



Lee's Summit

SEQ Bowlin & Jamestown east of I-470/Lakewood

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ABOUT THE DEVELOPER

Kevin Tubbesing, SIOR, CCIM, ALC

- Married to Dawn - 4 children**
- Lives in Shawnee and office in Mission**
- Veteran, U.S. Army Officer**
- Specialize in land and in-fill development**
- Only develops high-quality properties that benefit whole area & tax base**
- Over \$100mil in local KC development; both commercial and residential**
- Lee's Summit projects include the Cityscape DTLs Apartments downtown and Kubota/Coleman development just a mile south of the subject site**



From LS's Housing Needs Assessment

Overall, the **demand** for conventional apartments in the Lee's Summit market **is considered very strong**. Typical overall market occupancy rate for conventional apartments in a well-developed market similar to Lee's Summit is approximately 95%. A 5% vacancy rate generally provides enough available rental options to allow current residents to migrate to other housing choices throughout the market. A vacancy rate of less than 5% indicates that overall market demand is exceeding the supply of available rental housing options. **Currently, the demand for rental housing in the Lee's Summit market area exceeds the available supply.**



From LS's Housing Needs Assessment

Although residents residing in the highest quality apartments will likely have the economic means to purchase a home, we anticipate the trend of younger adult households renting into their late 20s and early 30s will continue as many millennials tend to delay marriage and/or starting a family when compared to previous generations. Additionally, households become **renters by choice** as doing so allows for a more maintenance-free lifestyle when compared to homeownership.



From LS's Housing Needs Assessment

Historically, there has been a **perception** that multifamily housing reduces the value of owner-occupied housing units that may be within vicinity of rental housing development. Trending, however, shows the **opposite effect** with new construction developments that have incorporated appropriate site planning into the development design and overall integration with the greater community. **Quality, new construction developments add housing choices to a market, thereby increasing overall demand and desirability of the community.**



From LS's Housing Needs Assessment

With a median home price within the Lee's Summit market of \$204,543, a conventionally financed home would require an **estimated monthly mortgage payment of \$1,352**. The **median gross rents** among high quality surveyed rental units in the Lee's Summit market range from **\$1,148 for one-bedroom units to \$1,624 for three-bedroom units**. Therefore, the **estimated monthly mortgage cost of a typical home in Lee's Summit is comparable to the highest quality (A quality) apartments**.



From LS's Comprehensive Plan

Table 6. Recommended Land Use Types and Their Definitions

Recommended Use Type	Definition
Low-density (Single-family)	This residential category is primarily for single-family residential development activities to single-family subdivisions with a maximum density of what the UDO allows. It also allows single-family cluster development. This use category also accommodates public uses, such as schools, libraries, churches, fire stations, parks and open space. These public uses should be strategically located to promote convenient access for all modes of transportation.
Medium-density Residential	This category is primarily for accommodating multi-family residential housing of limited density (2 to 4 units/acre).
Medium-/High-density Residential	This category is primarily for accommodating multi-family residential housing of densities ranging from duplexes to apartments and should limit single-family development, even though not necessarily excluding it. Public uses are secondary uses that are allowed.

Recommended Use Type = Medium/High-density Residential

....for **accommodating multi-family housing** of densities ranging from duplexes to **apartments** and should limit single-family development...

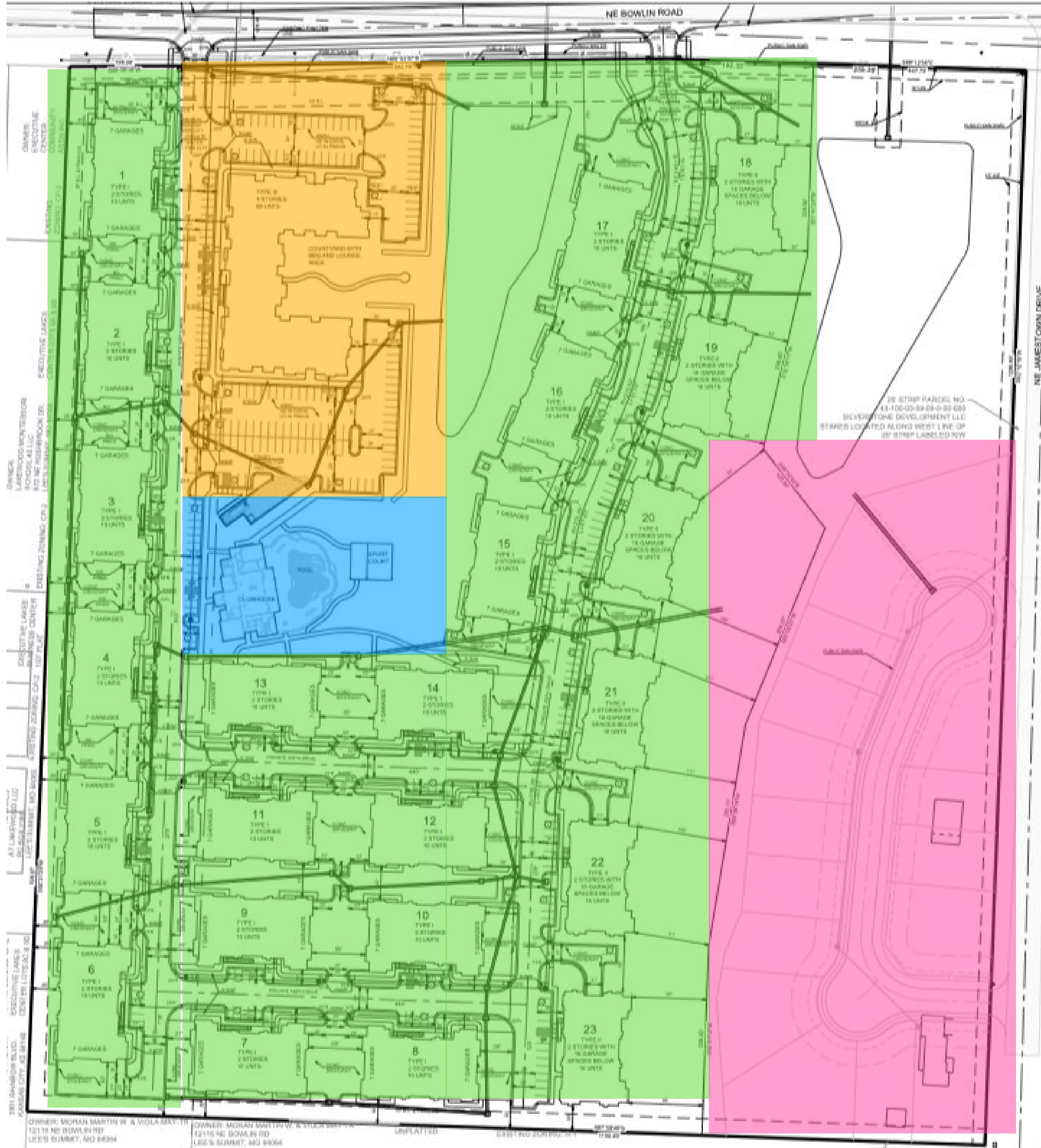


LS's Land Use Guide

100% of all Monticello homes were built **after the subject site was designated to be med-high density multifamily thereby all residents built/moved-in knowing this property was planned multifamily.**

Our Guiding Principles for Bowlin Site

- Quality: **High Rents attracted by High Quality** materials in a great location with tons of amenities will bring **RENTERS BY CHOICE**
- Similar demographics: Most of our units will **rent at monthly rates that are higher than the average monthly mortgage of homes in Monticello, Lake Ridge Meadows, and Savannah Ridge.** This means the demographics of our residents will be very similar to the surrounding residential housing.
- No Street Parking: OK, maybe when the Chiefs go back to the Super Bowl and there are lots of post-COVID parties again (CHIEFS!!!)...but we are providing 123% of city required parking areas to keep cars from cluttering the streets. Keep it beautiful.
- Self-Contained: No one in Monticello will drive through the development on the way to the highway/Lakewood vs. the proposal from a few years ago
- Respect the SF Homes: Higher density main building is **1/4 mile from any homes** in Monticello. Manor homes are just two-story, like many homes in the neighborhood.
- Exceed Landscaping Requirements: **We exceed Lee's Summit landscaping standards** in every regard and fence the entire south and west sides of the property



- Yellow = 90 Unit MultiFamily Building
- Blue = Neighborhood amenities/pool
- Green = 26 Manor Homes
- Pink = Single Family Homes

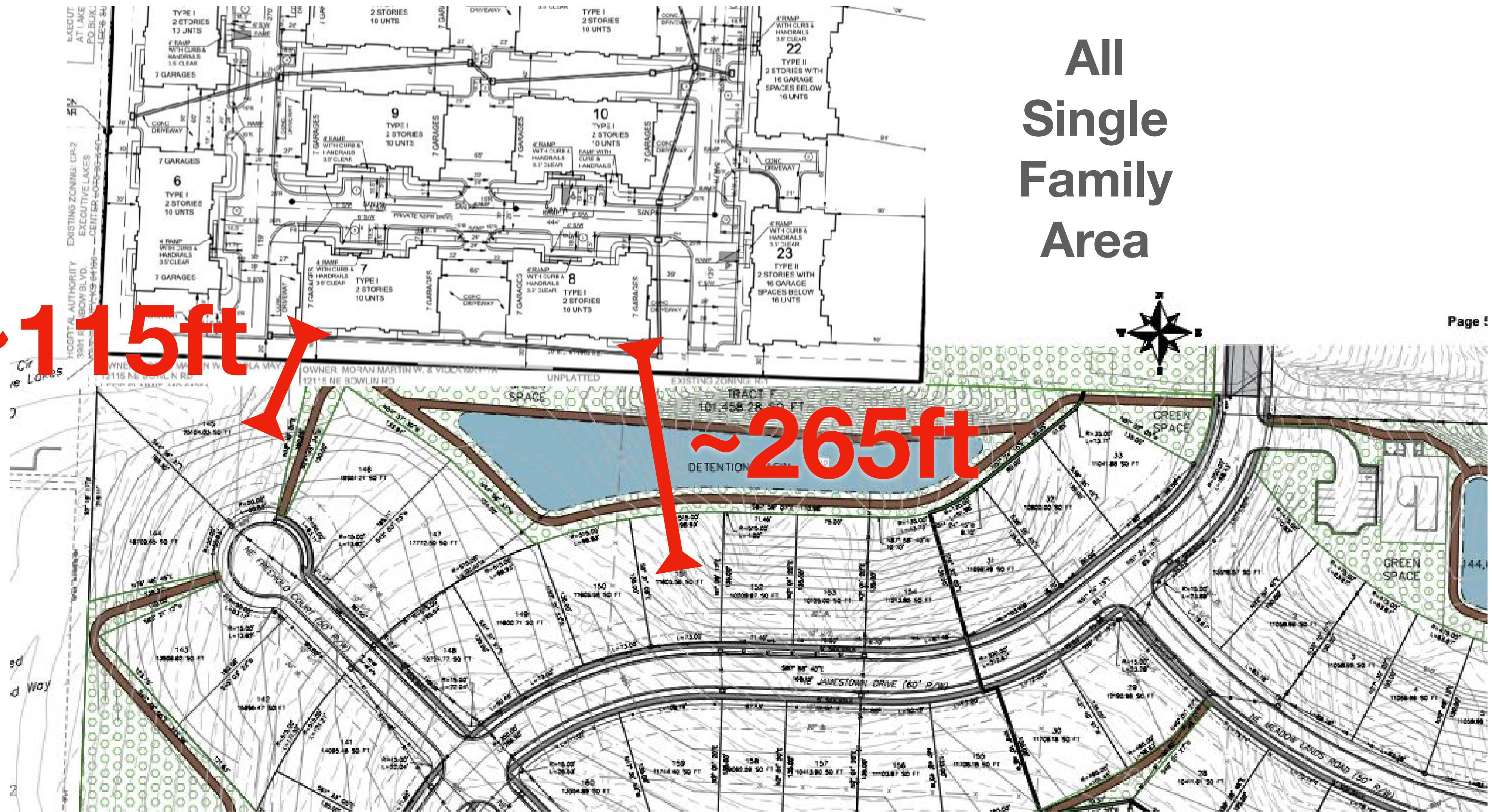
~ Building Distances



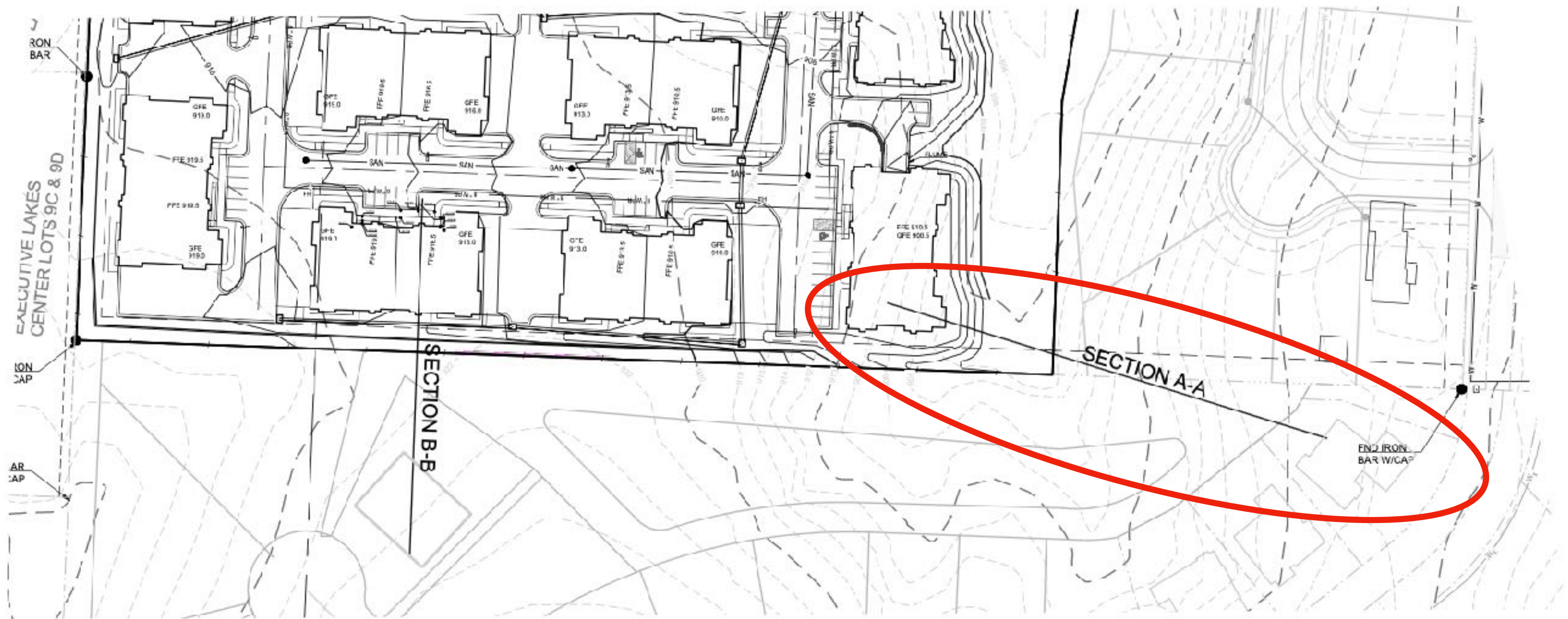
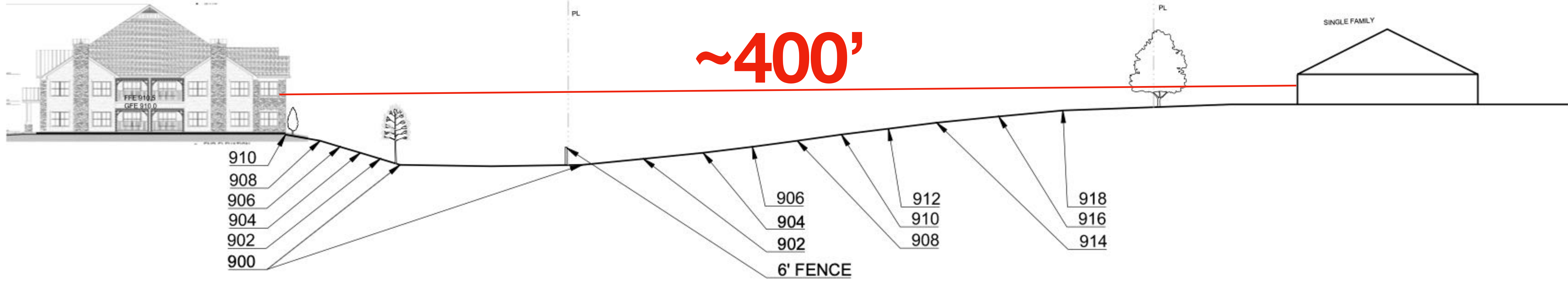
All Single Family Area

~ 115ft

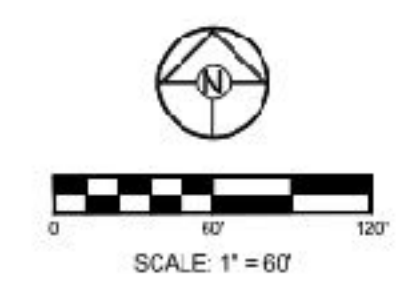
~ 265ft



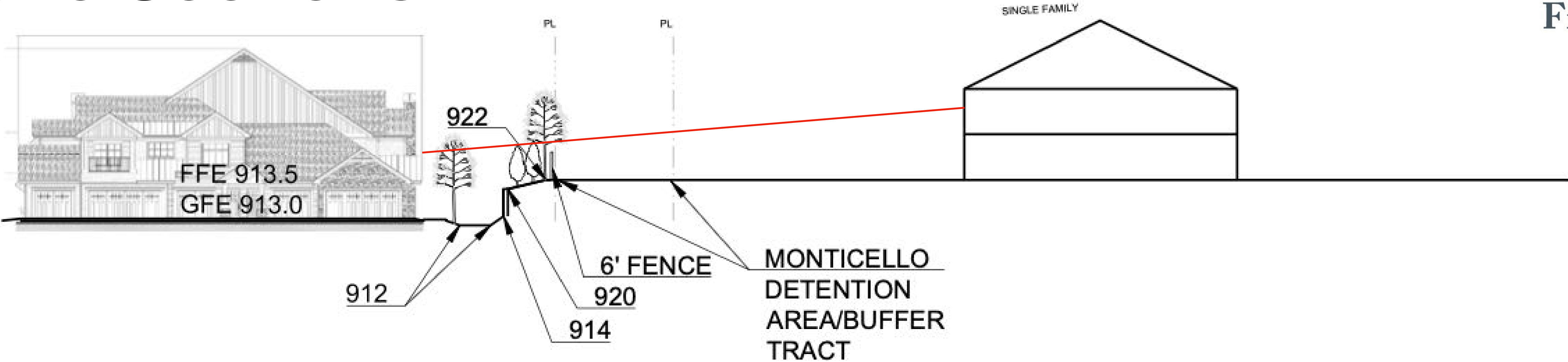
Site Sections



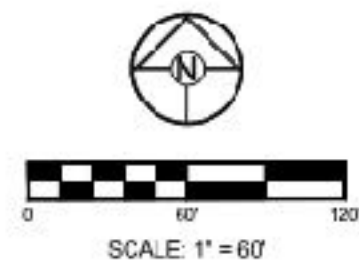
A-A



Site Sections

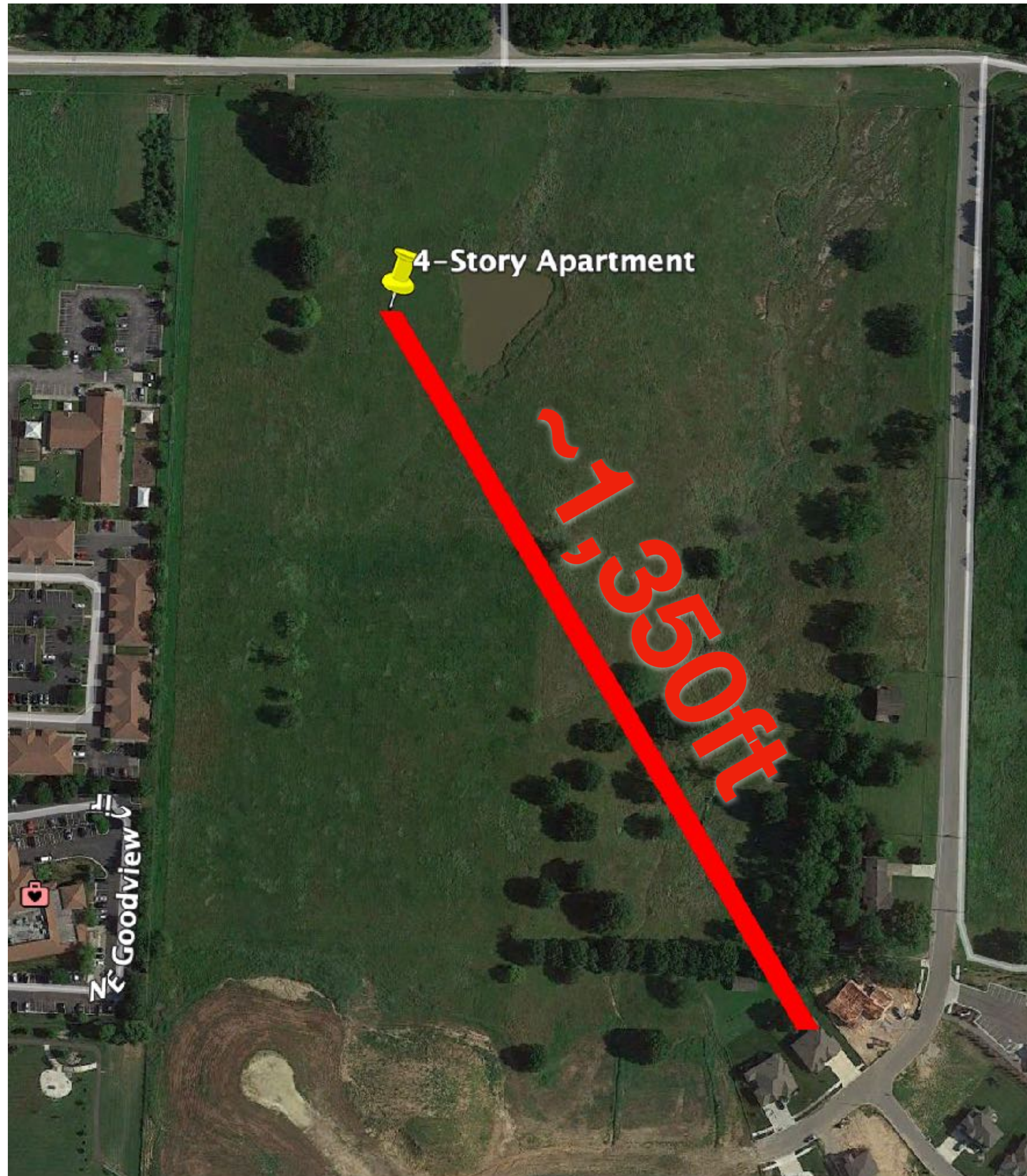


B-B



Site Distance

The 4-Story building is a 1/4 mile from the existing Monticello neighbors, adjacent only to our own manor homes and commercial lots by the highway



Materials & Parking

- ★ **Exterior Materials:** Premium stone, Hardie lap siding, stucco, retaining walls, metal roof panels, asphalt shingles, timber balconies (all units), etc.
- ★ **Garages/Off-Street Parking:**
 - ★ **2.6 stalls per unit (exceeds standards)**
 - ★ **All manor homes units have a garage tucked under the 2nd story or below grade**
 - ★ **35% of our parking spaces are interior or underground, not visible to the public**
 - ★ **We provide 425 off-street parking spots, not including the enclosed spaces, to the manor homes to keep cars from needing to park in the street**
 - ★ **12 parking stalls provided at the clubhouse if you don't want to walk.**



ASPHALT SHINGLES



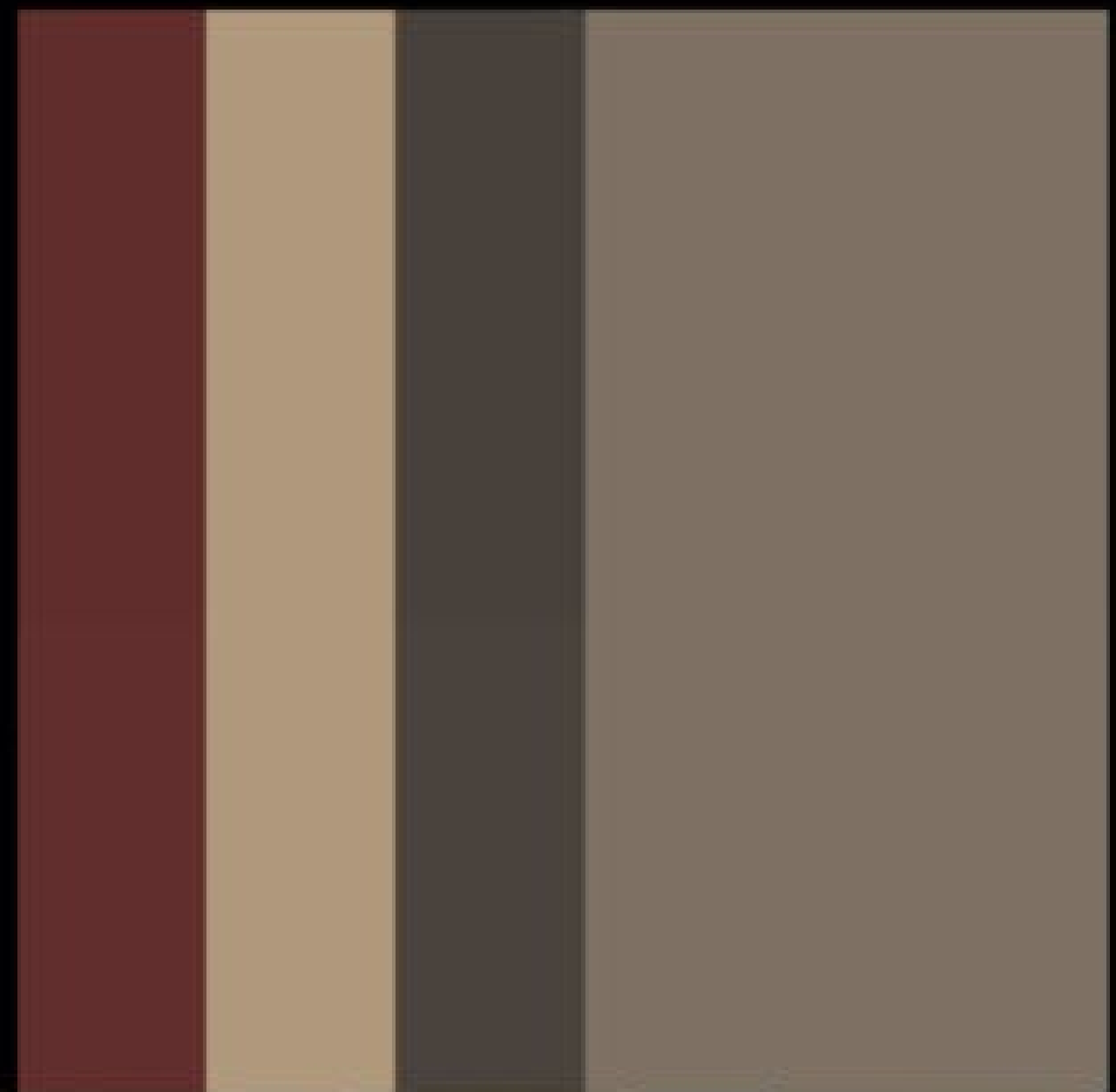
METAL ROOF PANEL



STUCCO



LAP SIDING



ACCENT PAINT

TRIM PAINT

FIELD PAINT



RETAINING WALL



STONE



BOWLIN ROAD EXTERIOR FINISHES



Subject to
Minor
Changes

- 10-16 Units each in 23 Manor Home Buildings
- 17 buildings have 14 interior garage parking spaces (1+/unit)
- 6 buildings have 16 parking spaces under the building (1+/unit)



**BOWLIN ROAD
MANOR HOME**



Subject to
Minor
Changes



**BOWLIN ROAD
MANOR HOME 10-PLEX FLAT**



Subject to
Minor
Changes



BOWLIN ROAD FOUR STORY APARTMENT



skc
Studio KC
ARCHITECTURE

Subject to
Minor
Changes



**BOWLIN ROAD
FOUR STORY APARTMENT**



Subject to
Minor
Changes

Amenities - Exterior

- ★ 8.49 acres of park land / green space
- ★ Walking/Jogging/Biking friendly community parked to accommodate zero on-street-parking and featuring nearly **8,000 feet of sidewalks** located on both sides of the street
- ★ Dog park
- ★ Irrigated, community garden plots



Amenities - Exterior

- ★ **Multi-sport hard court (pickleball, etc.)**
- ★ **BBQ Pits and outdoor dining**
- ★ **Fire Pit and outdoor lounge area**
- ★ **Outdoor TV and entertainment seating**
- ★ **Irrigated, community garden plots**



BOWLIN ROAD CLUBHOUSE WITH POOL

SKC
Studio KC
ARCHITECTURE

Subject to
Minor
Changes

Amenities - Club House

★ Interior:

- ★ Fitness center, yoga studio, hearth room, pool table(s), television areas, and kitchen with a variety of seating for 48.
- ★ There is a covered patio overlooking the pool with seating for 16 people
- ★ Party room, back-up laundry facilities, and dog wash

★ Exterior:

- ★ Resort-styled fenced pool (saltwater/heated) with rock trim and colored/stamped concrete. Sundeck and shallow area for kids
- ★ Spa, kid's pool, slide, and two cabanas
- ★ Entertainment area, fire-pit, planters, sundeck seating and lounging for 88 people



**BOWLIN ROAD
CLUBHOUSE WITH POOL**

skc
Studio KC
ARCHITECTURE

Subject to
Minor
Changes




**BOWLIN ROAD
CLUBHOUSE WITH POOL**

skc
Studio KC
ARCHITECTURE

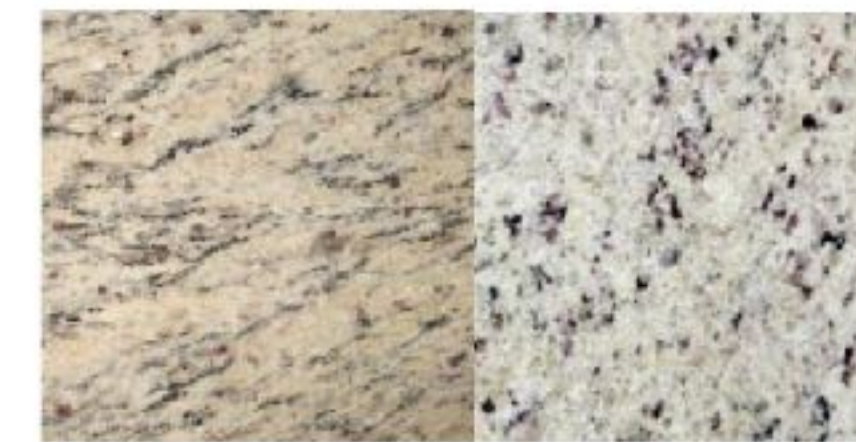
Subject to
Minor
Changes

Amenities - Interior


- ★ Semi-modern design with **premium finishes**, walk-in closets at each unit, internal/dedicated garage access for each unit, zero-entry grade-level units, varied units to include studio, 1 bed, 2 bed, and 2 bed with den
- ★ Wood plank flooring, 6” millwork base, tile backsplash, granite/quartz surfaces at kitchens and bathrooms, commercial carpet
- ★ Class ‘A’ grade plumbing and lighting fixtures, stainless steel appliances, modern washer/dryer, unit specific commercial HVAC systems and water heater



WOOD PLANK OPTION



GRANITE COUNTERTOP OPTIONS




WOOD PLANK OPTION



QUARTZ COUNTERTOP OPTION



INTERIOR PAINT/TRIM OPTIONS



6" MILLWORK BASE

U.S. Patent No. D499,193



BACKSPLASH TILE OPTION



BACKSPLASH TILE OPTION



BACKSPLASH TILE OPTION



CARPET OPTION AT CLUBHOUSE



BEDROOM CARPET OPTIONS

Economic Benefits to Lee's Summit

With average estimated household wages of \$102,000, our residents will spend an average of \$15,425/year of their income within 3 miles of their homes. Our enhancement will provide local businesses an inject of ~\$5,738,100 annually into Lee's Summit businesses thereby improving the business services in the area and local quality of life.



Economic Benefits to Lee's Summit

Market Value ~ \$31,500,000

Assessed Value = \$5,985,000



Over the first 20 years:

\$14,644,354 in Property Taxes

Of which \$2,243,676 will go directly to

City of Lee's Summit.

Impact to Blue Springs School District

Living Arrangement



Source: NMHC tabulations of 2018 American Community Survey microdata, US Census Bureau. Updated 12/2019.

After review, the School District has stated it does not oppose our development and it does not take positions of support.

Traffic Study

- **TranSystems** has completed a traffic impact study for the proposed residential development to be located generally south and west of the Bowlin Road and Jamestown Drive intersection in Lee's Summit, Missouri. The purpose of this study was to assess the impact of the proposed development on the surrounding transportation system.
- The proposed development is projected to generate **187 new trips during the A.M. peak hour and 214 new trips during the P.M. peak hour**. The apartments will be accessed from two proposed site driveways on Bowlin Road, and the single-family homes will be accessed from a proposed cul-de-sac street along Jamestown Drive. **Sight distances are adequate where each of the three proposed site drives intersect the existing street network.**
- **Bowlin Road and Jamestown Drive will be improved to urban standards** when the portions of the proposed development adjacent to these roadways are constructed. **Improving these streets to urban standards will enhance mobility for vehicular traffic as well as pedestrians and bicyclists.** No capacity improvements are identified to mitigate the addition of development traffic to the street network.
- **All intersections are projected to operate at an acceptable level of service with the addition of development traffic, except for the Bowlin Road and I-470 southbound ramps intersection.** The southbound left-turn movement at the intersection is projected to operate at LOS F during the P.M. peak hour. A traffic signal may be warranted at the intersection, however, the ramp is located a short distance from the existing traffic signal at the intersection with Anderson Drive. Closely spaced signalized intersections can result in operational and safety concerns. Therefore, other **traffic control or geometric improvement alternatives should be considered for this intersection as development continues in the area.**



**Bowlin to east
entrance from
24' to 36'**

Highway Interchange Improvements

We agree to make recommended improvements to the I-470 Lakewood Way/ Bowlin Road intersection as negotiated in the Development Agreement with LS staff. These improvements must be performed during the development period of the project, prior to end of construction.

Thank you. Questions?



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