



 O'REILLY
DEVELOPMENT
COMPANY, LLC

Making Lives Better

LEE'S SUMMIT SENIOR LIVING Proposed Site | Aerial View



Proposed Project

172 Units + 15 Villa's

- ❖ Independent Living, Assisted Living, Memory Care, and Villas

3 – Story Independent Living

- ❖ 104 Units | mix of studios, 1 & 2 bedrooms

2 – Story Assisted Living

- ❖ 48 Units | mix of studios, 1 & 2 bedrooms

1 – Story Memory Care

- ❖ 20 Units | studios

1 – Story Villas

- ❖ 15 total | 1,339 SF each

Acres: 11.74

Building Square Footage: 171,020 SF

Building Height: 39' to midpoint

State of Missouri Certificate of Need: Approved



Benefits

- ❖ **Lowest traffic generation** of all residential users – shuttle service
- ❖ **Frees up housing** for future generations
- ❖ Creates **65 – 75 FT equivalent jobs**
 - Annual payroll over **\$3,000,000**
- ❖ Creates **450 construction jobs**
 - 50 workers are on-site for 24 months (i.e., plumbers, electricians & GC)
 - 50 workers are on-site for 12 months (i.e., drywallers, painters & HVAC)
 - 350 workers are on-site for 1-12 months
- ❖ Allows seniors to continue to **“age-in-place”** in Lee’s Summit near adult children & grandchildren
- ❖ No negative impact on the school system



The Princeton Senior Living

LEE'S SUMMIT SENIOR LIVING

Previous Site Plan



Continuum of Care
Independent Living
Assisted Living
Memory Care

Site Address
5101 NE Lakewood Way, Lee's Summit, MO



ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR COMMUNITY
5101 NE LAKEWOOD WAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64064

STARK WILSON DUNCAN ARCHITECTS, INC.
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1688
WWW.SWDARCHITECTS.COM

SEAL
ARCHITECT: TIMOTHY O.K. WILSON
LICENSE NO. A-6872



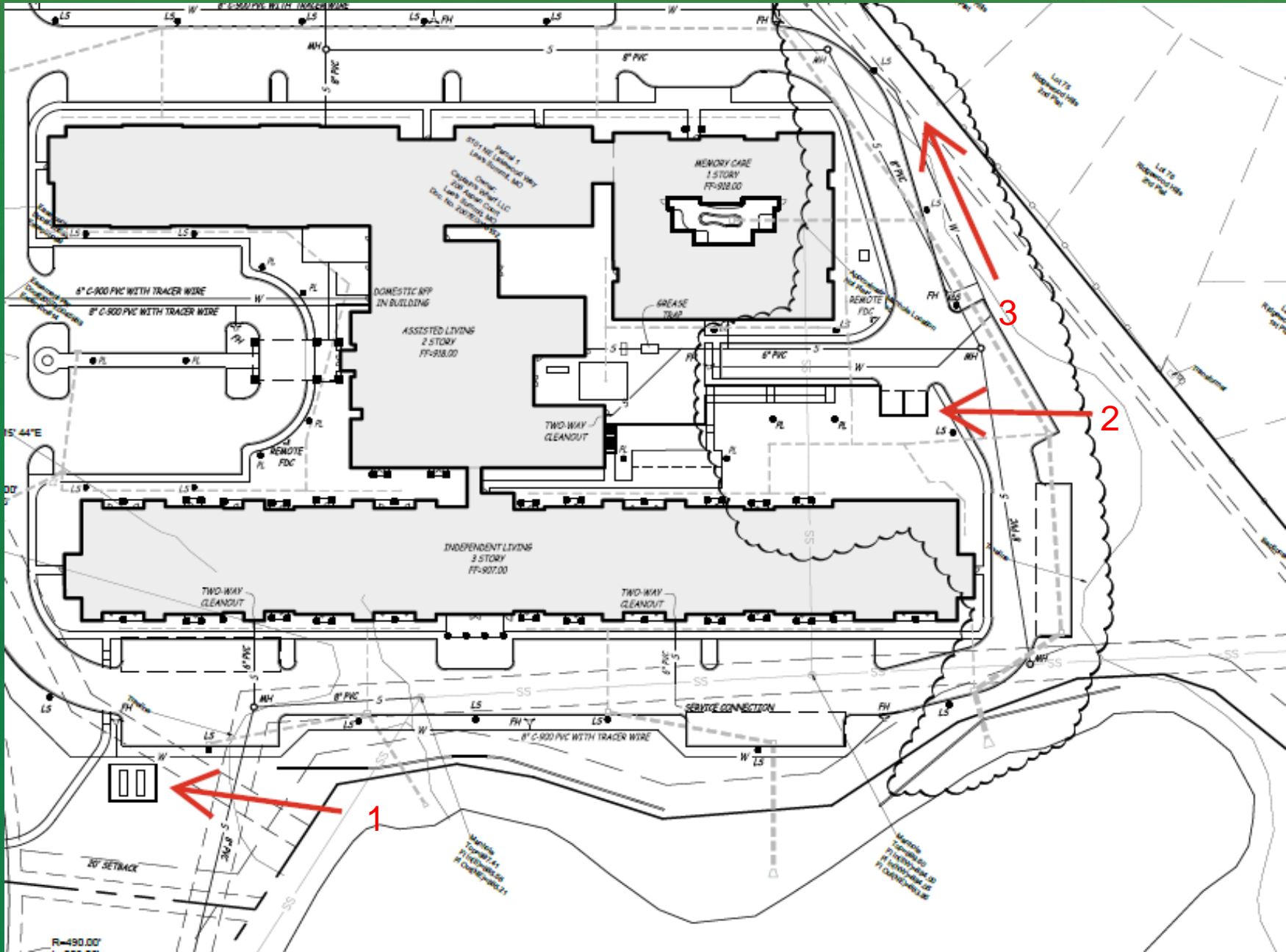
SITE PLAN

ISSUE DATE:
12.22.2025

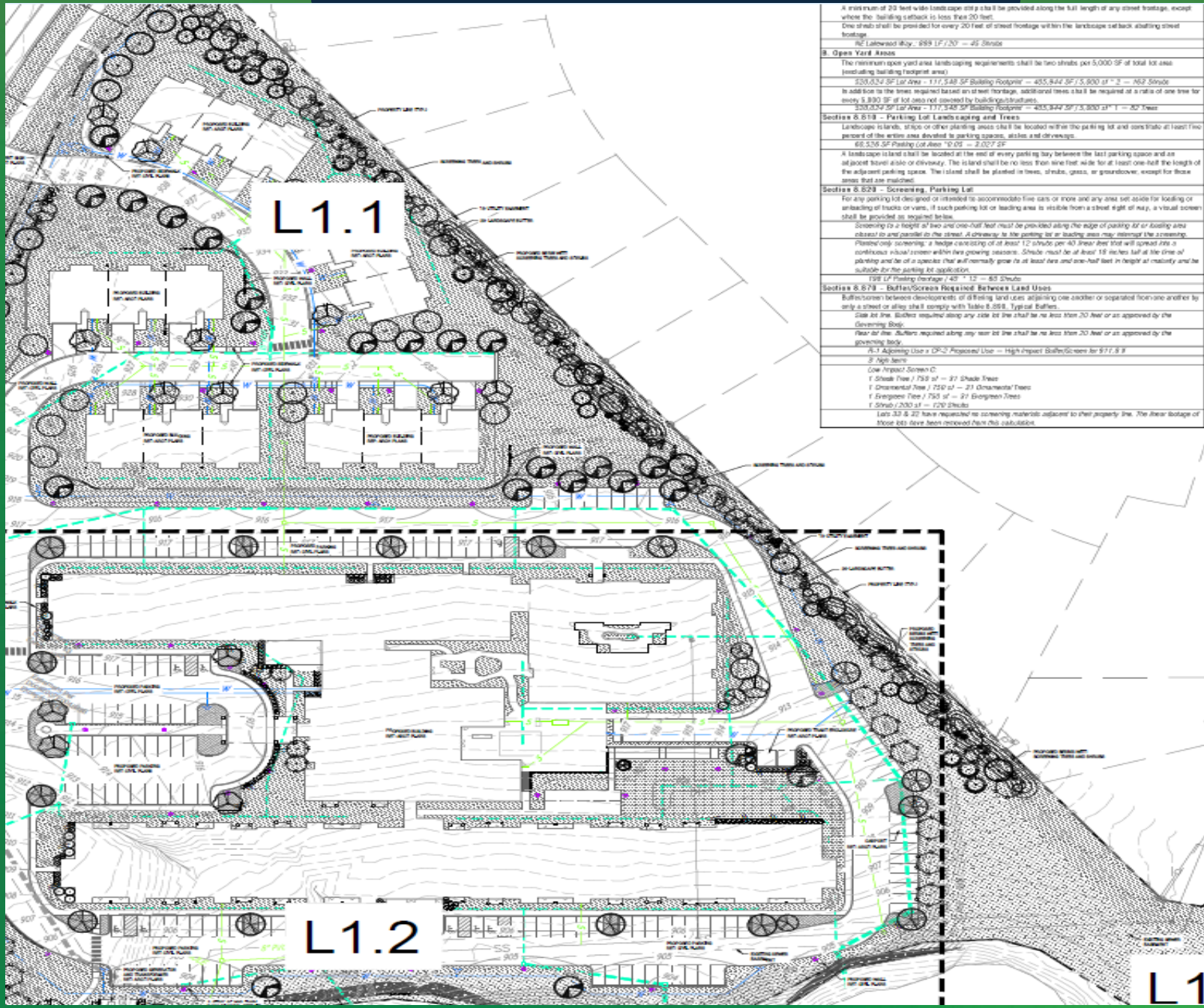
Accommodations made for Neighbors

- 1). Moved the generator from the north end of the property to the south end.
- 2). Moved the dumpster enclosure further away from the northern property line and closer to our building, and increased landscaping around the enclosure.
- 3). Agreed to increased landscaping exceeding Lee's Summit's standards between us and neighbors. For example, some neighbors want a combination of deciduous and coniferous species, and some neighbors want berm instead of a fence.

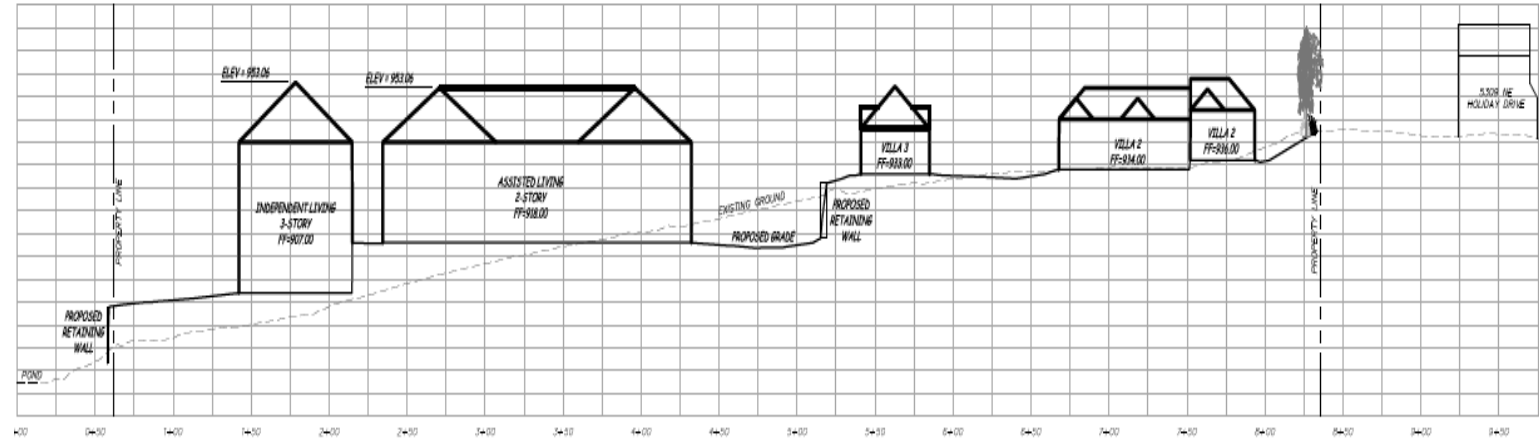
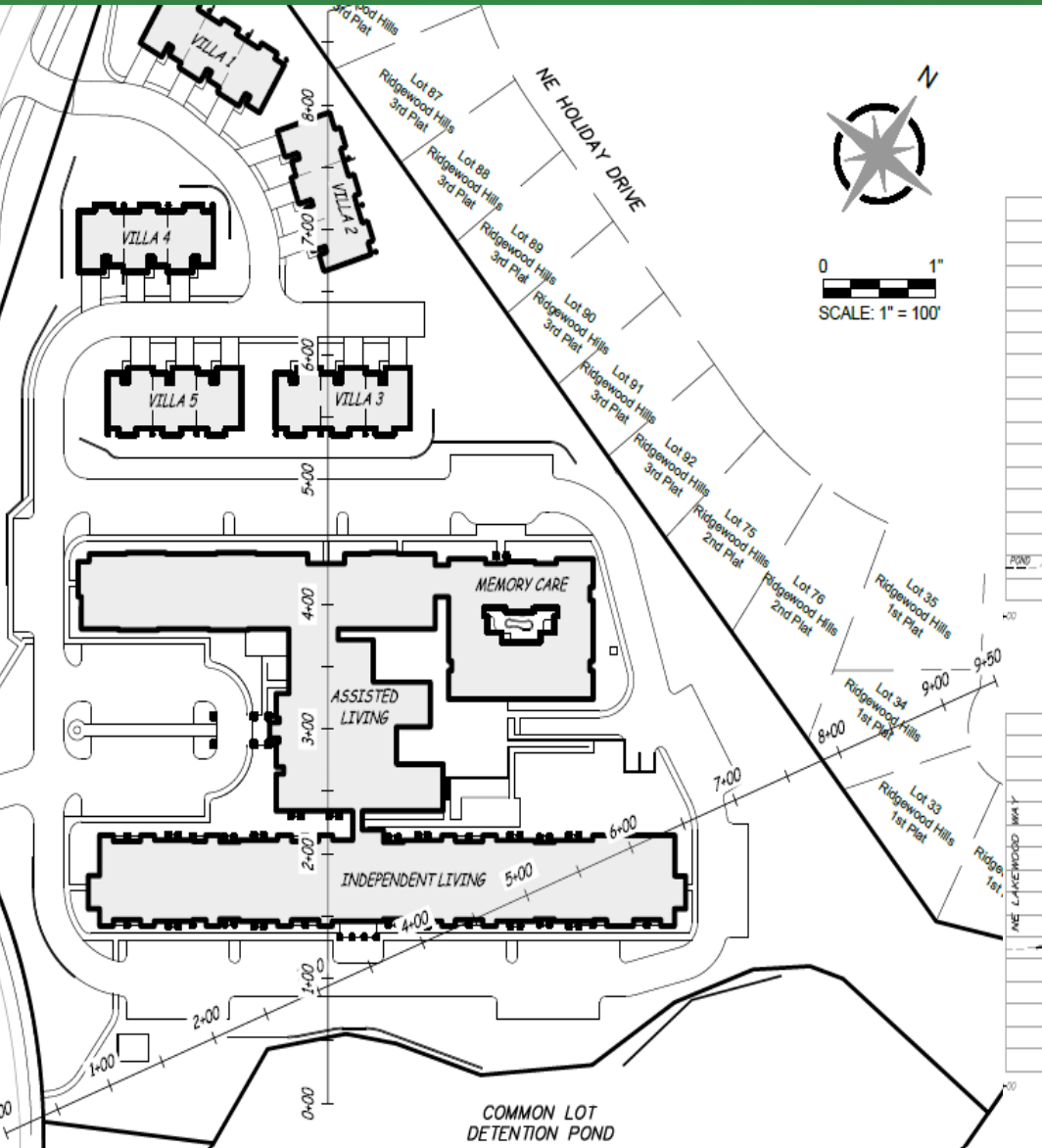
Changes Made- Updated Site plan



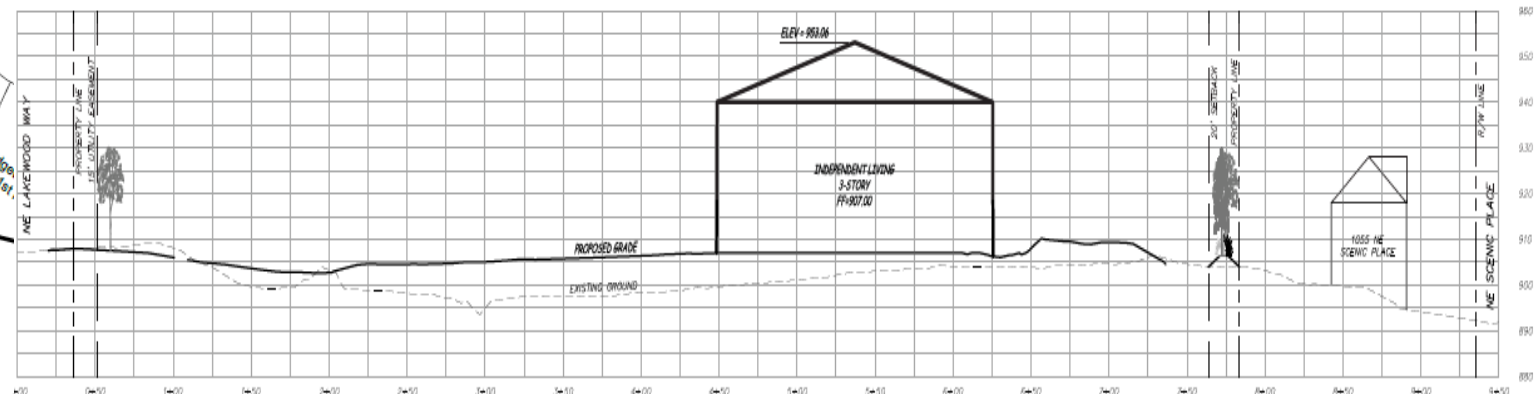
Landscaping Plan



Cross Sections

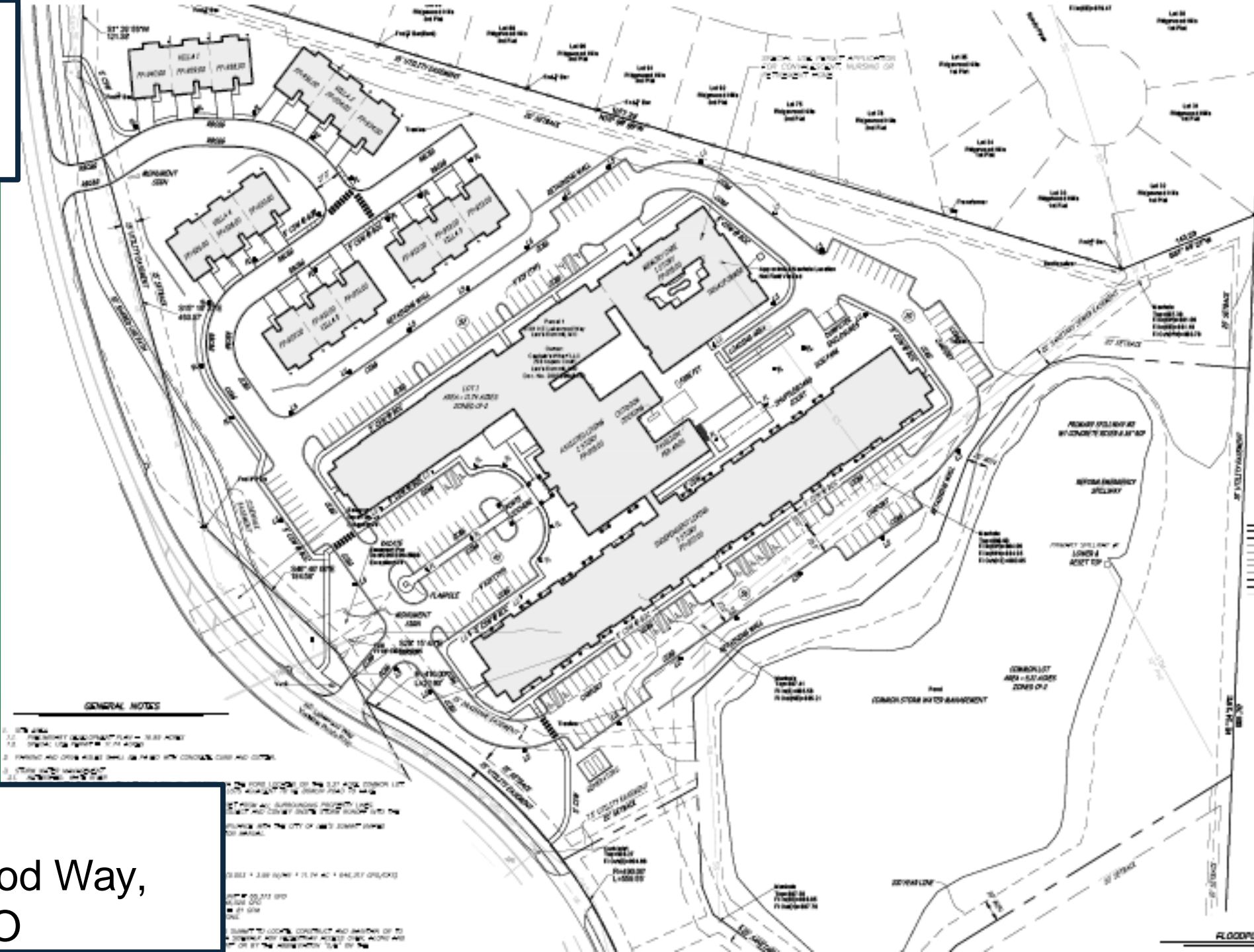


ZONING PROFILE - NORTH SOUTH
SCALE - HORIZ 1" = 40'
VERT. 1" = 20'



ZONING PROFILE - WEST EAST
SCALE - HORIZ 1" = 40'
VERT. 1" = 20'

Updated Development Site Plan

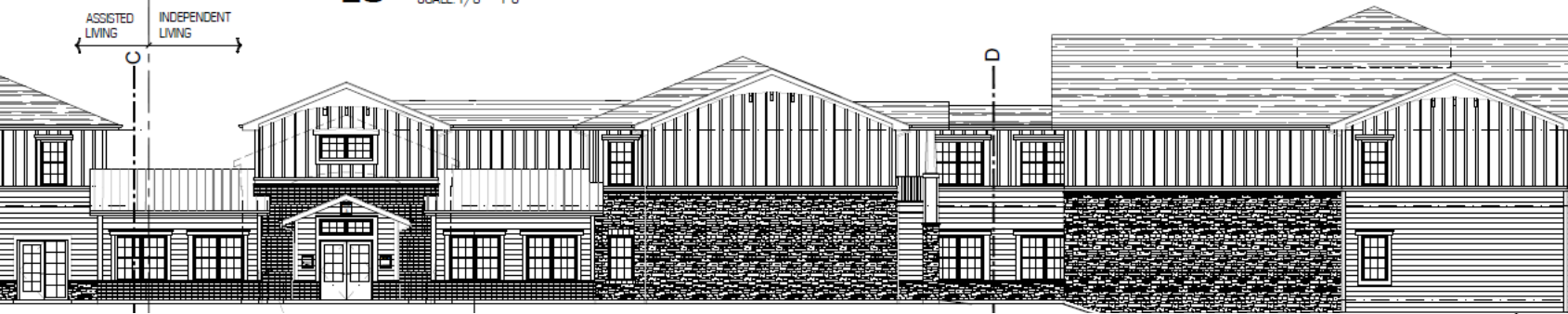


Site Address
5101 NE Lakewood Way,
Lee's Summit, MO

Trash Enclosure Examples



ASSISTED LIVING
INDEPENDENT LIVING



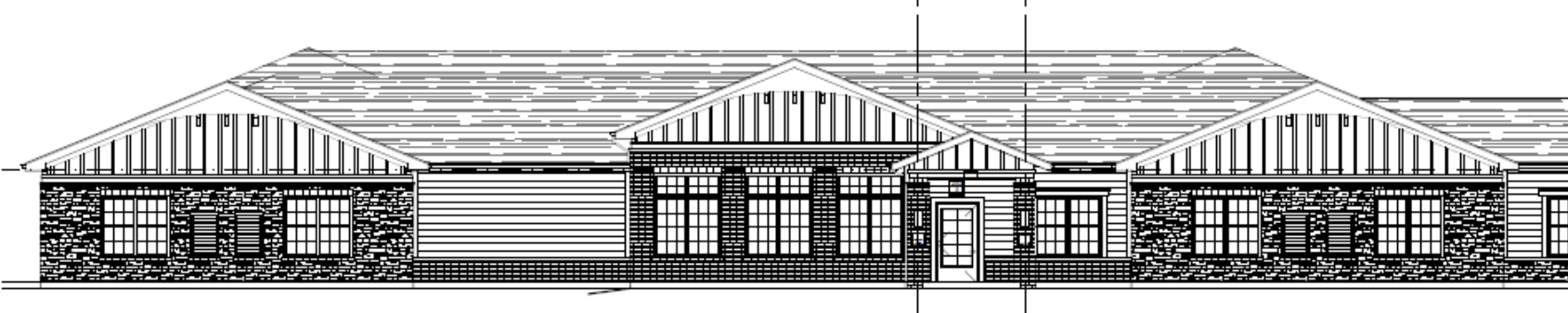
Front Entrance



Independent Living



Assisted Living



Memory Care

Building Elevations





Example of Villa's on a previous project



Who we are and why Lee's Summit needs us!

Arrow Senior Living is a St. Charles, MO–based management company with an unwavering commitment to technology, innovation, and culture.

There is an unmet demand in Jackson County of 969 licensed beds needed to serve our aging population. This number is the highest of any county in the state.

- Decrease in emergency services calls and hospitalizations by providing proactive care and preventative services



 EmpowerMe data from CMS Guide across Arrow communities:

160,961

Hours Served
Full Year 2025

24,655

Hours Served
January 2026 ALONE

-56%

Hospitalization Rate
Reduction vs. Pre-enrollment

-19%

Emergency Department Visits
Reduction vs. Pre-enrollment

1,129

Active Enrollees
Current Census Participation

21.8%

Participation Rate
Of Total Eligible Population

Enhancing Senior Living for Resident Well-Being

- ✓ Pool
- ✓ Outdoor Spaces
- ✓ Fitness Center
- ✓ Crafting Center
- ✓ Resident Programs
 - Fitness Classes
 - Chair Volleyball



The Results

Joint Commission Accredited & Alzheimer's Association Certified Great Places to Work

- ❖ Reflects higher job satisfaction & employee engagement

U.S. News & World Report

- ❖ Recognizes high resident satisfaction and quality based on resident/family survey feedback on care, staff, dining and environment

Notable Trends in Community Culture

- ❖ Highly Active, digitally engaged residential base (2x typical Arrow community using Arrow App Powered by Cubigo)
- ❖ High presence of social media featuring traditions and daily lifestyle





**Great
Place
To
Work.®**

Certified

AUG 2022-AUG 2023

USA

TM

**Great
Place
To
Work.®**

Certified

NOV 2023-NOV 2024

USA

TM



**Great
Place
To
Work.®**

Certified

NOV 2024-NOV 2025

USA

TM

**Great
Place
To
Work.®**

Certified

SEP 2025-SEP 2026

USA

TM

Sampling of The Princeton's Community Engagement

Summit Christian Academy

- Visits all 3 neighborhoods every Sunday evening.



Sunset Valley Elementary

- Residents read at Story Corner every month.
- Back-to-School Drive: Donated 25 supply-filled backpacks & helped cheer on students at the first-day spirit celebrations.



Making Lives Better

