

Lee's Summit Gateway Project

City Council

03/03/2026

Agenda



Project Overview/History



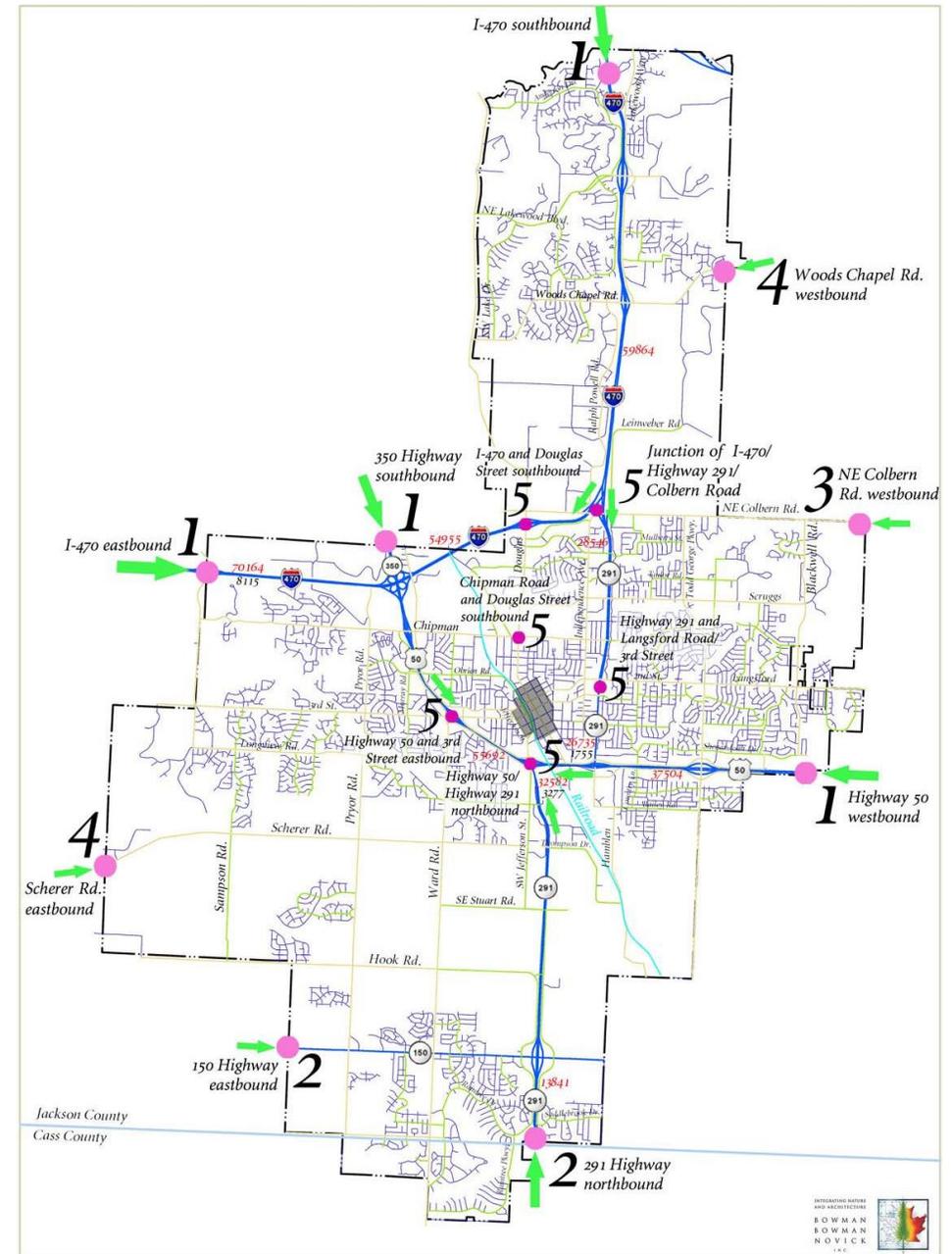
Location



Next Steps

Project History / Overview

- 2008 Gateway Master Plan
 - *Convey Image, Attract Visitors, Provide Character, Enhance Development*
 - Anticipated cost ~\$300,000-340,000
 - Parks & Recreation Dept.-led Process
 - Public Engagement process
- 2015 I470 Western Monument Built (Priority 1a)
- 2018 I470 Northern Monument Built (Priority 1b)
- 2024 Gateway Implementation Plan
 - 5-member Task Force
 - Community Outreach Efforts
 - Added Project to Capital Improvement Plan



Project History / Overview

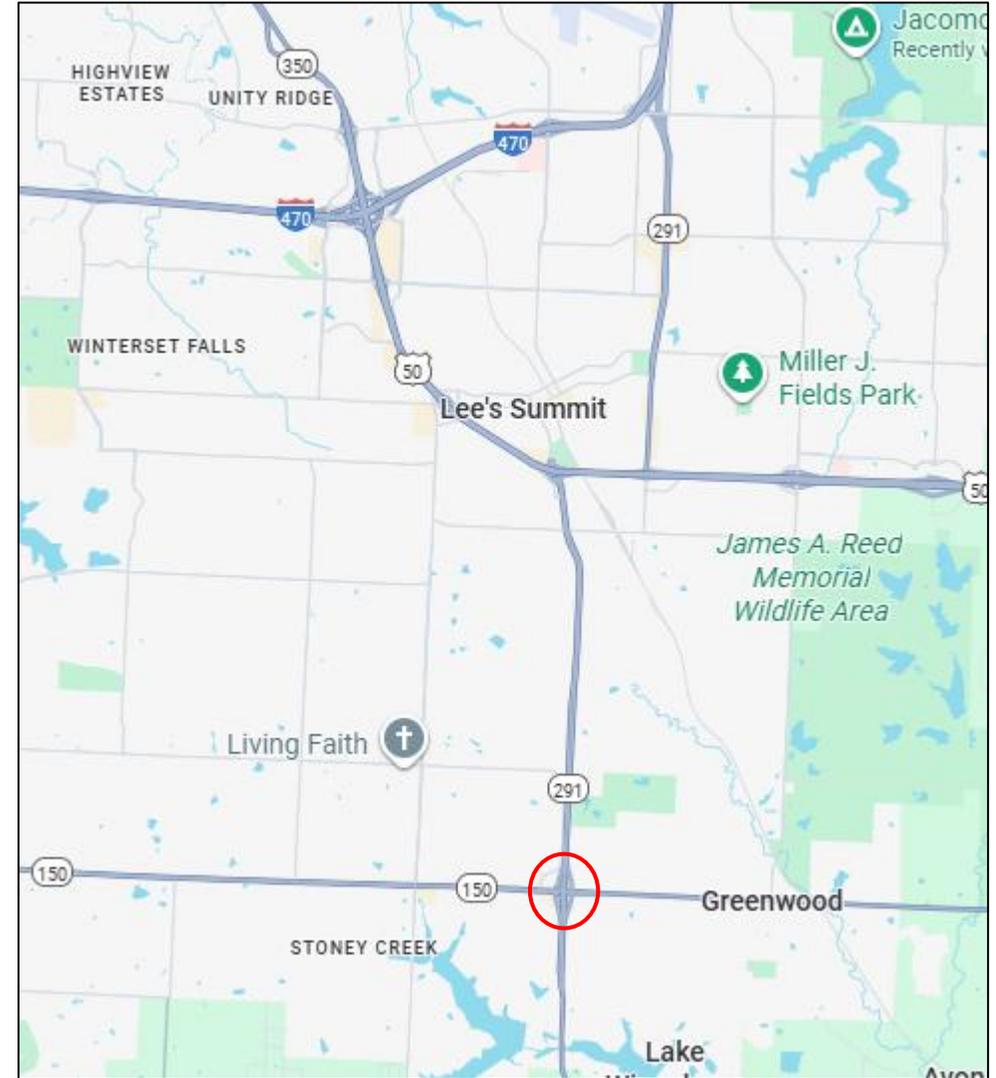
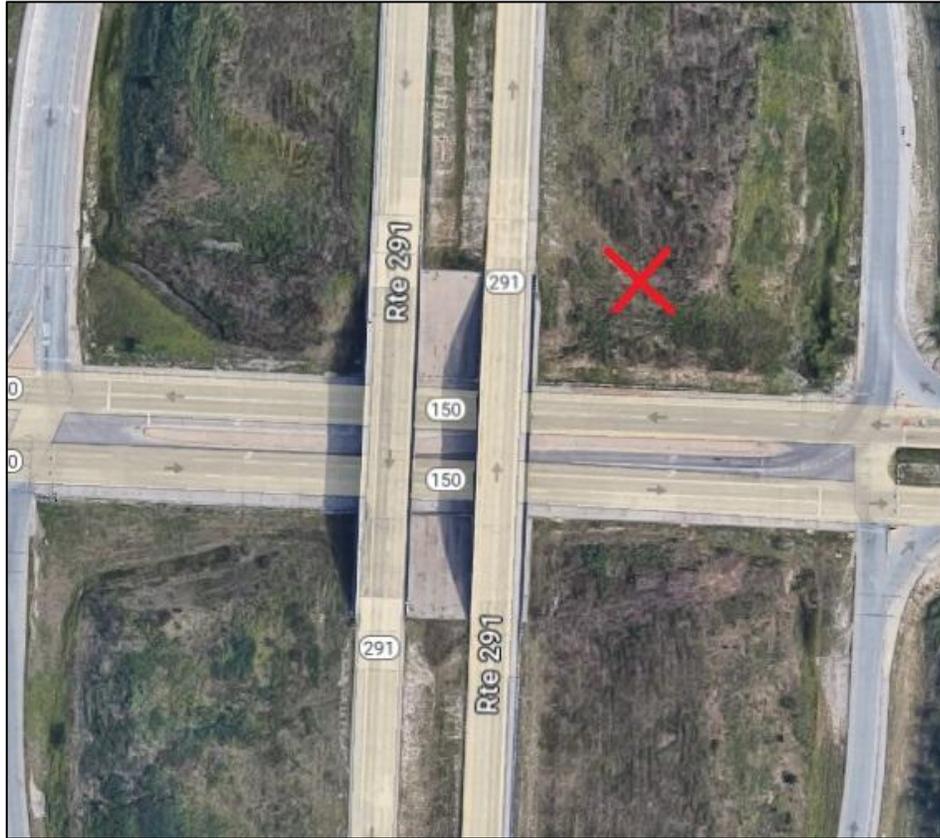


Artistic Rendering from 2008 Plan



Current I-470 Monuments

Arial View



Street View



View heading northbound on I-291



Direction of street view image



27 Green Votes

1 Red Vote

"I like the mix of materials & modern look"



4 Green Votes

5 Red Votes

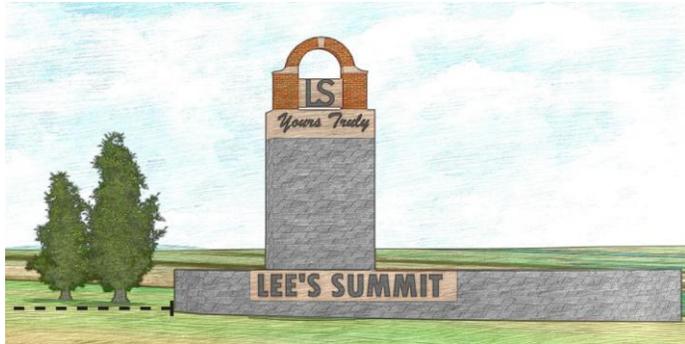
"I like monument, not the train"



5 Green Votes

2 Red Votes

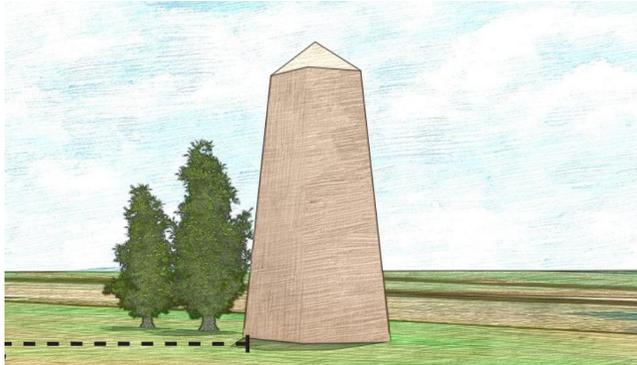
"keep the platform change the logo"



18 Green Votes

4 Red Votes

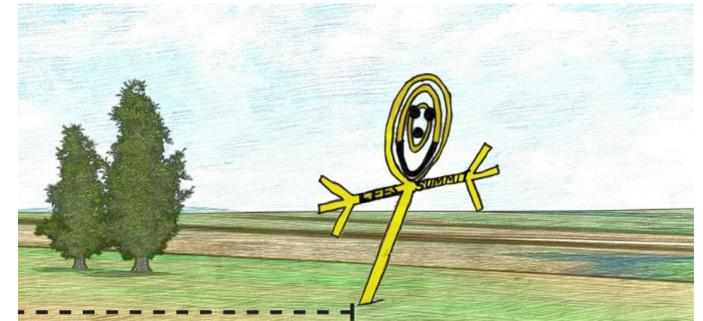
"Like for consistency, but maybe adjust slightly to modernize"



0 Green Votes

15 Red Votes

"It would be hard to see cool detail at high speeds"



5 Green Votes

12 Red Votes

"I like the 'fun' and 'conversation starter' idea, not necessarily this exactly"



The Summit

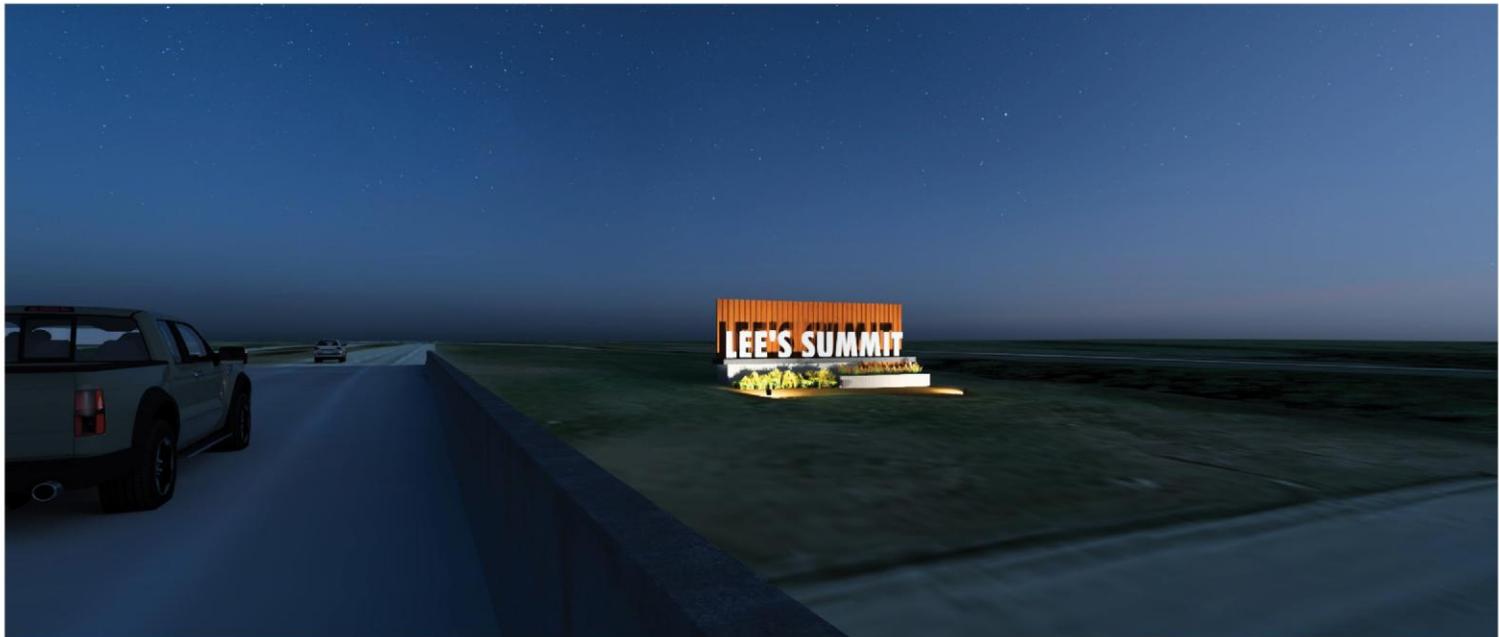
With Peak

Lee's Summit is the high point in elevation between KC & St. Louis



**Bartlett
& West**

Driving community and industry forward, together.



The Summit

Flat Top

Lee's Summit is the high point in elevation between KC & St. Louis



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The Replica

With Arch

Replicates the arch & materiality from the existing sign located on 470 Eastbound past the View High exit into Lee's Summit



Native Landscaping Of The Lee's Summit Gateways by Margot Betsworth, Lee's Summit Tribune
<https://tribune.net/native-landscaping-of-the-lee-summit-gateways/>



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The Replica

No Arch

Replicates the arch & materiality from the existing sign located on 470 Eastbound past the View High exit into Lee's Summit



Native Landscaping Of The Lee's Summit Gateways by Margot Betsworth, Lee's Summit Tribune
<https://tribune.net/native-landscaping-of-the-lee-summit-gateways/>



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Timeline

Contract Approvals
Fall 2025

IDA Agreement

- First Reading 9/23/25
- Second Reading 9/30/25

Design-Build Contract

- First Reading 11/10/25
- Second Reading 11/18/25

Design Process
Winter 2025

Site Survey & Public Design Process

IDA Design Recommendation
02/27/26

Council Design Recommendation
03/03/26

Permitting
April 2026

MoDOT ROW Permit Approval & Licensing Agreement

City Building & Electric Permit

Construction
Summer 2026

Initiates upon final approval of licensing agreement