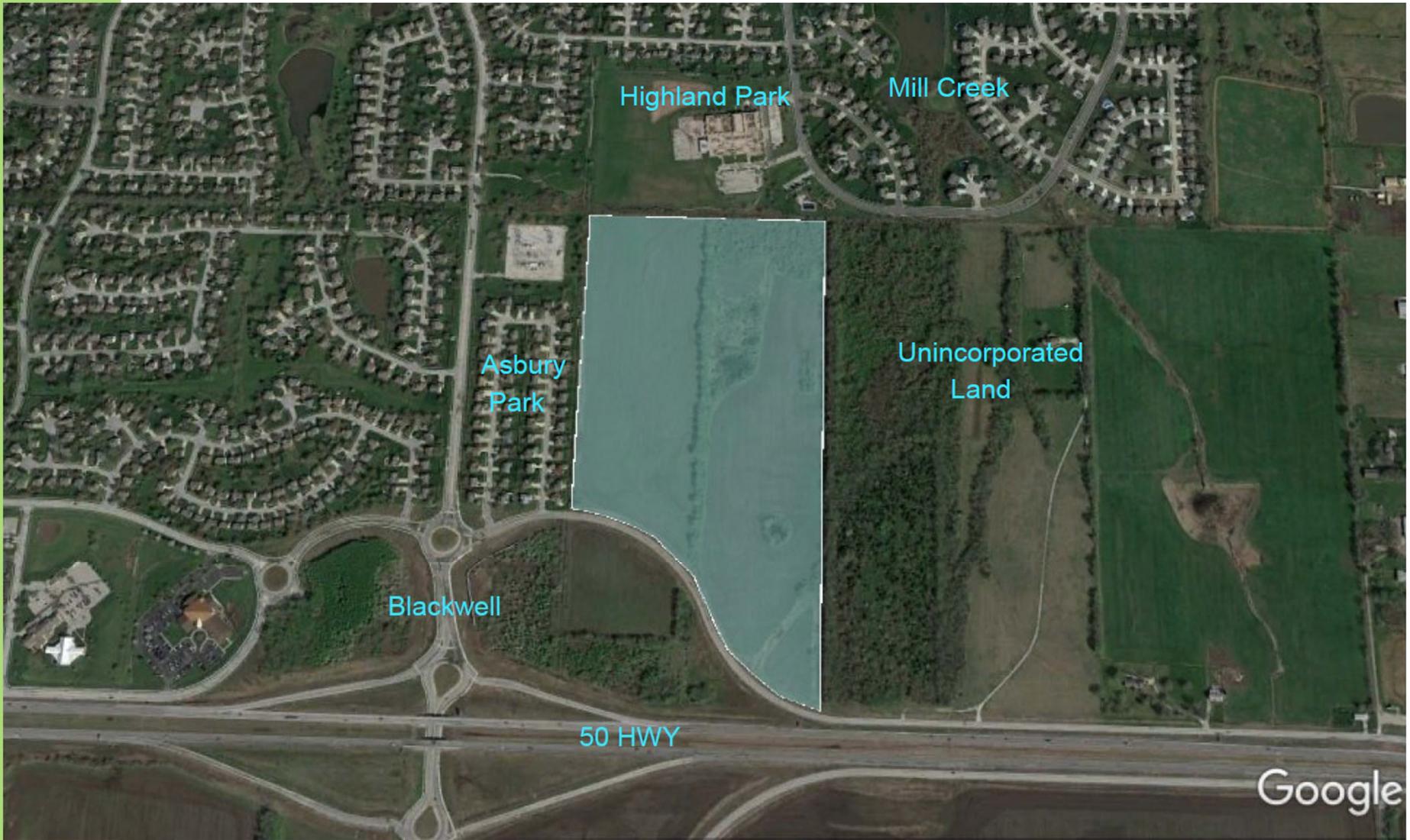


# Blackwell Mixed-Use 2840 SE Blue Pkwy Conceptual Incentive Presentation

Lee's Summit City Council  
November 2, 2021



# PROJECT OVERVIEW



# Quality Rental Community



SINGLE FAMILY



RETAIL



55 + SINGLE STORY



LUXURY APARTMENTS





## Blackwell Mixed Use Development

- Apartments – 252 Units
- Single-Family Homes – 77 Units (Rental)
- 55 + Townhomes – 113 Units (Rental)
- Retail – 30,000 square feet

# DESIGN FINISHES AND AMENITIES:



# BEING A GOOD NEIGHBOR AND DEVELOPER

- Reduced density to secure neighborhood support
- Upsizing offsite sewer to fix existing community deficiencies
- Obtaining public easements for City's benefit

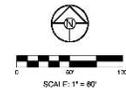
## Neighbor Requests:

- 1) Build a Class A product – Elevator service, closed corridors for privacy and security, provide access control.
- 2) Reduce the use around the school.
- 3) Reduce the height of construction around the school.
- 4) Include Retail.
- 5) Have connectivity with surrounding trails.
- 6) No vinyl fence, but nice treed/vegetation buffers.

## Staff Requests:

- 1) Include Retail/Commercial.
- 2) Improve/control drainage to Mill Creek lake and off site.
- 3) Open space & pond for Retention / BMP facility.
- 4) Walkability/ pedestrian connectivity to surrounding walking trails.
- 5) Listen to neighborhood feedback.

# COSTS OF BEING A GOOD NEIGHBOR – RECONSTRUCTION OF NORTH SANITARY SEWER



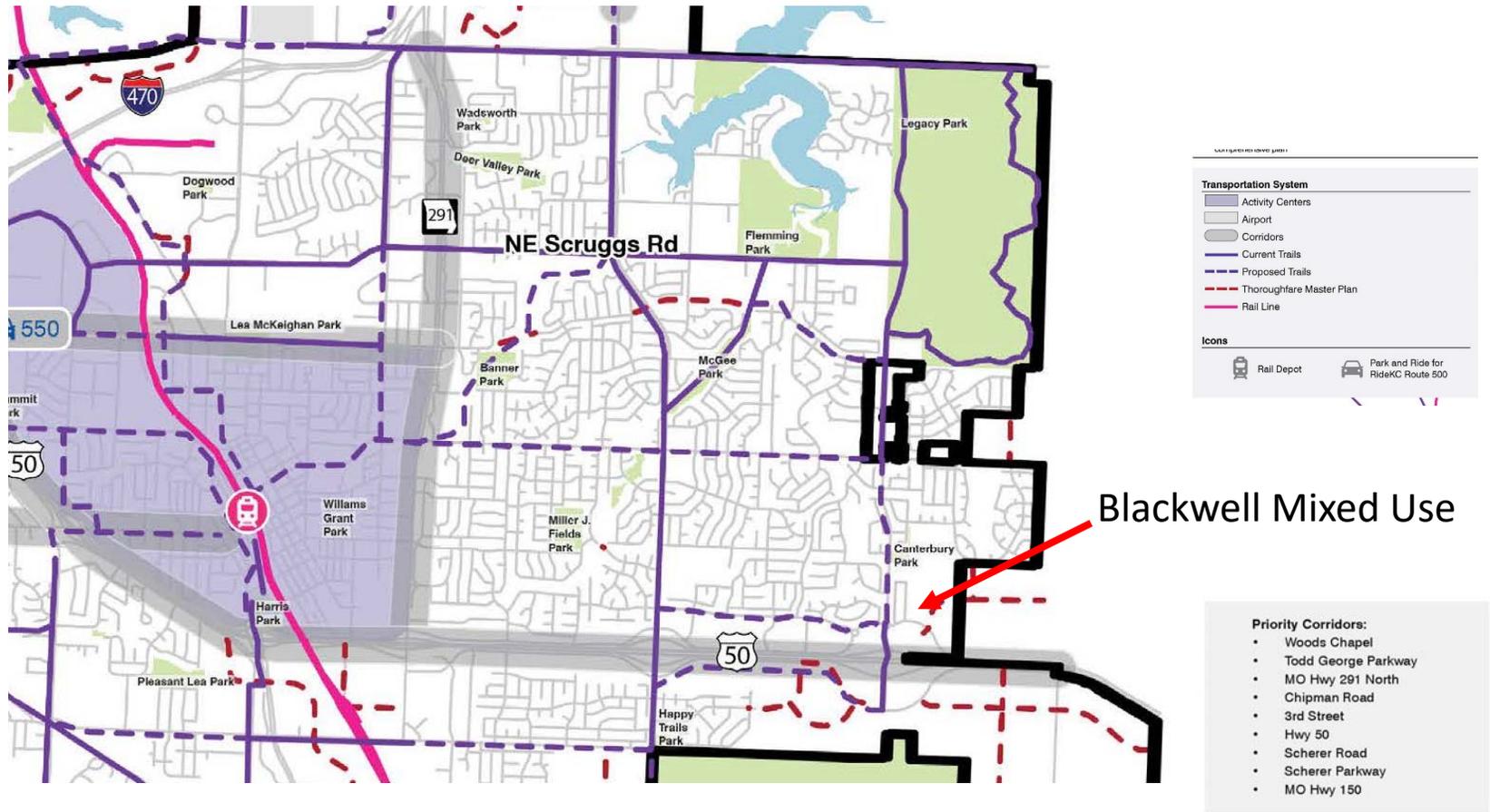


## IGNITE: BIG IDEAS



1. Preserve natural resources, open space, recreational and cultural resources.
2. Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
3. Concentrate multi-family & commercial development in five special & unique Activity Centers.
4. Sustain and enhance City infrastructure to protect a high quality of life.

# Ignite: Priority Corridors – Highway 50



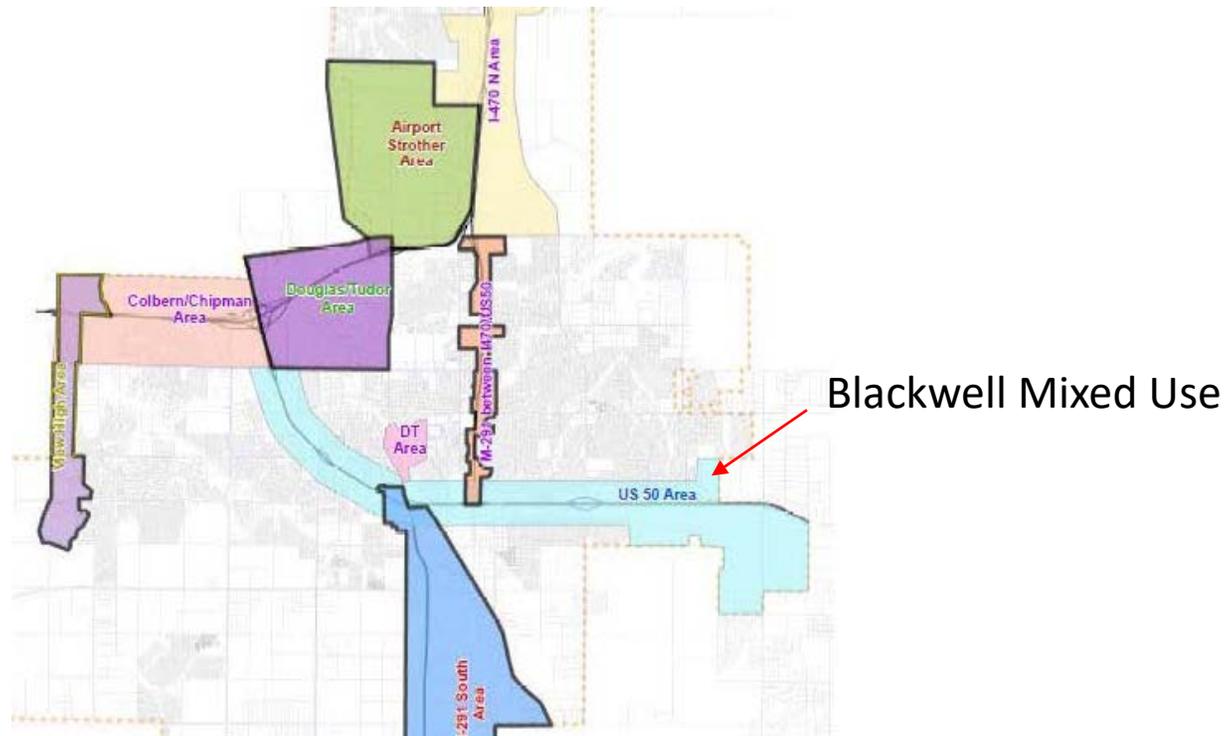
Source: Lee's Summit GIS, Received May 2020  
 Greenway Master Plan, 2021  
 Thoroughfare Master Plan, 2021  
 Ride KC, 2021



# INCENTIVES

# ECONOMIC DEVELOPMENT INCENTIVE POLICY TARGETED AREAS FOR DEVELOPMENT

## US 50 Hwy Corridor Targeted Planning Area



# ECONOMIC DEVELOPMENT INCENTIVE POLICY - TARGETED OUTCOMES

## Preserves or enhances residential developments by:

- Incorporating quality design standards.
- Offering housing choices to attract next generations as well as supporting today's lifestyles.
- Improving livability by enhancing the accessibility to needs and services.

## Helps generate a positive community image

- Promote high quality commercial and residential development that is well planned, meets diverse needs, and exceeds community expectations



## Budget

|                 |                      |
|-----------------|----------------------|
| • Construction: |                      |
| • S.F. (Rental) | \$17,000,000         |
| • Apartment     | \$41,600,000         |
| • 55+ (Rental)  | <u>\$26,700,000</u>  |
| • TOTAL         | \$85,300,000         |
| • Land:         | \$3,800,000          |
| • Soft Costs:   | <u>\$13,800,000</u>  |
| <b>TOTAL</b>    | <b>\$102,900,000</b> |



## INCENTIVES REQUEST

- Sales Tax Exemption on Construction Materials
- Chapter 100: Ten Year PILOT Schedule based upon Unit Type:
  - Single Family Residential
  - Apartments
  - 55+ Townhomes

## Blackwell Mixed-Use Sales Tax Exemption on Construction Materials

|               | Hard Construction Costs | Sales Tax Exemption |
|---------------|-------------------------|---------------------|
| Single Family | \$17,000,000            | \$333,475           |
| Apartments    | \$41,600,000            | \$815,600           |
| 55+ Townhomes | \$26,700,000            | \$523,750           |
| TOTAL         | \$85,300,000            | \$1,672,825         |

Assumptions include:

Lee's Summit Sales Tax Rate of 7.85%

25% of construction is taxable materials based upon Echelon development

## Comps

| PROJECT                        | INCENTIVE                     | PILOT   |
|--------------------------------|-------------------------------|---------|
| Meridian at View High          | Chapter 100: STEC             | \$1,051 |
| The Residences at New Longview | Chapter 100: STEC             | \$1,200 |
| The Residences at Echelon      | Chapter 100: STEC             | \$993   |
| Summit Square                  | Chapter 100: STEC             | \$935   |
| Summit Square II               | Chapter 100: STEC             | \$1,201 |
| Streets of West Pryor          | Chapter 100: STEC             | \$1,197 |
| Streets of West Pryor II       | Chapter 100: STEC & Abatement | \$1,135 |

## INCENTIVES REQUEST

- Chapter 100: Tax Certainty Agreement for 3 District Unit Type
  - Single Family Residential: \$1,400/unit
  - Apartments: \$1,000/unit
  - 55+ Townhomes: \$500/unit

PILOTS schedule will include 1.5% biannual increase



# CPC unanimously recommended approval of Zoning Case # PL2021-282

- Application follows the specific guidance of the 2018 Comprehensive Plan and 2021 Ignite Plan.
- Application meets or exceeds the list of requests presented by the neighbors from the previous applications and subsequent meetings.
- Modern architecture with high-quality, durable materials.
- Extensive amenities & social opportunities.
- Focus on walkability, connectivity, & the pedestrian experience.



THANK YOU!

COMMUNITY AMENITIES:

- Swimming pool with multiple conversation areas, cabanas, grilling area and fire pit.
- Fitness center .
- Landscaped pond in central greenspace surrounded by walking trails and pet-friendly common areas.
- Dog Park.
- Pickleball court.
- Enclosed garages and covered parking available.
- Key fob access throughout community.
- 24-hour maintenance.



## ARCHITECTURE

- Modern Design.
- Premium Exterior Finishes
  - Stone, Masonite panels, James Hardie, Premium Vinyl, Wood Composite and LP Smart Siding
- Highly dimensional facades.
- Larger than typical windows.
- Oversized terraces.
- Shading components on majority of windows.
- Buildings nestled into site to create robust green space.
- Tuckunder and direct access garages.





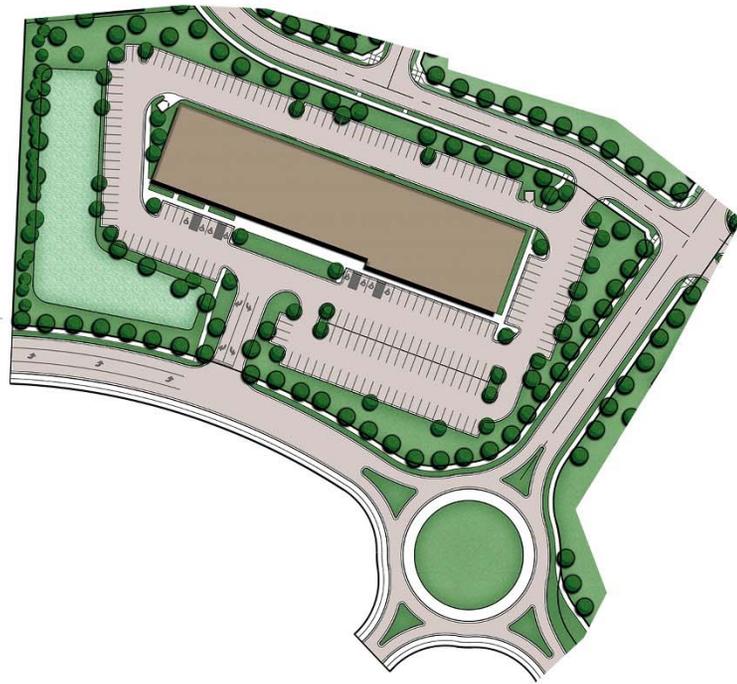
#### KITCHENS:

- High-End Appliance Packages
  - French Door Refrigerators with Ice-Makers
  - Multi-Cycle “Quiet” Dishwashers
  - Ceran Top Electric Ranges\*
- Double Stainless Steel Sinks with Disposals
- Gourmet Island Kitchens\*
- Kitchen Pantries\*
- European Full-Frame Cabinets, Decorative Hardware
- Quartz Countertops

#### UNIT SYSTEMS:

- Full-Sized Washer & Dryer Connections
- Elevator Access
- Digital Access control throughout community.
- High-Speed Internet Access
- Energy Efficient Double-Paned Windows
- Fire Sprinkler System
- Individual Water Heaters
- Individual Energy Efficient 14 Seer Rated Heating & Air Conditioning
- USB charging outlets
- 8’-14’ Ceilings
- Wood Vinyl Plank Flooring at Entry, Kitchen, Bath, Living, Dining, & Bedrooms



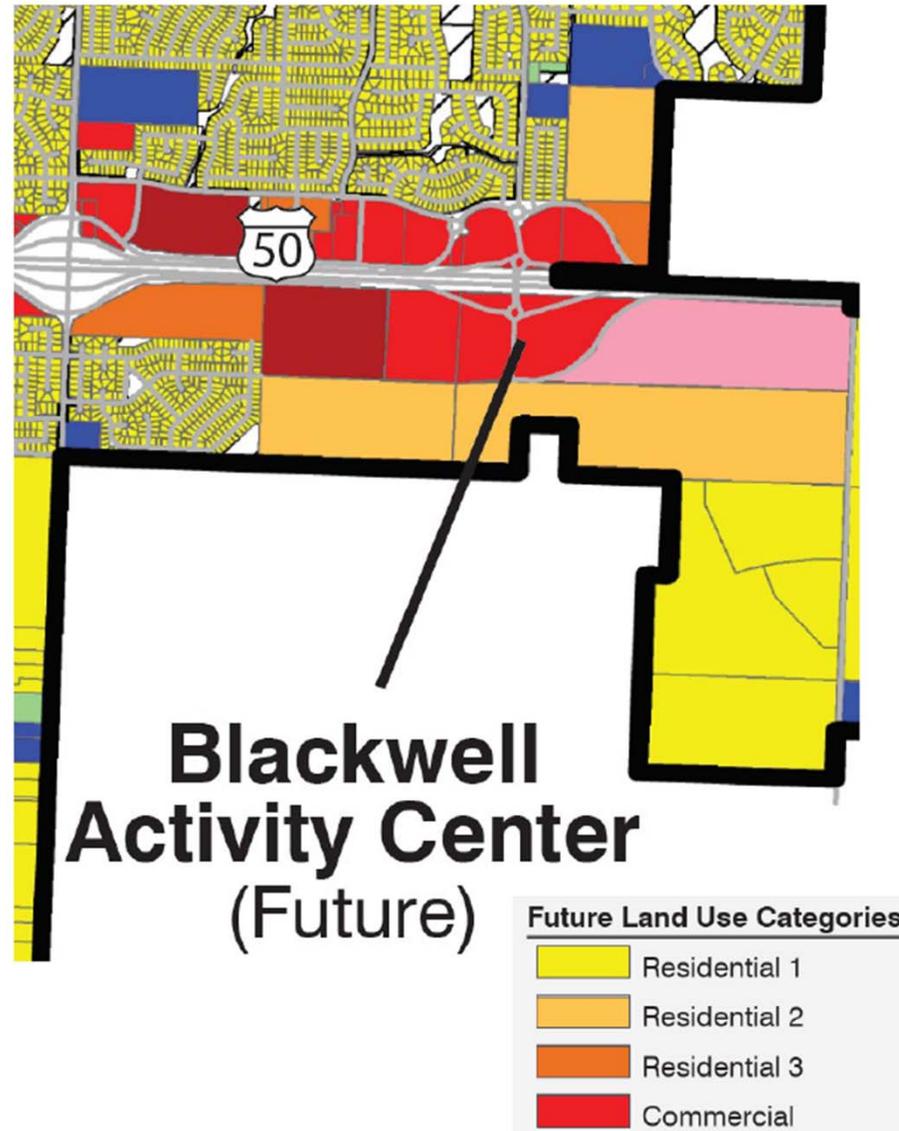








COMPREHENSIVE PLAN







## TRAFFIC STUDY

- Study completed by local, experienced traffic engineering firm
- Study reviewed and approved by the City of Lee's Summit & Missouri Department of Transportation

### FINDINGS:

- Low traffic generating development
- Existing streets can support his increased level of traffic
- As shown in Table 5, all study intersections are projected to operate at very good levels of service
- (LOS A and B) during the peak hours with the addition of development traffic. All queues are projected to be no more than two vehicles in length for any lane.

| Land Use   | Intensity | ITE Code | Average Weekday | A.M. Peak Hour |            |            | P.M. Peak Hour |            |            |
|--|-----------|----------|-----------------|----------------|------------|------------|----------------|------------|------------|
|  |           |          |                 | Total          | In         | Out        | Total          | In         | Out        |
| Single-Family Detached Homes                     | 80 du     | 210      | 847             | 62             | 16         | 46         | 83             | 53         | 30         |
| Multifamily Housing (Low-Rise)                   | 118 du    | 220      | 852             | 56             | 13         | 43         | 69             | 44         | 25         |
| Multifamily Housing (Low-Rise)                   | 252 du    | 220      | 1,865           | 115            | 27         | 88         | 135            | 86         | 49         |
| Shopping Center                                  | 42,500 sf | 820      | 3,360           | 174            | 108        | 66         | 289            | 139        | 150        |
| <i>Subtotal Development Trips</i>                |           |          | 6,924           | 407            | 164        | 243        | 576            | 322        | 254        |
| <i>Pass By Trips (20% of PM Shopping Center)</i> |           |          | —               | —              | —          | —          | 58             | 29         | 29         |
| <b>Total New Development Trips</b>               |           |          | <b>6,924</b>    | <b>407</b>     | <b>164</b> | <b>243</b> | <b>518</b>     | <b>293</b> | <b>225</b> |

| Intersection                               | Movement            | A.M. Peak Hour   |                    |                  | P.M. Peak Hour   |                    |                  |
|--|---------------------|------------------|--------------------|------------------|------------------|--------------------|------------------|
|  |                     | LOS <sup>1</sup> | Delay <sup>2</sup> | v/c <sup>3</sup> | LOS <sup>1</sup> | Delay <sup>2</sup> | v/c <sup>3</sup> |
| Blackwell Road and Blue Parkway            | Northbound          | A                | 3.9                | 0.14             | A                | 6.1                | 0.31             |
|  | Westbound           | A                | 4.6                | 0.16             | A                | 5.9                | 0.20             |
|  | Southbound          | A                | 5.0                | 0.15             | A                | 5.1                | 0.16             |
|  | Eastbound           | A                | 5.1                | 0.11             | A                | 6.1                | 0.20             |
| Blue Parkway and Site Drive A              | Eastbound Left-Turn | A                | 8.1                | 0.09             | A                | 7.9                | 0.10             |
|  | Southbound          | B                | 10.5               | 0.10             | B                | 11.9               | 0.24             |
| Blue Parkway and proposed collector street | Westbound           | A                | 3.8                | 0.12             | A                | 4.1                | 0.12             |
|  | Southbound          | A                | 4.2                | 0.12             | A                | 3.7                | 0.78             |
|  | Eastbound           | A                | 3.4                | 0.08             | A                | 4.6                | 0.23             |
| Blue Parkway and Site Drive B              | Eastbound Left-Turn | A                | 7.4                | 0.01             | A                | 7.5                | 0.03             |
|  | Southbound          | A                | 9.0                | 0.05             | A                | 9.0                | 0.03             |
| proposed collector street and Site Drive C | Eastbound           | A                | 9.0                | 0.06             | A                | 9.2                | 0.05             |
|  | Westbound           | A                | 9.9                | 0.07             | B                | 10.4               | 0.05             |

- 1 – Level of Service  
 2 – Delay in seconds per vehicle  
 3 – Volume-to-Capacity Ratio

## DENSITY ANALYSIS

| Project Name                        | Total Number of Units | Lot Acreage | Density         |
|-------------------------------------|-----------------------|-------------|-----------------|
| Village at View High Apartments     | 312                   | 21.3        | 14.6 units/acre |
| Residences at New Longview          | 309                   | 15.5        | 19.9 units/acre |
| New Longview Apts. (AMLI)           | 206                   | 8.1         | 25.4 units/acre |
| The Fairways at Lakewood            | 272                   | 13.0        | 21.1 units/acre |
| The Residences at Echelon           | 243                   | 11.5        | 21.8 units/acre |
| Streets of West Pryor Apartments    | 250                   | 6.9         | 36.2 units/acre |
| Streets of West Pryor Senior Living | 165                   | 6.8         | 24.2 units/acre |
| Aria                                | 480                   | 61.9        | 21.3 units/acre |
| Stag's Field                        | 372                   | 34.8        | 13.7 units/acre |





STAFF AND NEIGHBORHOOD GUIDANCE:

