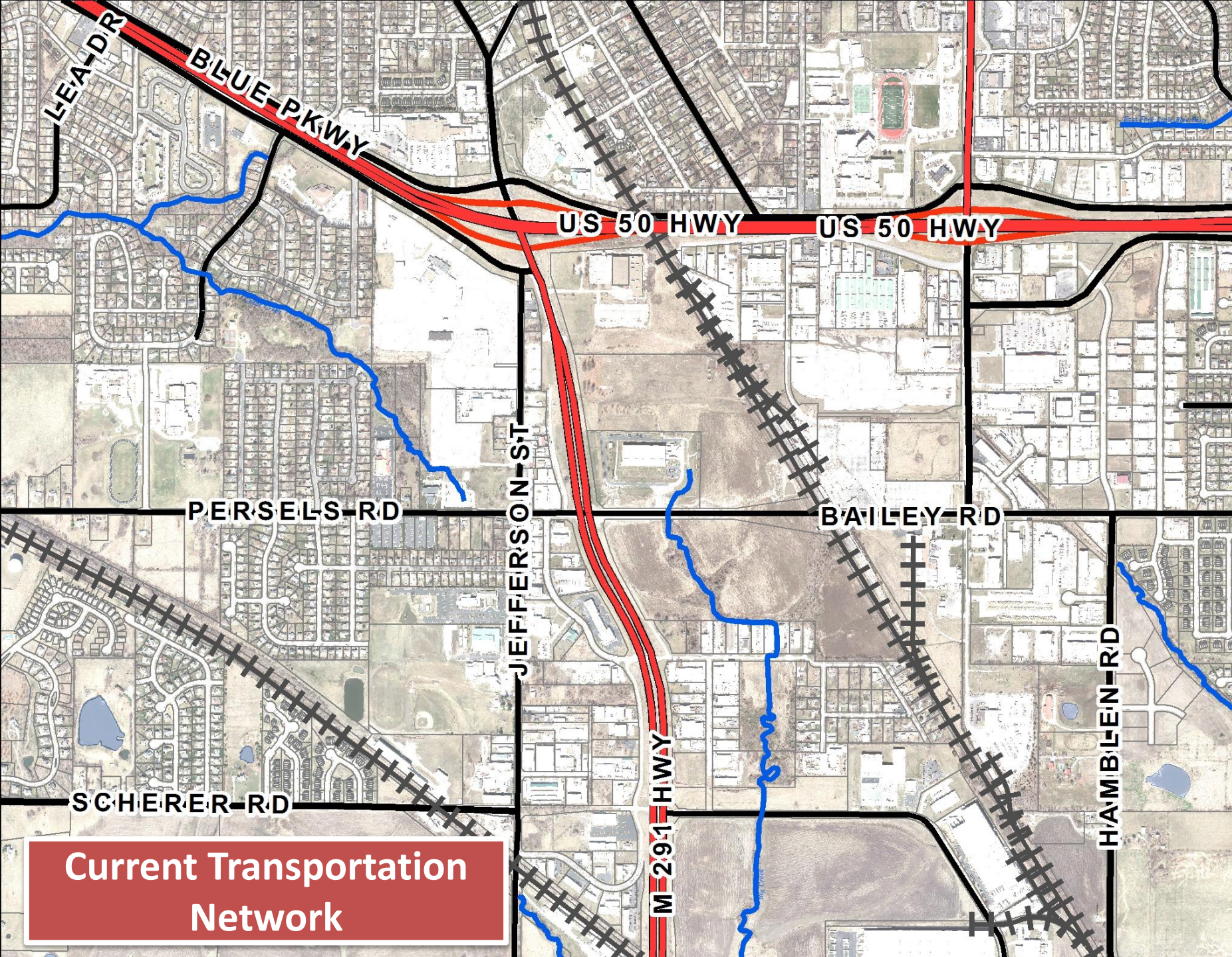


South M-291/US 50 Area Master Development Plan

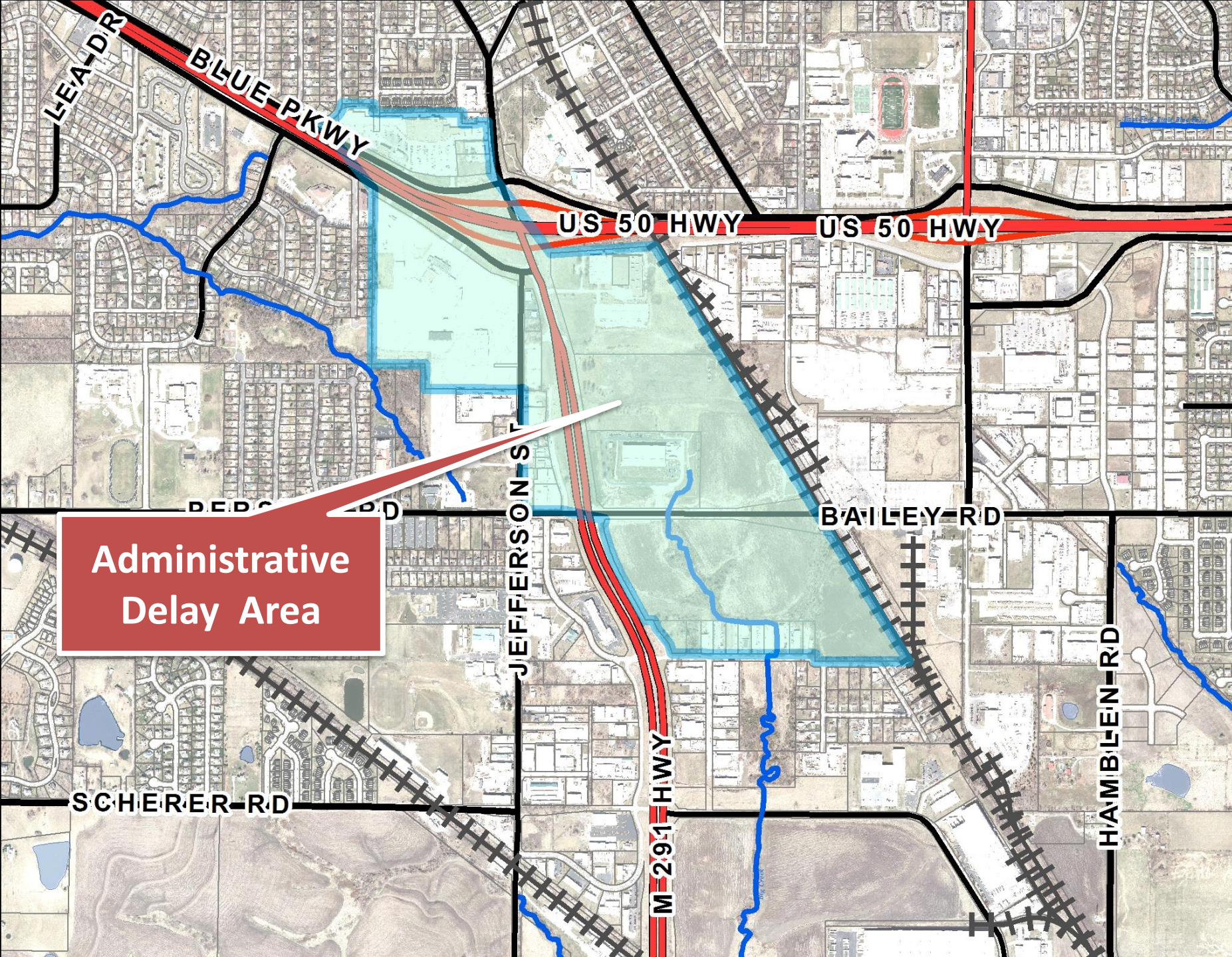


Yours Truly

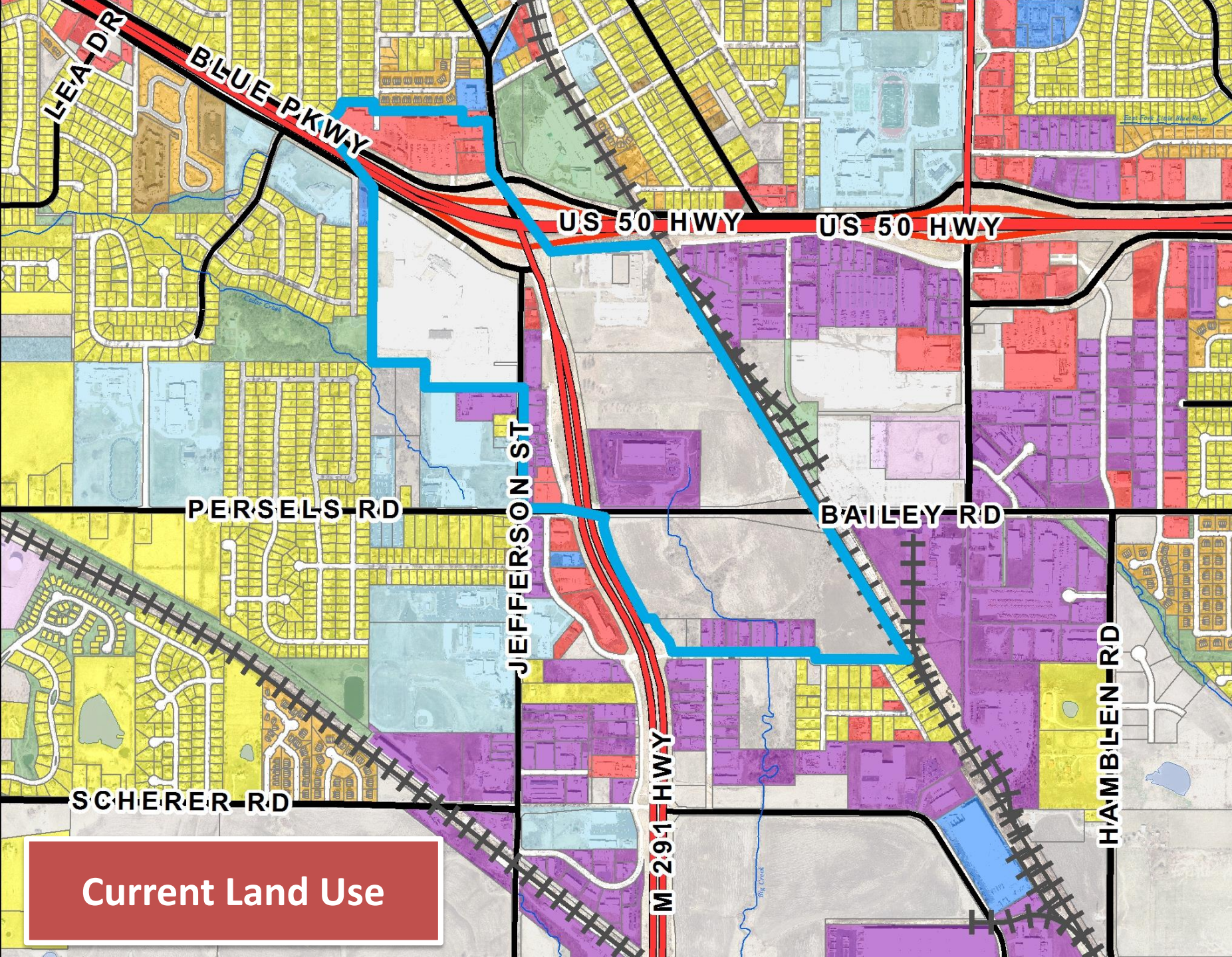




**Current Transportation
Network**



**Administrative
Delay Area**



LEA DR

BLUE PKWY

US 50 HWY

US 50 HWY

PERSELS RD

JEFFERSON ST

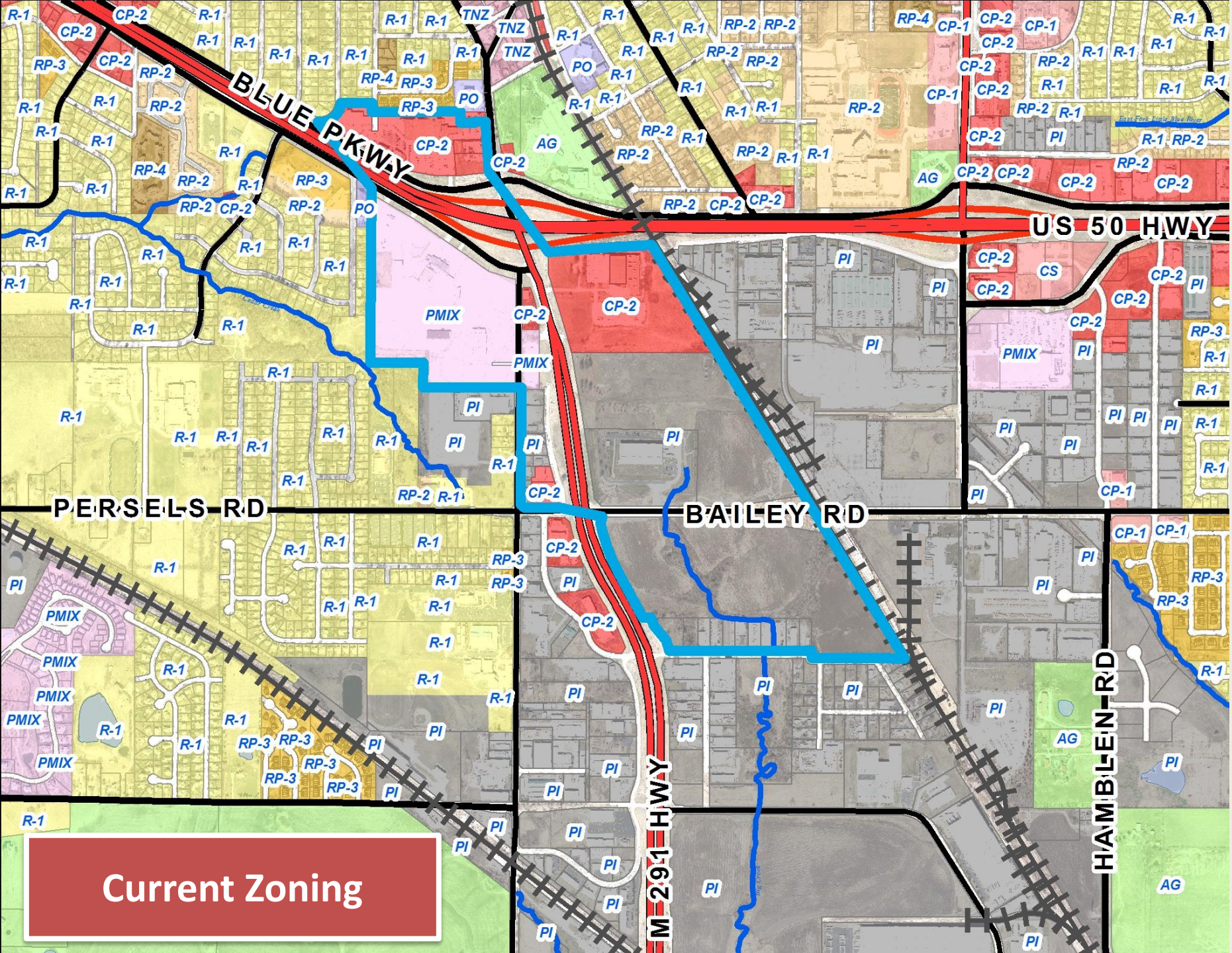
BAILEY RD

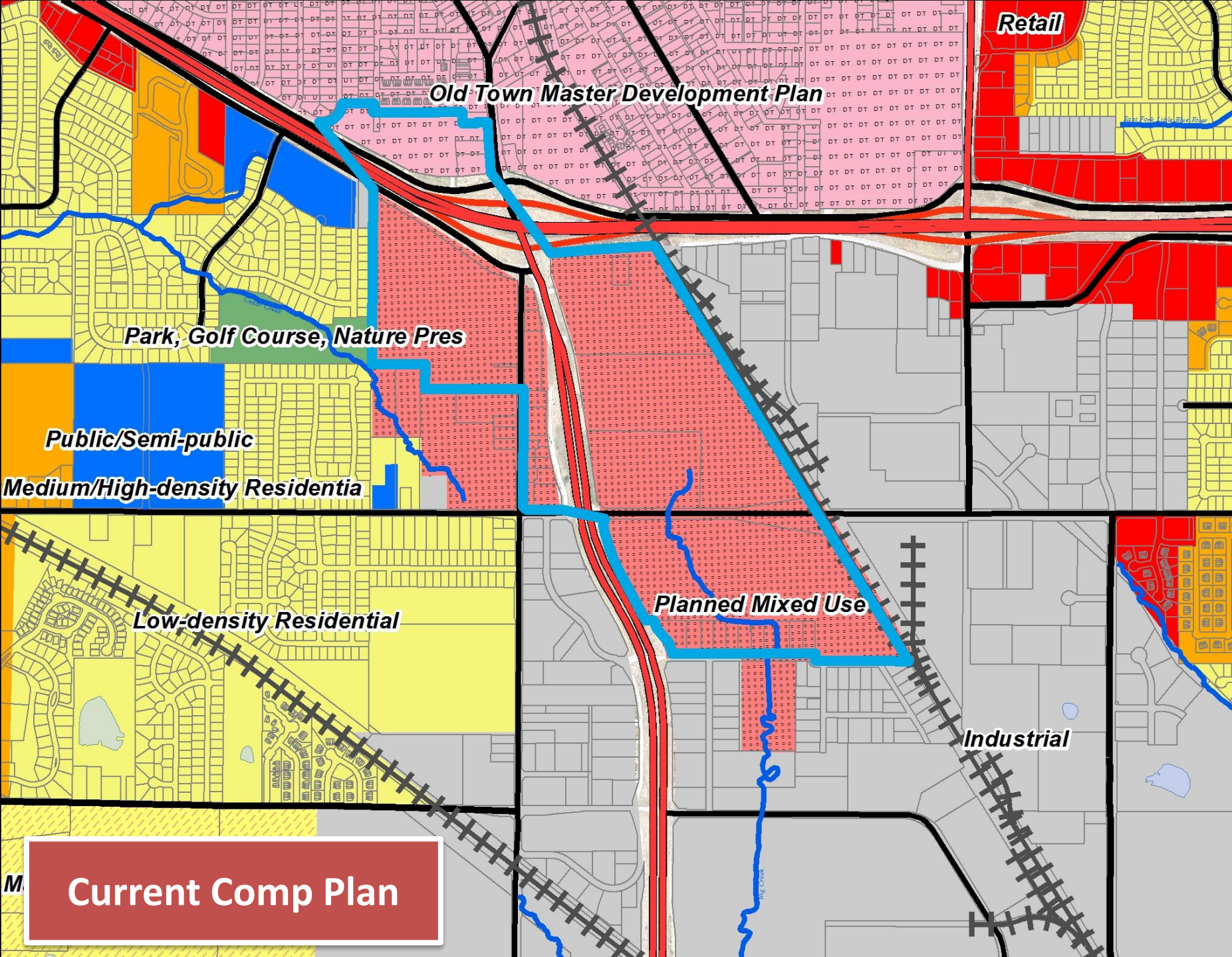
SCHERER RD

M 291 HWY

HAMBLEN RD

Current Land Use





Old Town Master Development Plan

Retail

Park, Golf Course, Nature Pres

Public/Semi-public

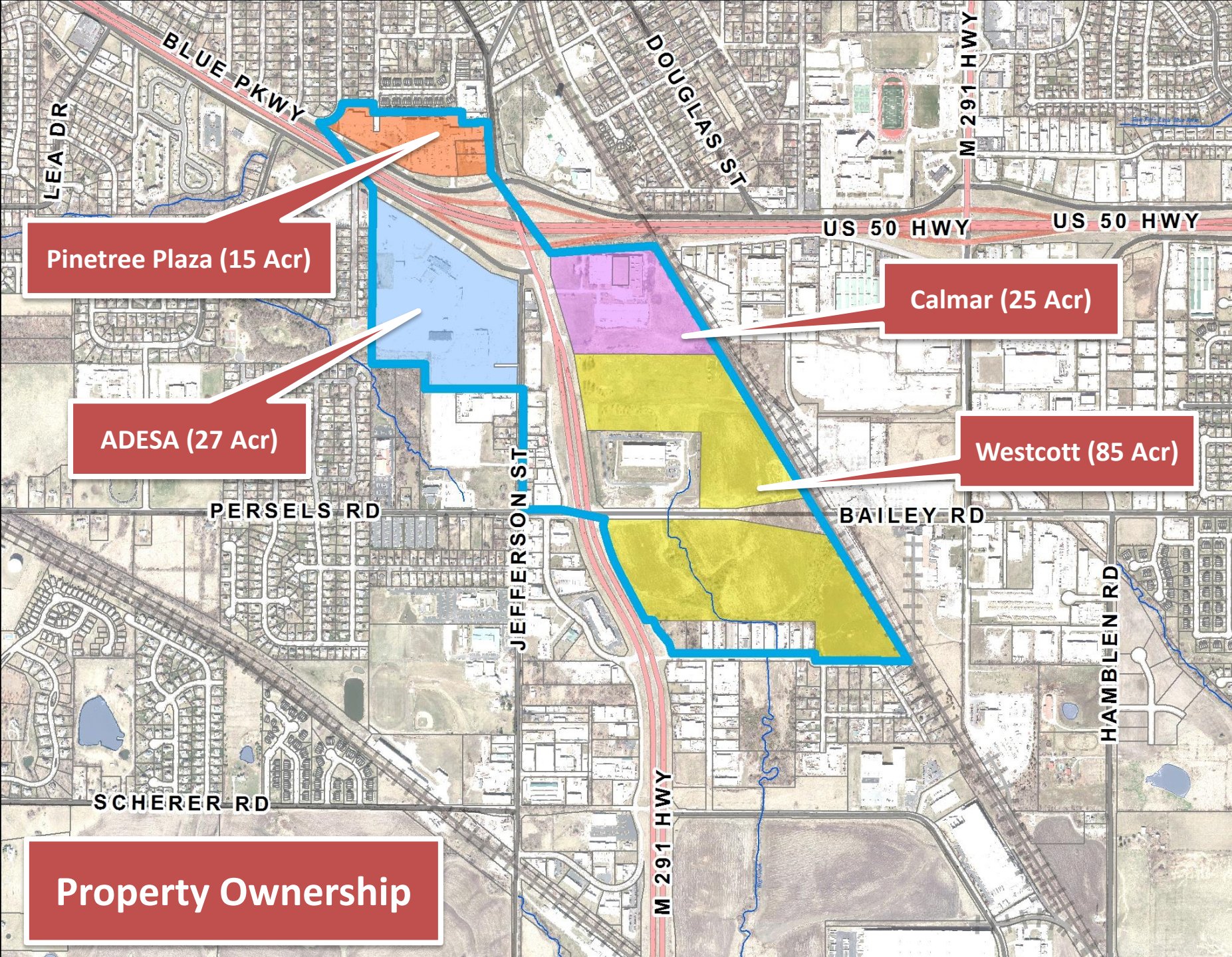
Medium/High-density Residential

Low-density Residential

Planned Mixed Use

Industrial

Current Comp Plan



Pinetree Plaza (15 Acr)

Calmar (25 Acr)

ADESA (27 Acr)

Westcott (85 Acr)

Property Ownership

Area Development Goals



Yours Truly



- Gateway to Downtown
- Destination point (attractive, friendly, and “sticky”)
- Building community rather than standalone uses
- Increased, concentrated and long-lasting human activities
- Sizable public spaces with attractions (i.e. where more activities occur)
- Place-making and human scale



LEE'S SUMMIT
MISSOURI

Yours Truly



- Mixed uses (for live, work, shop, and play) in one place
- Vertical mix of uses
- Residential tied in and integrated retail/office (not just standalone residential)
- Housing choices



LEE'S SUMMIT
MISSOURI



Yours Truly

- Prominent architecture and height for visual focus and interest from highways
- Buildings brought close to street
- 4-sided architecture and durable, attractive materials
- Themed look (landscaping, color, materials, etc.). One theme for retail area, one for industrial area, overall landscape plan, street trees planted at street construction



LEE'S SUMMIT
MISSOURI



Yours Truly

- Multi-modal, pedestrian/bicycle friendly environment
- Reduced surface/on-street parking
- Reduced speed of motorized vehicle movement
- Can be easily served by transit



LEE'S SUMMIT
MISSOURI

Yours Truly



- Avoid competition for the same businesses from Lee's Summit
- Sustainability elements application – solar, stormwater management combined with features for outdoor activities (not just for holding water), street trees
- Financially workable (financing structure and strategy) for the development of the area



LEE'S SUMMIT
MISSOURI



Yours Truly

Master Development Concept

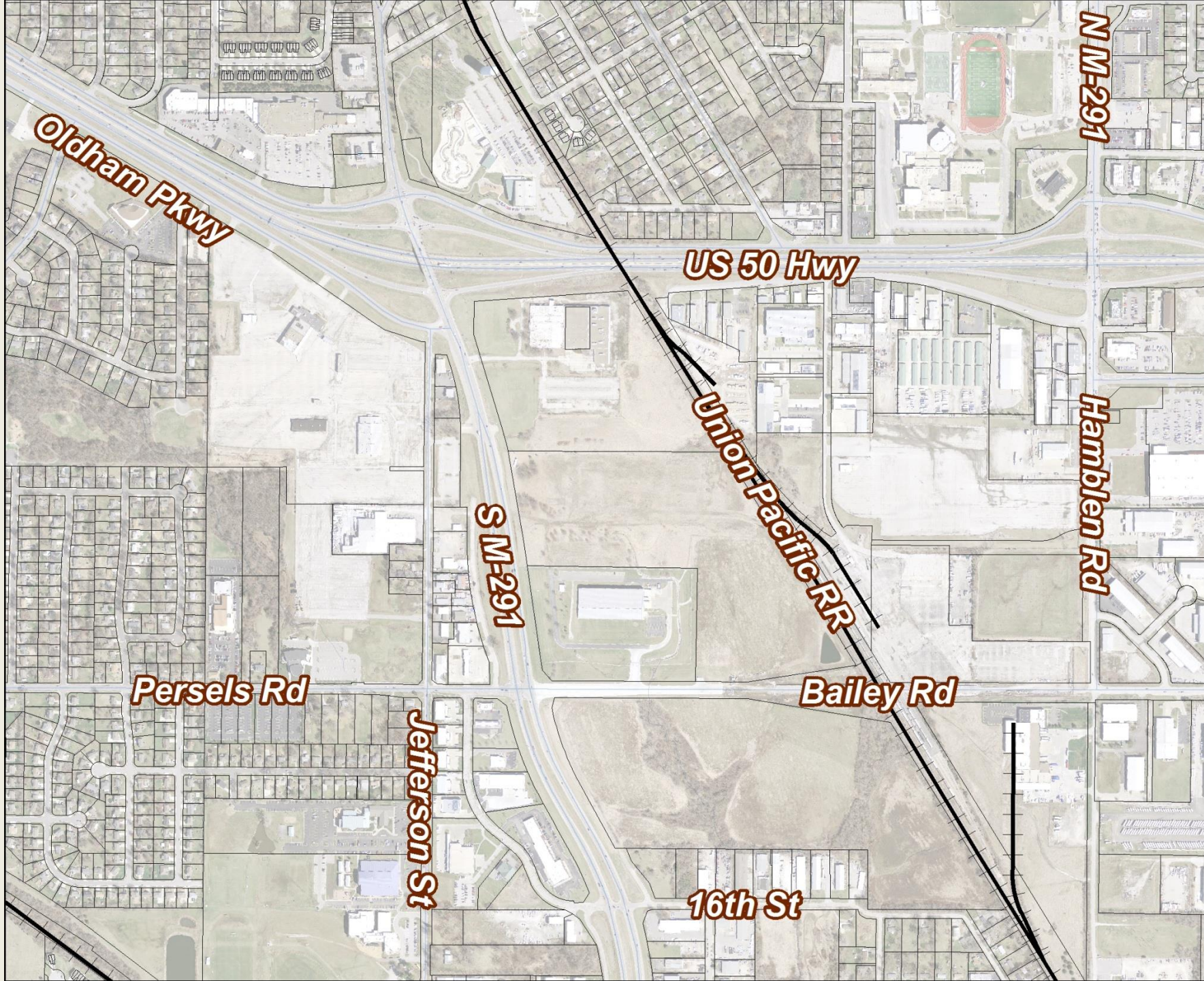


LEE'S SUMMIT
MISSOURI

Yours Truly







N M-291

Oldham Pkwy

US 50 Hwy

Hamblen Rd

Union-Pacific-RR

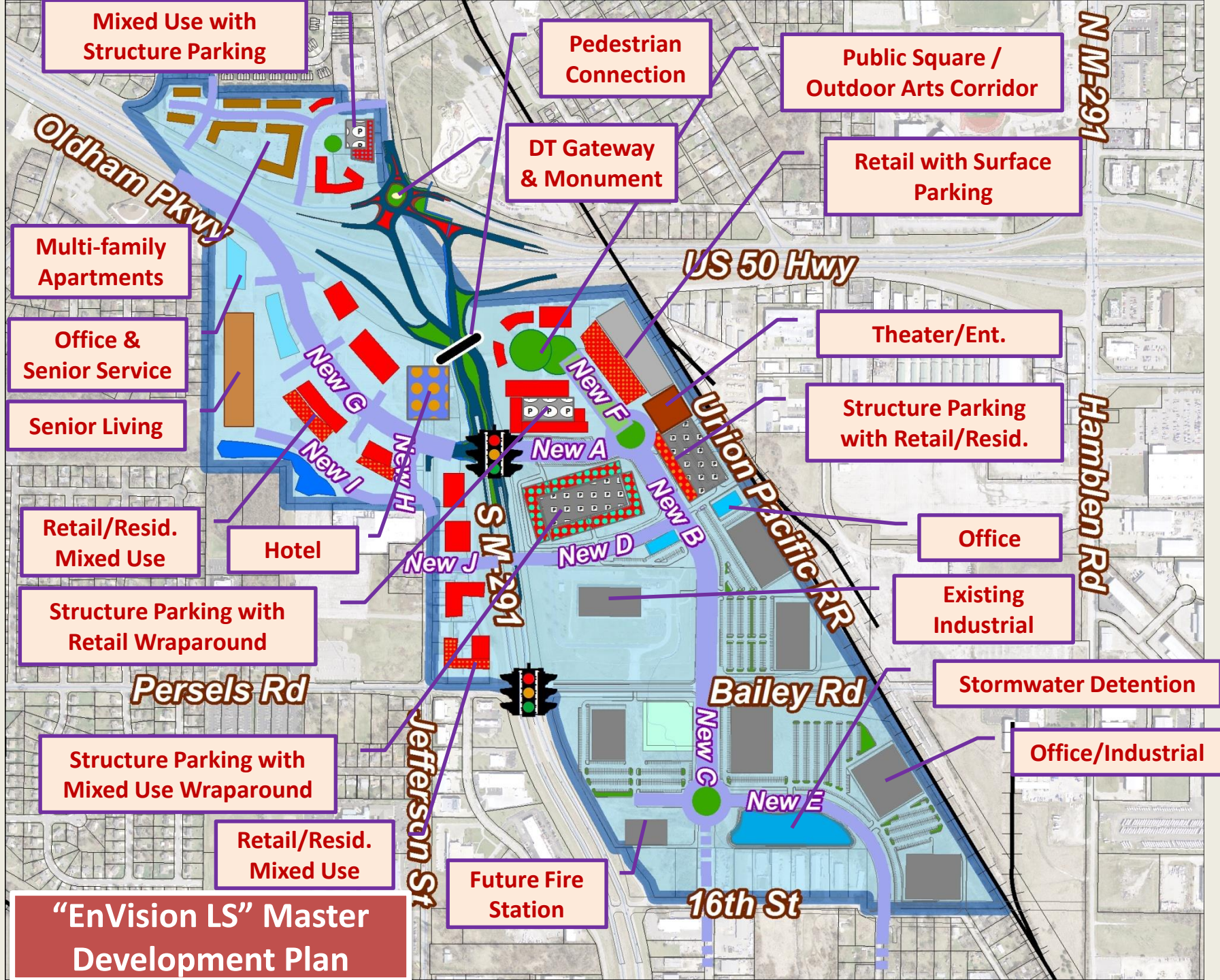
S M-291

Persels Rd

Jefferson St

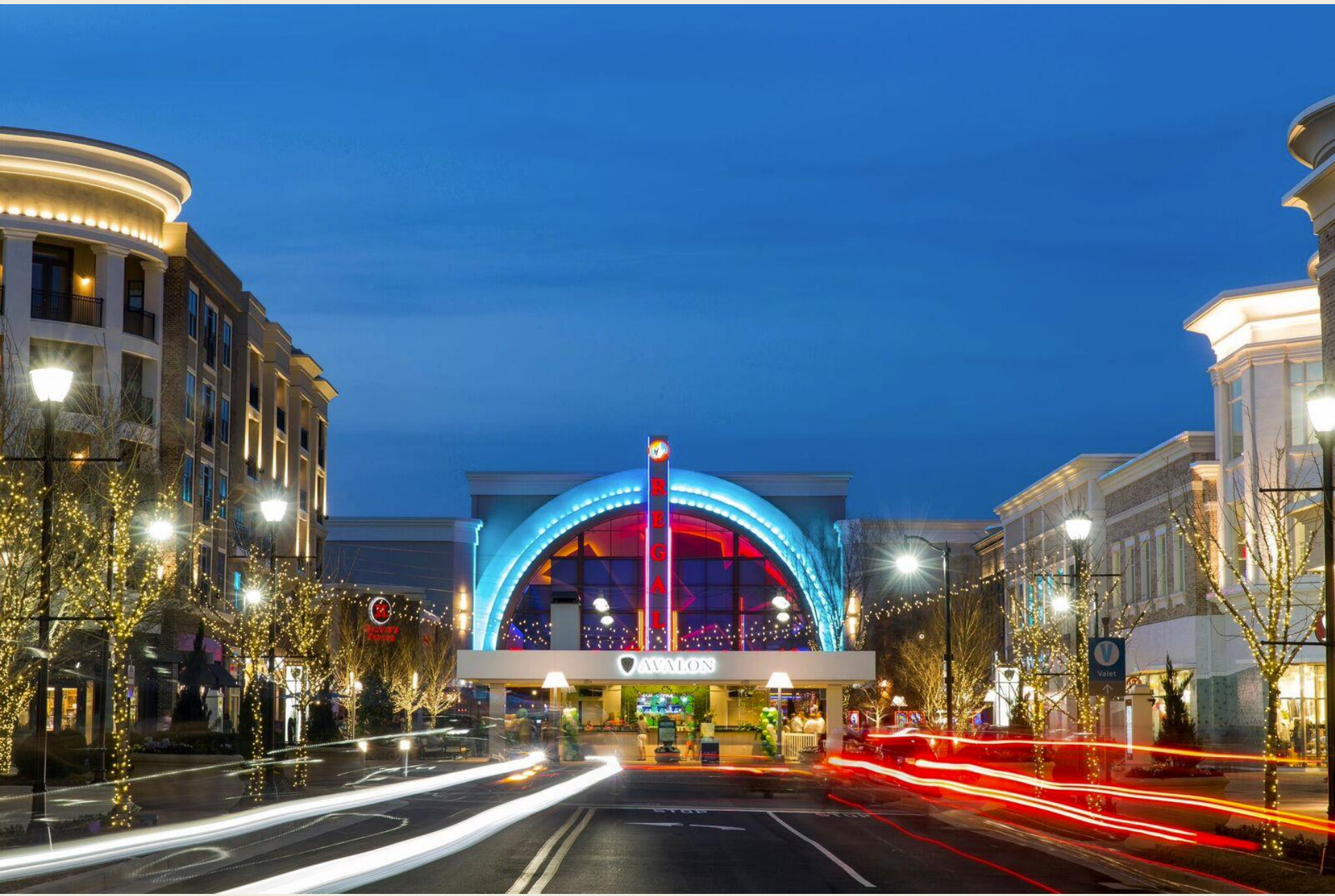
Bailey Rd

16th St



An aerial view of a resort town square at dusk. In the foreground, a large, circular fountain with multiple jets of water is illuminated with warm lights. To the right, a tall, slender Christmas tree stands prominently. The background features a large, multi-story building with a prominent American flag flying from a tall pole. The sky is a mix of soft orange and blue, suggesting the time is either dawn or dusk. The overall scene is festive and well-maintained.

Visualize



















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