

Presentation

Incentives, Target Areas and Priority Corridors Discussion



Community and Economic Development Committee-
June 12, 2024

Presentation Goals

- Discuss changes to the descriptions of the existing areas
- Add more detail to the Incentive Policy regarding the Ignite Plan's Activity Centers and Priority Corridors
- Ignite! Big Idea- *Concentrate multi-family and commercial development in five special and unique Activity Centers*
- Discuss the merits of a combined map and a formal change to the Incentive Policy if these changes are approved by the Community and Economic Development Committee

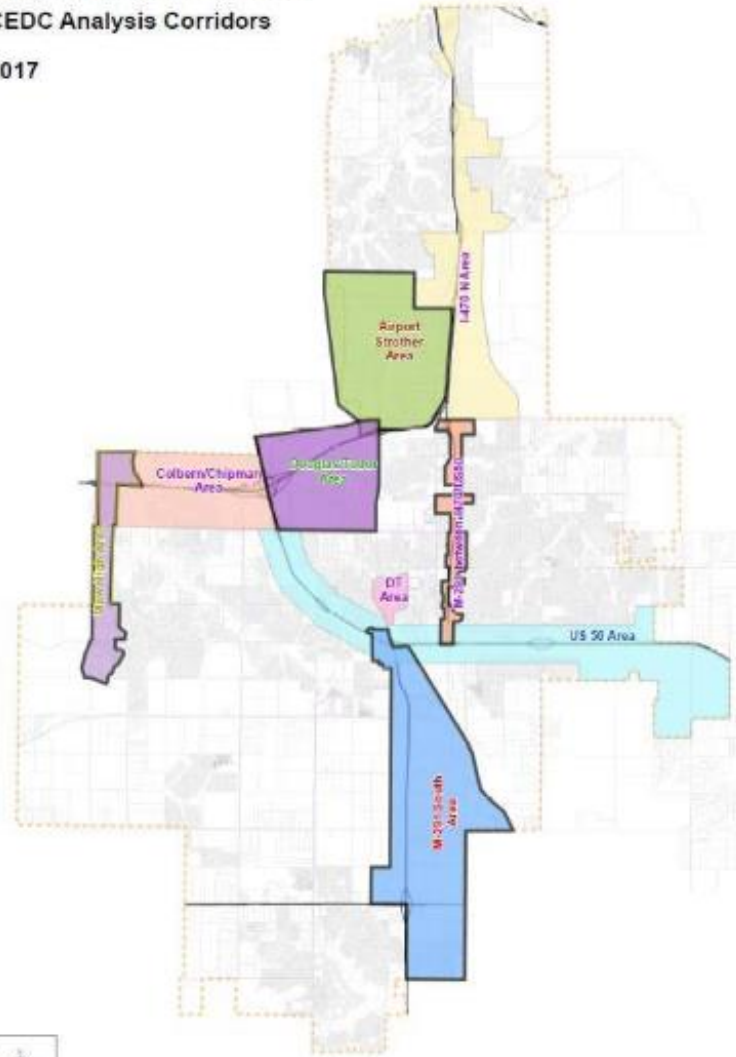
Original Areas

TARGETED AREAS FOR DEVELOPMENT

City of Lee's Summit

CEDC Analysis Corridors

2017



Existing Areas Example

Douglas/Tudor Rd. Targeted Planning Area:

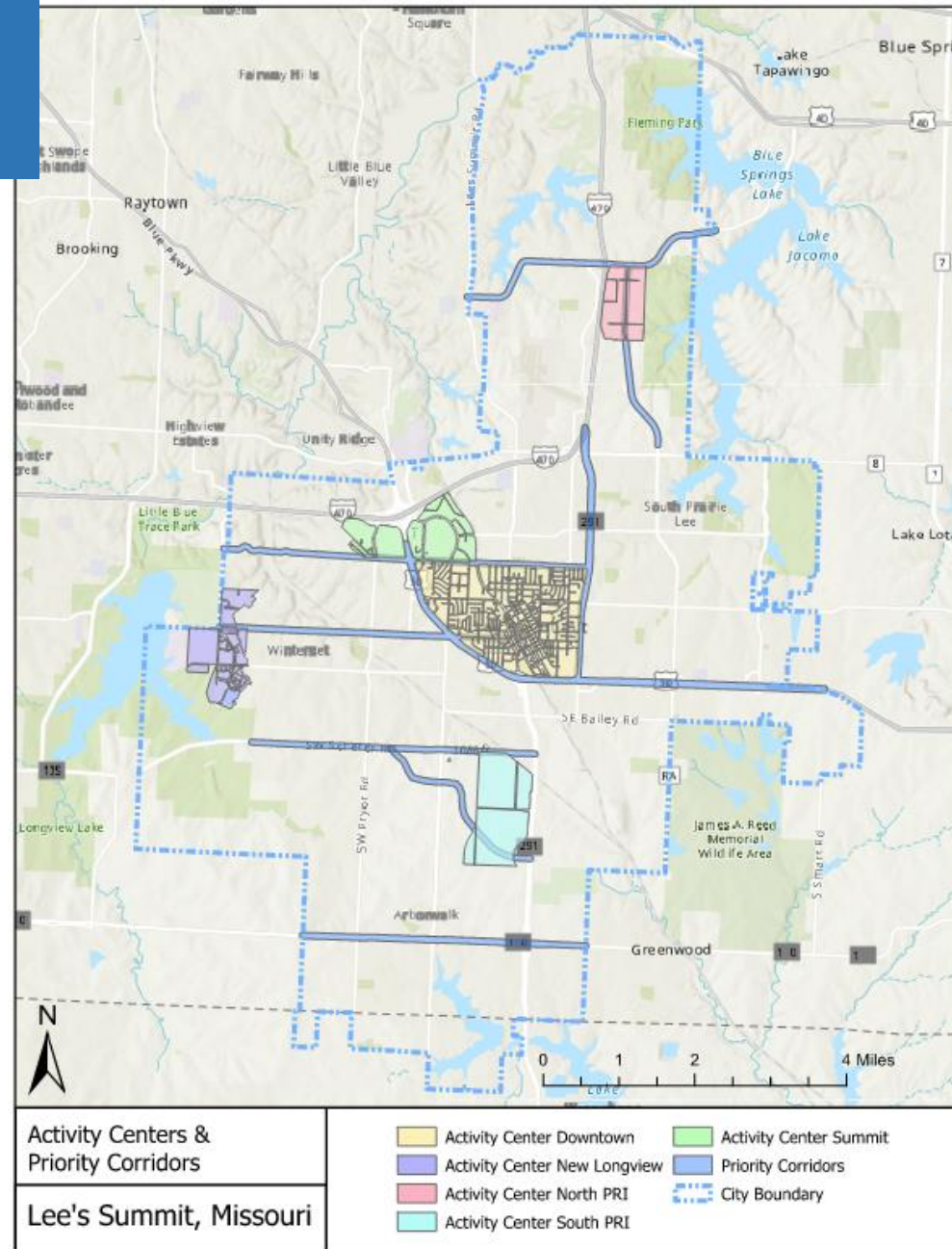
Boundary description: NE Douglas St. on the east, US 50 Highway on the west, Chipman Rd. to the south and Colbern Rd. to the north.

General overview: This area includes multiple large acreage - undeveloped tracts currently zoned for Planned Mixed Use, Planned Industrial and Planned Office uses. The Union Pacific rail line bisects the targeted planning area. Infrastructure improvements within this area include the re-alignment of NW Blue Parkway near Unity Village along with associated water and sewer line relocations, construction of the Tudor Road bridge connecting NE Douglas Street to NW Ward Rd. Sewer and water infrastructure exists to serve the general area. Significant efforts are underway to continue mixed-use development in and around the Summit Technology Campus with the recently completed Missouri Innovation Campus and Holiday Inn Express, and current construction of the ~~308-unit~~308-unit luxury multi-family Summit Square Apartments. Additionally, the area south of Tudor Road, north of Chipman, west of the railroad and east of Outerview Road has continued to develop with retail, convenience, fast casual restaurants and additional apartments. Many of the properties are served by major roads providing excellent frontage to the properties, including Douglas Street, Chipman Road, Ward Road, Blue Parkway and Colbern Road. Highway frontage exists along both sides of the I-470 corridor. A project known as Discovery Park is partially located in this area and is bisected by Colbern Road. The project is comprised of mixed-use buildings, hotels, offices, apartments, structured parking and open space.

One rail spur exists to undeveloped property immediately south of I-470. The NW Main Street area is currently a ‘metal building area” and much of the property is owned by a single property owner (Lowenstein).

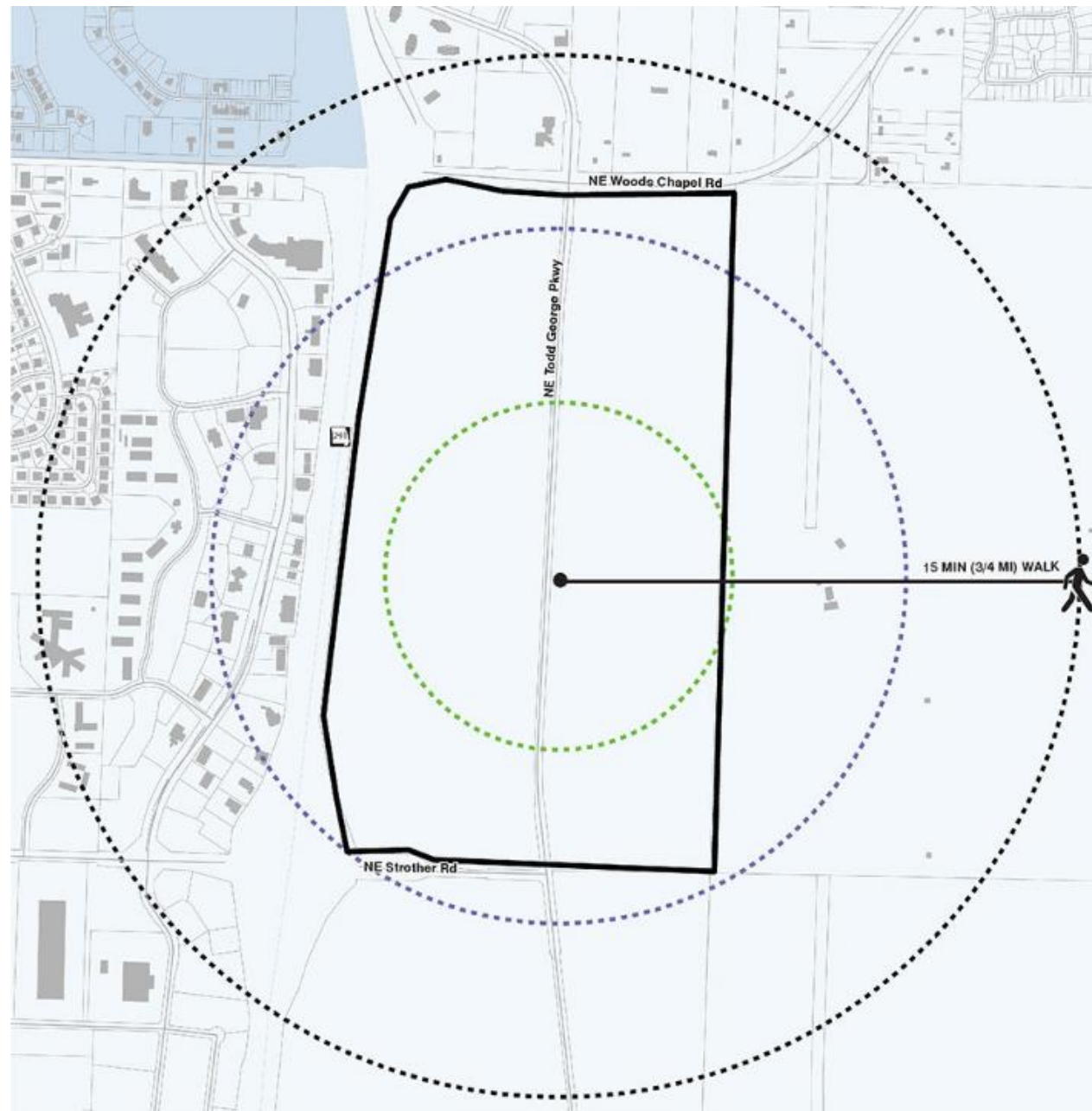
Staff recommendation: Add the entire Discovery Park project to this incentive area and remove it from the Airport Incentive Area. This development only relates to the airport in that it has to comply with height requirements of the Airport influence zone.

Ignite! Activity Centers and Priority Corridors



Woods Chapel

The Woods Chapel Activity Center has an environmental focus, including connections to an abundance of parks and open space opportunities, including Lake Jacomo and Jackson County Parks and Recreation amenities. Development in the Activity Center will connect to these offerings, taking all mobility methods into consideration. Todd George Parkway serves as a scenic tree-lined boulevard that connects a range of mixed-use, residential, commercial and industrial offerings near the interstate and the airport.



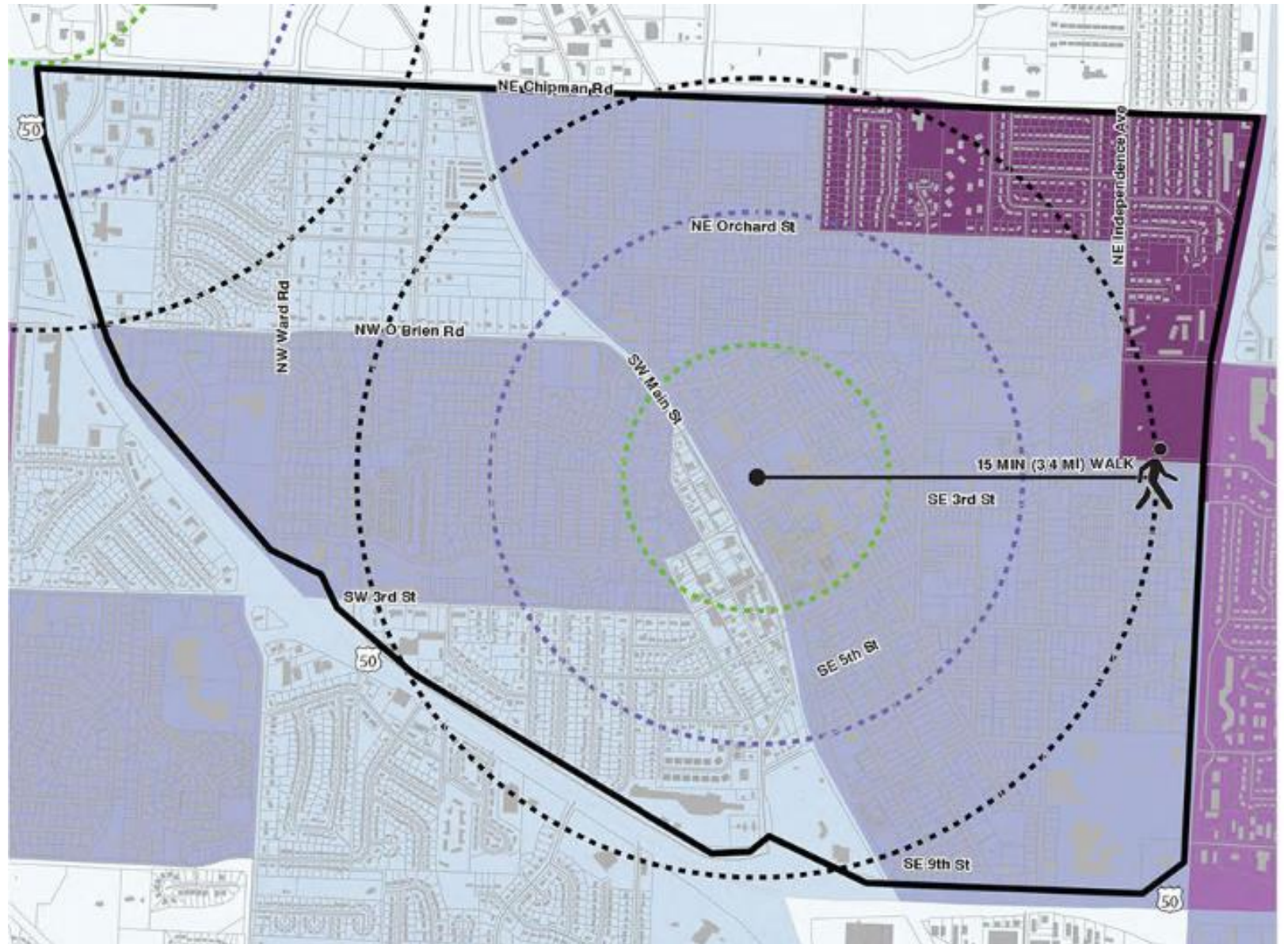
Summit

The Summit Activity Center includes a range of commercial, industrial and residential options. Future development will introduce a range of residential densities that are walkable to nearby retail and open space opportunities. The Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee's Summit, as well as Interstate 470 and Highway 50.



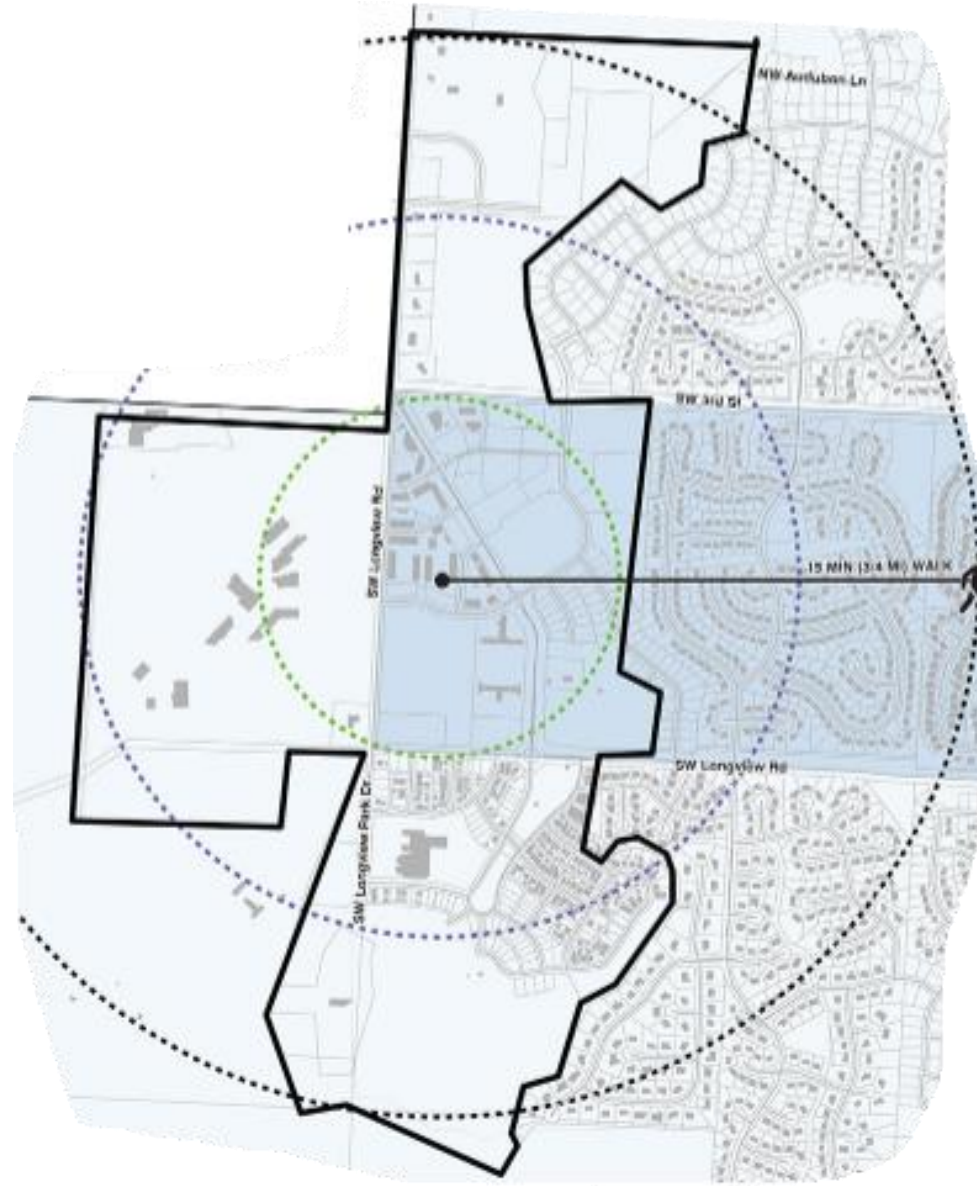
Downtown

Downtown Lee's Summit is the traditional core and heart of the community and is characterized by its many small, local businesses. Access to downtown is walkable to residents in nearby residential neighborhoods, with parking available to those that drive. Downtown will continue to serve as the center of Lee's Summit with a mobility hub that serves multiple means of transportation. Additional housing options will increase the ability for additional residents to live and work Downtown, as well as increase patronage of local businesses, parks and events.



New Longview

The New Longview Activity Center includes a historic component with the Longview Farm and historic gateways to the community. Future development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational and community amenities. The Activity Center is a unique asset to the community and has the potential to evolve and serve a larger regional role. A future mobility hub can connect New Longview to the remainder of the community and serve as the western hub for multi-modal connections.



Rock Island

The Rock Island Urban Center within the South Property Reserve, Inc. (PRI) has the highest density of the Activity Centers. With a focus on innovation and tech businesses, as well as a range of residential and commercial offerings, the Rock Island Urban Center will serve as a transit-oriented development and commuter hub with a focus on connectivity - including a direct connection to the Rock Island Trail. Fully developed, the Rock Island Urban Center will serve as a walkable and vibrant community center that can accommodate decades of future growth.



Combined Map Concept

