

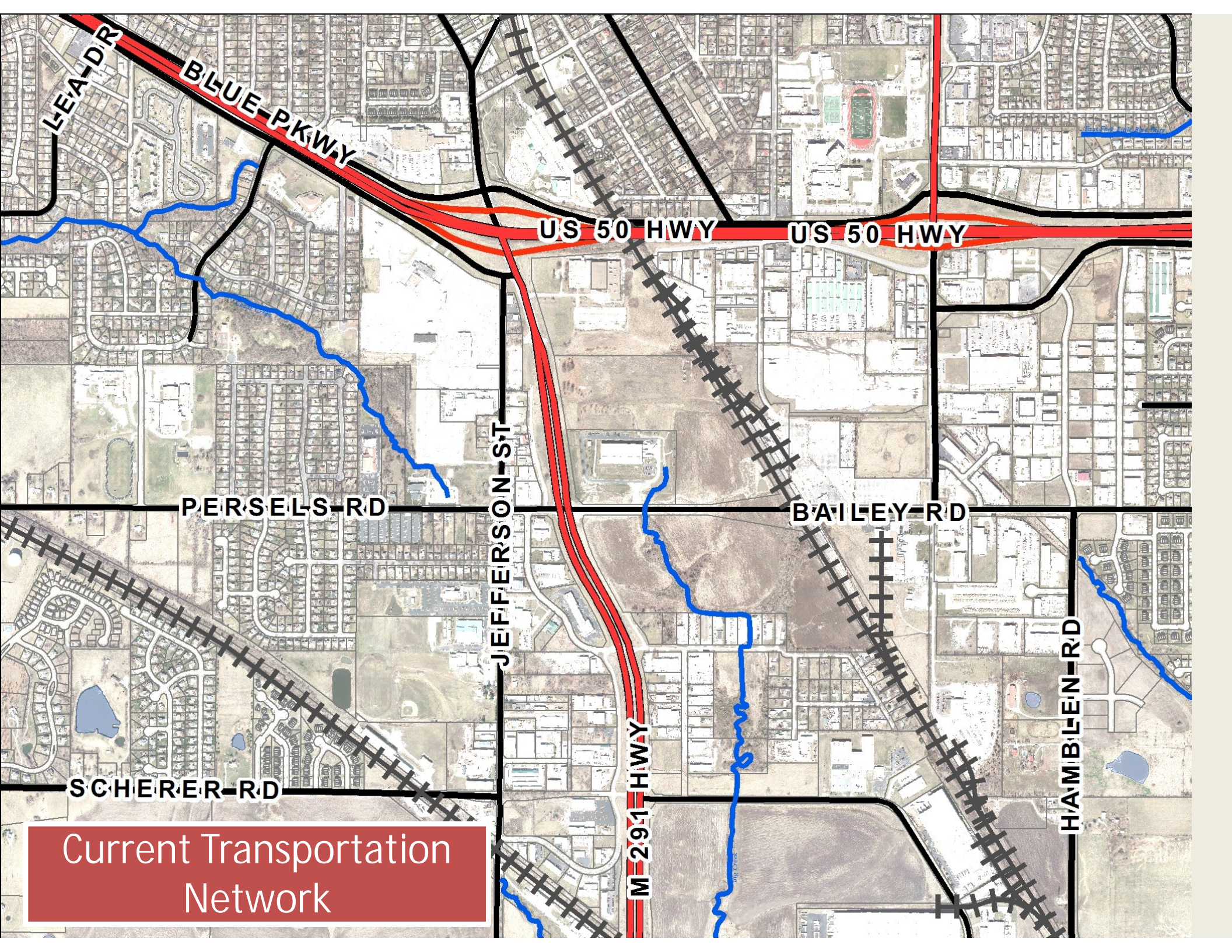
South M-291/US 50 Area Master Development Concept Plan



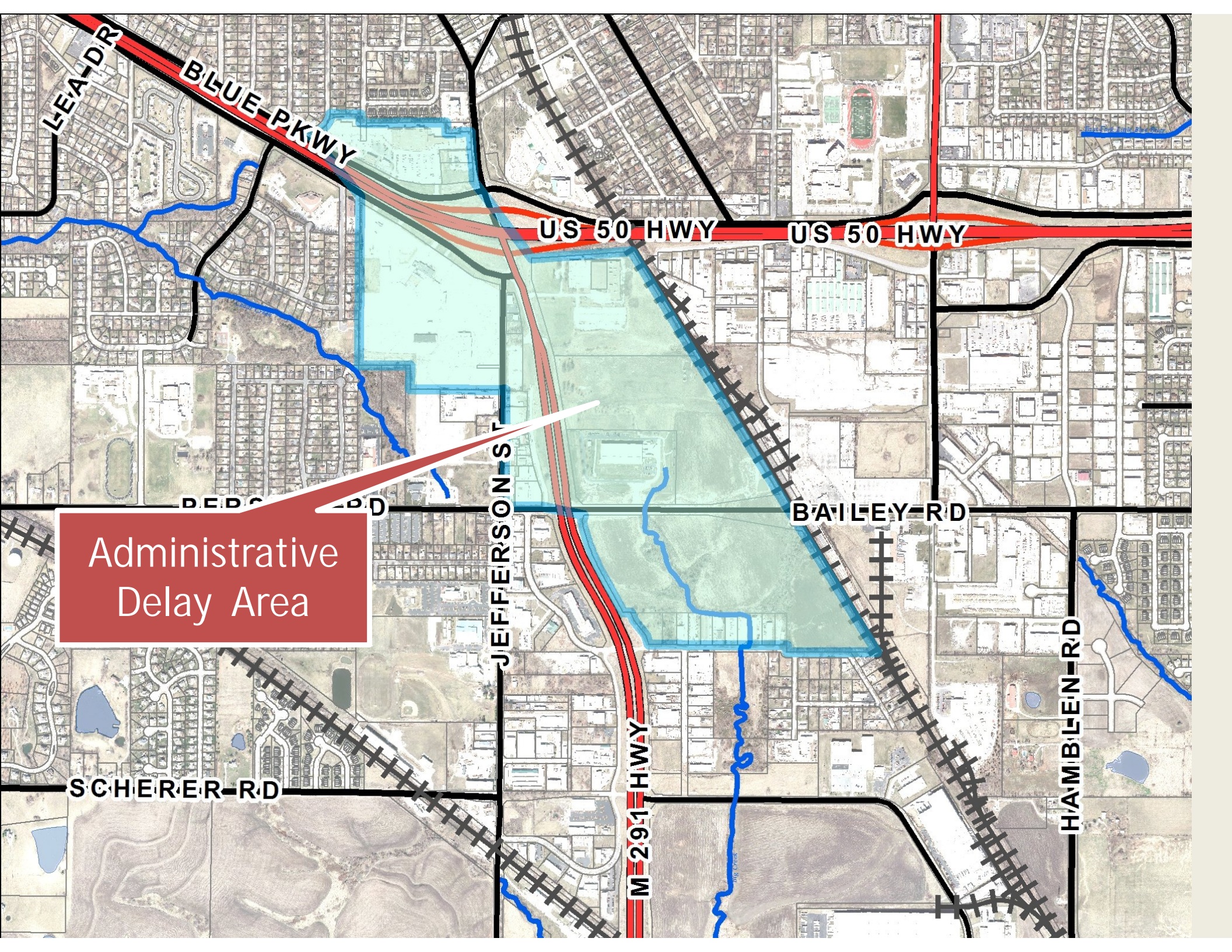
LEE'S SUMMIT
MISSOURI

Yours Truly





Current Transportation Network



LEA DR
BLUE PKWY

US 50 HWY US 50 HWY

Administrative
Delay Area

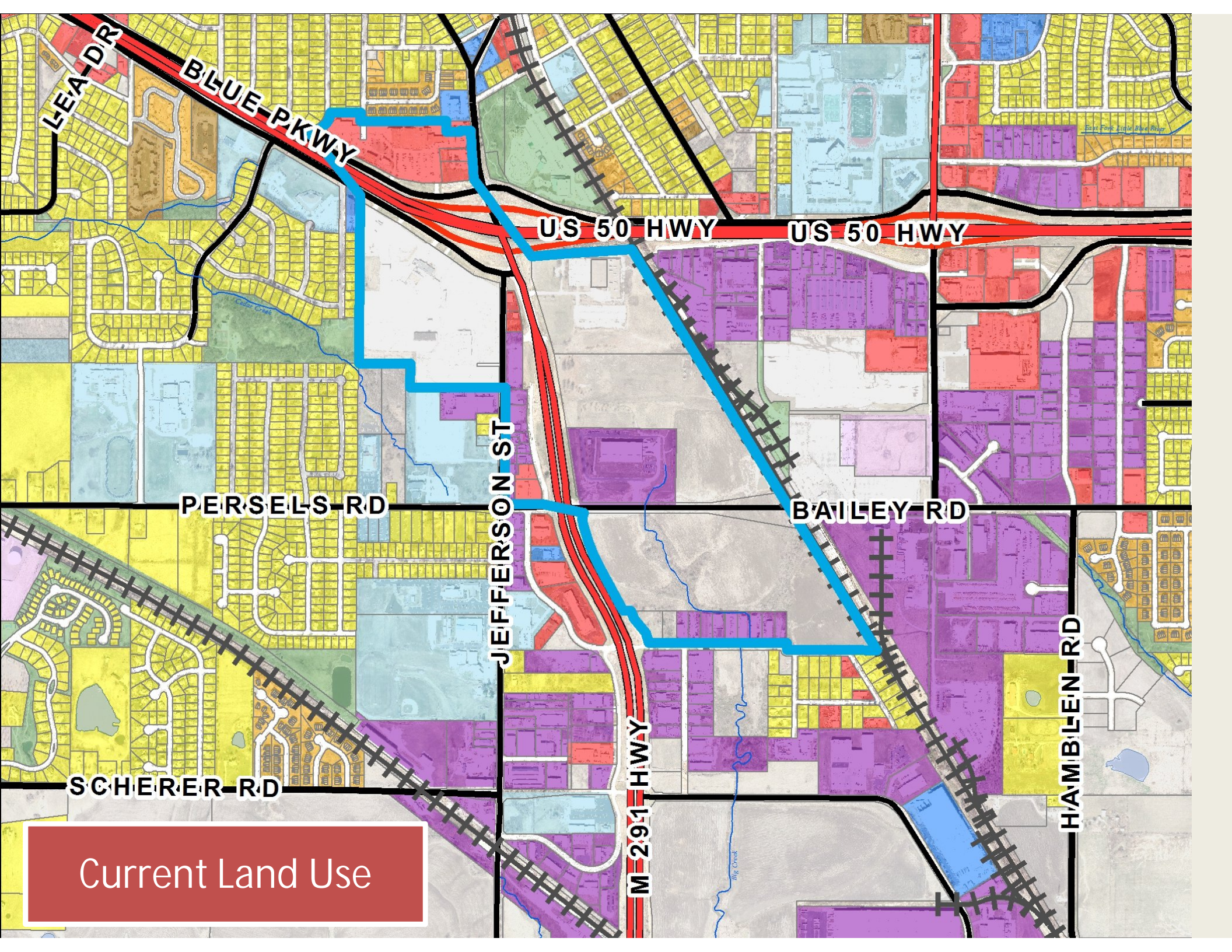
JEFFERSON ST

BAILEY RD

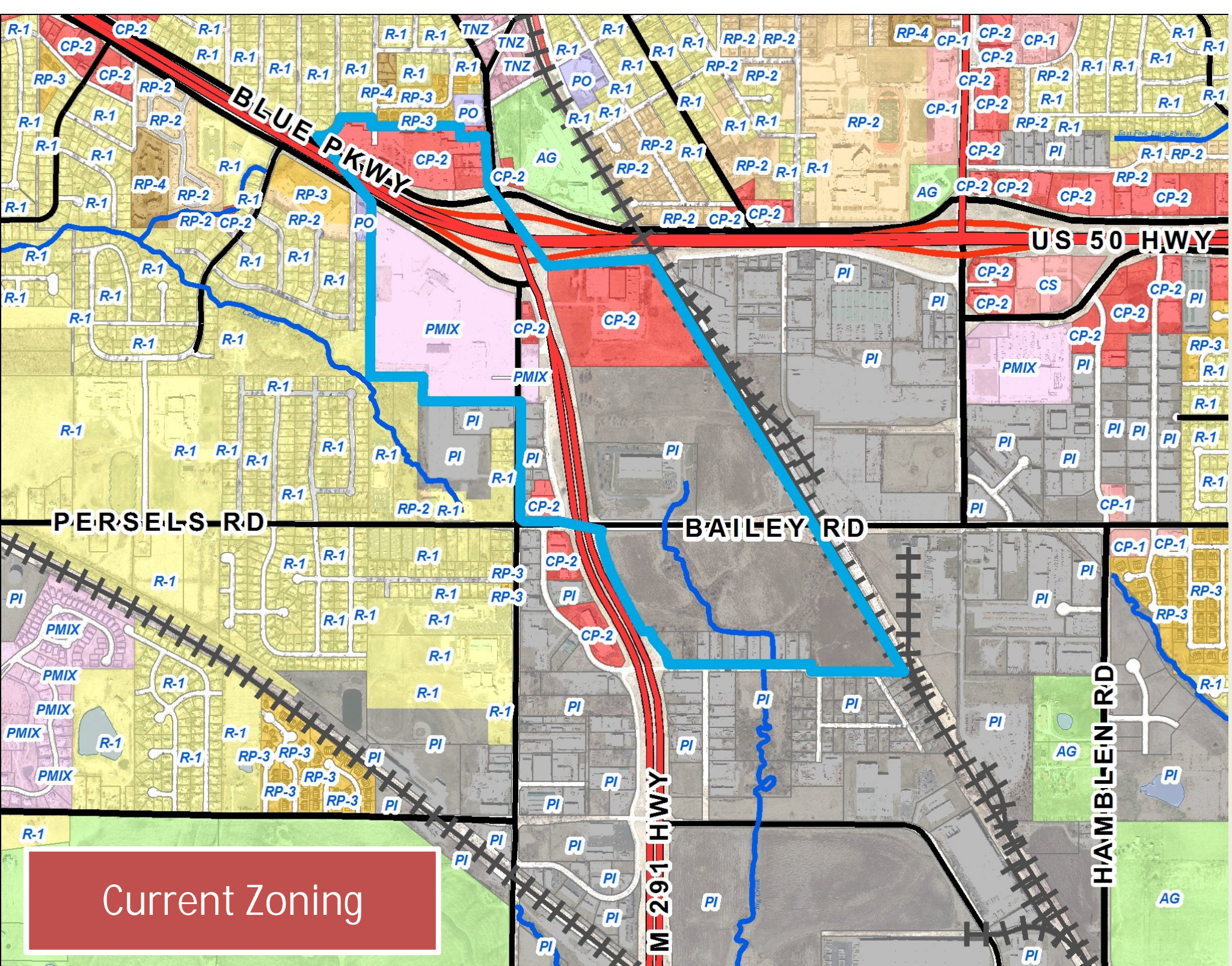
SCHERER RD

M 291 HWY

HAMBLEN RD

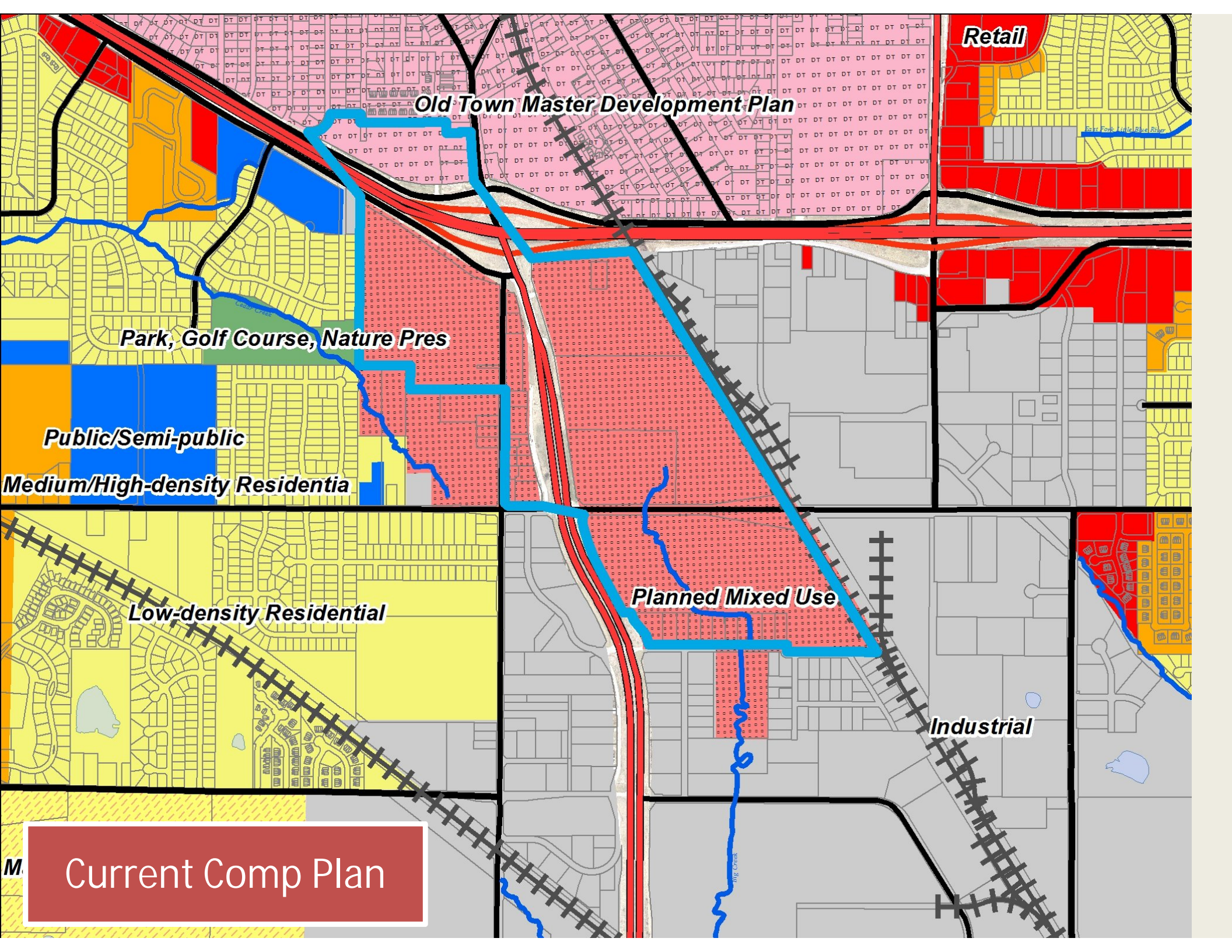


Current Land Use



Current Zoning

Old Town Master Development Plan



Retail

Park, Golf Course, Nature Pres

Public/Semi-public

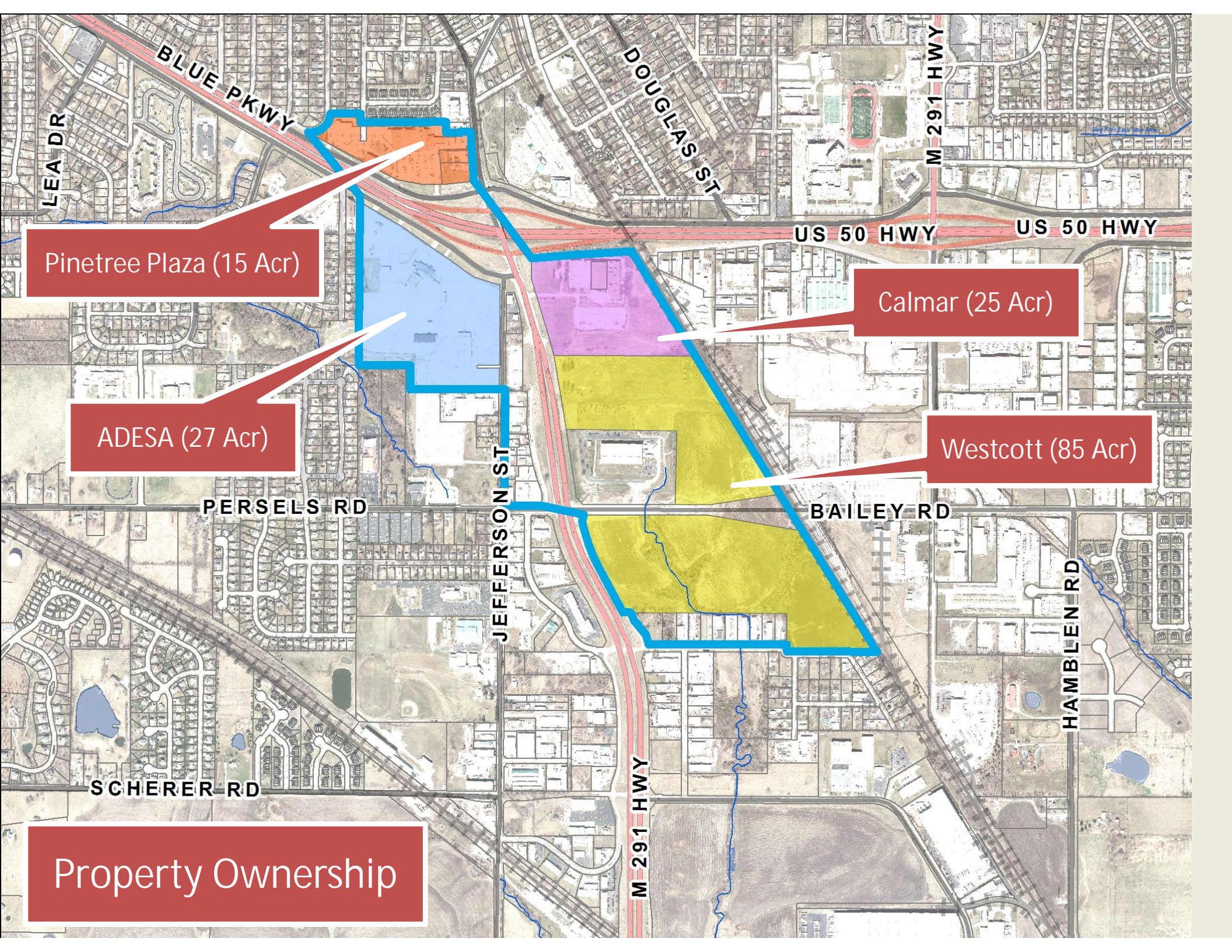
Medium/High-density Residential

Low-density Residential

Planned Mixed Use

Industrial

Current Comp Plan



Pinetree Plaza (15 Acr)

ADESA (27 Acr)

Calmar (25 Acr)

Westcott (85 Acr)

Property Ownership

Area Development Goals



LS

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- Gateway to Downtown
- Destination point (attractive, friendly, and “sticky”)
- Building community rather than standalone uses
- Increased, concentrated and long-lasting human activities
- Sizable public spaces with attractions (i.e. where more activities occur)
- Place-making and human scale



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- Mixed uses (for live, work, shop, and play) in one place
- Vertical mix of uses
- Residential tied in and integrated retail/office (not just standalone residential)
- Housing choices



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- Prominent architecture and height for visual focus and interest from highways
- Buildings brought close to street
- 4-sided architecture and durable, attractive materials
- Themed look (landscaping, color, materials, etc.). One theme for retail area, one for industrial area, overall landscape plan, street trees planted at street construction



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- Multi-modal, pedestrian/bicycle friendly environment
- Reduced surface/on-street parking
- Reduced speed of motorized vehicle movement
- Can be easily served by transit



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- Avoid competition for the same businesses from Lee's Summit
- Sustainability elements application – solar, stormwater management combined with features for outdoor activities (not just for holding water), street trees
- Financially workable (financing structure and strategy) for the development of the area



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Master Development Concept



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Oldham Pkwy

US 50 Hwy

N M-291

S M-291

Union-Pacific-RR

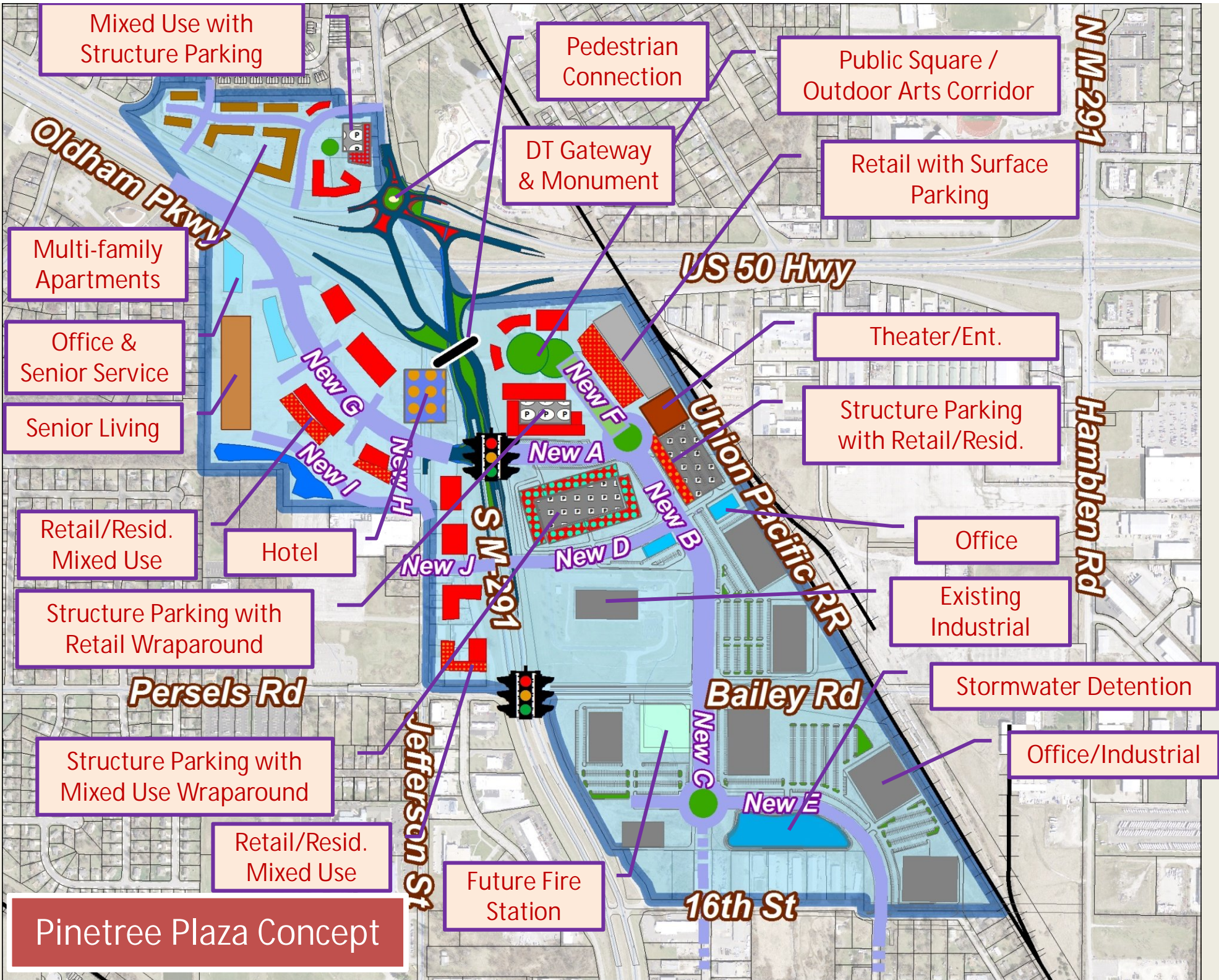
Hamblen Rd

Persels Rd

Bailey Rd

Jefferson St

16th St



Pinetree Plaza Concept

An aerial view of a resort courtyard during the Christmas season. In the center is a large, circular fountain with multiple jets of water, some of which are illuminated with warm lights. To the right of the fountain stands a tall, slender Christmas tree, densely decorated with lights. The courtyard is surrounded by multi-story resort buildings with classical architectural features, including a prominent golden dome on the left. An American flag flies on a tall pole in the background. People are seen walking along the paved paths and sitting on the fountain's edge. The sky is a soft, hazy blue, suggesting a late afternoon or early evening setting.

visualize

















BARNES & NOBLE

Abercrombie & Fitch

WITCHAM AND SEBERT
VICTORIAN'S SECRET

ANN TAYLOR

BRANDS

LOFT

LOFT

LOFT

STOP

YIELD TO THE RIGHT

P
2 HOUR PARKING



AMERICAN BAR

PLATS D'APPERTIS
CLASSIQUE
BISSES PRESSON
VINS REGIONAUX

HOSTING AN
EVENT?
-make it french!
MULTIPLE ROOMS & OFFICE
PRIVATE DINING GREAT FOR
CORPORATE & WEDDINGS
MEET AND GREET TRIM
AFTER PARTY SPACE FOR
GROUPS OF 10-50
-FOR MORE INFO CONTACT
SARAH WILSON AT 953-4124

EST. VOUS PLAIT
PLEASE SEE
MAITRE D'
FOR TERRACE SEATING
MERCI



Discussion



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