



Pergola Park 6th Plat & Lumberman's Row Planning Commission Meeting

January 27, 2022



Winters & Associates
KANSAS CITY, MO

Agenda



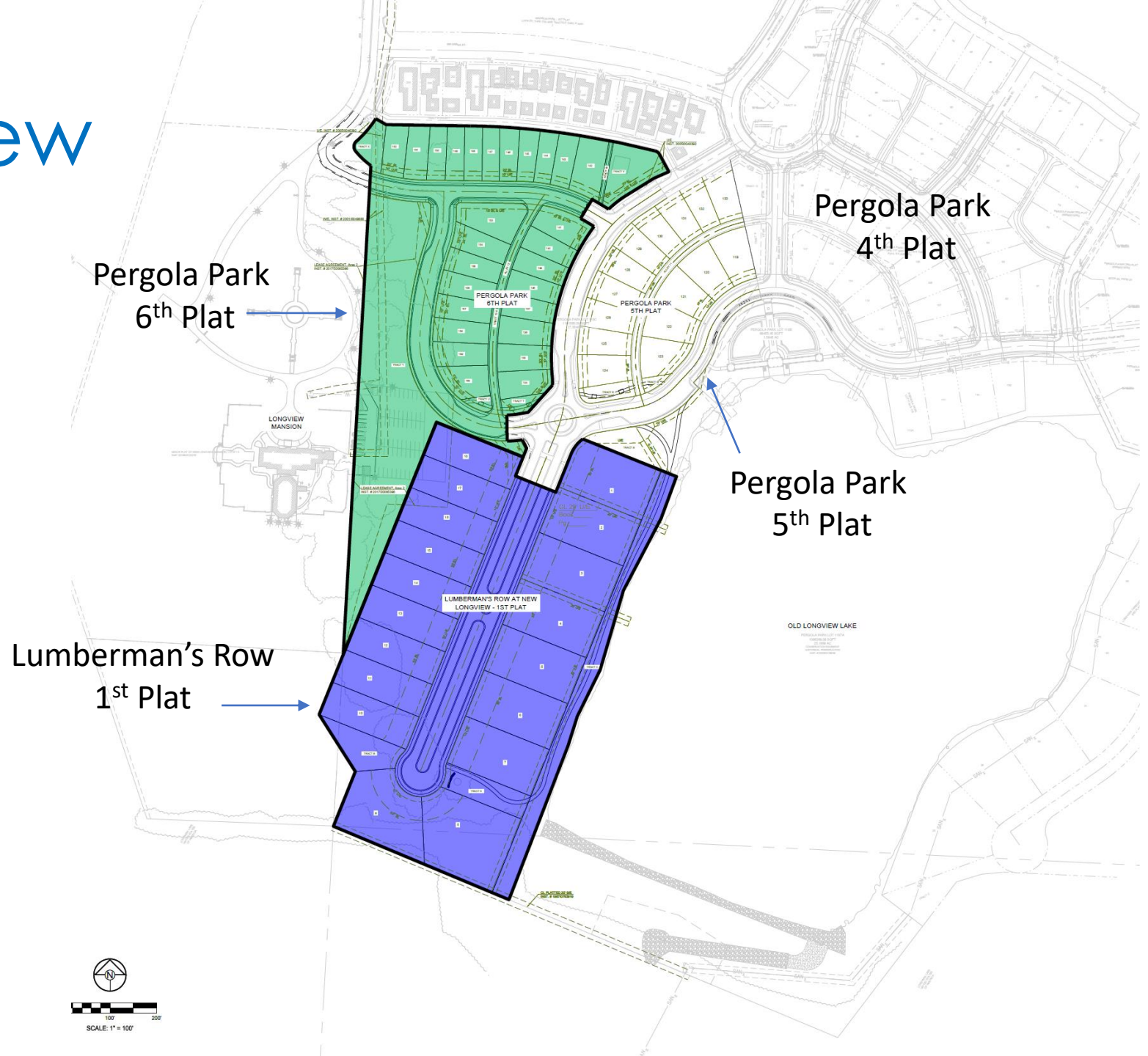
- Team Introductions
- Project Updates:
 - Pergola Park 4th Plat
 - Longview Pergola / Lake
 - Pergola Park 5th Plat
- Upcoming Phases:
 - Pergola Park 6th Plat
 - Lumberman's Row
- Q&A

Development Team



- Owner: NLV Pergola Park LLC
NLV Development Company LLC
- Developer: Box Real Estate Development
- Civil Engineering: Schlagel & Associates
- Landscape Architect: PLAID collaborative

Phase Overview



Pergola Park 4th Plat

- 2003 PDP
- Comprehensive Design Standards
- Cottage, Village, Neighborhood
- 37 Lots
- Construction Started 3Q 2019

COMMUNITY GARDEN

HISTORIC PERGOLA

WALKING TRAILS

LONGVIEW MANSION



Pergola Park 4th Plat



Craftsmen



Foursquare



Victorian



Prairie School



Colonial Revival



Tudor Revival



Modern Farmhouse

Pergola / Lake



2019



2021

COMMUNITY

Pergola Park 5th Plat

ELEMENTARY

FUTURE PHASE

HISTO
PERC

WALKING
TRAILS

- 15 Total Lots
- 2003 PDP
- Finalizing Staff Review
- Updated Design Guidelines
 - Massing and Roof Characteristics
 - Symmetry and Asymmetry

Pergola Park 6th Plat

COMMUNITY GARDEN

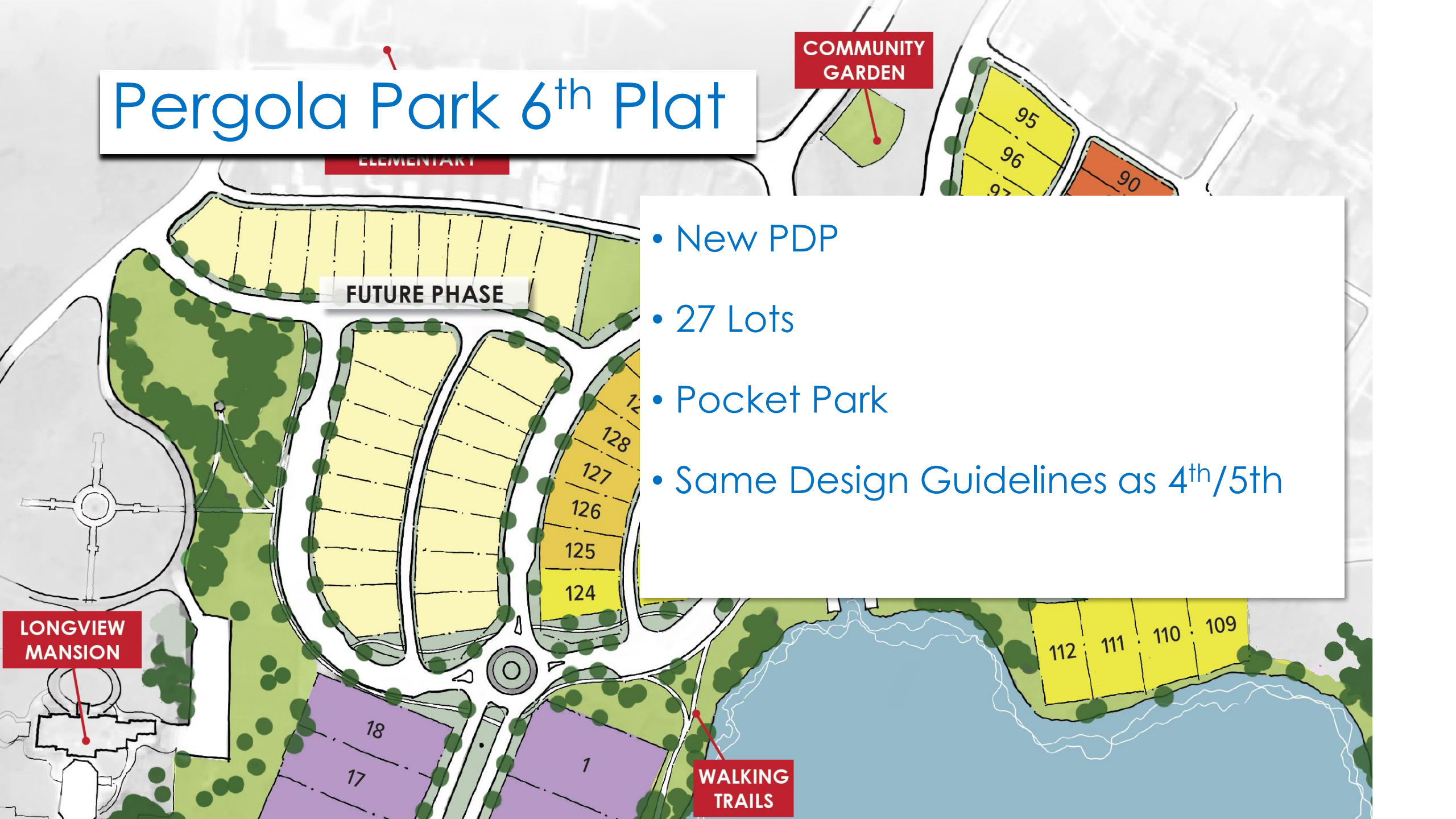
ELEMENTARY

FUTURE PHASE

- New PDP
- 27 Lots
- Pocket Park
- Same Design Guidelines as 4th/5th

LONGVIEW MANSION

WALKING TRAILS

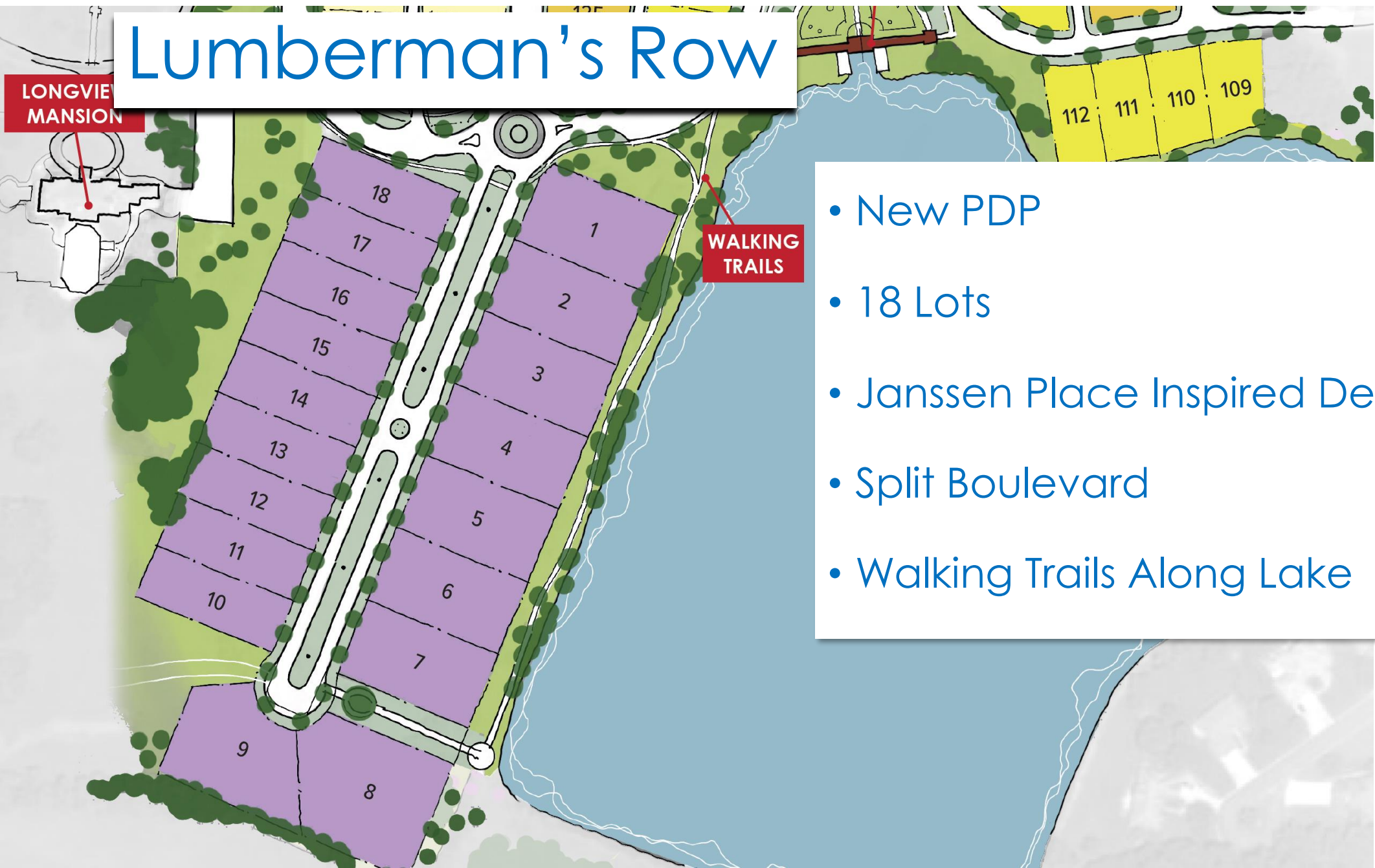


Lumberman's Row

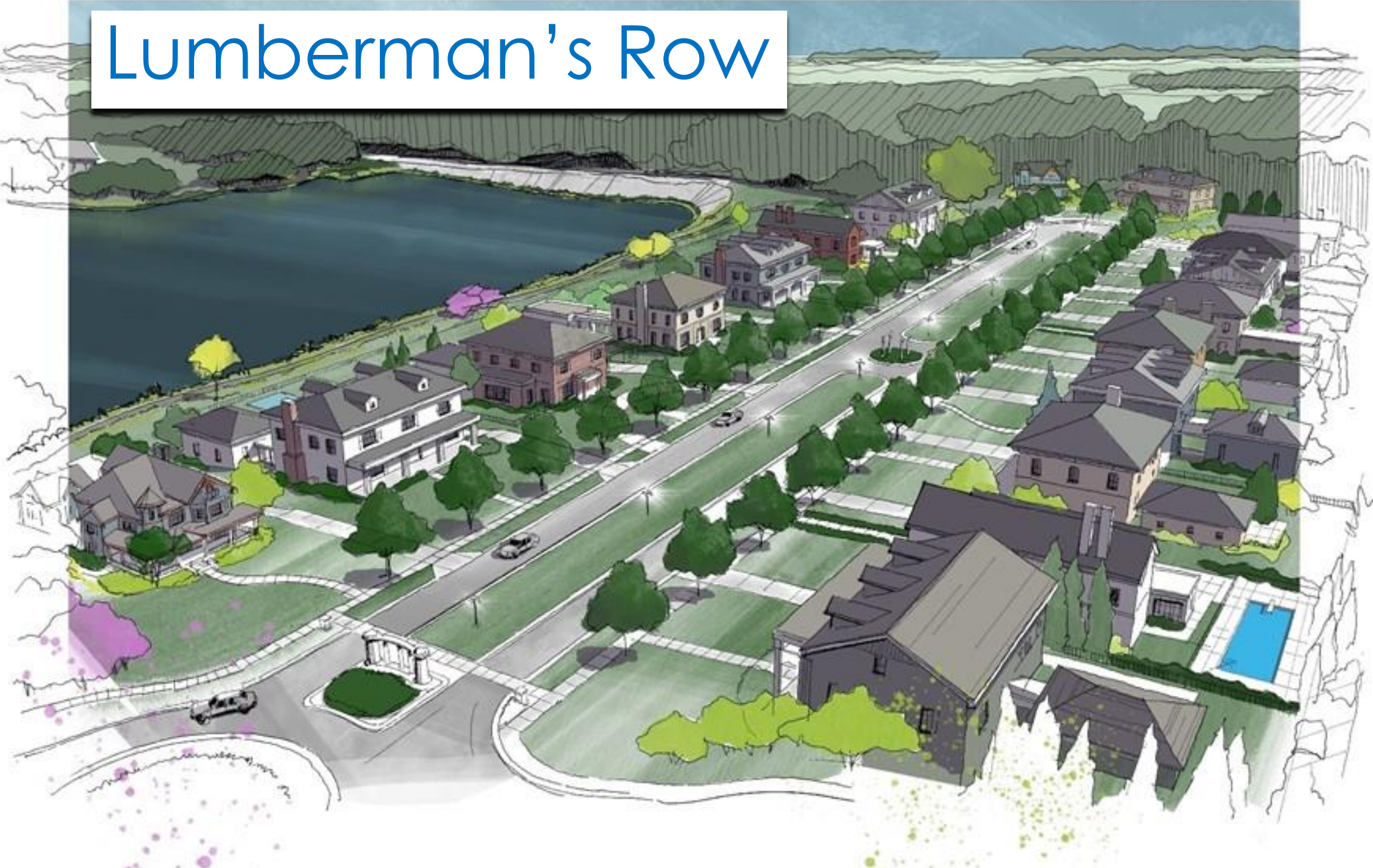
LONGVIEW
MANSION

WALKING
TRAILS

- New PDP
- 18 Lots
- Janssen Place Inspired Design
- Split Boulevard
- Walking Trails Along Lake



Lumberman's Row



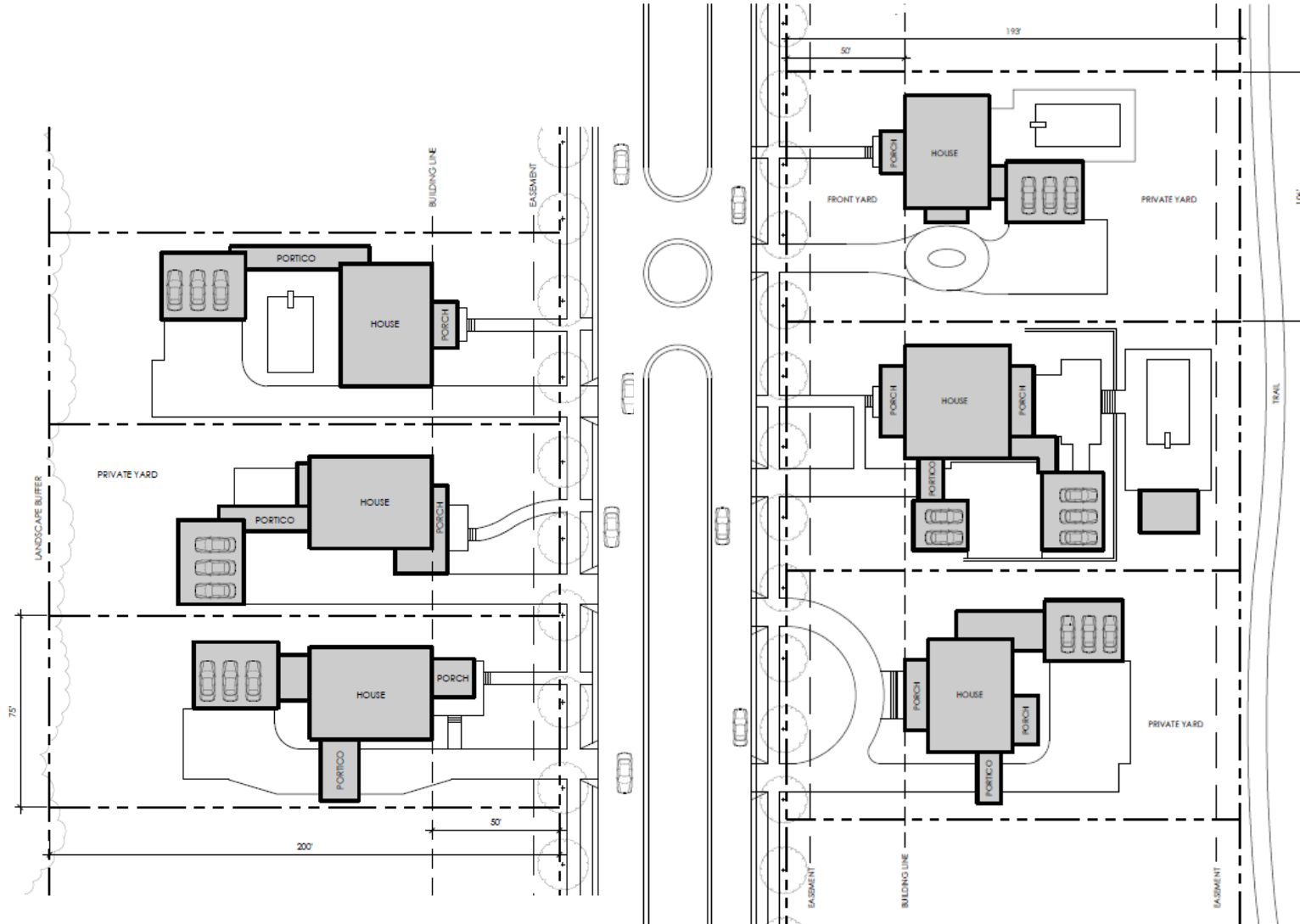
Lumberman's Row



- Design Book Addendum
- 3,200 SF Min SF
- 'Side-Drive' Lots
- 4-Sided Architecture
- Historic-Inspired Styles



Lumberman's Row



Lumberman's Row



Queen Anne Victorian



Italianate



Tudor-Jacobethan



Neogeorgian



Neocolonial



Shingle



Prairie School



Mediterranean
(Spanish/Italian)

Q&A

