

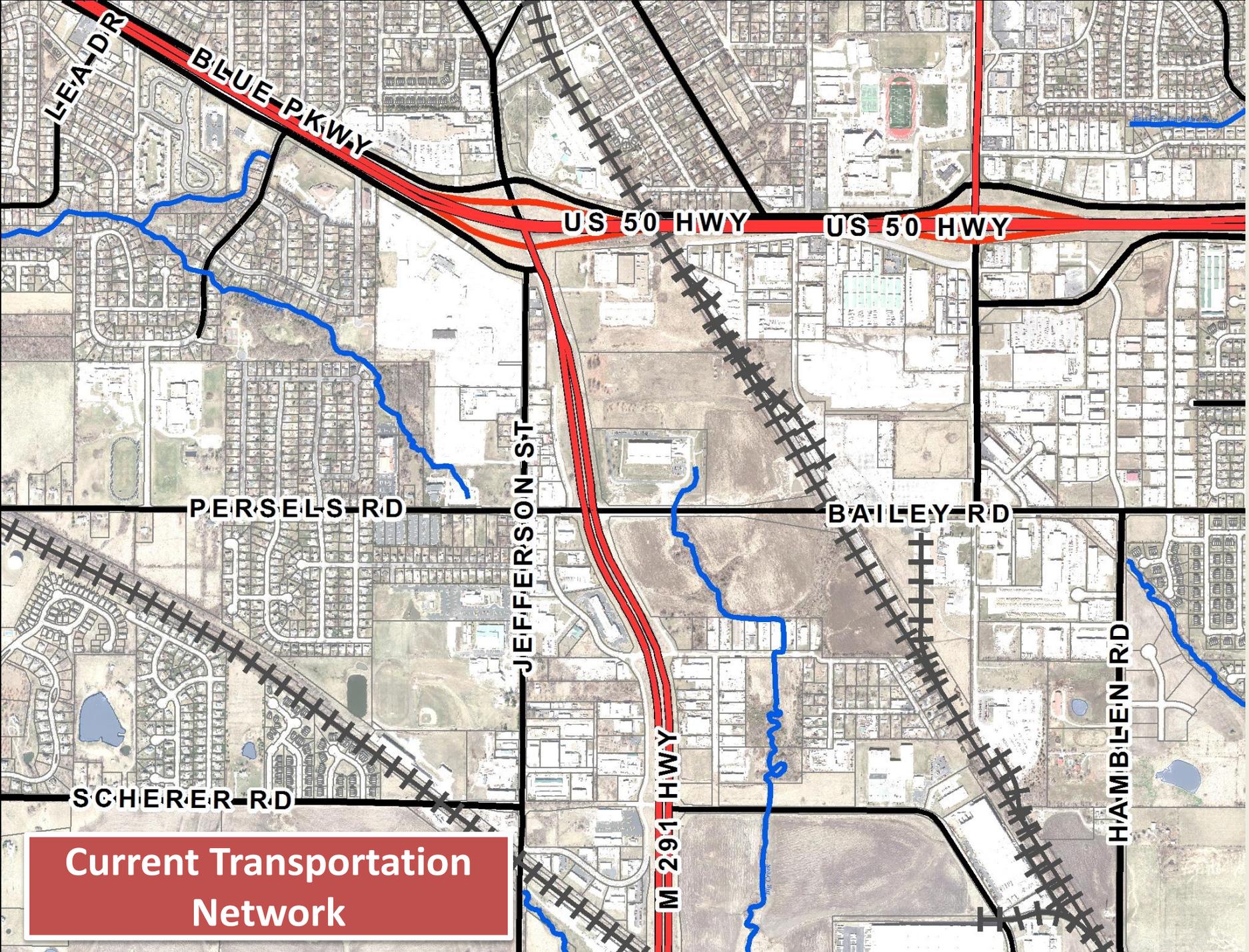
South M-291/US 50 Area Master Development Plan



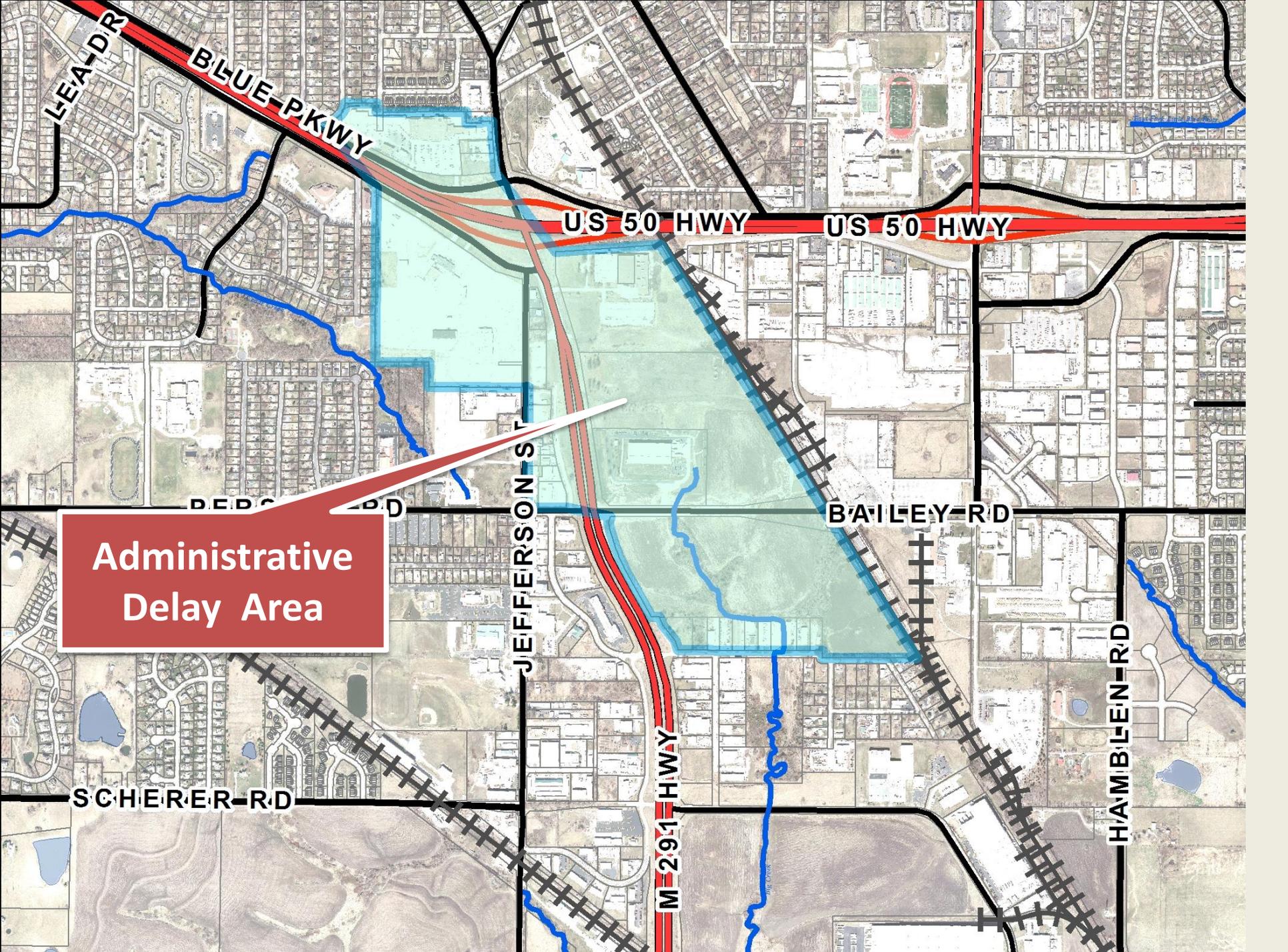
LEE'S SUMMIT
MISSOURI

Yours Truly





Current Transportation Network



**Administrative
Delay Area**

LEA DR
BLUE-PKWY

US 50 HWY US 50 HWY

DEPC
RD

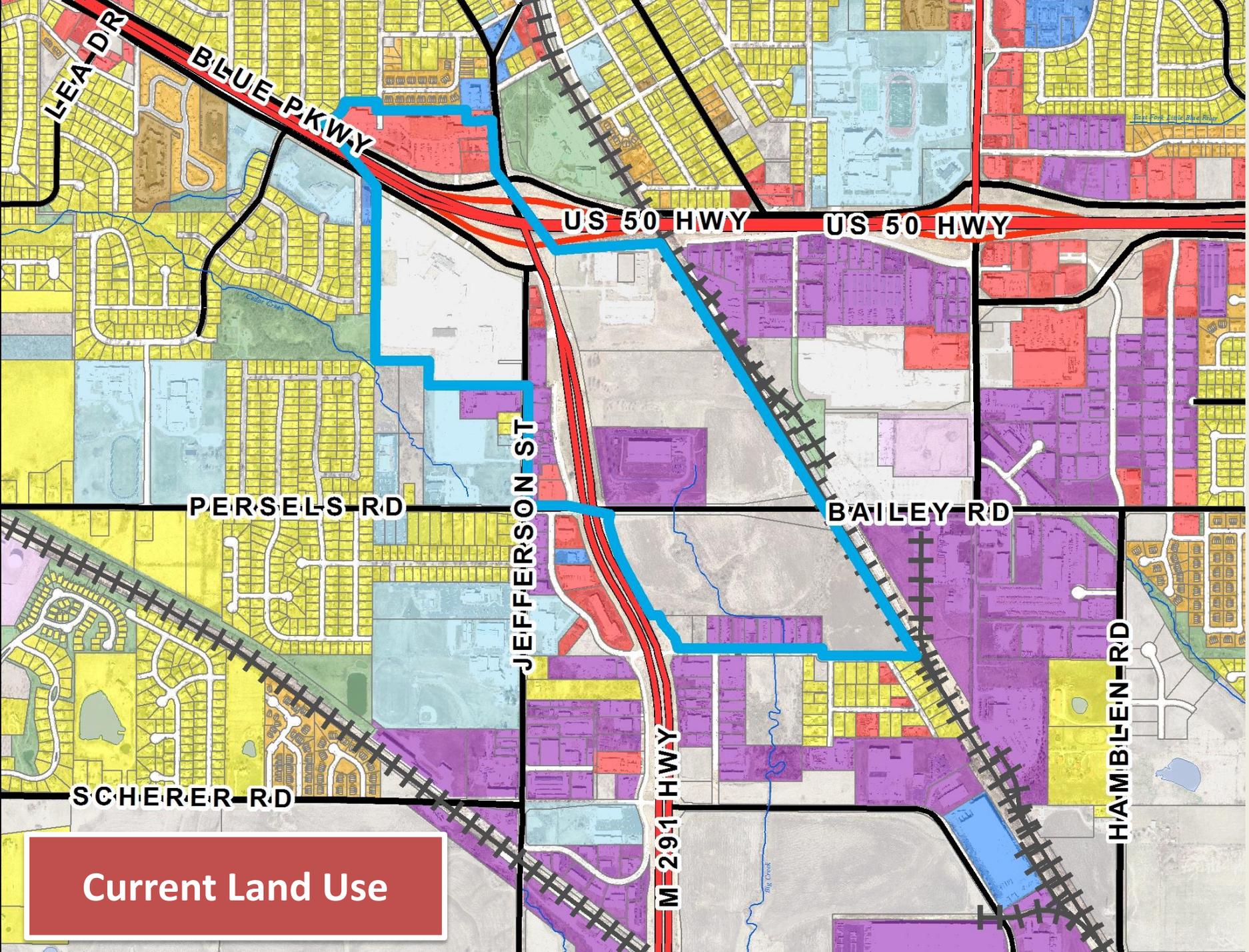
JEFFERSON ST

BAILEY RD

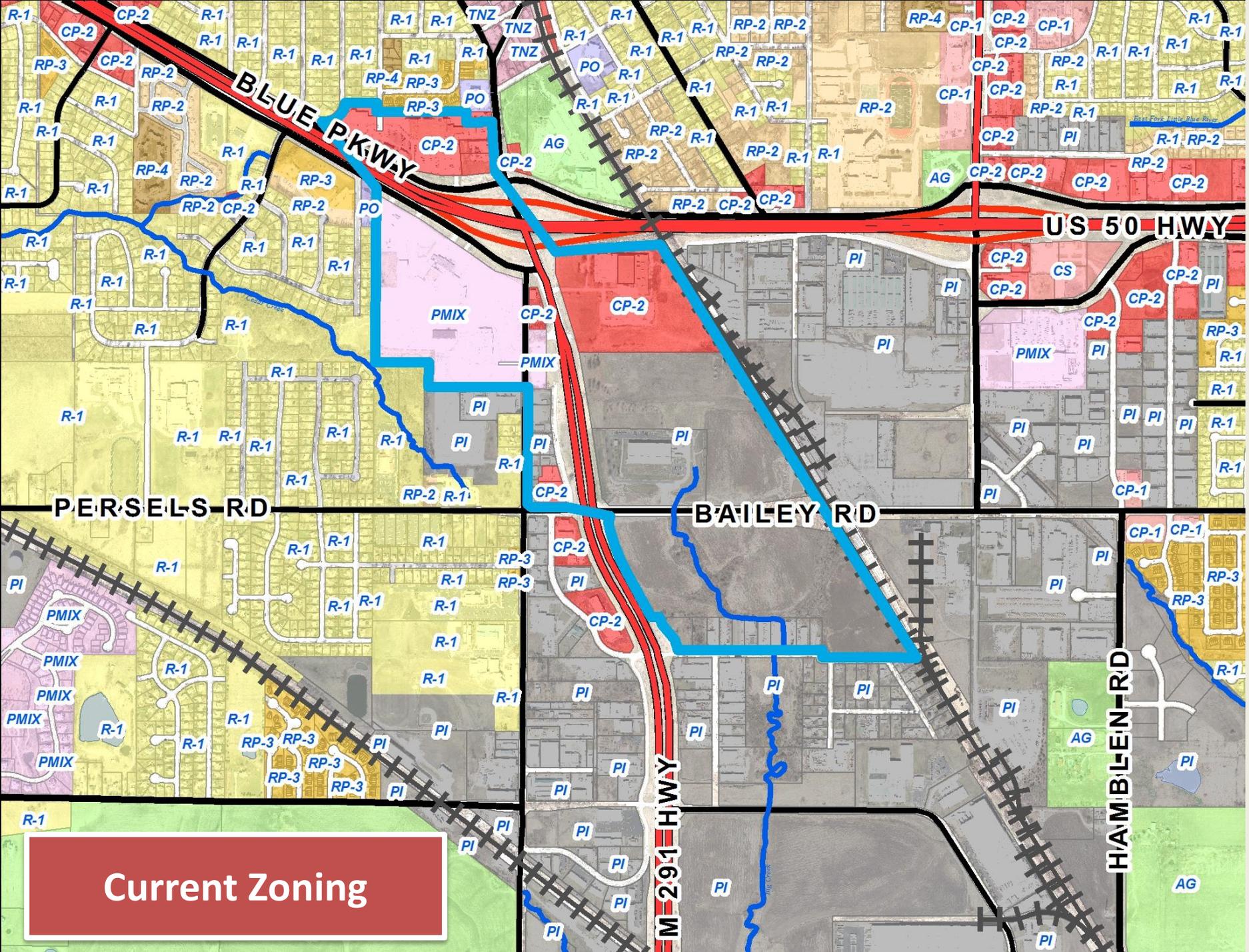
SCHERER RD

M 291 HWY

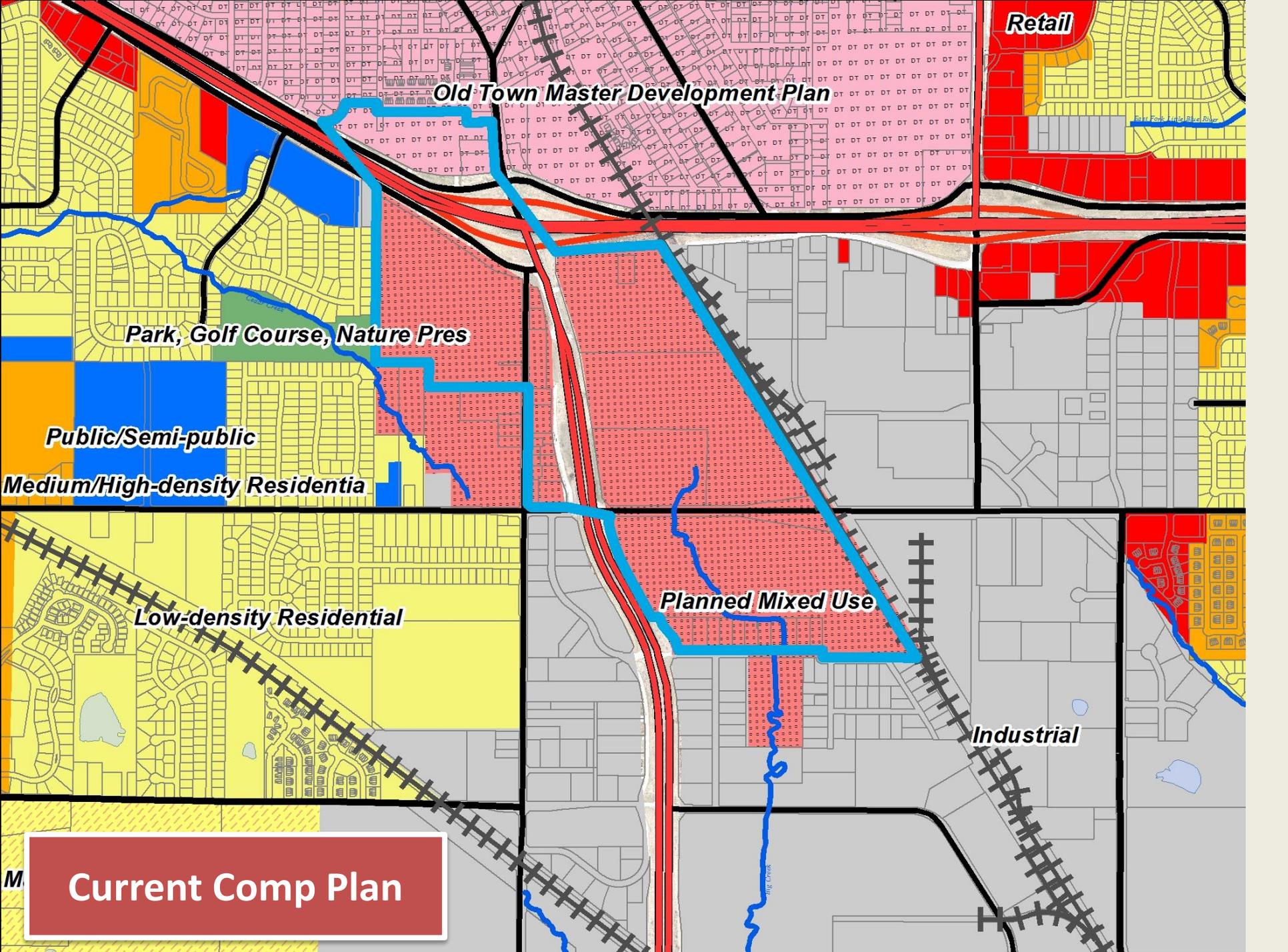
HAMBLEN RD



Current Land Use



Current Zoning



Old Town Master Development Plan

Retail

Park, Golf Course, Nature Pres

Public/Semi-public

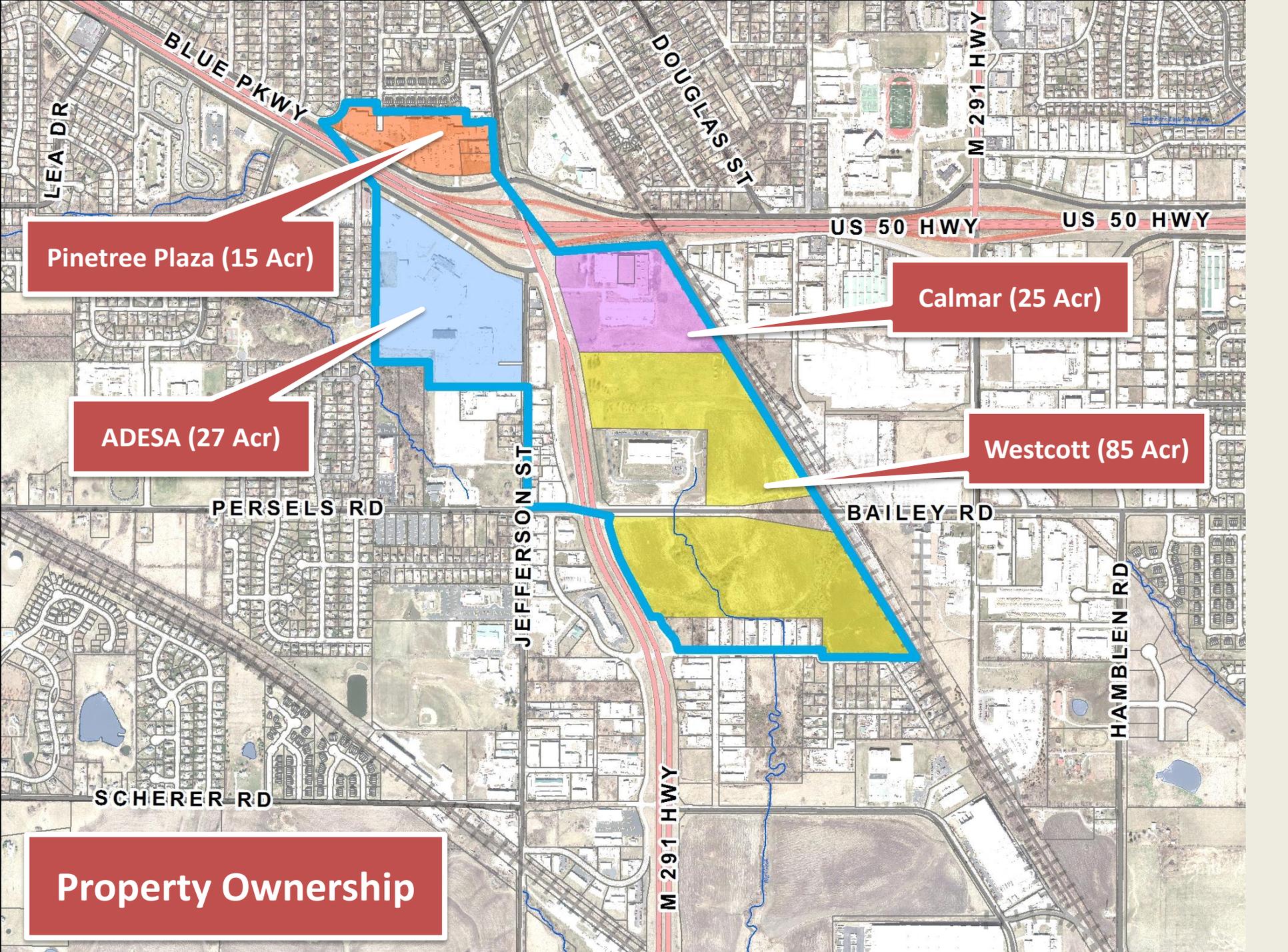
Medium/High-density Residential

Low-density Residential

Planned Mixed Use

Industrial

Current Comp Plan



Pinetree Plaza (15 Acr)

ADESA (27 Acr)

Calmar (25 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



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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



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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

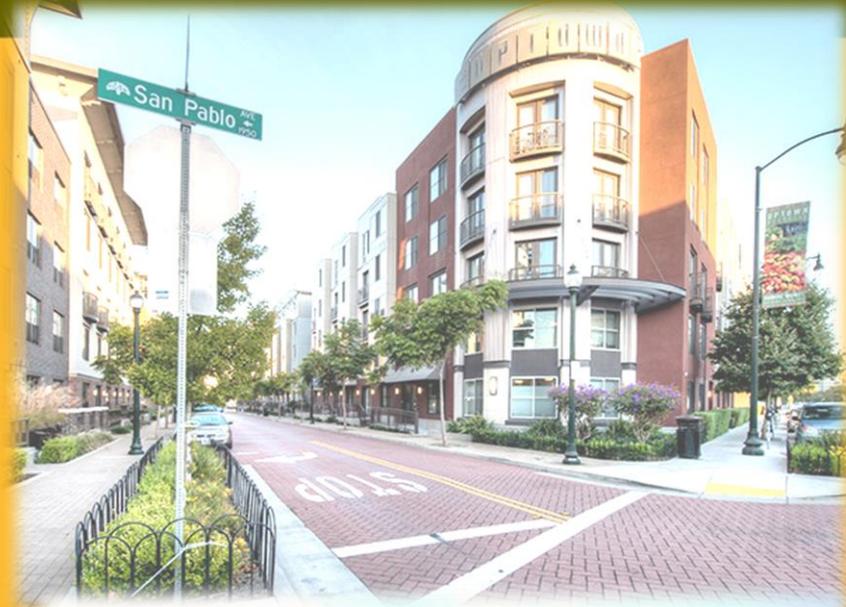


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- Multi-modal, pedestrian/bicycle friendly environment
- Reduced surface/on-street parking
- Reduced speed of motorized vehicle movement
- Can be easily served by transit



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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



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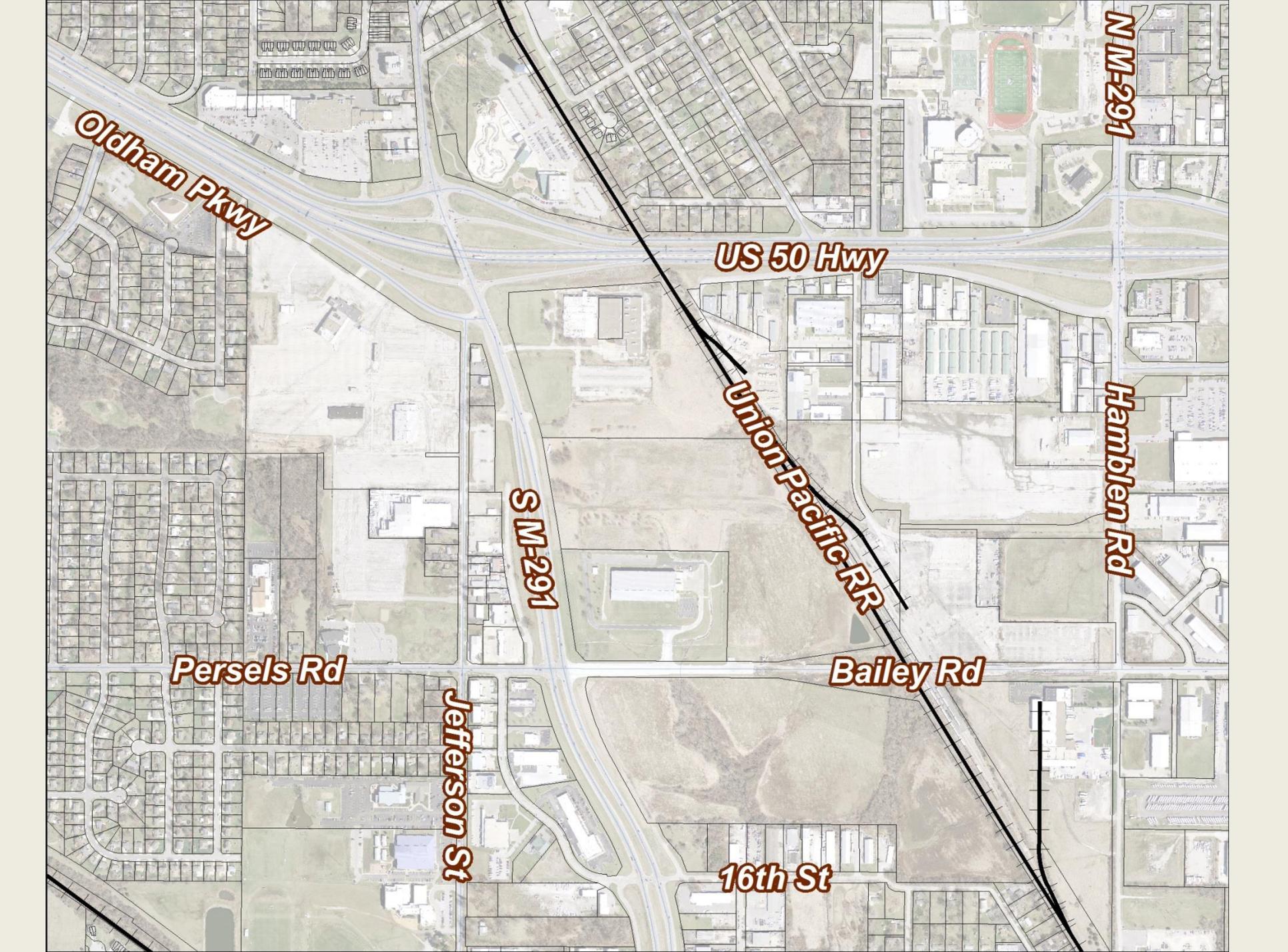


Master Development Concept



Yours Truly





Oldham Pkwy

US 50 Hwy

N M-291

Union-Pacific-RR

Hamblen Rd

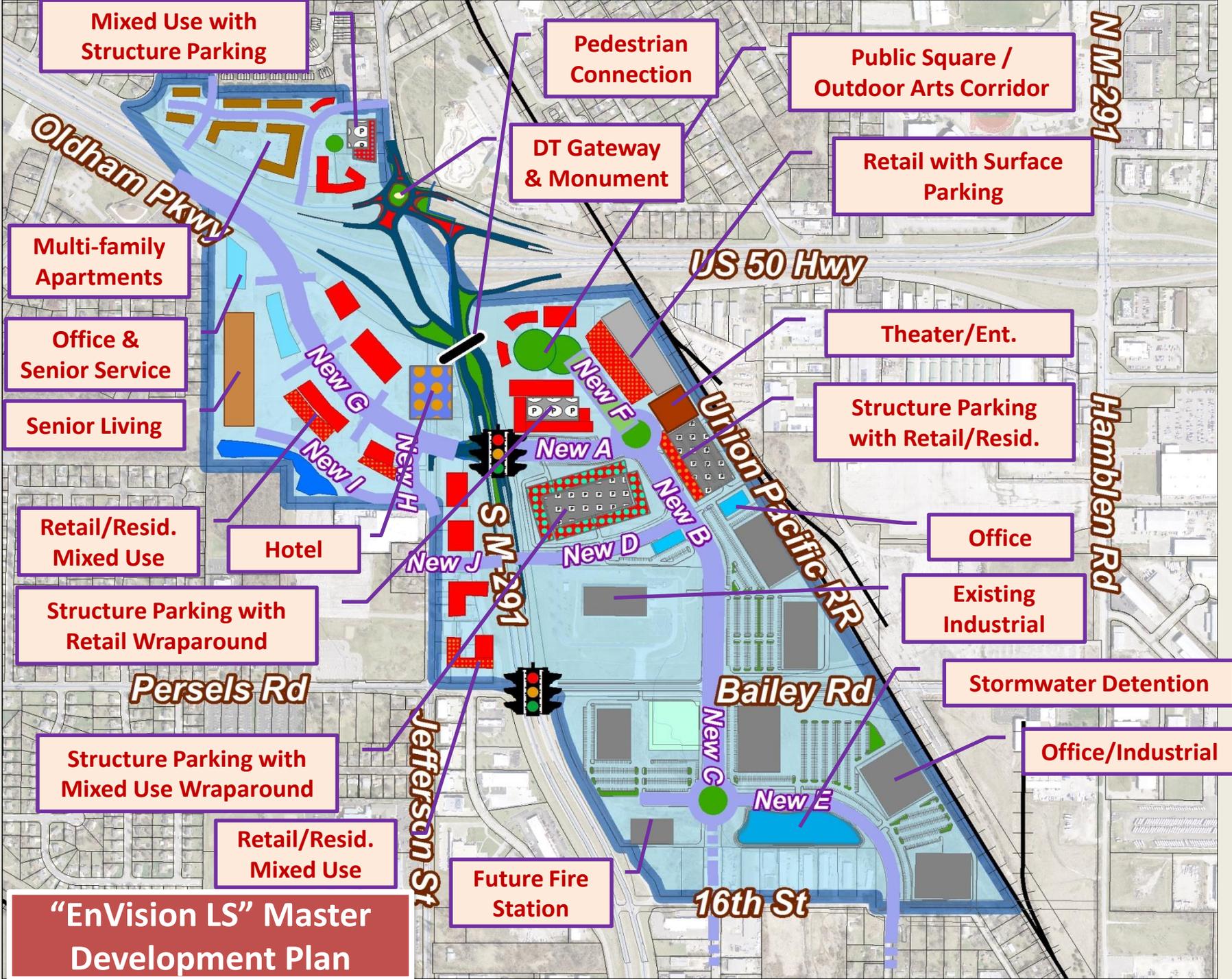
S M-291

Persels Rd

Bailey Rd

Jefferson St

16th St



Mixed Use with Structure Parking

Pedestrian Connection

Public Square / Outdoor Arts Corridor

Multi-family Apartments

DT Gateway & Monument

Retail with Surface Parking

Office & Senior Service

Theater/Ent.

Senior Living

Structure Parking with Retail/Resid.

Retail/Resid. Mixed Use

Hotel

Office

Structure Parking with Retail Wraparound

Existing Industrial

Persels Rd

Structure Parking with Mixed Use Wraparound

Stormwater Detention

Retail/Resid. Mixed Use

Future Fire Station

Office/Industrial

“EnVision LS” Master Development Plan

N M-291

US 50 Hwy

Hamblen Rd

S M-291

Bailey Rd

Jefferson St

16th St

New G

New I

New J

New A

New D

New F

New B

New C

New E

Union Pacific RR

An aerial view of a resort courtyard during the Christmas season. The scene features a large, ornate fountain with multiple jets of water, some of which are illuminated with warm lights. A tall, decorated Christmas tree stands prominently on the right side. The courtyard is surrounded by multi-story buildings with classic architectural details, including a prominent golden dome on the left. People are seen walking along the paved paths and sitting on the fountain's edge. The sky is a mix of soft blue and orange, suggesting a sunset or sunrise. The word "Visualize" is overlaid in large, bold, black letters across the center of the image.

Visualize





CORNER BISTRO

CORNER BISTRO

9/11

9/11







Castillo's

SARAR







BARNES & NOBLE

Abercrombie & Fitch

Victoria's Secret

LOFT

LOFT

LOFT

LOFT

LOFT

STOP

STAY OFF THE SHOULDER

P 2 HOUR



AMERICAN BAR

PLATS et APERTIFS
BRASSERIE
BISCUITS PATISSIER
VINIS REGIONAUX

HOSTING AN
EVENT?
Make it
French!
MULTIPLE ROOMS & BUFFETS
PRIVATE PARTIES, GROUPS, CELEBRATIONS & MORE...
A FINE CATERING SERVICE...
EVENTS...
903-789-1214

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PLEASE SEE
MAITRE D'
FORTERRACE SEATING
MERCII

Discussion



LEE'S SUMMIT
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