Online **Call Now**

Service-related or billing questions

816-471-5275
888-471-5275

Discover self-serve options and information online at www.evergy.com



VINE STREET FACADE INSTALLATION

PROJECT OVERVIEW

Created By

Civic Saint + GEM Cultural and Educational Center



EXECUTIVE SUMMARY

Civic Saint and the GEM Cultural and Educational Center have partnered to present a short-term design installation on the Castle site at 2001 Vine Street of Civic Saint's signature Stonehome facade and featuring energy-saving product InVert™ Shades. The presentation is intended as part of Kansas City Design Week this April 18 - 27, 2024 to prompt discussion about innovative, sustainable design methods and building systems.

The short-term project is planned in partnership with the [Center for Architecture and Design](#), coordinators of Kansas City Design Week, and will include an educational panel, public tours of the installation, and workshops.

PARTNERS

[Civic Saint](#) is a for-profit social enterprise that sustainably creates artful, affordable homes and adaptive communities using compressed earthen block (CEB), modular manufacturing, and technology to close the racial wealth gap and revitalize redlined areas via job creation, homeownership, and their impact.

GEM Cultural and Educational Center is a 501c3 nonprofit organization whose mission it is to provide arts and community development services, including housing, in a holistic manner that helps assure Kansas City's urban core will be prosperous and vital for future generations to come. Pat Jordan, the Gem's President, spearheaded the renovation of the Gem Theater. The organization's headquarters is now in the Old Fire Station No. 11 at 21st & Vine with plans to expand their STEAM media technology program and studios into Live/Work spaces and then into a renovated Wendell Phillips School at 24th & Vine nearby.



INTENDED TIMELINE

February 1, 2024 - May 15, 2024

FEBRUARY 2024

- Finalize construction schematics for Stonehome Facade Installation
- Commercial compressed earthen block (CEB) production begins
- Volunteer Block making Dates as follows:
 - 9 a.m. to 1 p.m. Saturdays and Sundays February 10 to March 2, 2024
 - 2 p.m. - 6 p.m. Sundays (optional backup) February 10 to March 2, 2024
- Announce public block making events and tour schedule

MARCH 2024

- March 1: Access to Castle site begins
- March 2-7: Security camera and lighting system installed; fencing installation
- March 8-22: Site preparation for Stonehome Facade Installation at The Castle
- March 23- 31: Begin Facade construction

APRIL 2024

- April 1: InVert™ Shade window panes arrive
- April 1-2: Complete Facade Construction; plaster and prime for muralist
- April 3-12: Mural installation on Facade; InVert™ Shade window installation
- April 13-16: BUFFER
- April 17: Facade Installation Complete
- April 18: Public Tours begin; weekly Thursday thru Sunday until May 5, 2024
- April 20: Stakeholder Ribbon Cutting and Reception at 2033 Vine Street
- April 25: Present *Super Abundant Neighborhoods: Thriving on Kansas City's Eastside* at AIA-KC Design Week lunchtime Thursday, April 25 at 2000 Vine Street.

MAY 2024

- May 6 - 10: Begin Facade Installation Demo; Civic Saint vacate production site
- May 15: Demo complete



CIVIC SAINTSM

CIVIC SAINT PRODUCT

Compressed earthen blocks (CEBs) are bulletproof, fire resistant, non-toxic, cost-efficient to construct and maintain, and long lasting. Civic Saint's design embraces these benefits to protect residents and integrates the principles of neuroaesthetics to counter the negative neurological and physiological impact of living in a redlined area.



Because CEBs are made of 90% soil and 10% water and cement making them twice as strong as a comparable 100% cement block, our construction method allows us to explore two initial product lines:

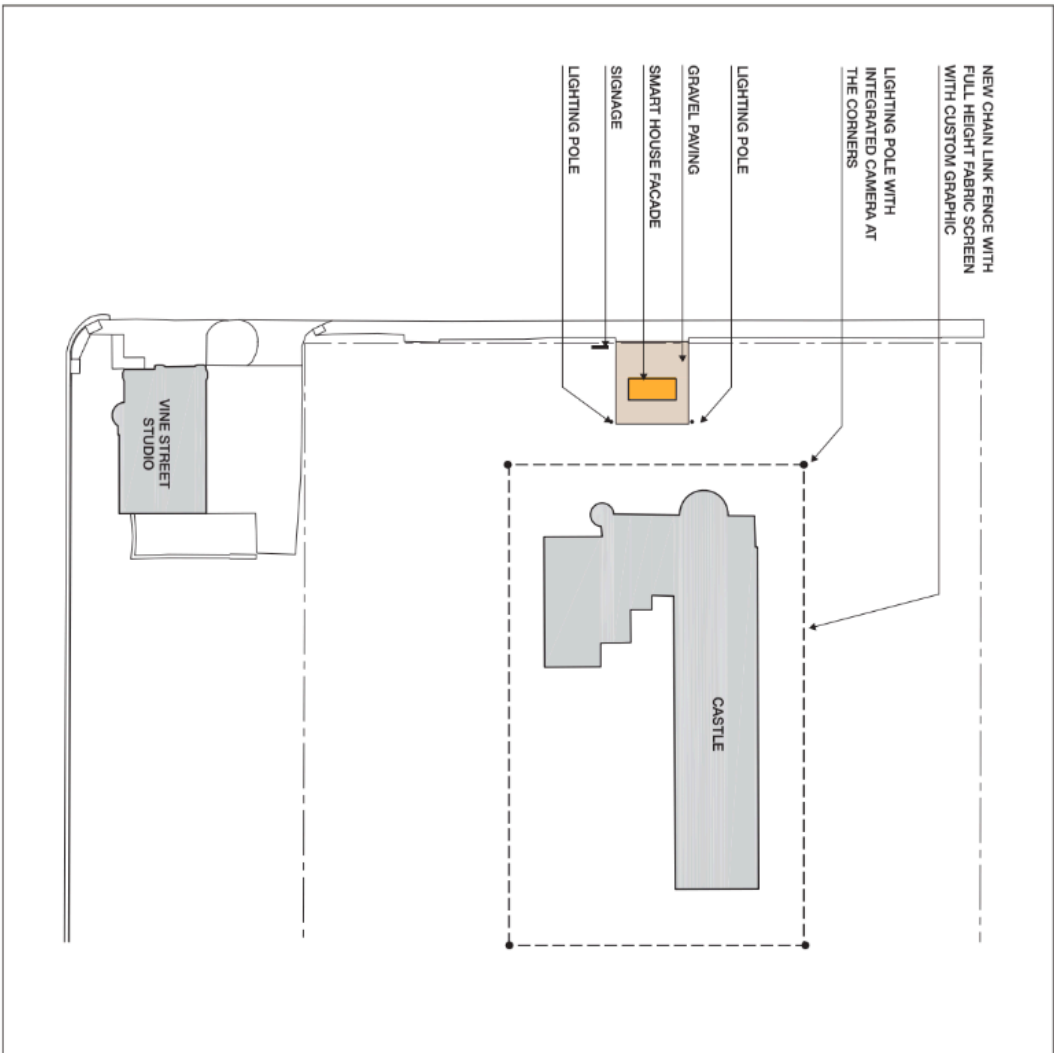
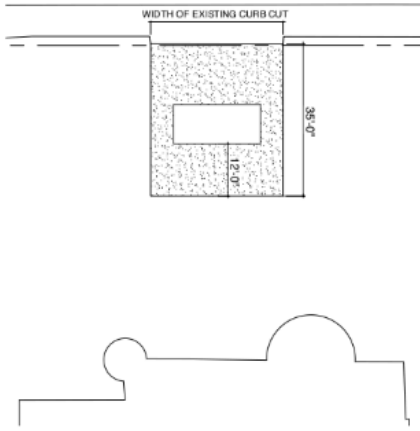
Our flagship Stonehomes are 600 sq.ft. engineered units with customizable mural exteriors that will retail for \$50,000-75,000 USD.

GeoCabins: stackable 200-300 sq.ft. efficiency units with open floor plans and creative exteriors. Target retail: \$15,000-25,000 USD.



CIVIC SAINTSM

SITE PLAN



GEM
 CULTURAL AND EDUCATIONAL CENTER
SM(ART) HOUSE FACADE
 10 DECEMBER 2023
 REACH Collaborative



2024 KC DESIGN WEEK OVERVIEW

TITLE + LOGISTICS

Super Abundant Neighborhoods: Thriving on Kansas City's Eastside

Lunchtime Thursday, April 25, 2024

2000 VINE ST., Kansas City, MO 64108

PANEL DESCRIPTION

What if the future of affordable housing were underneath your feet or in your waste bin?

Join members of Kansas City's architecture, engineering, and construction industry to learn about new sustainable construction methods and materials being invented and utilized in cutting-edge developments across Kansas City. Attendees will also learn how design leaders can equitably re-imagine the design/build process to benefit overlooked communities, which are most vulnerable to the effects of climate change but also represent some of the best opportunities for our nation to meet its climate goals.

Our panel of poised practitioners will share their innovative, entrepreneurial approaches to creating attainable, sustainable structures and homes from vantage points of the environment and economics—all while working alongside the surrounding community to imbue it with opportunities to build generational wealth, a sense of belonging, and community equity.

CONTEXT + HISTORY

Affordable housing remains one of the greatest determinants of personal, familial, and community health because it directly affects one's means to care for self and family. Albeit, United States federal policy of "redlining" majority low-income, Black neighborhoods as 'risky' for mortgage and insurance lenders kept Black Americans in the 20th-century from building wealth via homeownership while inequitable land use policy destroyed or contaminated housing stock in Black and Brown neighborhoods.

As a result, Black Americans are projected to have a net negative or zero wealth valuation by the year 2050 without intervention to create 50,000-55,000 quality jobs within said community and/or bolster Black homeownership as a means for generational wealth transfer, self-determination, and community equity.

In 2019, the median wealth for white households was \$188,200, compared to \$24,100 and \$36,100 for Black and Hispanic households, respectively (Bhutta et al., 2020).



PANELISTS

Pat Jordan, GEM Cultural and Educational Center

[Ajia Morris](#), LADD School Development

Godfrey Riddle, Civic Saint

Doris Sung, TBM Designs/InVert™ Shades

Moderator? [Tammy Edwards](#), Federal Reserve, SVP of Community Development? Dawn Taylor?

EVENT AGENDA (PROPOSED)

- 11:30a -noon // Materials Reception & Check-in — guests explore and experience featured innovations and panelist projects
- Noon - 12:45p // Welcome, Panel Presentations and Discussion
 - Three to four panelists, 2-3 minute intro per panelist
 - Attainable, sustainable housing design and development
 - Godfrey host/moderate or participate on panel
- 12:45 - 1p // Q + A
- 1 - 1:30p // Prototype Tour or Self-Guided Walk-Thru (Optional for attendees)



2024 PUBLIC TOUR SCHEDULE

LOCATION

Civic Saint, 2033 Vine Street, Kansas City, MO 64108

SCHEDULE

Available weekly from April 18, 2024 to May 5, 2024

THURSDAYS	FRIDAYS	SATURDAYS	SUNDAYS
10 - 10:45 am 2 - 2:45 pm (<i>FREE</i>)	10 - 10:45 am 11 - 11: 45 am 2 - 2:45 pm 3 - 3:45 pm	10 - 10:45 am 11 - 11: 45 am 2 - 2:45 pm 3 - 3:45 pm	10 - 10:45 am 2 - 2:45 pm (<i>FREE</i>)

TICKETING

- Tickets \$10 each; groups of 12 to 24 people per tour
 - Fee covers staffing and complimentary items; **FREE tours during design week as well as Thursdays and Sundays at 2 p.m.**
 - 12 tours per week for four weeks; up to 36 total tours
 - Capacity for between 432 to 864 visitors over three weeks; *optional fourth week starting April 11, 2024 if ahead of schedule*
- 45-minute guided tour of Civic Saint temporary factory and Facade Installation
- Complimentary beer/coffee across street at Vine Street Brewery/The Spot and Civic Saint signature “House A Human” pin OR mini CEB and QR code
- Opportunity to donate to support advancement of Civic Saint’s mission and prototype

TALKING POINTS

- Civic Saint business model and construction method; begin/end at Factory
- Explanation of Stonehome Facade Installation materials: CEBs, InVertTMShades, BioLime
- History of the Kansas City Workhouse (aka The Castle)
- History of 18th & Vine Jazz District and UNESCO World Heritage Designation

CIVIC SAINTSM

CIVIC SAINT PRODUCTION FACILITY
2033 Vine Street, Kansas City, Missouri 64108



WESTWOOD PLANNING COMMISSION

Staff Report
Meeting Date: February 5, 2024
Staff Contact: Leslie Herring, City Administrator

Discussion Item – 2024 Issues of General Interest and Training Needs and Requests

Background

In the two (2) years since a majority of the Westwood Planning Commission held a facilitated retreat in November 2021 around the Commission’s purpose, roles, goals, and behaviors, the Planning Commission has developed a work plan at the beginning of each year in alignment with the actions identified in the consensus outcomes from that work. Those items are excerpted from the Retreat Summary and provided below for convenient reference.



CONSENSUS OUTCOMES

In addition to discussing the purpose and roles, significant discussion took place around information flows, board norms, orientation of new members and training of commissioners. These discussions yielded the following work items:

ACTIONS IDENTIFIED	WHO	WHEN
1. Provide annual training for roles and legal issues for PC	David Waters	TBD
2. Joint City Council / Planning Commission work session	David Waters	Jan. 2022
3. PC to hold work sessions re: “issues of general interest” in order to ensure that all members have the same information	Sarah Page	Feb. 2022 at “Agenda setting” session
4. Develop board norms	Kevin Breer	Feb. 2022
5. Develop Planning Commission orientation	Sarah Page	Dec. 2021
6. Training needs and requests (each commissioner to bring suggestions for training)	Sarah Page	Feb. 2022 at “Agenda setting” session

Item Nos. 3 and 6 are the topic of today’s discussion; however, Item Nos. 4 and 6 may be discussed as a new Planning Commission is expected to be appointed to fill the seat Commission Weaver is vacating at the expiration of his second term in February 2024.

Staff Comments/Recommendations

Comments

In alignment with the consensus outcomes of the facilitated process, Planning Commission Chair Sarah Page and City Administrator Leslie Herring recommended an annual work plan in 2022, which has been used since that time and is provided below. This framework includes calendaring action items required

of the Planning Commission by State statute and/or the Planning Commission's Bylaws. It also includes annual, predictable opportunities for Planning Commissioners to more deeply engage with planning and zoning in Westwood.

The Planning Commission should review and consider the following 2024 work plan.

Recommended 2024 Work Plan Outline for Planning Commission Consideration

January 8th

- Creation/discussion of work plan and calendar for the year, including modifications to annual standing calendar and also introduction of study topics for presentations at meetings by regional guests and topics for continued education of Planning Commission members)
- Secure confirmation of term renewal or non-renewal for Planning Commissioners whose term is expiring effective the last day of February (Commissioners Breer, Neibling, and Weaver are up for reappointment in 2024)

February 5th

- Approval of work plan and calendar for the year
- GUEST PRESENTATION: Compressed Earthen Blocks (CEBs) Housing Project (Godfrey Riddle, Civic Saint)

March 4th

- Appointment/reappointment of Planning Commissioners
- GUEST PRESENTATION: Mid-America Regional Council (MARC) regional efforts on housing (Katie Killen, Housing Program Manager; Josh Akers, Research Manager)

April 1st

- Annual legalities training (i.e. ethics, [KOMA/KORA](#), responsibilities set-out by State statute ([K.S.A. Chapter 12 Article 7](#)), City Code ([Westwood Municipal Code Chapter 16](#)), and [Planning Commission bylaws](#))
- GUEST PRESENTATION: Mid-America Regional Council (MARC) regional efforts on environmental sustainability (Tom Jacobs)

May 6th

- Election of officers (Chair, Vice-Chair, and Secretary), [per Article 3 Section 1 of the bylaws](#)
- GUEST PRESENTATION: Contain the Rain and Heartland Tree Alliance programs (Bridging the Gap staff)
- INDEPENDENT STUDY TOPIC PRESENTATION: _____

June 3rd

- Review of the Planning Commission bylaws, [per Article 6 Section 4 of the bylaws](#); determine if any revisions are appropriate
- GUEST PRESENTATION: Water supply and infrastructure continuity planning (WaterOne staff)
- INDEPENDENT STUDY TOPIC PRESENTATION: _____

July 1st

- Review of the Zoning Ordinance draft prepared for recodification as part of the City's greater process to recodify all chapters of the City Code (moving to a searchable, digital version of Code vs. current static pdf format)
- INDEPENDENT STUDY TOPIC PRESENTATION: _____

August 5th

- Consideration of the City's next five-year CIP being recommended to the Governing Body for adoption
- INDEPENDENT STUDY TOPIC PRESENTATION: _____

September 9th

- Introduction of zoning ordinance text amendments and/or comp plan changes by Planning Commissioners, City Council members, and/or City staff
- INDEPENDENT STUDY TOPIC PRESENTATION: _____

October 7th

- Annual joint work session between Planning Commission and Governing Body to discuss topics of joint interest, concern, etc. (possibly meeting would be preceded by updated professional photos of Planning Commission, City Council, and City staff and followed by joint annual off-site social mixer)

November 4th

- Second work session on amendments/changes introduced in September; set for public hearing in December
- Determination of any updates to the City's zoning map
- Adoption of the next year's application and review schedule

December 2nd

- Hold public hearing on amendments/changes introduced in September