



PARAGON STAR

MODEL OF EXCELLENCE

LEE'S SUMMIT PLANNING COMMISSION PRESENTATION
MAY 23, 2019



HOERR SCHAUDT



GBA



Regional Destination

Mixed-Use Development

Best in Class



Projected 190-acre, \$400 million Multi-
Phased Mixed-use Development



Sports & Recreation Complex / Village-
Entertainment District



New Regional Infrastructure to Support
Development in Lee's Summit's Western
Gateway

PUBLIC

PRIVATE

PARTNERSHIP

Request for Qualifications, RFQ No. 2012-099, seeking statements of qualifications to prepare illustrated conceptual development plan for development of property owned by the City at the northeast corner of View High and I-470.

Pre-development Agreement, dated 01/13/13, is a result of selection from City's RFP process

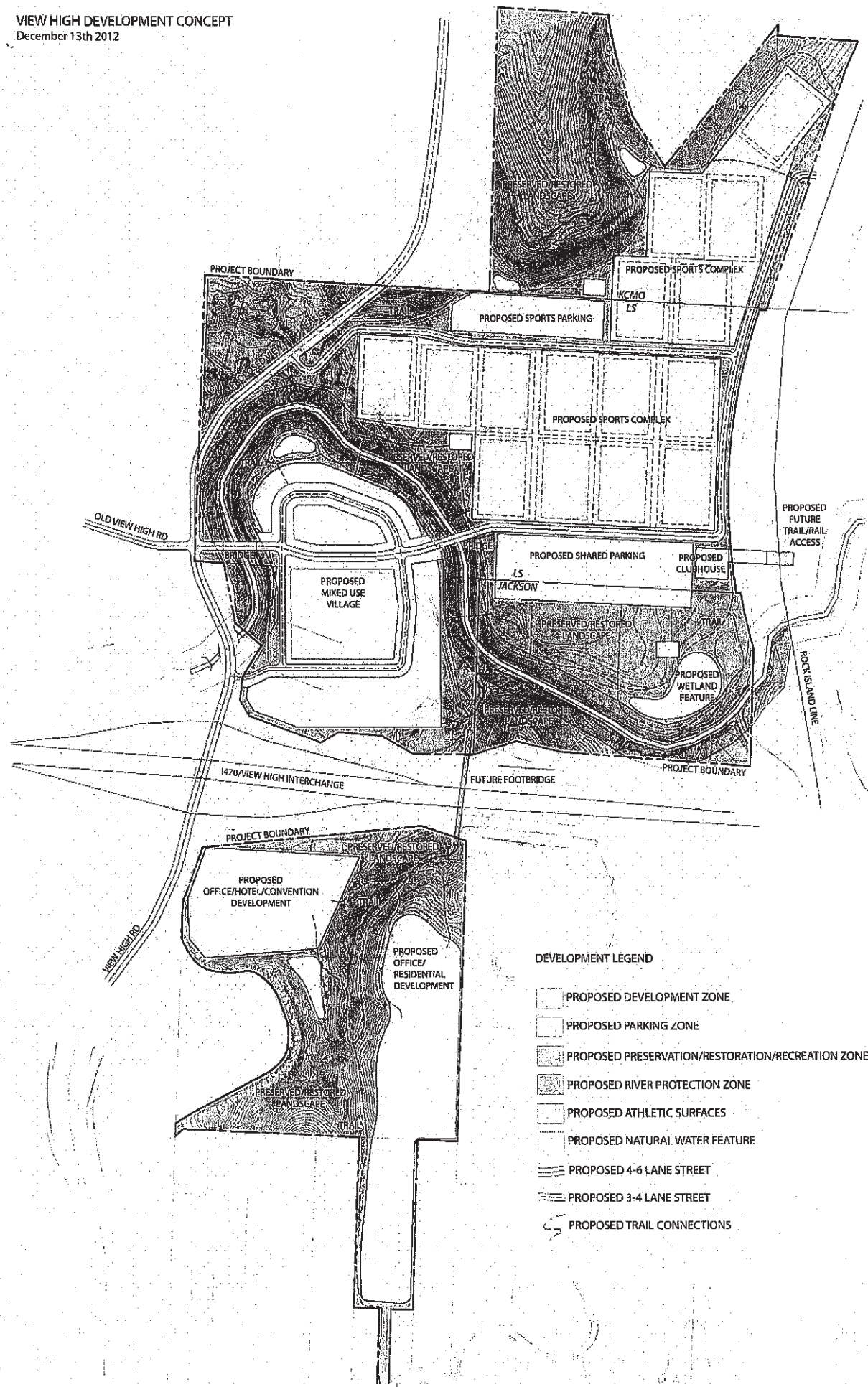
Provided for use of City of Lee's Summit's 77.9 acres for sports/commercial development

City and Developer partnered to fund and complete Economic Feasibility Study by RERC, dated 04/18/13, & Soccer Complex Feasibility Study by HVS, dated 08/02/12

KEY PARAGON STAR FINANCING APPROVALS

- 12/20/2012** City Council Approval of Pre-development Agreement Ordinance No. 7276
(from RFQ No. 2012-099)
- 01/16/2014** City Council Project Status Presentation, including Study Results & Site Conflicts
- 09/03/2015** City Council Approval of Development Structure Agreement - Ordinance No. 7695
- 12/03/2015** CID Approved by City Council - Ordinance No. 7762
- 03/10/2016** TIF Plan Approved by City Council by Ordinance No. 7833
- 01/18/2018** City Council supports formation of TDD by Resolution No. 18-01
- 05/24/2018** Circuit Court of Jackson County – Final Judgement & Order – I-470 Western Gateway Transportation Development District
- 08/30/2018** Jackson County Election Board - Certification of Mail-In Election to Organize the I-470 Western Gateway Transportation Development District and Impose Sales Tax
- 02/26/2019** I-470 Western Gateway Transportation Development District Bonds Issued
\$27,420,000 Transportation Sales Tax Revenue Bonds, Series 2019A
\$4,353,000 Subordinate Transportation Sales Tax Revenue Bonds, Series 2019B

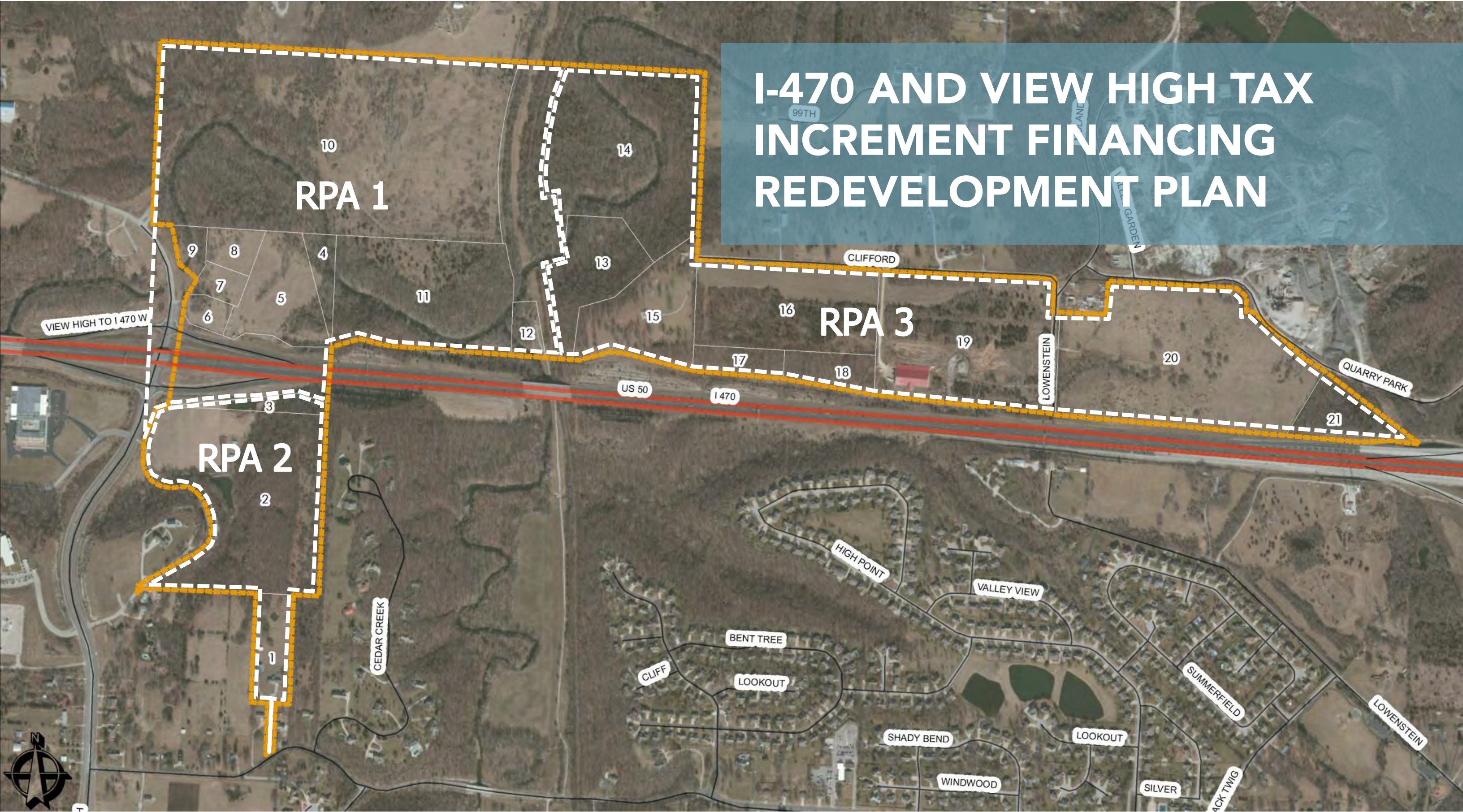
PRE-DEVELOPMENT AGREEMENT CONCEPTUAL DEVELOPMENT PLAN EXHIBIT



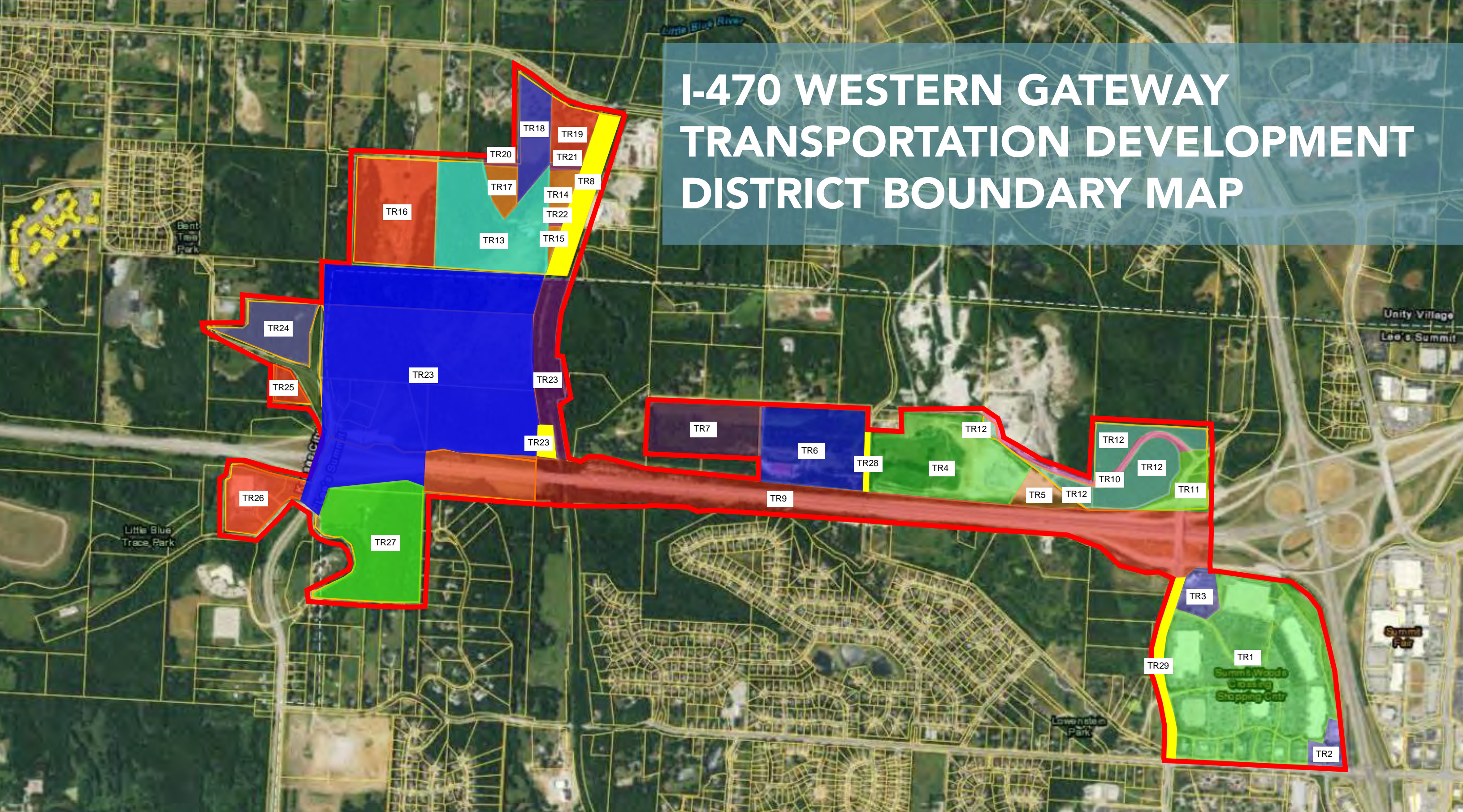
I-470 AND VIEW HIGH COMMUNITY IMPROVEMENT DISTRICT BOUNDARY MAP



I-470 AND VIEW HIGH TAX INCREMENT FINANCING REDEVELOPMENT PLAN



I-470 WESTERN GATEWAY TRANSPORTATION DEVELOPMENT DISTRICT BOUNDARY MAP

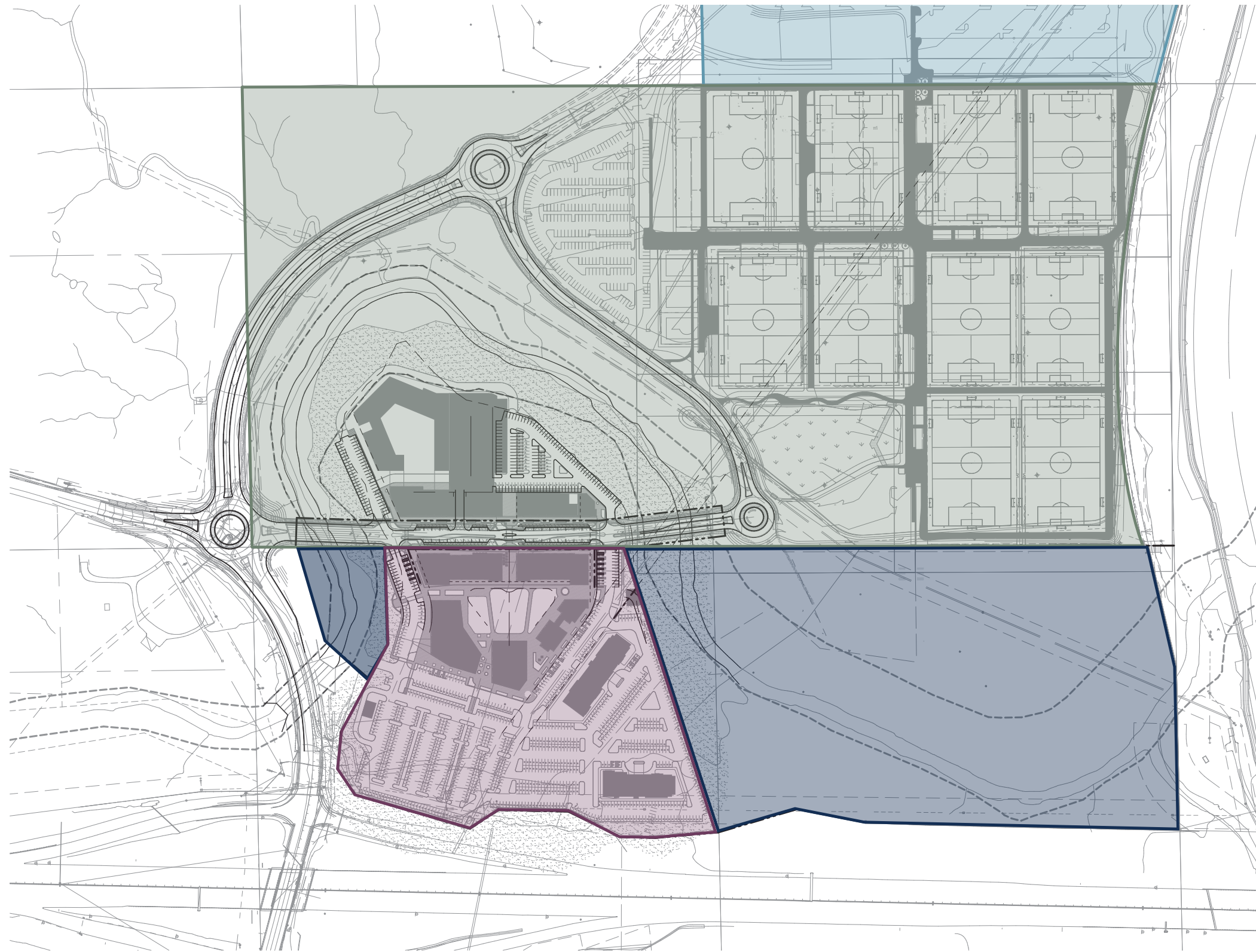




SITE CHALLENGES BRING FORTH UNIQUE DEVELOPMENT

- Little Blue River
- Floodplain / Floodway
- Land Assemblage
- 22 Acre Wetland
- 78-84" Sewerline dissecting the entire development site
- Lack of Utilities
- Multiple Jurisdictions for Approval and Coordination

LAND OWNERSHIP BOUNDARY MAP



-  LEES SUMMIT
-  HAPPY VALLEY LLC
-  JACKSON COUNTY
-  PARAGON STAR LLC



Sports & Recreation

- 10 FIFA Regulation Fields
- Artificial Turf & Lighted
- Clubhouse & Cantina with viewing decks overlooking championship field
- Major Trailhead to serve the Little Blue Trace and Rock Island Corridor Trails
- Bocce, pickleball, & sand volleyball courts
- Future recreation zone to include children's park, zip lines, ropes course, & climbing wall



ADDITIONAL COMPLETED PROJECT BENCHMARKS

INCENTIVE AND LAND USE APPROVALS

- ✓ USACOE Wetland Mitigation Agreement and Credits Purchased \$1.16M
- ✓ FEMA Conditional Letter of Map Revision (CLOMR) Filed
- ✓ CID & TDD Boards Established and Meeting
- ✓ Four Lane Diverging Diamond Intersection (DDI) Approval by MODOT and FHWA
- ✓ \$31M I-470 Western Gateway TDD (Regional TDD) Bond Issue Completed
- ✓ As a result of Regional TDD funding Awarded \$6.5M in publicly bid mass grading contracts And
- ✓ \$7.5M in publicly bid roads, parking, and utilities infrastructure construction



PARAGON STAR

VILLAGE DEVELOPMENT DESIGN

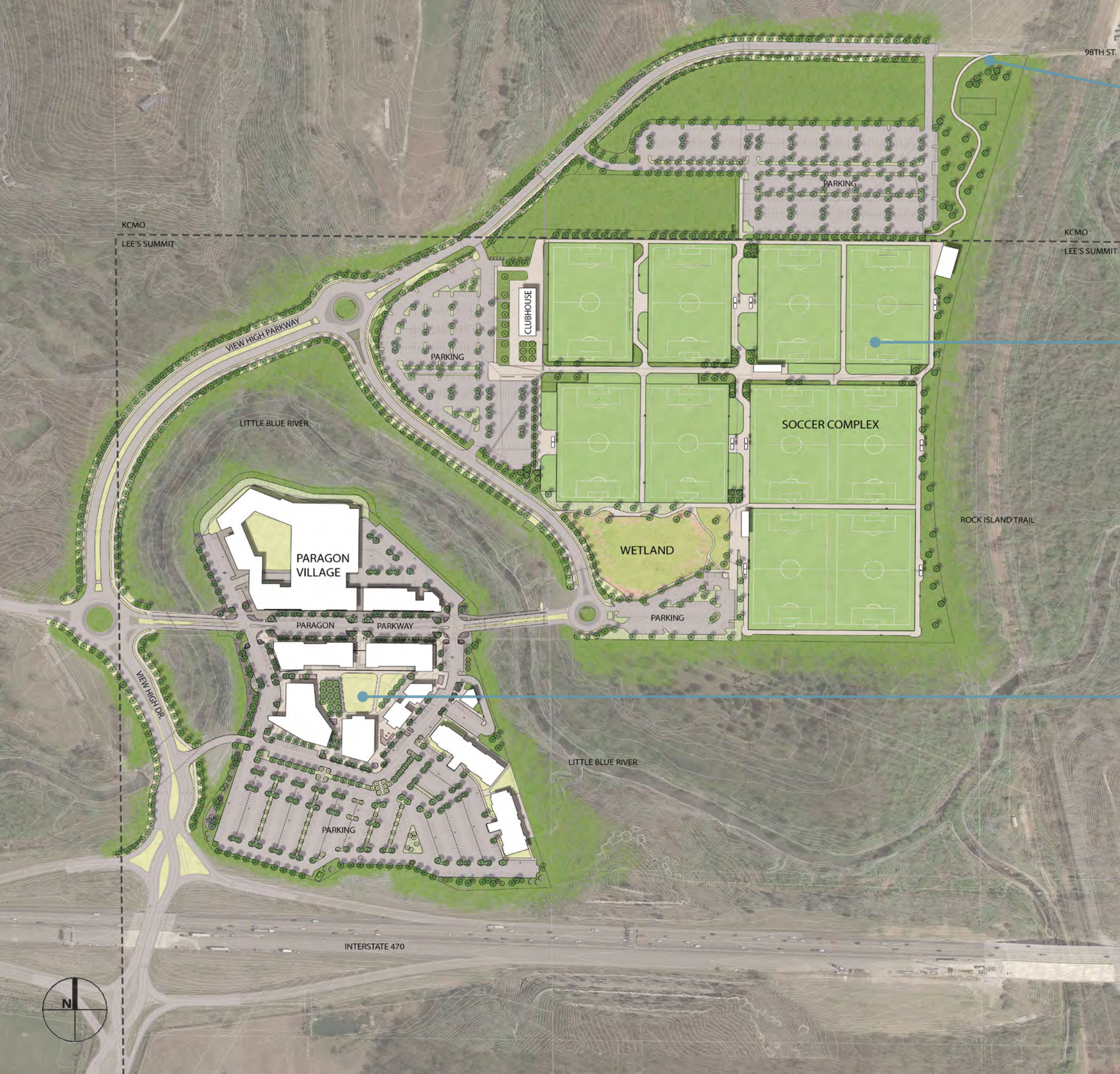


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- An aerial rendering of a development site. The site is a large, rectangular plot with a grid of streets. In the center, there are several large, modern buildings with flat roofs and large windows. To the right, there are smaller, more traditional buildings. A river flows through the site, and there are many trees. The background shows rolling hills and a road with a '470' shield sign. The text 'NW VIEW HIGH DR' is visible on a road in the lower left.
- 01** PROJECT SITE
 - 02** BUILDING TYPES
 - 03** PARKING
 - 04** DEVELOPMENT PRECEDENTS
 - 05** VILLAGE INSPIRATION
 - 06** SITE DESIGN
 - 07** THE EXPERIENCE



TRAILHEAD

SOCCER COMPLEX

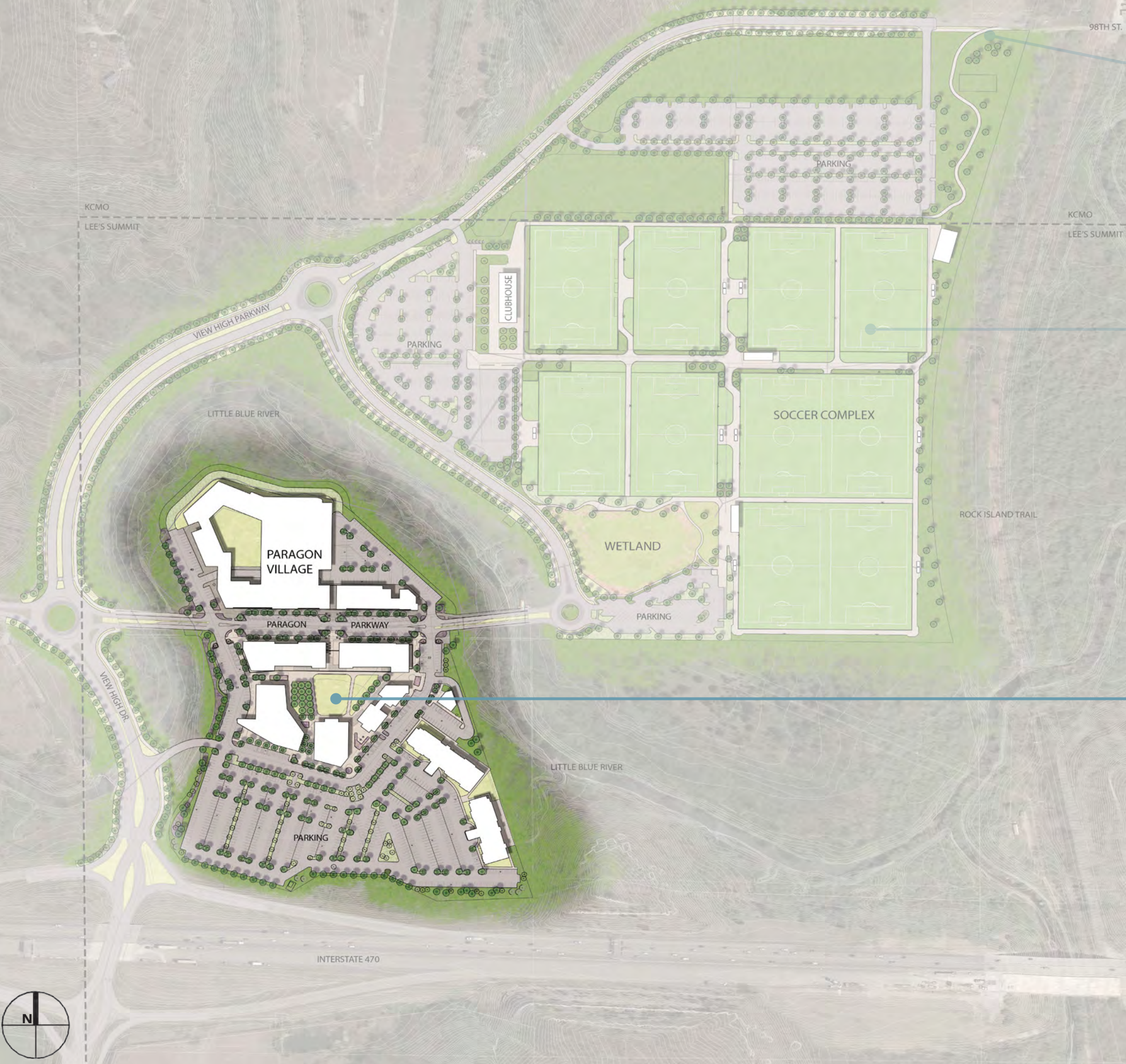
VILLAGE DEVELOPMENT



TRAILHEAD

SOCCER COMPLEX

VILLAGE DEVELOPMENT



VILLAGE DEVELOPMENT



NW PARAGON PARKWAY

PARAGON
PLAZA

NW VIEW HIGH DRIVE



01 PROJECT SITE

02 BUILDING TYPES

03 PARKING

04 DEVELOPMENT PRECEDENTS

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07 THE EXPERIENCE

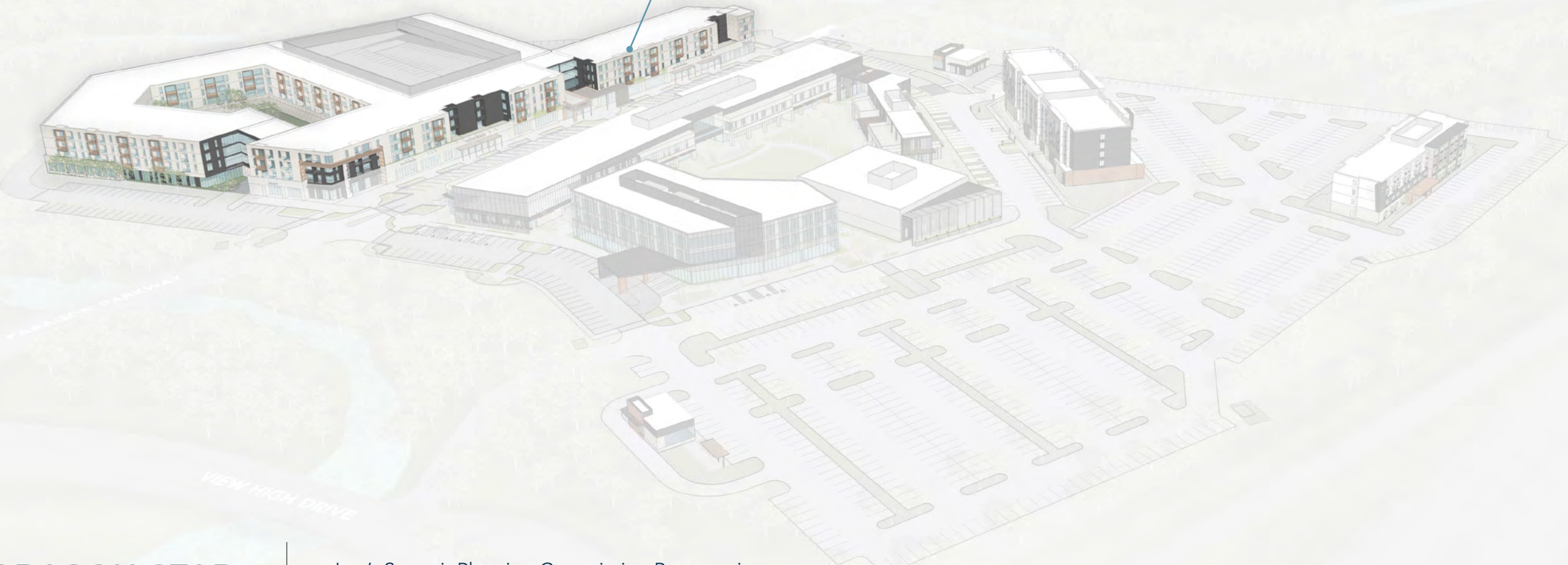


MULTIFAMILY RESIDENTIAL

SIZE: 3-4 STORIES
52' HEIGHT
319,500 TOTAL SF

NUMBER OF UNITS: 390 TOTAL UNITS

AMENITIES: EXCLUSIVE SEMI-PRIVATE COURTYARD
FITNESS CENTER AND CLUBHOUSE



RESTAURANT / RETAIL

SIZE: 1-2 STORIES
40' HT MAX.
48,000 SF MERCANTILE
40,000 SF RESTAURANT

AMENITIES: DOUBLE-SIDED FIRST FLOOR PEDESTRIAN
ACCESS FROM STREET AND PLAZA

