

**Tudor & Douglas  
Conceptual Presentation  
Lee's Summit City Council  
October 18, 2022**





# **Meridian at View High Lee's Summit, Missouri**

# Meridian at View High



  
Cityscape  
Residential

# Meridian at View High





# **Elevate 114**

## **Lee's Summit, Missouri**

# Elevate 114



# Elevate 114





# Crossroads Westside

## Kansas City, Missouri



# Crossroads Westside



# Crossroads Westside



# Crossroads Westside





# Summit on Quality Hill

## Kansas City, Missouri

# Summit on Quality Hill



Cityscape  
Residential



# **Residences at Prairie fire Overland Park, Kansas**

# Residences at Prairiefire



# Residences at Prairiefire





# Residences at Prairiefire

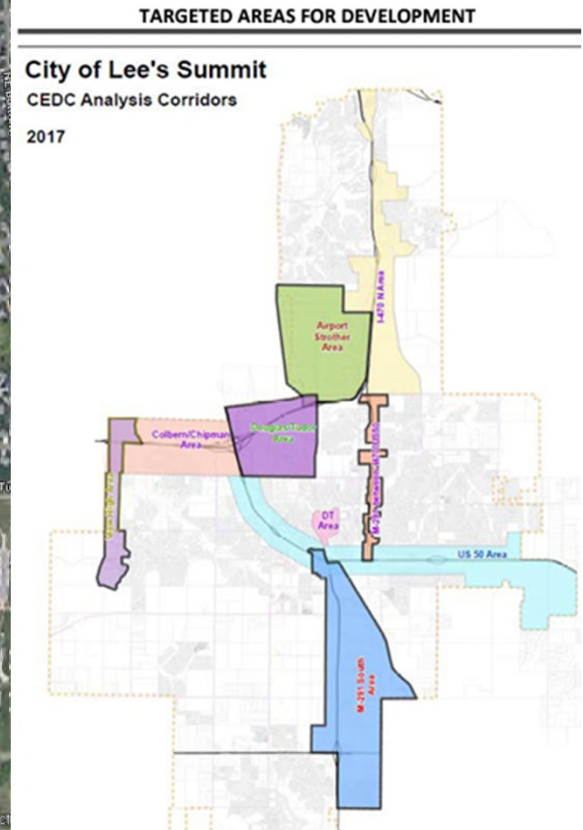




# **Tudor & Douglas**

## **Lee's Summit, Missouri**

# Tudor & Douglas



## City of Lee's Summit Target Area:

This site lies within the Douglas/Tudor Rd. Targeted Planning Area, an area where development is most desired by the City.

# Tudor & Douglas

## SITE AMENITIES

- |  |                            |
|--|----------------------------|
| 1. CLUBHOUSE                                 | 9. MAINTENANCE BUILDING    |
| 2. POOL WITH SHALLOW SUNDECK AND SWIM UP BAR | 10. DOG PARK - SMALL DOGS  |
| 3. SPA                                       | 11. DOG PARK - LARGE DOGS  |
| 4. FIRE PIT                                  | 12. BMP DETENTION AREA     |
| 5. GRILL STRUCTURE AND TV WALL               | 13. ENTRY MONUMENT SIGN    |
| 6. BOCCIE BALL COURT                         | 14. TRASH ENCLOSURE        |
| 7. PING PONG TABLE                           | 15. DETACHED GARAGE        |
| 8. PICKLEBALL COURTS                         | 16. VAN ACCESSIBLE PARKING |



ARCHITECTURE  
LANDSCAPE  
PLANNING  
ENGINEERING SERVICES

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NSPJARCH.COM  
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A NEW MULTIFAMILY PROJECT FOR:  
**TUDOR ROAD**  
25 NE TUDOR ROAD  
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG:  
• REVIEW FOR PERMITS  
• SUBMIT FOR PERMITS  
• REVISIONS

REVISIONS

DATE: 06.23.22  
JOB NO.

DRAWN BY: SLW / AEL  
CHECKED BY:

SITE PLAN  
1" = 50'-0"



PRELIMINARY DEVELOPMENT PLAN

SP1.00

**Cityscape**  
Residential

# Tudor & Douglas



# Tudor & Douglas



# Tudor & Douglas



# Douglas & Tudor - Sales Tax Exemption Analysis

Est. Construction Budget	\$	53,200,000
Est. Materials Percentage		35.00%
Est. Materials Cost	\$	18,620,000
Total Sales and Use Tax Rate		10.35%
<b>Est. Sales and Use Tax Savings</b>	<b>\$</b>	<b>1,210,416</b>

City Sales and Use Tax Rate		2.750%	(As of October 1, 2022)
County Sales Tax Rate		1.250%	
State Sales Tax Rate		4.225%	
Stadium Sales Tax Rate		0.125%	
CID Sales and Use Tax Rate		1.000%	
TDD Sales Tax Rate		1.000%	
		10.350%	
Est. Allocation of Material Purchases:			
	Lee's Summit	8.00%	
	Missouri (outside Lee's Summit)	55.00%	
	Outside Missouri	37.00%	

Lee's Summit Sales Tax Savings	\$	40,964
Lee's Summit Use Tax Savings	\$	189,459
<b>Total Lee's Summit Sales and Use Tax</b>	<b>\$</b>	<b>230,423</b>
County Sales Tax Savings	\$	82,626
State Sales and Use Tax Savings	\$	786,695
Stadium Sales Tax Savings	\$	8,263
CID Sales and Use Tax Savings	\$	102,410
TDD Sales Tax Savings	\$	-
<b>Lee's Summit % of Total Savings</b>		<b>19.04%</b>



# Douglas & Tudor – Proposed PILOT

PROJECT	PILOT/DOOR
Meridian at View High	\$1,051
Streets of West Pryor - Phase 1	\$1,135
The Donovan	\$1,131
Echelon	\$993
Streets of West Pryor - Phase 2	\$1,135
Griffin Riley	\$1,400
<i>Proposed Summit Square III (Northpoint)</i>	<i>\$1,700</i>
<b>Proposed Douglas &amp; Tudor (Cityscape)</b>	<b>\$1,744</b>

# Douglas & Tudor – Basis for Proposed PILOT

**Avg. 2021 Property Taxes for five Comparable Projects \*:** **\$1,965**  
Real Property Tax/Unit

\* Excludes streets of West Prior (outlier)

- Likely lower due to appeals if the properties were not subject to fixed PILOTs

**75% of Est. Douglas & Tudor Construction Costs** **\$1,744**  
PILOT/UNIT



# Douglas & Tudor – Level of Abatement

**90% of Est. Douglas & Tudor Construction Costs:**

**\$2,093**  
PILOT/UNIT

**Avg. 2021 Property Taxes for five Comparable Projects \*:**

**\$1,965**  
Real Property Tax/Unit

\* Excludes streets of West Prior (outlier)

- Likely lower due to appeals if the properties were not subject to fixed PILOTS

**10% - 20% Abatement (or lower if appeals)**



# Tudor & Douglas





# Cityscape

## Residential

[WWW.CITYSCAPERESIDENTIAL.COM](http://WWW.CITYSCAPERESIDENTIAL.COM)

|



Residential