

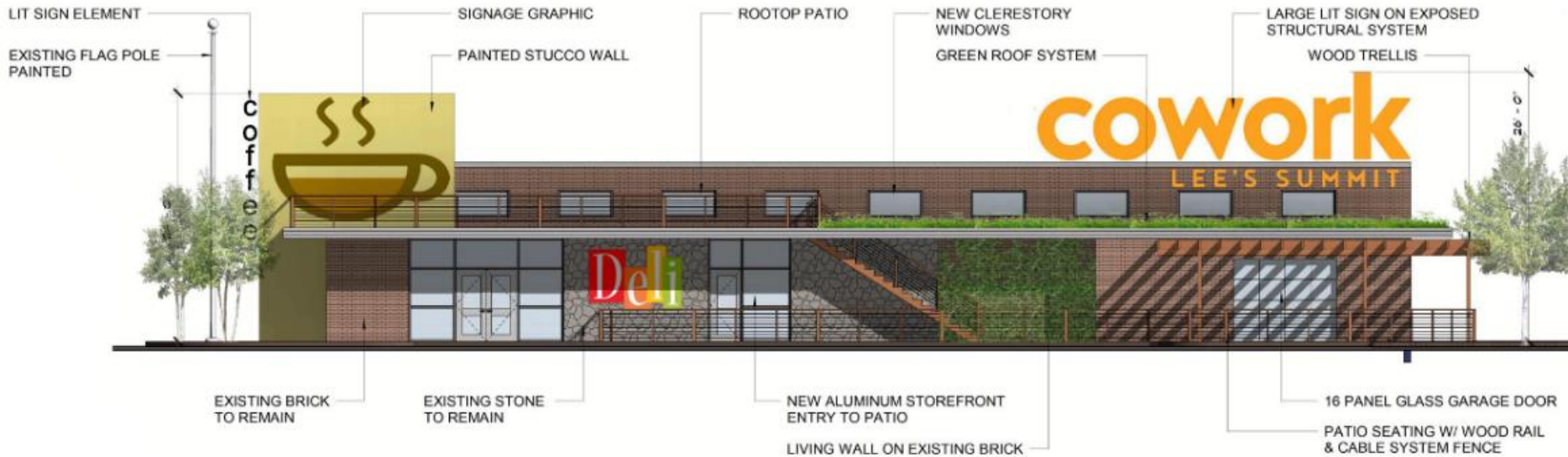
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LEE'S SUMMIT

LCRA Consideration for Cowork LS

- Attracts more businesses to Lee's Summit
- Beautification of a neglected area
- Increases Revenue to the City
- Increased business to Downtown merchants
- Improved Infrastructure
- Job Creation
- Regional Showcase for Lee's Summit

Building Concept



East Elevation (Front)

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Phase 2 & 3 – Redevelopment Concept

Site Elements

Building	Type	Description
A	Office / Retail	2 / 3 Story - 30,000 sf
B	Office / Retail	2 Story - 25,000 sf
C	Retail / Living	3 Story - 5,000 Retail / 10,000 Living (9 units)
D	Parking Garage	3 Story - 250 +/- stalls
E	Office / Retail	Phase 1 - 9,400 office / 3,000 Retail
F	Living	3 Story - 43,500 sf (36 units)
G	Living	3 Story - 43,500 sf (36 units)
		169,400 sf total





SW 2nd Street

SW Jefferson Street

SW Market Street

SW 3rd Street

F

G

A

E

B

D

Within Cowork Lee's Summit

Micro Coffee Shop & Deli

Coworking Space

Meeting Rooms and Meeting Space

Commons Flex-Desk Offices



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Meeting Rooms



**Presentations
Pitches
Meetings**

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Attracting Businesses, Residents and Events

Who COworks?



Small Businesses



Non-Profits



Freelancers



Remote Workers



Small Teams

Supporting an Entrepreneurial Community

Building a nerve center where businesses can collaborate, learn, and build sustainability

Provide startups with two valuable ingredients: perspective and community

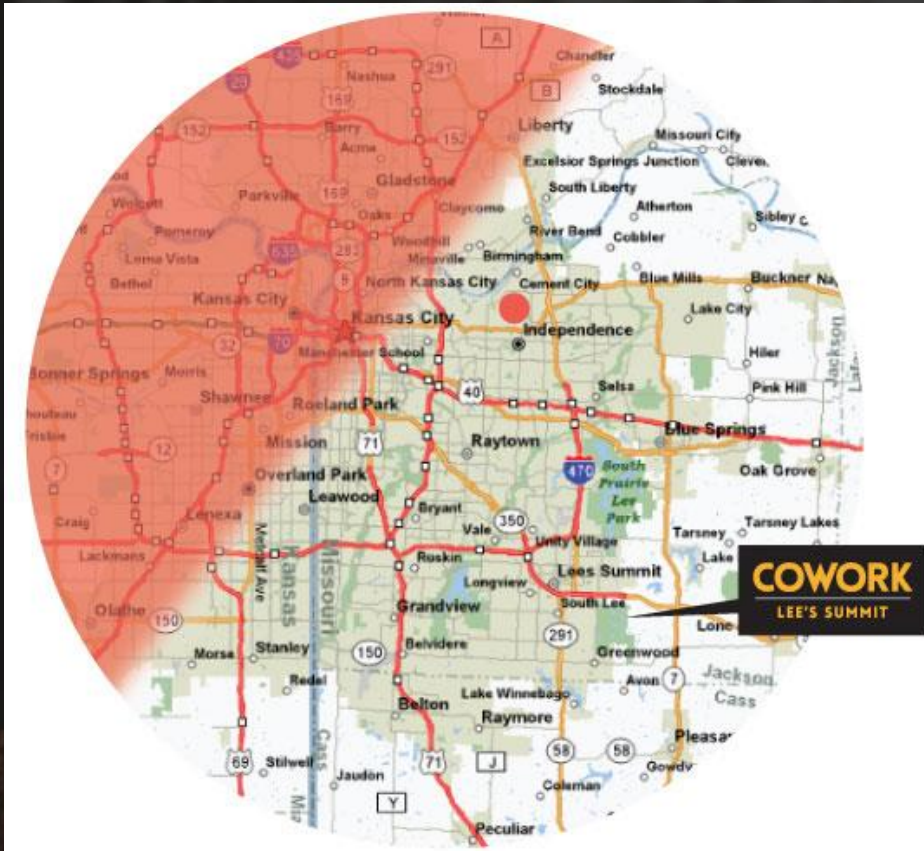
Encouraging Corporate Participation

Offsite meeting or functions

Corporations supporting innovative employees

Sponsorship Opportunities

Regional Influence

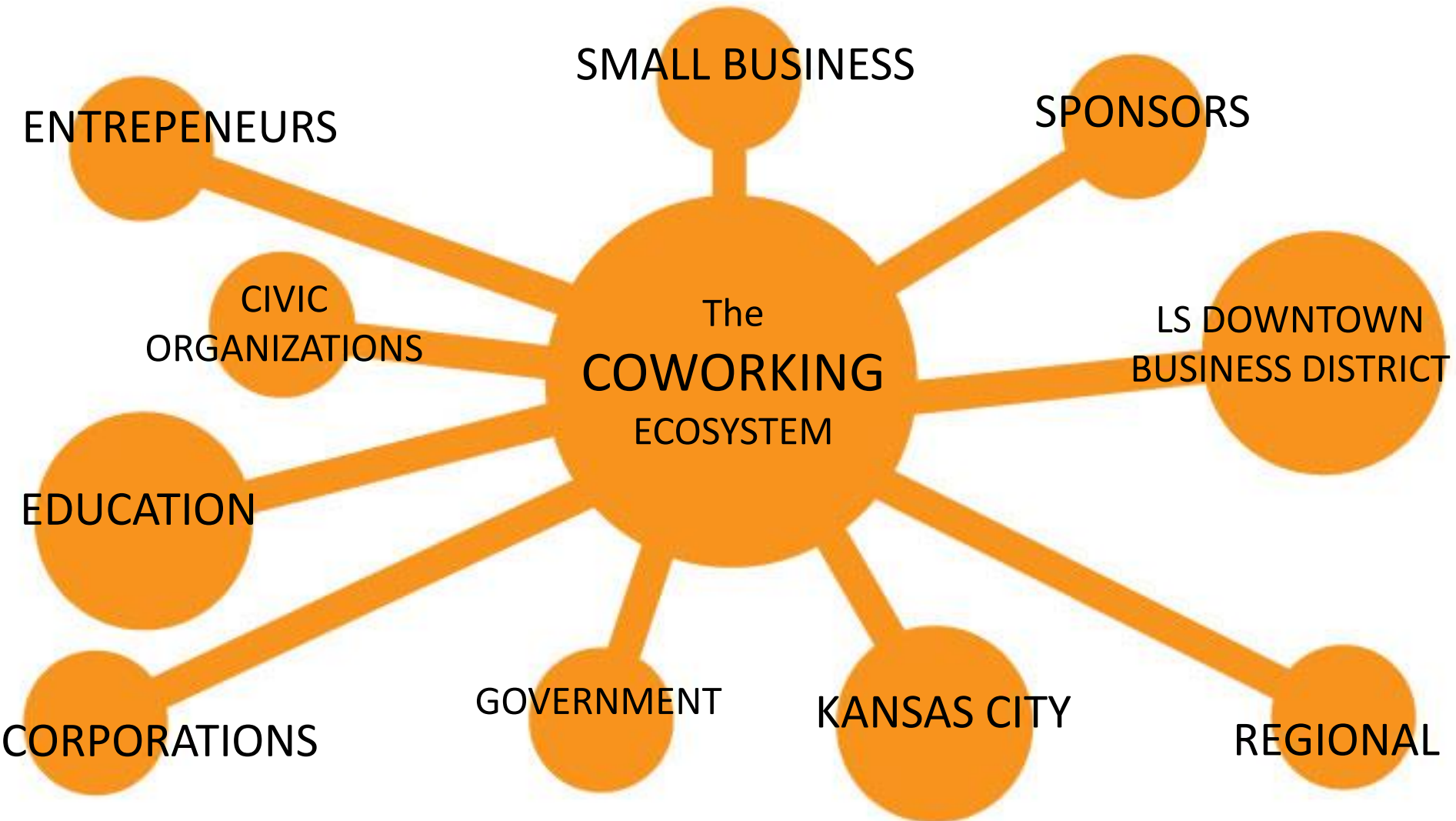


Demographics within 10 miles of Cowork LS

2019 Population	405,639
2016 Population	388,198
2014 Population	398,733
Projected Growth	1.73%
Daytime Population	136,171
Bachelor's Degree +	27.32%
# of Households	157,937
Incomes \$75,000 +	30.21%
Avg HH Income	\$63,515
Med HH Income	\$50,222
Housing Value	\$136,369
Own Occ Units (%)	67.61%
Own Occ Units (#)	106,787

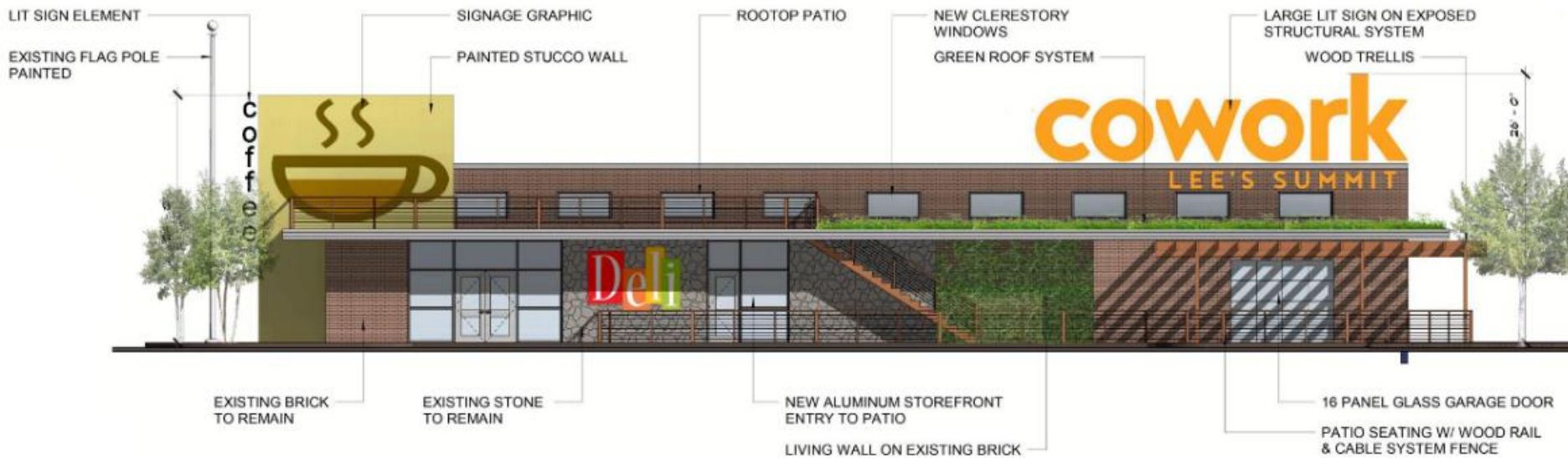
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**coworking is bigger than a business
- it's an ecosystem**

Beautification



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Reducing Stormwater



Improved Infrastructure

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New Public Services Charging Station

Improved Infrastructure

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**Attracting
Technology
Companies**

**GB Internet
To Downtown LS**

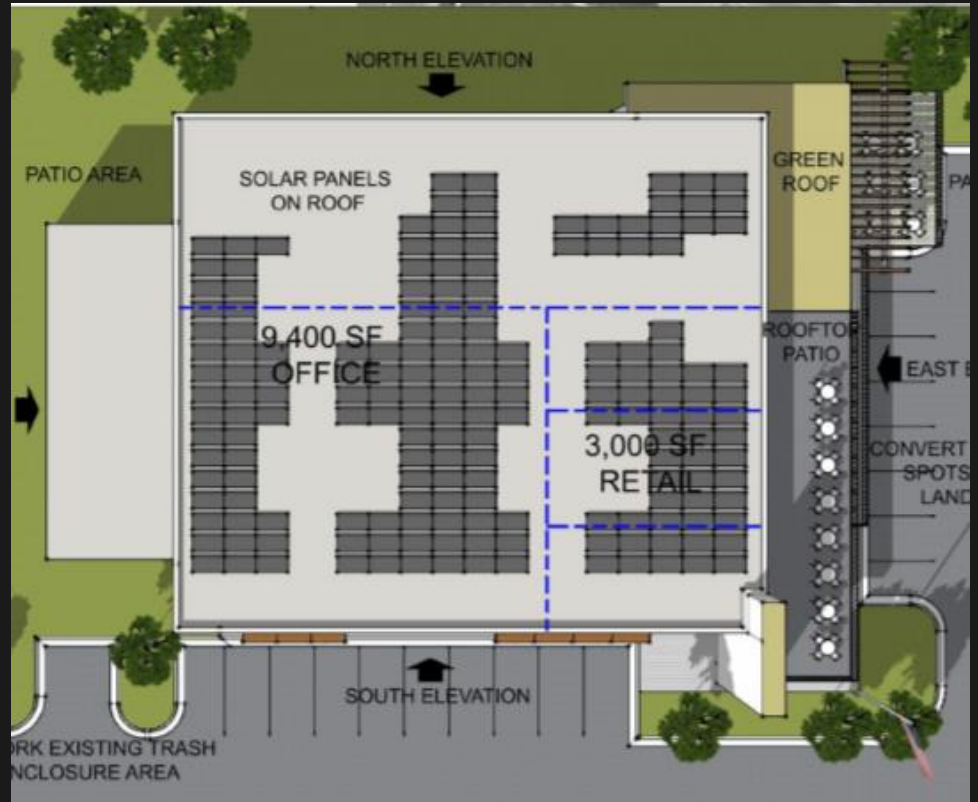


Improved Infrastructure

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Reusable Energy

50%+ Solar Powered
& LED Lighting



Regional Showcase

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**Building Community
pulling people together**

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**Economic Impact
Spending with ½ mile**

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Retaining
Expanding
Attracting
Companies
Home

Economic Growth
Making Lee's Summit Home

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Phase 1 - Infrastructure & Other Investments

- \$40,000 - Water main extension for sprinkler system
- \$37,000 - GB Internet to Downtown LS
- \$134,000 – Solar Panels & Car Charging Station
- \$41,000 – Parking lot beautification & exterior lighting
- \$28,000 – Runoff Water Reduction
- \$75,000 – Exterior Beautification & Landscaping

LCRA Application Consideration

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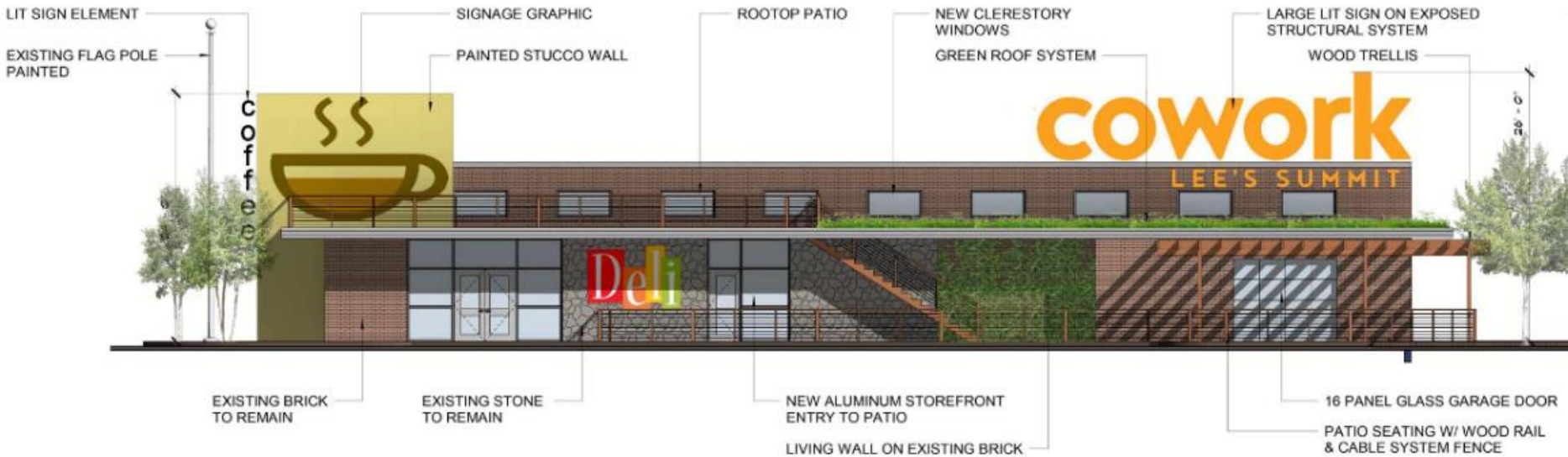
Why Lee's Summit benefits from cowork Is

- Increased business to Downtown merchants
- Immediate economic benefits to the City
- Beautification of a neglected area
- Improved Security and Safety (24 hour surveillance)
- Regional Showcase for an environmental building
- Economic Development and Growth for small businesses
- Attracting new businesses

cowork lee's summit supporters

- * Marketing Center of Ideas
DTLS Businesses
Neighboring Businesses
- * Downtown Main Street
 - * LS Chamber

LCRA help's make cowork lee's summit a reality



East Elevation (Front)

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