

# LEE'S SUMMIT CROSSING

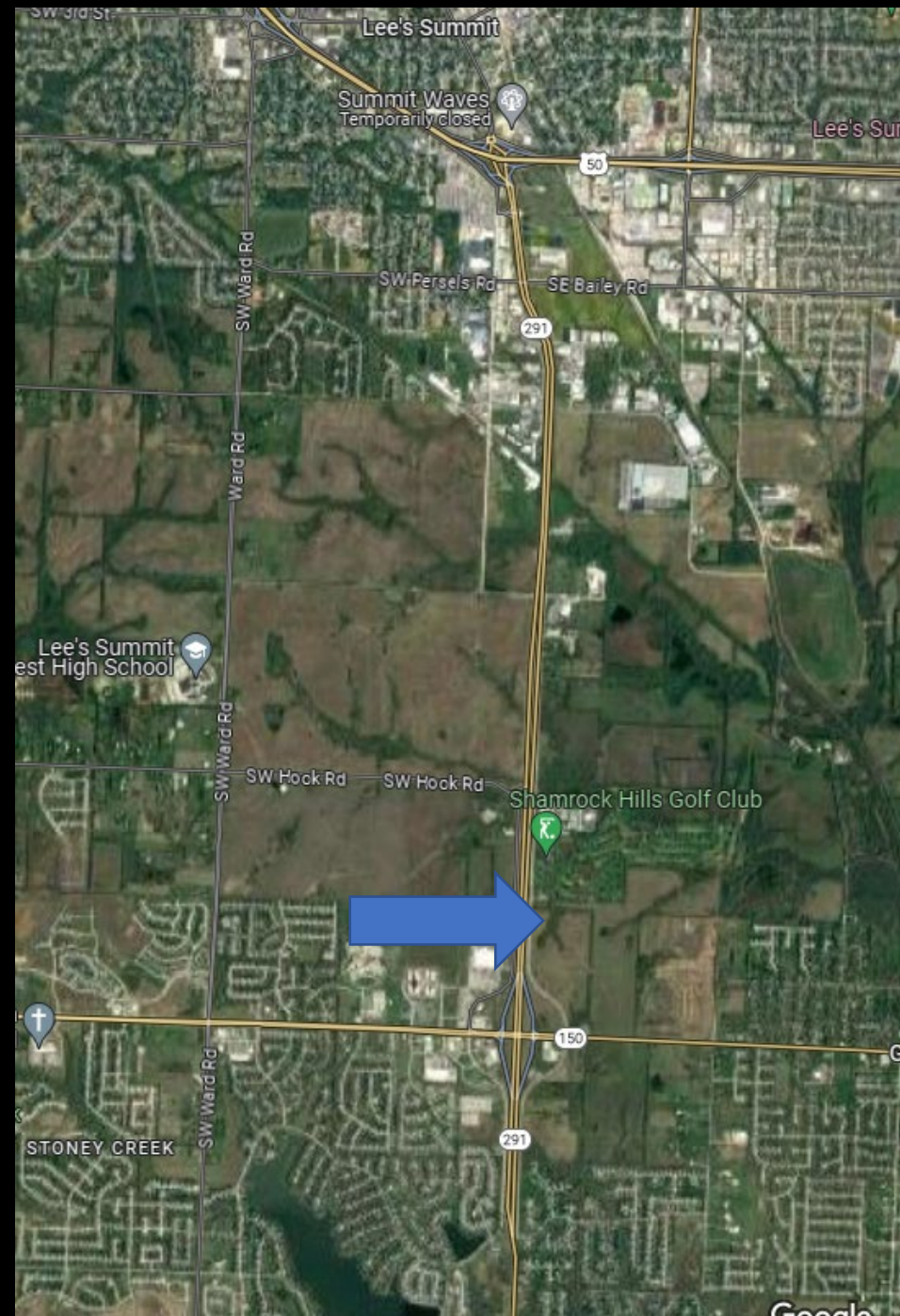
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PROJECT UPDATE / STATUS REPORT

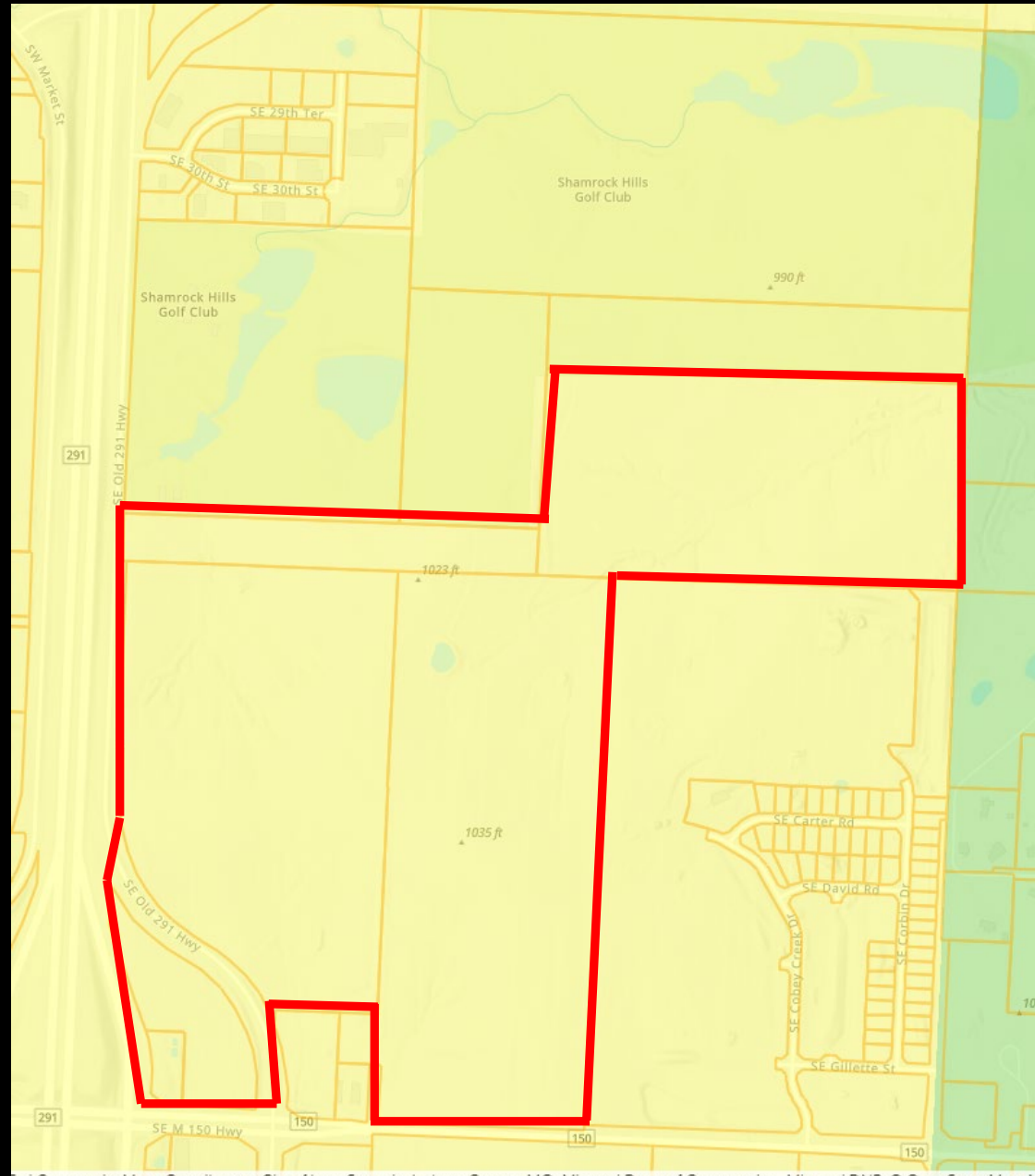
Lee's Summit City Council

January 21, 2025

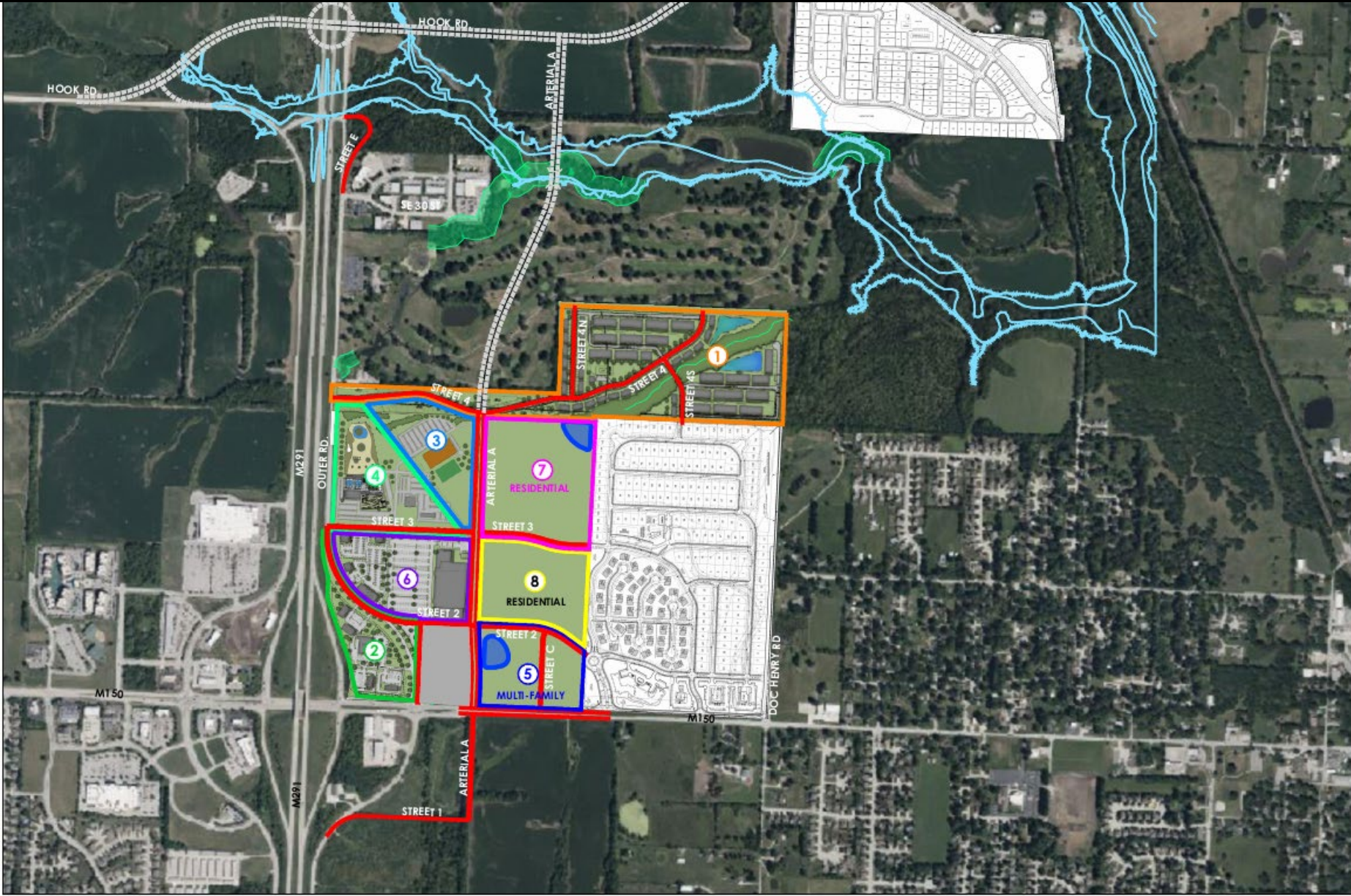
# Site Location



185+ Acres



# Site Plan



# Project Timeline

		Developer begins project design/feasibility exploration
2022	August 2022	First meetings with City Staff Begin discussions with Parks re Field House
	December 2022	Conceptual Presentation #1 to Council
	January - November 2023	Expand project south to MO-150 Partner with TriStar Public Infrastructure Design/Diligence Field House Pursuit and Complimentary Development
2023	December 2023	Conceptual Presentation #2 to Council
	January - April 2024	Reconstruct proforma to reduce apartments to ~300 units Further Incentives Adjustments for Field House, other Key Users, and Extensive Infrastructure
2024	May 2024	Conceptual Presentation #3 to Council
	June - October 2024	Design/Financing Adjustments after losing Fieldhouse
	November 2024	Letters of Intent: <u>UnderPar Life &amp; Look's</u>
	 January 2025	File TIF, CID, and <u>TDD</u> materials with City Master Development Update Presentation Ch. 100 Public Hearing (TriStar)
2025	Q2 - Q3 2025	TIF, CID, <u>TDD</u> , and Development Agreement Process TriStar commences construction
	Q4 2025	Infrastructure Design/Permitting Initial commercial <u>users</u> zoning/development plan process
2026	Q1 - Q2 2026	Commence infrastructure construction
	Q3 - 4 2026	Commence initial retail phase construction

# Proposed Public Incentives

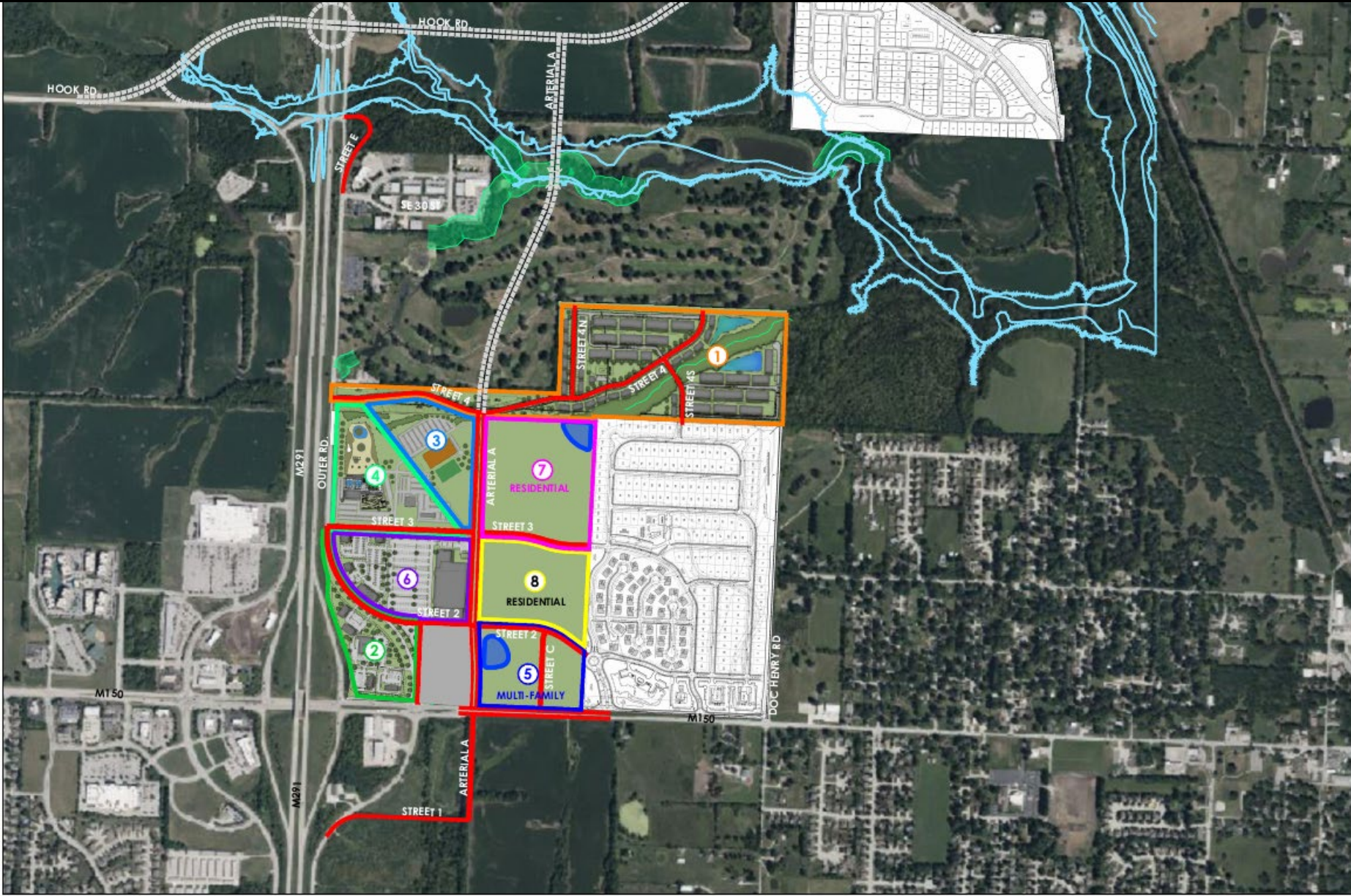
- **Commercial**

- TIF
- CID 1% sales tax
- TDD 1% sales tax
- Ch. 100 sales tax exemption (each project > \$4MM cap ex)

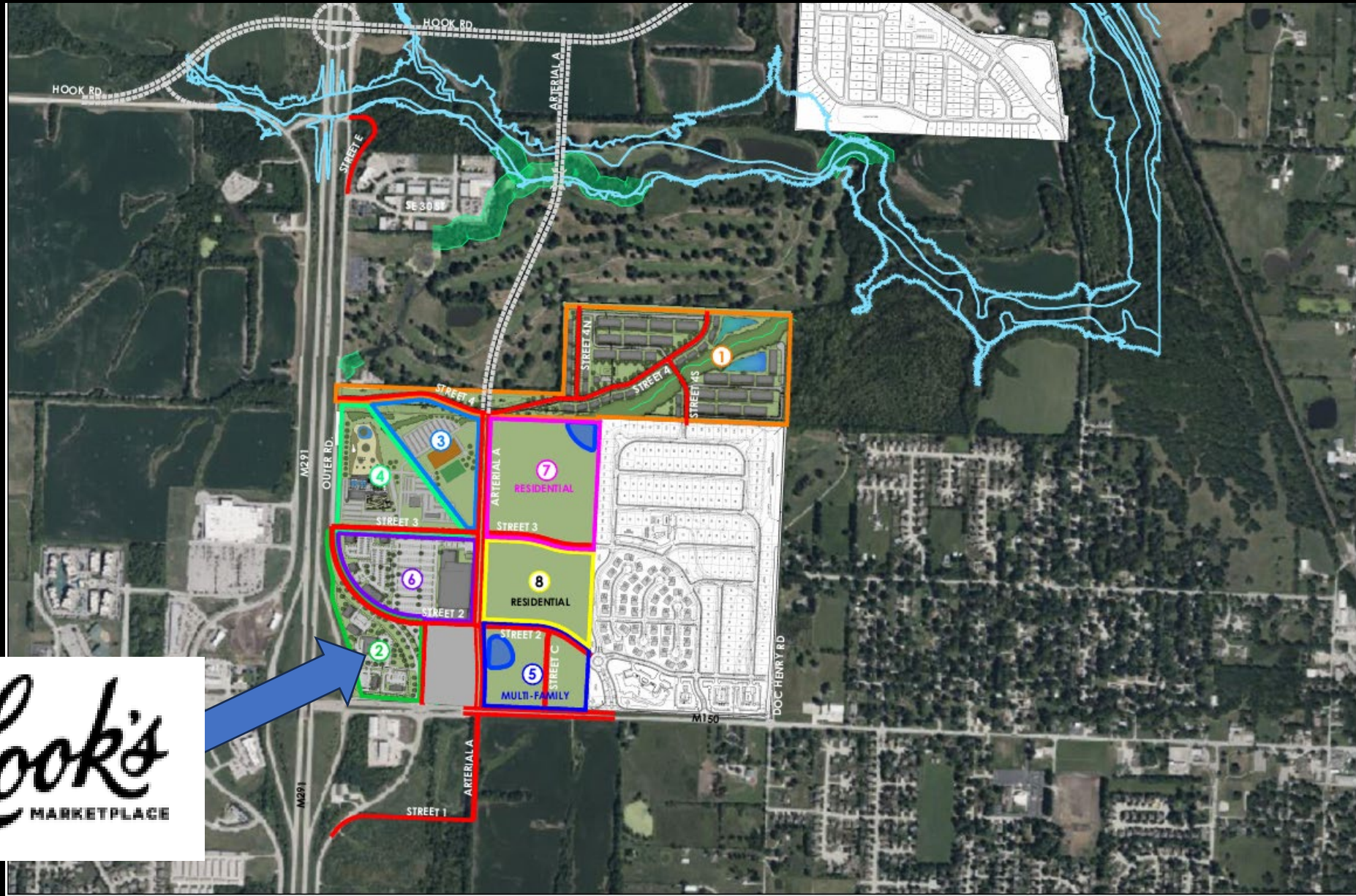
- **Residential**

- Ch. 100
  - Fixed PILOTs
    - Area 1: \$2,776/unit + 3% biennial inflator
    - Area 5 (one phase/~300 units): \$1,800/unit + 3% biennial inflator
  - Sales tax exemption on construction materials

# Site Plan



# Site Plan





**Look's**  
MARKETPLACE

**Restaurant**



**Brewery**



**Look's**  
MARKETPLACE

**Butcher**



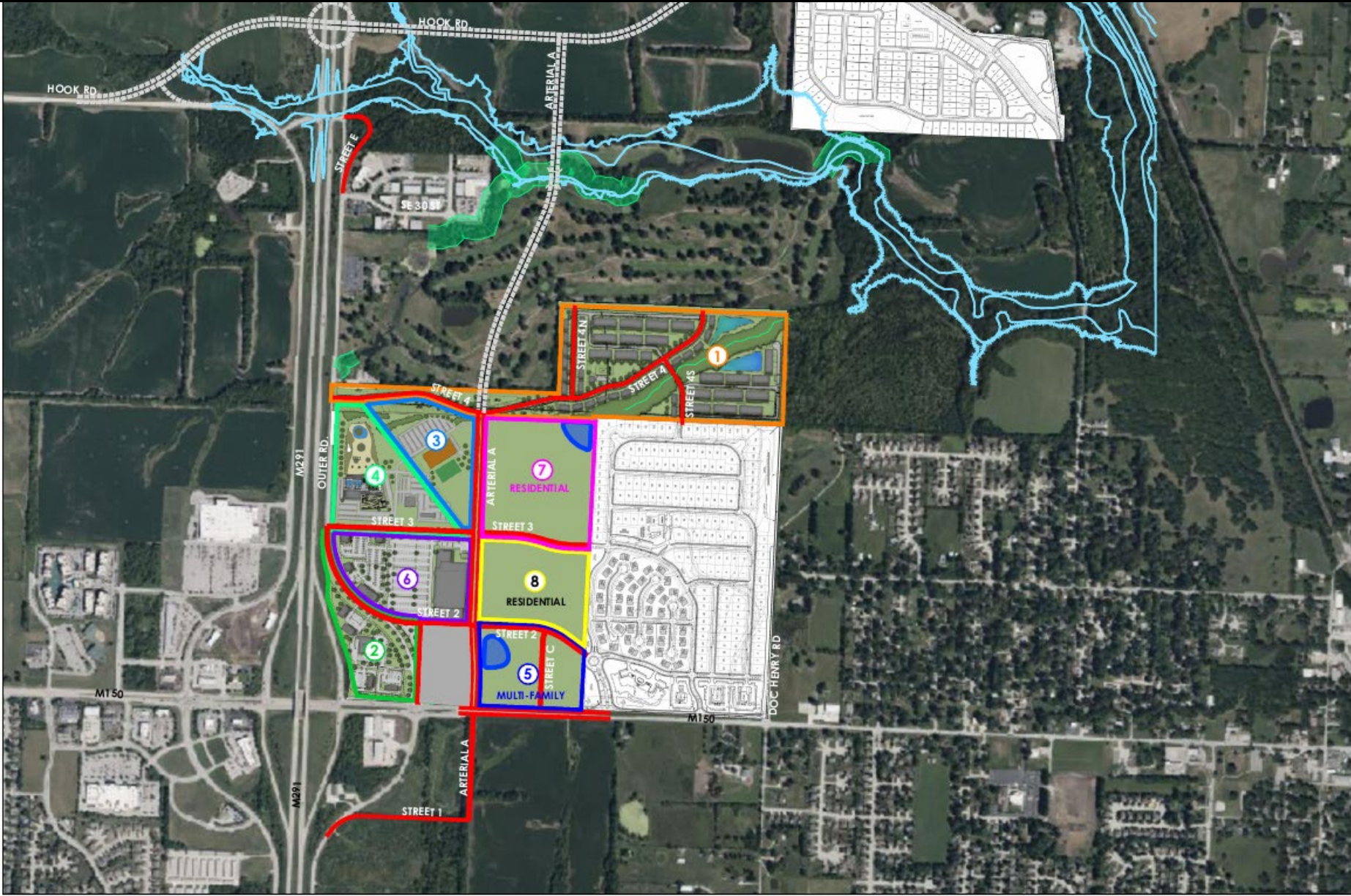
**Bakery**



**Look's**  
MARKETPLACE

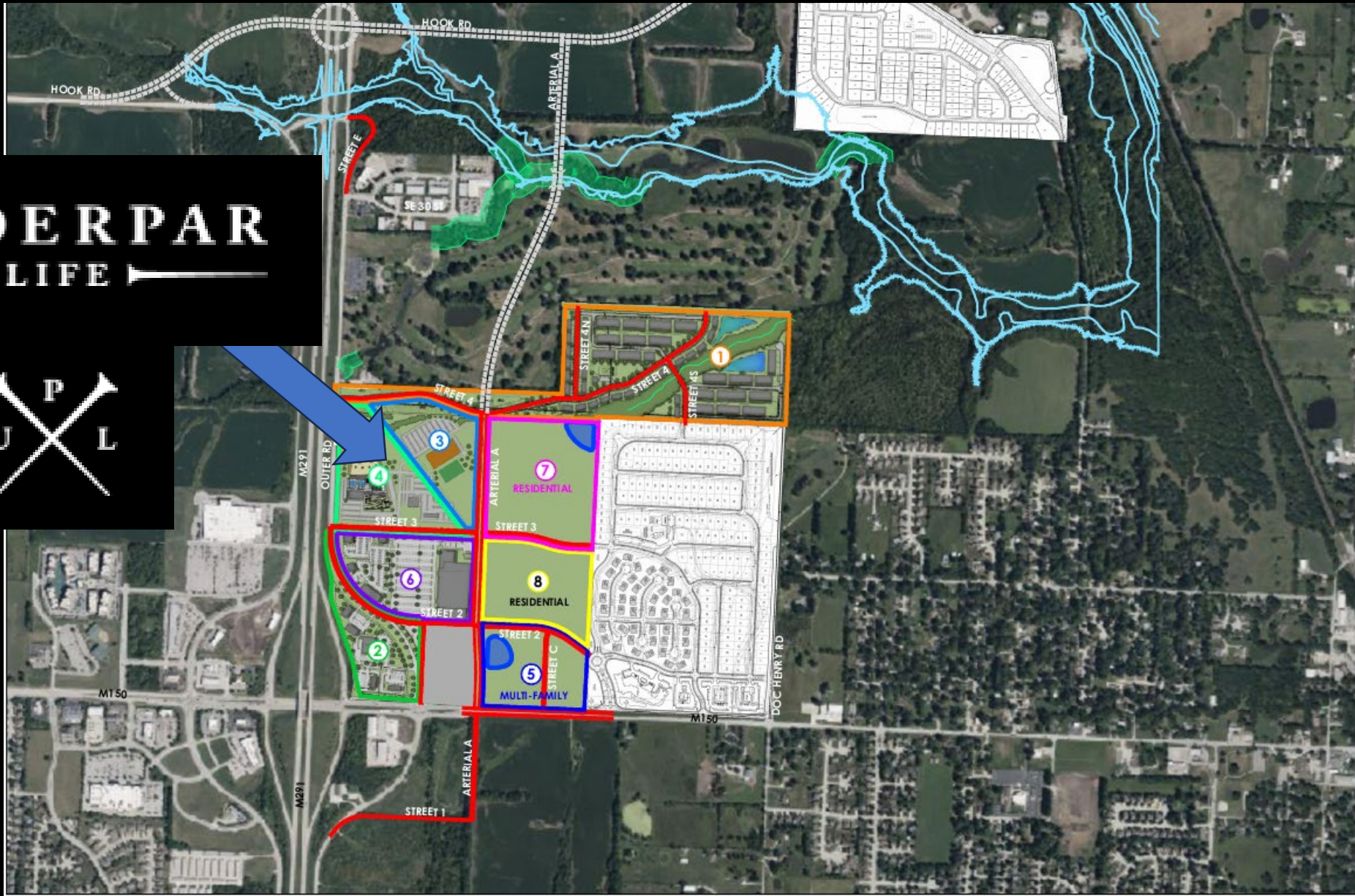


# Site Plan



# Site Plan

UNDERPAR  
LIFE



From the Kansas City Business Journal:

## Texas golf startup eyes first private partnership in Lee's Summit

UnderPar Life (UPL), of Fort Worth, has partnered with sporting industry leader Robb Heineman, of 635 Holdings LLC, to build a golf venue within [the developer's Lee's Summit Crossing plan](#). UPL was founded in 2023 with backing from LIV golfer Bryson DeChambeau and golf course architect Beau Welling.



UNDERPAR  
— LIFE —

We create elevated golf experiences  
that grow the game.



## **Bryson DeChambeau**

Bryson is a founder and our investor who is contributing greatly to the vision, launch and expansion of UnderPar Life. His passion to grow the game and impact youth is a driving force behind everything we do.



## **Beau Welling**

One of our Founders and Chief Golf Architect brings his renowned expertise, including designing more than 90 golf courses and an upcoming championship course, to our master-plan development.



## **Christian Lehrmann**

We're proud to be partnering with this acclaimed restaurateur. Christian began his career at the Dallas Country Club and is now the Executive Chef and Founding Member of Neon Light District Hospitality.

# World Class Amenities



## TrackMan Technology

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Our first site at Hawks Creek Golf Performance Center will be Texas' first and only public-use facility featuring TrackMan Range. Partnering with TrackMan will bring next-level gamification to each luxury bay.



## Zoysia Grass & Tour Balls

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How we separate an ordinary golf course and golf entertainment venue from an exquisite one is in the details. Equipping our space with the rare zoysia grass from some of the world's best fairways, golf balls will sit begging to be hit.

## Beau Welling Short Game Area

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Our goal is to bring a holistic practice experience to avid golf lovers. In addition to luxury bays, we're designing a world-class short game area so golfers can get in the practice they need to grind like the pros.



## Upscale Comfort Food

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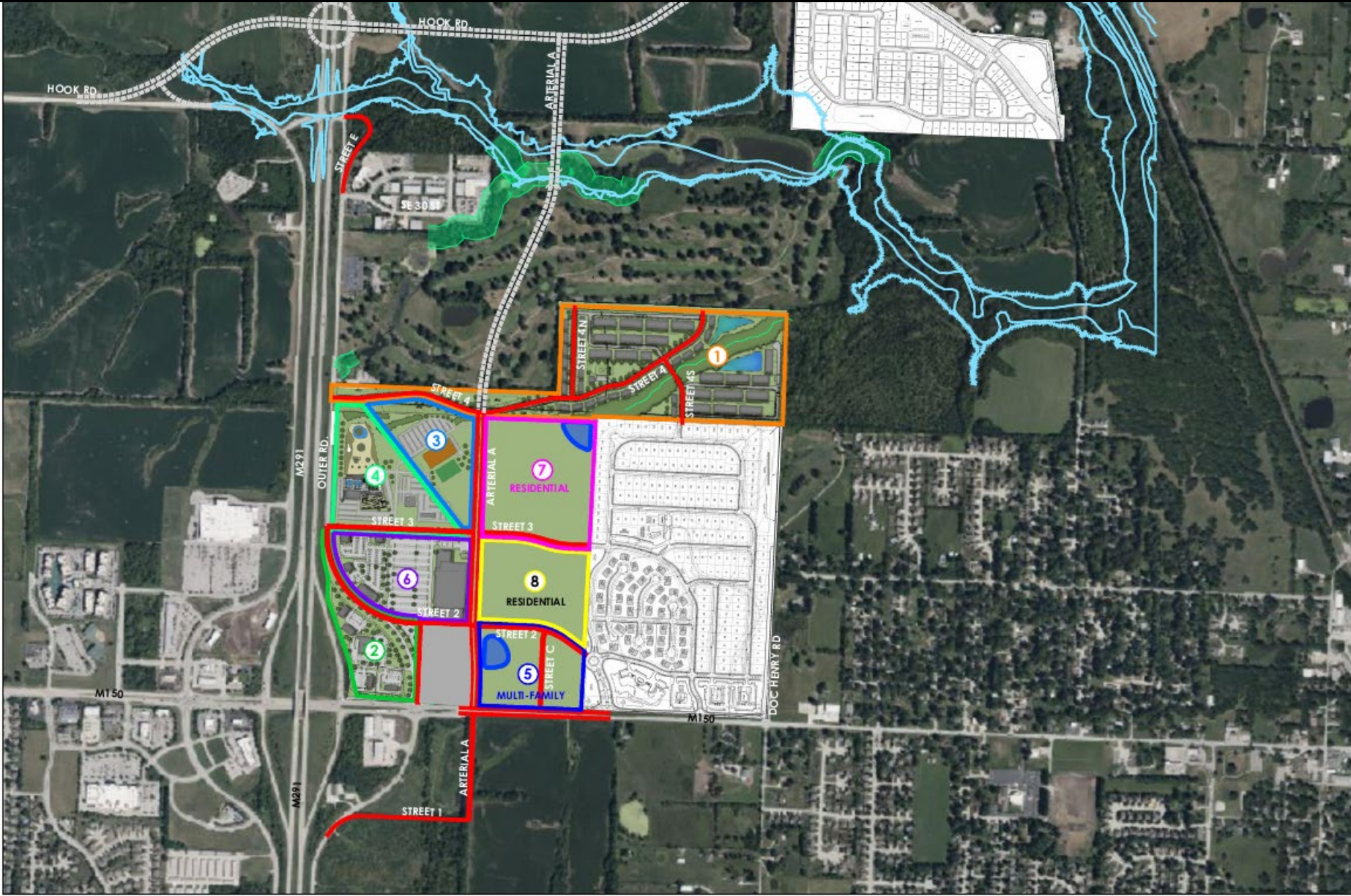
The food and beverages offered at most golf venues is underwhelming. We're creating our menu with the help of an award-winning executive chef.





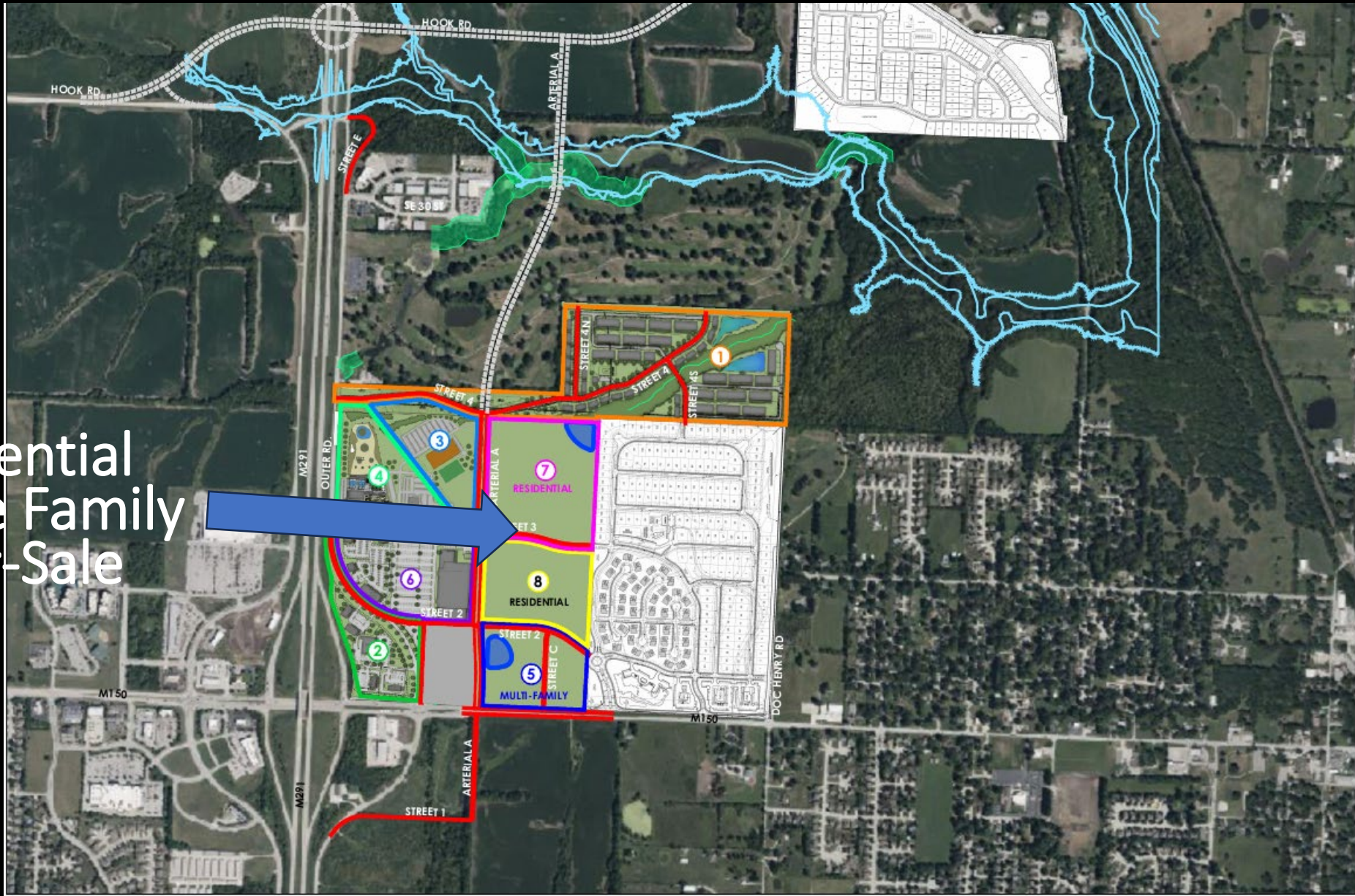


# Site Plan



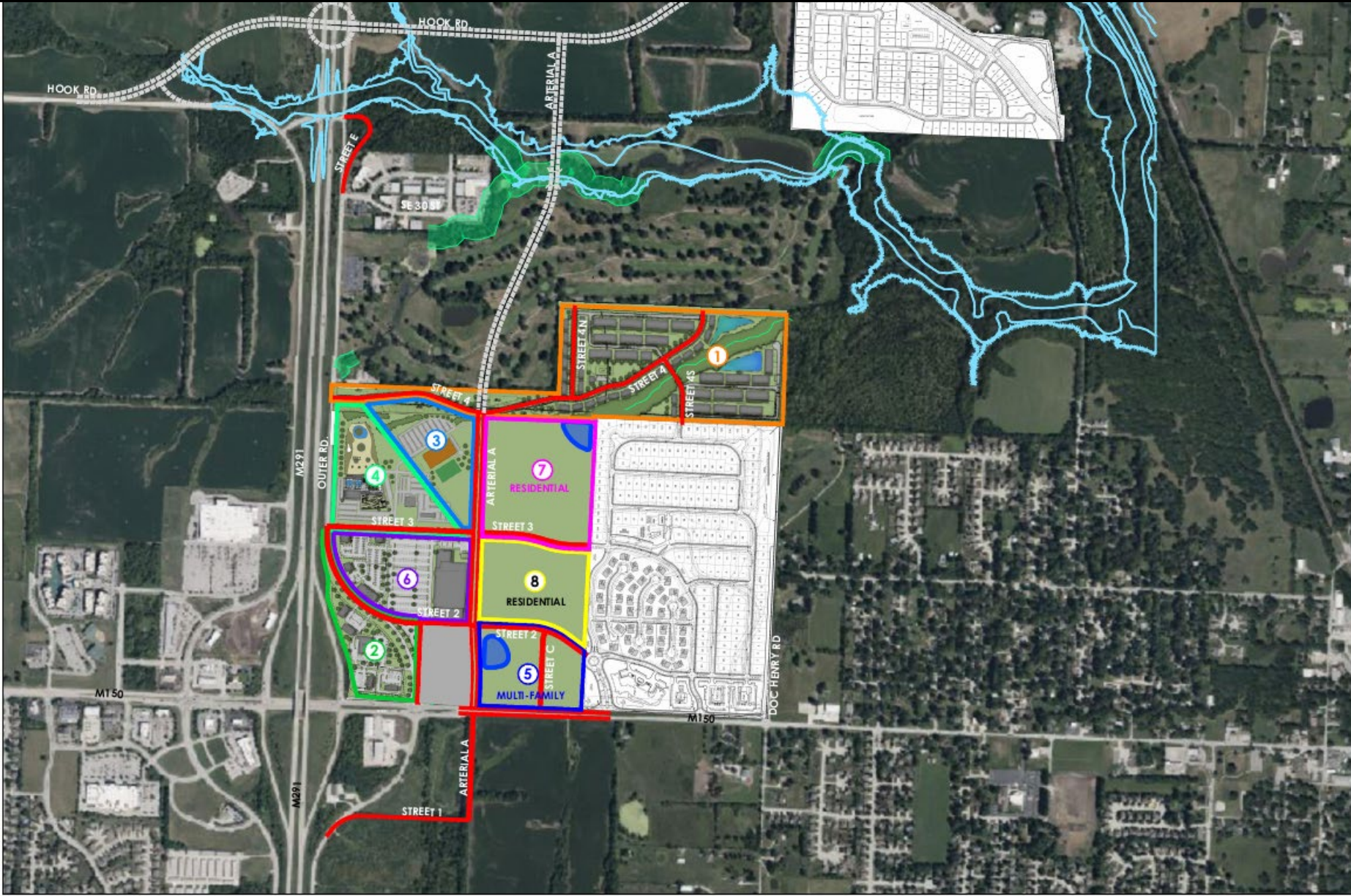
# Site Plan

Potential  
Single Family  
For-Sale





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