

*Lee's Summit, MO*

*Ignite Comprehensive Plan*

City Council/Planning Commission

Workshop 6

April 27, 2021



# THEMES

*Choice*

*Concentrate*

*Connect*

# Fiscal Impact Model – Current Land Use



## POPULATION

2020: 100,300 people

Growing 1-2% Annually

65+ will see largest growth over next 20 years



## RESIDENTIAL

Total Acres: 12,902

Current Housing Units:

- Category 1: 30,049 (72%)
- Category 2: 5,562 (13%)
- Category 3: 6,214 (15%)

TOTAL: 41,825



## LAND USE

City Limits Total Area:

- 65.87 square miles
- 42,157 acres

Undeveloped Acres: 11,670

Developed Acres: 25,192

Parks/Open Space: 4,289



## NON-RESIDENTIAL

Current Acres:

- Commercial: 1,606
- Industrial: 1,006
- Mixed Use: 83
- Office: 286

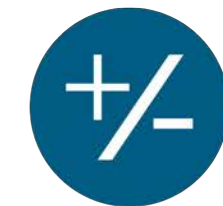


## EMPLOYMENT

2020 Jobs (ESRI): 95,471

Top 3 Professions:

- Education / Health Care & Social Assistance
- Professional / Scientific / Management Services
- Retail Trade



## OPPORTUNITIES

- More Retail
- Industrial / Flextech
- Housing to Meet Changing Market Demands

# Community Engagement Summary

## ENGAGEMENT SUMMARY (JULY 2020 – FEBRUARY 2021)

### SURVEY RESPONSES

 **1,178**  
TOTAL RESPONSES

### TOP 3 CATEGORY RESPONSES

- 1 **512** COMMUNITY VISION
- 2 **308** QUALITY OF LIFE
- 3 **126** HOUSING

 **65** FORUM DISCUSSION COMMENTS

### TOP CATEGORY COMMENTS

- 1 HOUSING
- 2 TRANSPORTATION

### TOPICAL FOCUS GROUP PARTICIPANTS

DESIGN GUIDELINES  
ECONOMIC DEVELOPMENT  
HOUSING

### WORKFORCE DEVELOPMENT

#### Community Representation:

Downtown Lee's Summit Main Street Home Builders Association  
Kansas City Area Economic Development Council  
Lee's Summit Chamber of Commerce  
Lee's Summit Economic Development Council  
Lee's Summit Housing Authority  
PRAXM Management  
University of Central Missouri

### PULSE PANEL QUICK POLLS

 **6** **160** RESPONSES  
**79** MEMBERS

### PODCAST

**7** PODCASTS  
**6,830** LISTENS

### MEDIA COVERAGE

 **110,259** AUDIENCE  
 **11** TV & RADIO MENTIONS

### EBLAST COMMUNICATIONS

#### PULSE PANEL

**1,314** SENT

**788** OPENS

**60%** OPEN RATE

#### COMMUNITY WORKSHOPS

**4,170** SENT

**1,742** OPENS

**42%** OPEN RATE

### COMMUNITY BRIEFING NEWSLETTER

**43,265** SENT  
 **20,240** TOTAL OPENS

\*Cross posted on social media

### SOCIAL MEDIA

 **29** FACEBOOK POSTS  
**58,141** PEOPLE REACHED

\*Shared by many community partners

#### FACEBOOK AD

**12,592** REACH  
 **444** LINK CLICKS

**33,111** IMPRESSIONS  
**559** POST ENGAGEMENT

 **27** TWEETS

**9,610** FOLLOWERS

 **27** NEXTDOOR POSTS

**69,672** IMPRESSIONS

 **1,084** LISTENS

 **6,615** UNIQUE PAGEVIEWS



## WORKSHOP SUMMARY

### WORKSHOP PARTICIPATION



DISTRICT **1** **42** REGISTRANTS  
**21** ATTENDEES

DISTRICT **2** **46** REGISTRANTS  
**18** ATTENDEES

DISTRICT **3** **45** REGISTRANTS  
**28** ATTENDEES

DISTRICT **4** **30** REGISTRANTS  
**13** ATTENDEES

### POLL RESPONSES

#### OVERALL BIG IDEA PRIORITIES

##### TOP 3 RESPONSES

Improve ability to bike/walk for recreation and transportation  **1** **55%**

Preserve natural resources, greenways and open space  **2** **38%**

Focus higher density residential and commercial business into activity centers  **TIE 3** **32%**

Attract new jobs with flextech industrial and grow new entrepreneurs with maker spaces  **TIE 3** **32%**

#### BIG IDEA PRIORITIES

##### District 1

1. Improve ability to bike/walk for recreation and transportation
2. Build new neighborhoods to meet changing housing market and allow more choice
3. (tie) Focus higher density residential and commercial businesses into activity centers
3. (tie) Preserve natural resources, greenways and open space

##### District 2

1. Improve ability to bike/walk for recreation and transportation
2. Focus higher density residential and commercial businesses into activity centers
3. Attract new jobs with flextech industrial and grow new entrepreneurs with maker spaces

##### District 3

1. Improve ability to bike/walk for recreation and transportation
2. Preserve natural resources, greenways and open space
3. (tie) Build new neighborhoods to meet changing housing market and allow more choice
3. (tie) Improve maintenance of infrastructure and locate new public facilities to maintain high quality services as we grow

##### District 4

1. Attract new jobs with flextech industrial and grow new entrepreneurs with maker spaces
2. Improve maintenance of infrastructure and locate new public facilities to maintain high quality services as we grow
3. Preserve natural resources, greenways and open space





# Community Engagement Summary

## SURVEY RESPONSE SUMMARY

### Community Vision

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain the Builder Generation?**

- Transportation services for those who don't drive or don't want to drive (57%)
- Maintenance provided housing options (38%)
- Allow modifications to houses so they can continue to live at home (age in place) (31%)

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain the Baby Boomer Generation?**

- Maintenance provided housing options (38%)
- Programs and facilities to help people stay healthy and active (30%)
- Transportation services for those who don't drive or don't want to drive (29%)

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain Generation X?**

- Programs and facilities to help people stay healthy and active (36%)
- Local arts, culture, shopping and entertainment options (36%)
- Nearby parks and open space within a 10 minute walk of their home (32%)

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain Generation Y?**

- Local arts, culture, shopping and entertainment options (49%)
- Housing options with various price points to accommodate all people from this generation (37%)
- Nearby parks and open space within a 10 minute walk of their home (35%)

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain Generation Z?**

- Local arts, culture, shopping and entertainment options (41%)
- Nearby parks and open space within a 10 minute walk of their home (29%)
- Housing located within walking distance to nearby shopping and services (27%)

**Top 3 responses: What will Lee's Summit need to focus on to attract and retain Generation Alpha?**

- Local arts, culture, shopping and entertainment options (38%)
- More traditional and non-traditional educational opportunities and vocational training (34%)
- Nearby parks and open space within a 10 minute walk of their home (30%)

### Quality of Life



Quality of Life strategies that received 50% or greater 'Very Important' responses:

- Train police officers in mental health and crisis intervention.
- Continue building and filling in gaps in sidewalks, bike lanes and trails to make it easy to walk and bike.

- Improve Police Department training, administration and fiscal efficiency.
- Improve access to mental health and addiction services.
- Develop a program to recruit and retain highly motivated, qualified employees to ensure an effective and efficient public safety/emergency service workforce.

### Strong Neighborhoods & Housing Choice

**Top 3 Responses: What are the most important features of vibrant, quality neighborhoods?**

- Clean, well-maintained properties (78%)
- Safety (74%)
- Green space & parks (63%)

**Top 3 Responses: Lee's Summit's future housing should...**

- Provide a range of pricing to allow for attainable housing for various generations and all people (64%)
- Attract families (54%)
- Attract young professionals (41%)

**Top 3 Responses: What types of housing options do we need more of in Lee's Summit?**

- Small single-family homes on a lot (69%)
- Lofts above commercial space (36%)
- Owner-occupied condominiums (32% tie)
- Senior housing (32% tie)

**Top 3 Responses: What methods do you think would help ensure everyone in Lee's Summit has access to safe and quality housing?**

- Proactive code enforcement (60%)
- Management of absentee landlords (54%)
- Fines and penalties for non-conforming properties (49%)



### Sustainable Environment

**Top 3 Responses: Which sustainability issues should be Lee's Summit's top concern?**

- Sustainably managed growth and development (58%)
- Natural resource preservation (45%)
- Water quality of our lakes and streams (38%, tie)
- Waste management (38%, tie)

**Top 3 Responses: What methods will help ensure a thriving community for present and future generations?**

- Encourage alternative waste disposal such as recycling and composting (70%)
- Implement green infrastructure (e.g., rain gardens, bioswales, permeable pavement) (60%)
- Increase renewable energy use (58%)



## SURVEY RESPONSE SUMMARY

### Resilient Economy



**Top 3 Responses: What is the most important way to strengthen Downtown Lee's Summit?**

- Promote art, culture, recreation, nature and fun experiences to bring our spaces like Downtown to life with more people. (29%)

Promote, support and invest in businesses that serve local needs and/or support locally owned and produced goods and services. (24%)

Pursue additional shared parking to support areas with high occupancy rates. (12%)

**Top 3 Responses: We cannot have another Downtown Lee's Summit, but what elements of this Great American Downtown do we want in other areas of town?**

- I can enjoy culture, art and entertainment there. (59%)
- It is a clean and safe place to take my family and friends. (41%)
- It has a mix of uses like retail, services and housing. (37%)

**How important is it for Lee's Summit to attract businesses that keep more residents in the city during working hours?**

- Very important (46%)
- Important (49%)

**Resilient economy strategies that received 50% or greater 'Very Important' responses:**

- Keep infrastructure capacity in line with demand ensuring that structures and networks are appropriately sized to adequately serve existing and future development. (69%)
- Continue to attract a variety of businesses that fit our high quality of life. (65%)
- Encourage the reuse of vacant or deteriorating properties over building new. (65%)
- Prioritize efforts to fix up the appearance of older properties, especially strip centers. (62%)
- Strengthen innovation by attracting and encouraging start-ups and small businesses. (57%)
- Pursue development that generates enough local government revenues to pay for the services and infrastructure needed to support it. (53%)
- Maintain the small town feel as we grow by connecting people to places and each other. (51%)
- Promote, support and invest in businesses that serve local needs and/or support locally owned and produced goods and services. (51%)
- Plans for post-disaster economic recovery before a disaster happens to help our community resume economic activities following damage or destruction by a natural or human-made disaster. (51%)
- Make Lee's Summit a regional destination with authentic experiences, unique shopping and local dining. (51%)
- Encourage the redevelopment of areas that are undervalued without moving people out of their neighborhoods. (51%)

### Multimodal Transportation

**Multimodal transportation strategies that received 40% or greater 'Very Important' responses:**



- Continue synchronization of traffic signals along priority circulation routes and major thoroughfares to minimize vehicle idling and emissions.

Maintain membership with the Kansas City Area Rock Island Railroad Corridor Coalition and support feasibility studies conducted for potential transit routes.

Establish an annual reviewing process for sidewalk improvements.

Identify and map high traffic pedestrian and bicycle areas that may benefit from traffic calming.

Develop a visually engaging and clear city map highlighting the routes for bikes, walking, transit and other important features like park and ride locations, trail heads, etc.

### Facilities & Infrastructure

**Facilities strategies that received 50% or greater 'Very Important' and/or 'Important' responses:**



- Maintain safe and reliable water and sewer systems in accordance with industry best practice standards.

Work with the owner of the Property Reserve, Inc. (PRI) property to develop a master plan for this area to anticipate future facility needs. This area encompasses approximately 4,000 acres of undeveloped land within the city limits that will be transformational to the future of Lee's Summit.

Educate decision makers about benefits of green construction; that it's energy and resource-efficient, supports good indoor air quality, reduces pollution and waste, minimizes overall environmental impact and generates cost savings over time.

Continue educating the public about the cost of providing high quality services and supporting the community's vision for the future.

Provide staffing levels to meet current service demands and recognized standards.

Continue providing high quality police and fire services to ensure community safety.

**Infrastructure strategies that received 60% or greater 'Very Important' responses:**

Continue the use of technology to reduce costs and consider new technologies as they arise.

Continue synchronization of traffic signals to minimize stop-go travel along major thoroughfares and continue participation in the Kansas City Metropolitan area Operation GreenLight.

Provide data and analytics to City Council to support the need for improvements.

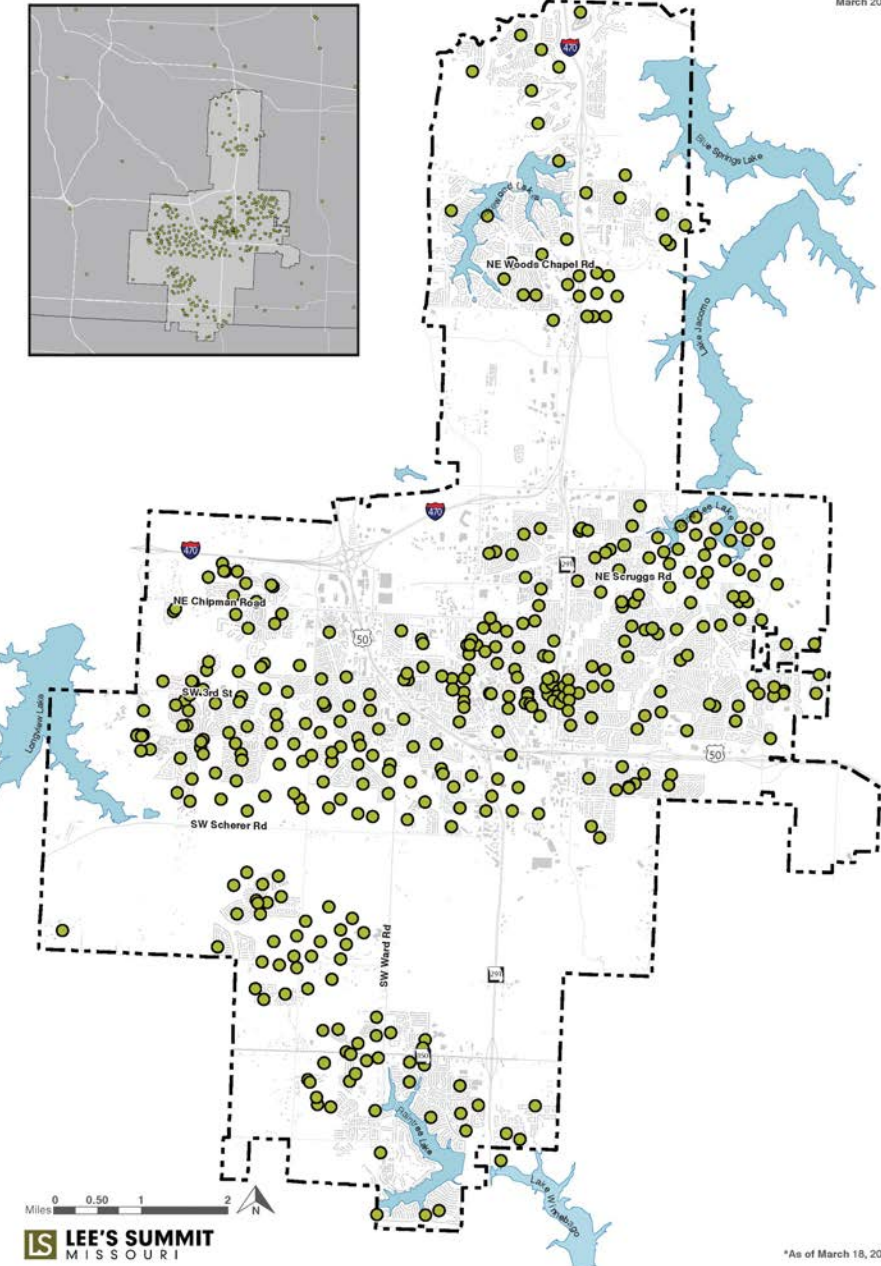
Coordinate development of water and wastewater infrastructure through master planning.

Focus on maintenance and improvement of streets.

Align the master planning and strategic planning efforts with the comprehensive plan.

Continue the water main replacement program.

# Community Engagement Summary



# Strategy Framework





# BIG IDEAS

1. Preserve natural, open space, recreational, cultural and historic resources
2. Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community
3. Concentrate multi-family and commercial development in 5 special & unique walkable Activity Centers
4. Fuel our future by growing the tax base and/or jobs by recruiting innovative industrial & flextech
5. Sustain and enhance City services, public facilities and infrastructure to protect a high quality of life



# Fiscal Impact Model – Land Use Scenarios

Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Full Build Out of City with Current Land Use Pattern	Full Build Out of City with Recommended Future Land Use Pattern	Total Housing Units Based Upon Population Projections - Current Residential Land Use Mix	Total Housing Units Based Upon Population Projections - 65% Single-Family & 35% Multi-Family Mix	Meet Market Demand for Type of Housing Mix & Concentrate Density to Support Commercial Centers
72/13/15%	61/21/18%	72/13/15%	65/35%	61/21/18%

*By 2040, ensure the lifecycle cost of providing infrastructure and services for new development is offset by the revenues received. (Per Acre, Per Housing Unit, Per Capita)*

<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>
Per Acre: <b>\$(1,500)</b>	Per Acre: <b>\$(390)</b>	Per Acre: \$1,550	Per Acre: \$3,200	Per Acre: \$7,800
Per Housing Unit: <b>\$(270)</b>	Per Housing Unit: <b>\$(52)</b>	Per Housing Unit: \$540	Per Housing Unit: \$630	Per Housing Unit: \$430
Per Capita: <b>\$(105)</b>	Per Capita: <b>\$(25)</b>	Per Capita: \$68	Per Capita: \$113	Per Capita: \$185
<b>Revenue by Type:</b>	<b>Revenue by Type:</b>	<b>Revenue by Type:</b>	<b>Revenue by Type:</b>	<b>Revenue by Type:</b>
Property Tax: 45%	Property Tax: 53%	Property Tax: 52%	Property Tax: 50%	Property Tax: 48%
Sales Tax: 28%	Sales Tax: 24%	Sales Tax: 25%	Sales Tax: 26%	Sales Tax: 27%
General Revenues: 27%	General Revenues: 23%	General Revenues: 23%	General Revenues: 24%	General Revenues: 25%

All scenarios assume no increase in parkland –  
10 acres of parkland per 1,000 residents - the current service level is 12.5

All scenarios assume current levels of commercial and industrial activity.

PROJECTIONS: 25% increase in jobs – 24,200 new jobs &

11,473,500 additional square feet of new nonresidential: 9,873,500 commercial & 1,600,000 of industrial/flextech



*By 2040, Increase Population by 37,700.*

38% Increase in Population

	2020	2025	2030	2035	2040	Population Growth	
Total Population Estimate	100,300	108,100	116,300	126,700	138,000	37,700	
Projected Population Growth		2020-2025	2025-2030	2030-2035	2035-2040	2020-2040	% CHANGE
Net Additional Population		7,800	8,200	10,400	11,300	37,700	38%
% Change in Population		8%	8%	9%	9%	38%	

*By 2040, Housing Units by 17,455.*

42% Increase in Housing Units

Total Housing Units in City	2020	2025	2030	2035	2040	New Units Needed
Total Housing Units	41,825	46,530	51,080	57,100	59,280	17,455

# Fiscal Impact Model – Land Use Scenarios

## Scenario 1

Full Build Out of City with  
Current Land Use Pattern

72/13/15%



### POPULATION

2020: 100,300

2050: 156,850

Increase: 56,550

## Scenario 2

Full Build Out of City with  
Recommended Future  
Land Use Pattern

61/21/18%



### POPULATION

2020: 100,300

2050: 178,664

Increase: 78,364

## Scenario 3

Total Housing Units Based  
Upon Population Projections -  
Current Residential  
Land Use Mix

72/13/15%



### POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

## Scenario 4

Total Housing Units Based  
Upon Population Projections -  
65% Single-Family &  
35% Multi-Family Mix

65/35%



### POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

## Scenario 5

Meet Market Demand for Type  
of Housing Mix &  
Concentrate Density to Support  
Commercial Centers

61/21/18%



### POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700



### HOUSING UNITS

2020: 41,825

2050: 62,238

Total New:  
**20,413**

**Future Mix:**  
**72/13/15%**

% New Units in  
Activity Centers  
vs. Elsewhere:  
**0%/100%**



### HOUSING UNITS

2020: 41,825

2050: 85,850

Total New:  
**44,025**

**Future Mix:**  
**61/21/18%**

% New Units in  
Activity Centers  
vs. Elsewhere:  
**22%/78%**



### HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:  
**17,455**

**Future Mix:**  
**72/13/15%**

% New Units in  
Activity Centers  
vs. Elsewhere:  
**56%/44%**



### HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:  
**17,455**

**Future Mix:**  
**65/20/15%**

% New Units in  
Activity Centers  
vs. Elsewhere:  
**56%/44%**



### HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:  
**17,455**

**Future Mix:**  
**61/21/18%**

% New Units in  
Activity Centers  
vs. Elsewhere:  
**56%/44%**

**All Units 27% in Activity Centers/73% Elsewhere**

*By 2040, Increase a Variety of Quality  
Single-Family Detached Housing by 3,901.*

Current Residential Development By Type	Current Dwelling Units	Current Dwelling Units/ Acre	% Current Dwelling Units	Total Future Dwelling Units	Total Future % Dwelling Units	Future Dwelling Units Per Acre	Change Total Dwelling Units
Category 1	30,049	2.54	72%	36,162	61%	3.06	6,111
TOTAL	41,825			59,280			17,455

*Most of the new housing will be  
Category 1 – Single Family Detached with medium to large lot size  
36,162 single-family detached housing units.*

# THEMES

Choice

*By 2040, Increase Housing Choice to Meet Market Demand by Increasing Percent of Total Housing Units for Category 2 & 3.*

Current Residential Development By Type	Current Dwelling Units	Current Dwelling Units/ Acre	% Current Dwelling Units	Total Future Dwelling Units	Total Future % Dwelling Units	Future Dwelling Units Per Acre	Change Total Dwelling Units
Category 1	30,049	2.54	72%	36,162	61%	3.06	6,111
Category 2	5,562	8.36	13%	12,449	21%	12.00	6,886
Category 3	6,214	14.75	15%	10,670	18%	36.00	4,456
TOTAL	41,825		100%	59,280	100%		17,455

*Current Mix: 72%/13%/15%*

*To*

*Proposed Mix: 61%/21%/18%*

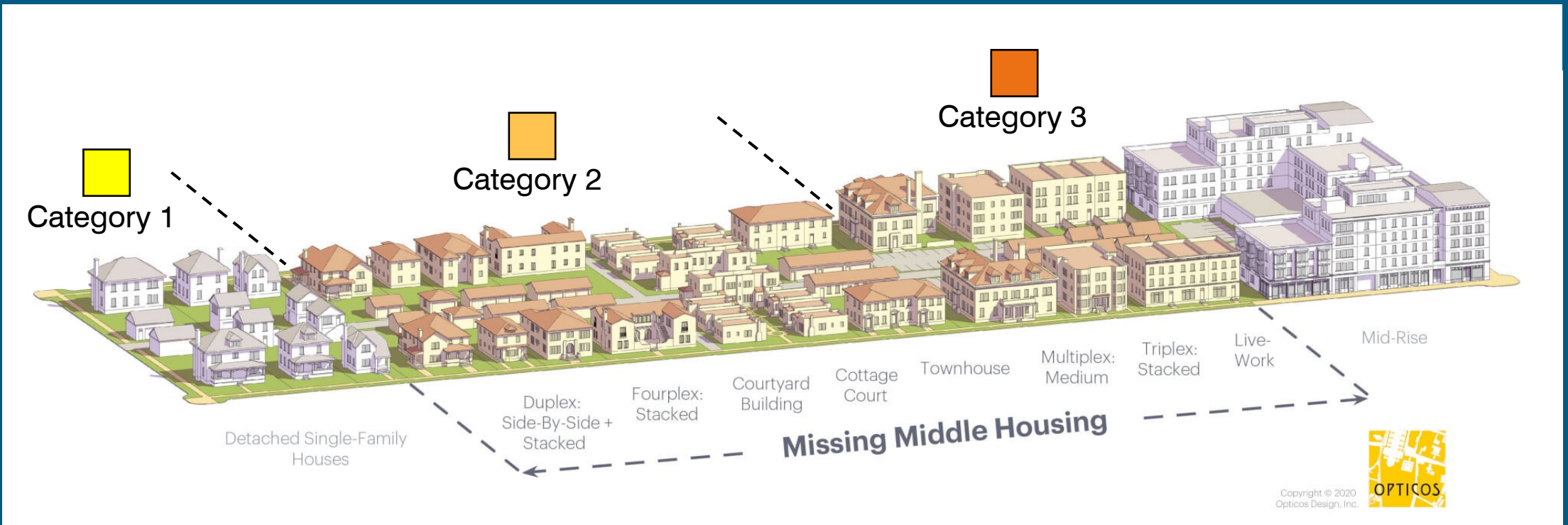


*By 2040, Increase Number of New Category 2 & 3 Housing Units in Activity Centers to Support Commercial/Office/Retail.*

Projected Housing Demand	Existing Dwelling Units	New Dwelling Units	2040 Total Dwelling Units	% New Units Allocated	% Total Dwelling Units
Activity Centers	5,930	9,800	15,730	56%	27%
Outside Activity Centers	35,895	7,655	43,550	44%	73%
Total	41,825	17,455	59,280		

# By 2040, Increase "Missing Middle" Housing

- Fills gap between traditional detached single-family housing and larger multi-unit apartment buildings
- Provides increased housing options and affordability
- Supports context of existing neighborhoods as infill option

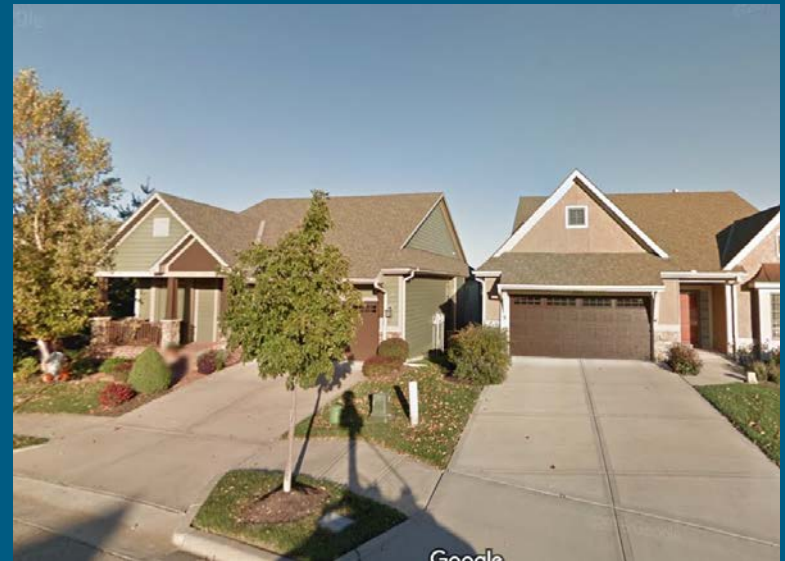


# *Integrate "Missing Middle" Housing Appropriately as a Transition from Commercial/Office/Retail to Traditional Single-Family Neighborhoods*



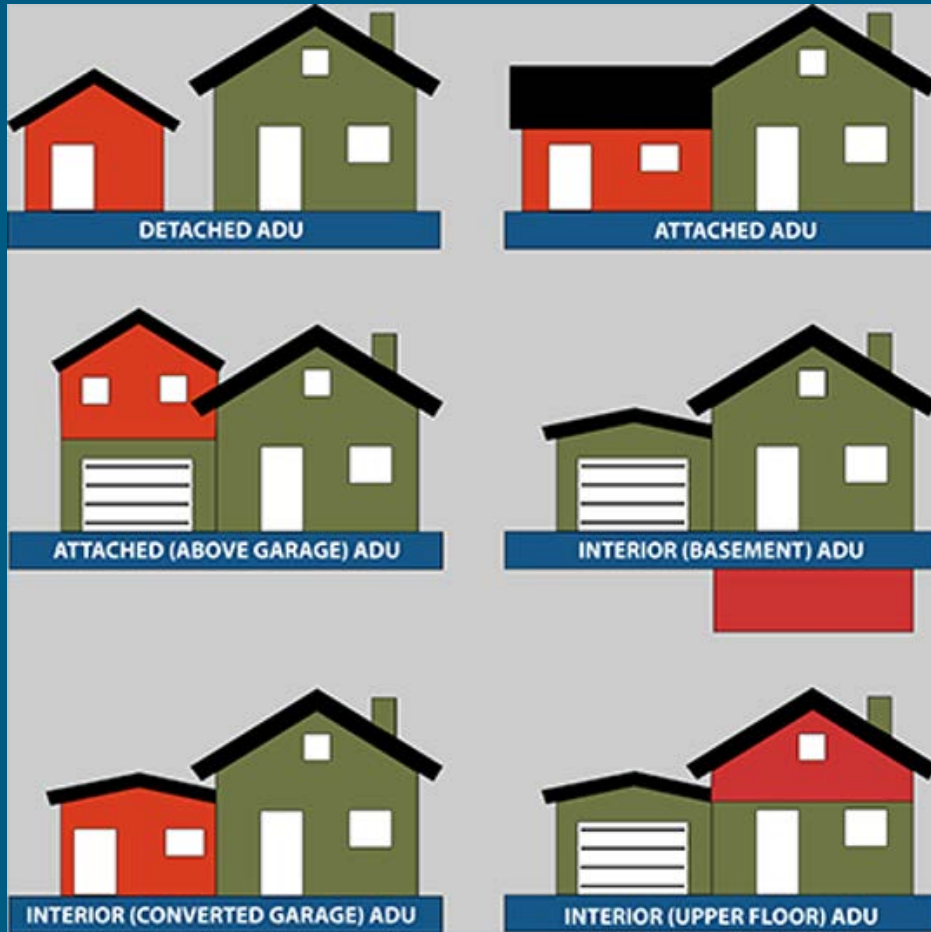


# *Small Lot Development – Allow Pocket Neighborhoods*





*By 2040, Increase the Population & Number of Housing Units within Walking Distance to the Heart of an Activity Center.*





# THEMES

*Choice*

*Concentrate*

*By 2040, Increase Jobs by 24,200 (25%).*

*By 2040, Increase Commercial Development by 9.9 million square feet.*

*By 2040, Increase Industrial Development by 1.6 million square feet.*

<b>Current Jobs</b>	<b>95,471</b>
<b>Future Projected Jobs</b>	<b>119,671</b>
<b>Increase In Jobs</b>	<b>24,200</b>
<b>% Increase in Jobs</b>	<b>25%</b>
<b>Current Acres of Nonresidential Development</b>	<b>2980.94</b>
<b>% Increase</b>	<b>20%</b>
<b>New Commercial Square Feet</b>	<b>9,873,500</b>
<b>New Industrial Square Feet</b>	<b>1,600,000</b>

Nonresidential Floor Area by Job Sector	# of Jobs 2020 (ESRI)	% of Jobs 2020	Increase Jobs By 2040	Percent Increase in Jobs by Sector 2040	Total Jobs in 2040	Percent of Jobs in 2040	Additional Square Feet by Sector	Additional Sq Ft Floor Area Needed to Meet Demand	% of Additional Sq Ft Floor Area
Construction	3,941	4%	1,360	35%	5,301	4%	200	272,000	2.40%
Education	8,868	9%	1,510	17%	10,378	9%	550	830,500	7.20%
Health Care	15,398	16%	4,330	28%	19,728	28%	650	2,814,500	24.50%
Industry/Manufacturing	8,025	8%	1,600	20%	9,625	8%	1,000	1,600,000	13.90%
Information Technology	3,267	3%	-70	-2%	3,197	3%	250	-17,500	-0.20%
Lodging & Dining	4,123	4%	790	19%	4,913	4%	500	395,000	3.40%
Management of Enterprises	191	0%	4,070	2131%	4,261	4%	250	1,017,500	8.90%
Other Sectors	19,398	20%	3,530	18%	22,928	19%	350	1,235,500	10.80%
Other Services	3,508	4%	770	22%	4,278	4%	300	231,000	2.00%
Prof Services, Science, Technology	17,660	18%	4,880	28%	22,540	19%	500	2,440,000	21.30%
Real Estate	2,355	2%	200	8%	2,555	2%	200	40,000	0.30%
Retail Trade	8,737	9%	1,230	14%	9,967	8%	500	615,000	5.40%
Total Jobs by Sector	95,471	100%	24,200		119,671	112%	480	11,473,500	100%

# Fiscal Impact Model – Land Use Scenarios

## Scenario 1

Full Build Out of City with  
Current Land Use Pattern

72/13/15%

## Scenario 2

Full Build Out of City with  
Recommended Future  
Land Use Pattern

61/21/18%

## Scenario 3

Total Housing Units Based  
Upon Population Projections -  
Current Residential  
Land Use Mix

72/13/15%

## Scenario 4

Total Housing Units Based  
Upon Population Projections -  
65% Single-Family &  
35% Multi-Family Mix

65/35%

## Scenario 5

Meet Market Demand for Type  
of Housing Mix &  
Concentrate Density to Support  
Commercial Centers

61/21/18%



### LAND USE

2020  
Undeveloped  
Acres: 11,670

Residential  
Acres  
Consumed for  
**New Units:  
6,294**

% Increase in  
Residential  
Acres  
Consumed: **49%**



### LAND USE

2020  
Undeveloped  
Acres: 11,670

Residential  
Acres  
Consumed for  
**New Units:  
6,435**

% Increase in  
Residential  
Acres  
Consumed: **50%**



### LAND USE

2020  
Undeveloped  
Acres: 11,670

Residential  
Acres  
Consumed for  
**New Units:  
5,421**

% Increase in  
Residential  
Acres  
Consumed: **42%**



### LAND USE

2020  
Undeveloped  
Acres: 11,670

Residential  
Acres  
Consumed for  
**New Units:  
4,270**

% Increase in  
Residential  
Acres  
Consumed: **33%**



### LAND USE

2020  
Undeveloped  
Acres: 11,670

Residential  
Acres  
Consumed for  
**New Units:  
2,685**

% Increase in  
Residential  
Acres  
Consumed: **21%**

*By 2040, Reduce the Percent of Acres Consumed Per  
Capita for New Development.*

# By 2040, Increase the Number of People Per Acre in Walkable Activity Centers to Support Development

Population per Acre				
Category	People per Unit	Units per Acre	People per Acre	1 person icon = 3 people
Residential, Category 1	2.66	3.06	= 3 person icons	8.14
Residential, Category 2	1.8	12	= 12 person icons	21.6
Residential, Category 3	1.8	36	= 36 person icons	64.8

1 Acre

## RULE OF THUMB





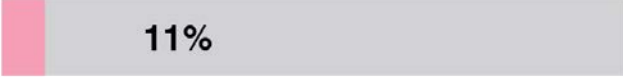



2,000 people within a 15- minute walk (3/4 Mile) supports one block of retail development.

Density		Land Use Consumption	
Dwelling Unit per Acre		1 Housing Unit	1 Acre
Residential, Category 1	3.06	1 House icon	33%
Residential, Category 2	12	1 Townhouse icon	8%
Residential, Category 3	36	1 Apartment icon	1%

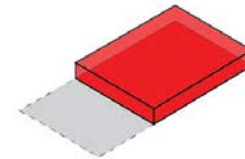


# Nonresidential Development

## Acres & Square Feet Per Acre By Category

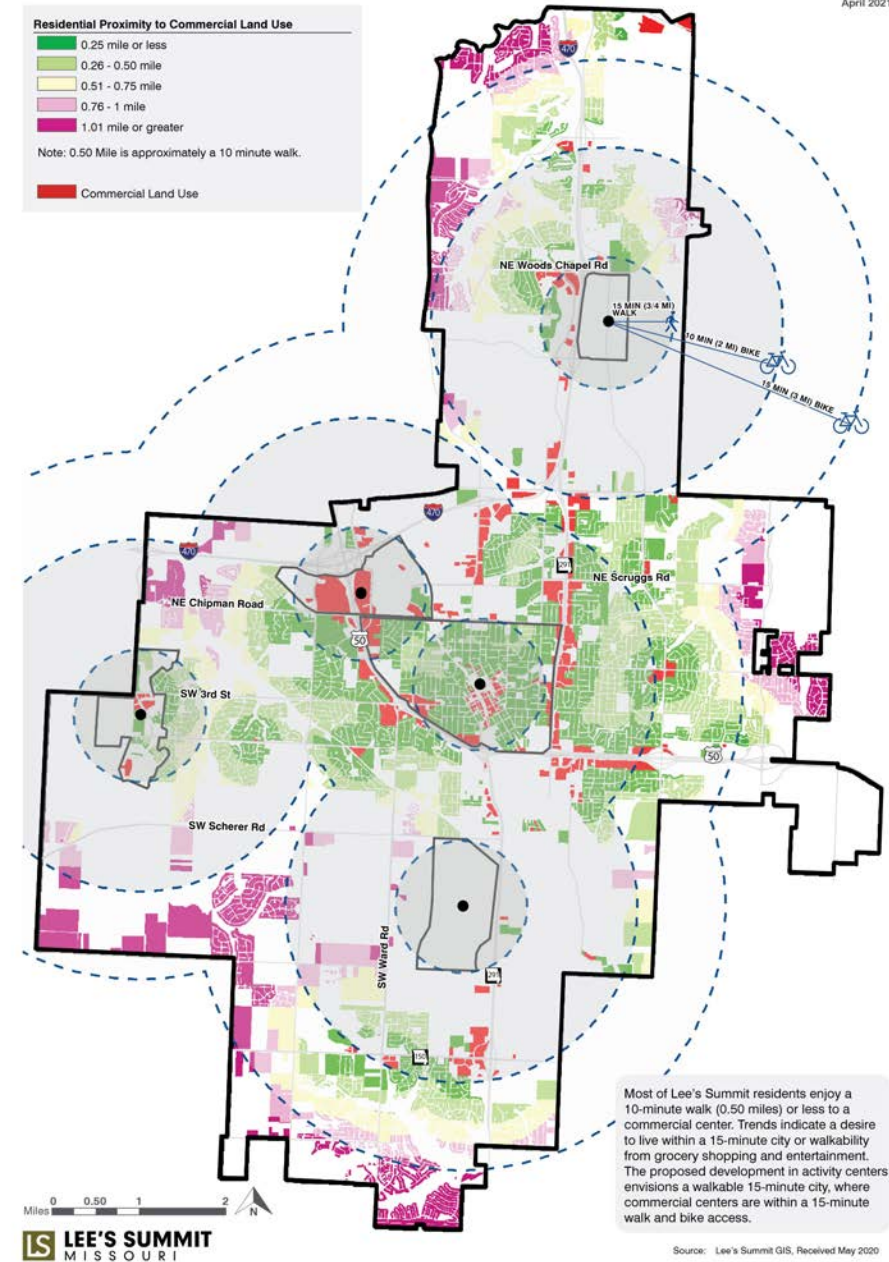
	Floor Area Ratio	Acres per 10,000 sq. feet	Sq. Feet per Acre	
		1 Acre	1 Acre	
Commercial	0.6	 38%	 60% (1 story)	26,136 Sq. Ft.
Office	0.6	 38%	 60% (1 story)	26,136 Sq. Ft.
Mixed Use	2.0	 11%	 200% (2 stories)	87,120 Sq. Ft.
Industrial	0.3	 77%	 30% (1 story)	13,120 Sq. Ft.

Example:

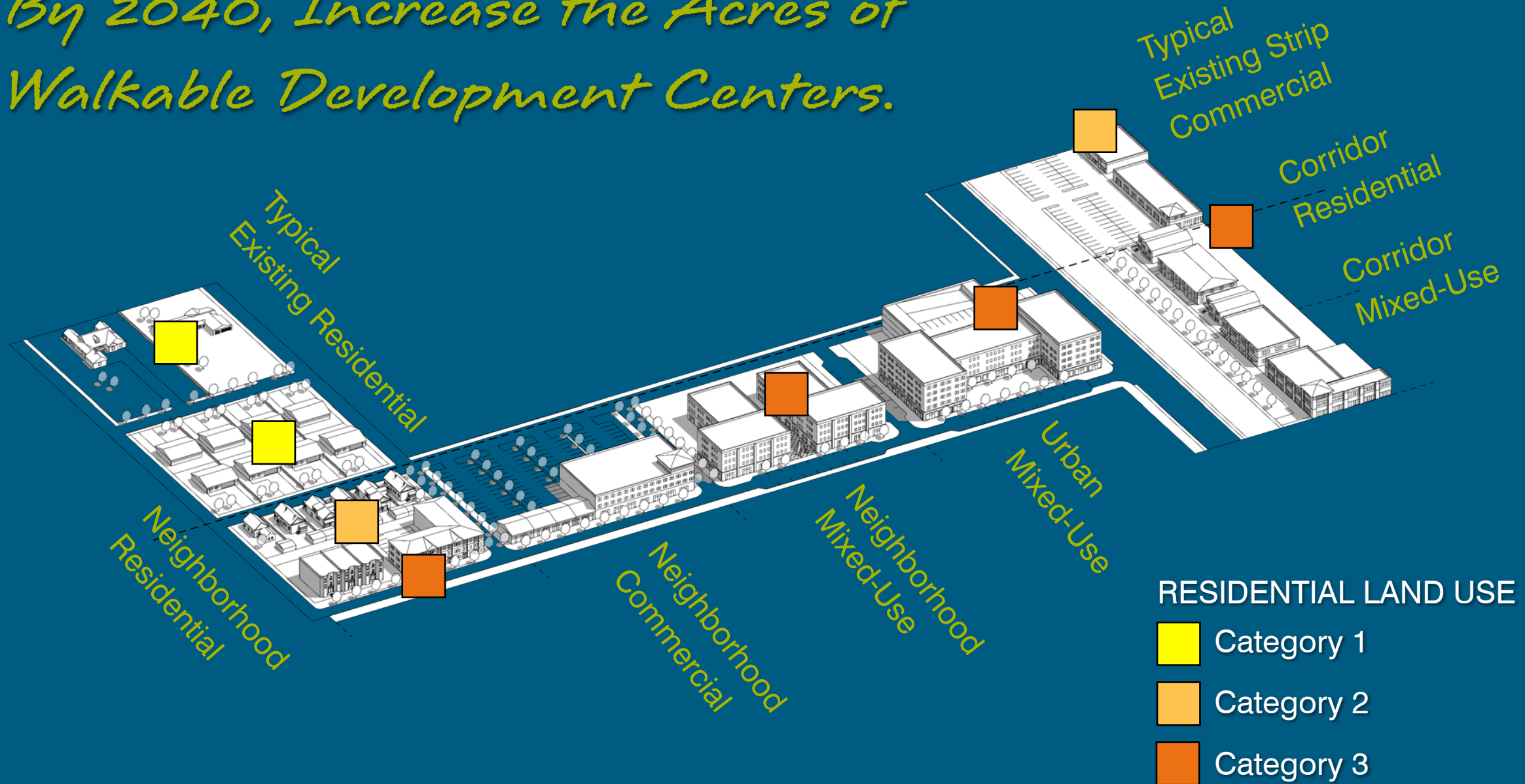


$$\frac{26,136 \text{ sq ft Floor Area}}{43,560 \text{ sq ft (1 Acre)}} = 0.6 \text{ Floor Area Ratio (FAR)}$$

*By 2040, Increase the % of Residential Development within Walking Distance to Commercial Development.*

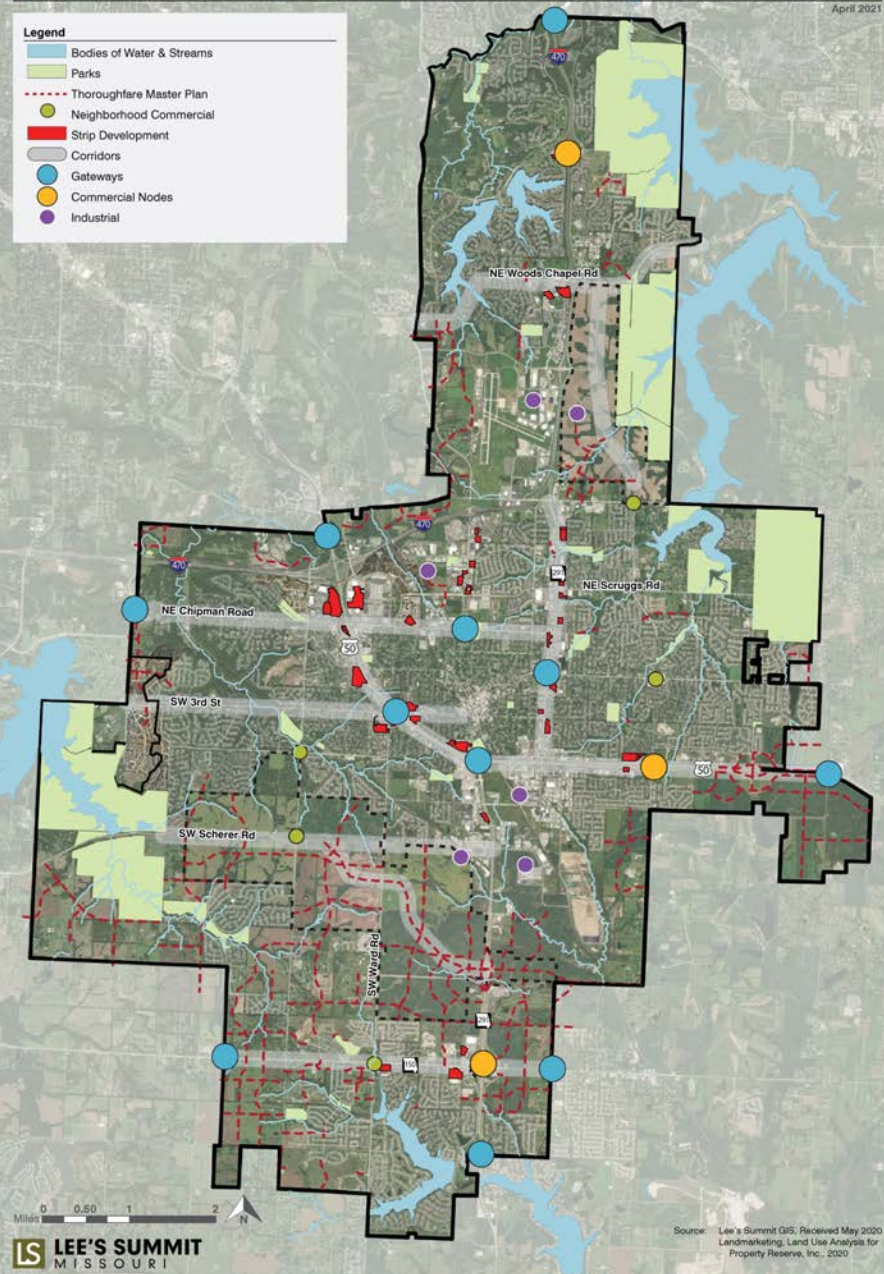


*By 2040, Increase the Acres of Walkable Development Centers.*



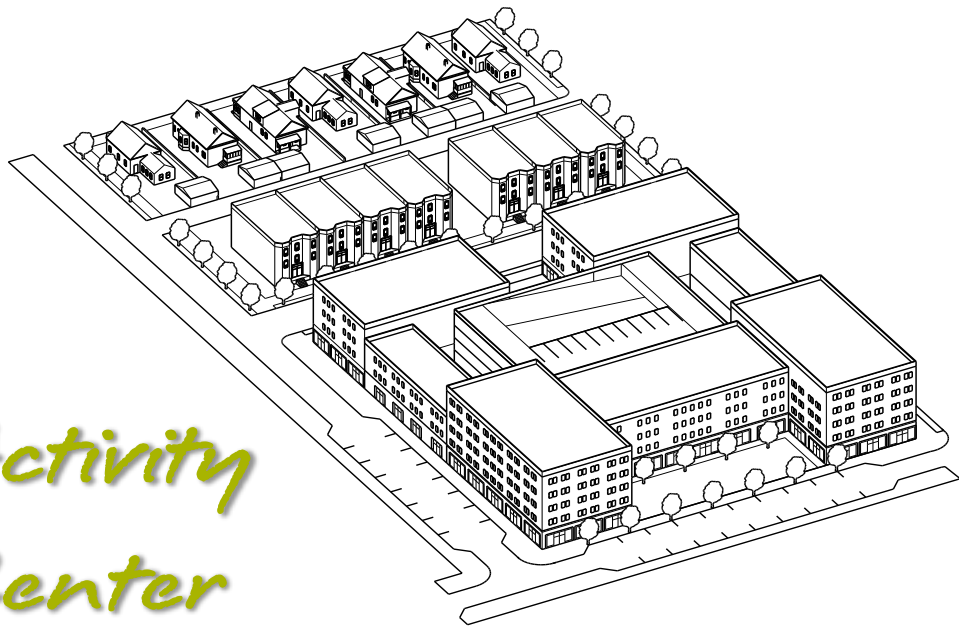


*By 2040, Expand the Variety of Commercial Typologies Throughout the Community.*

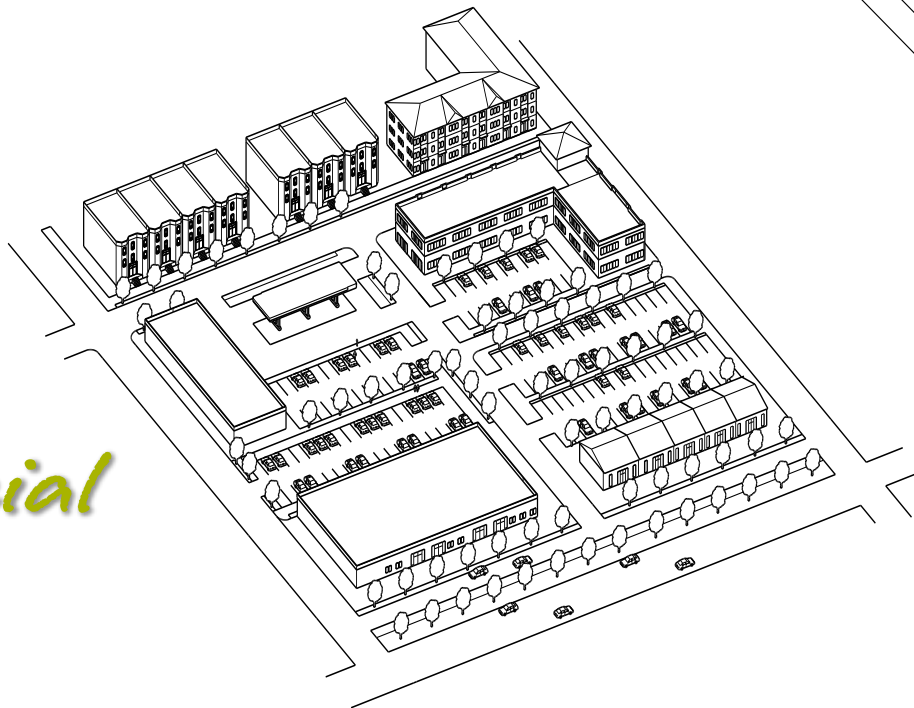




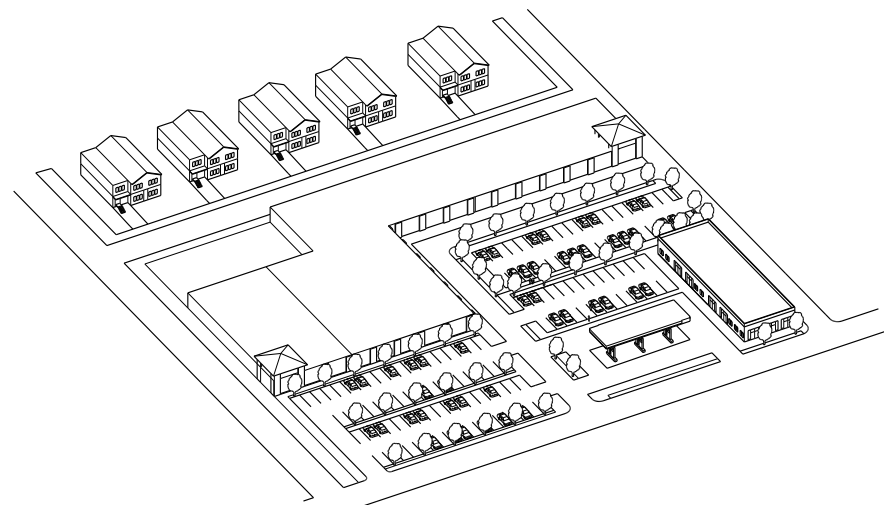
*Activity  
Center*



*Commercial  
Nodes*



*Traditional  
Development*

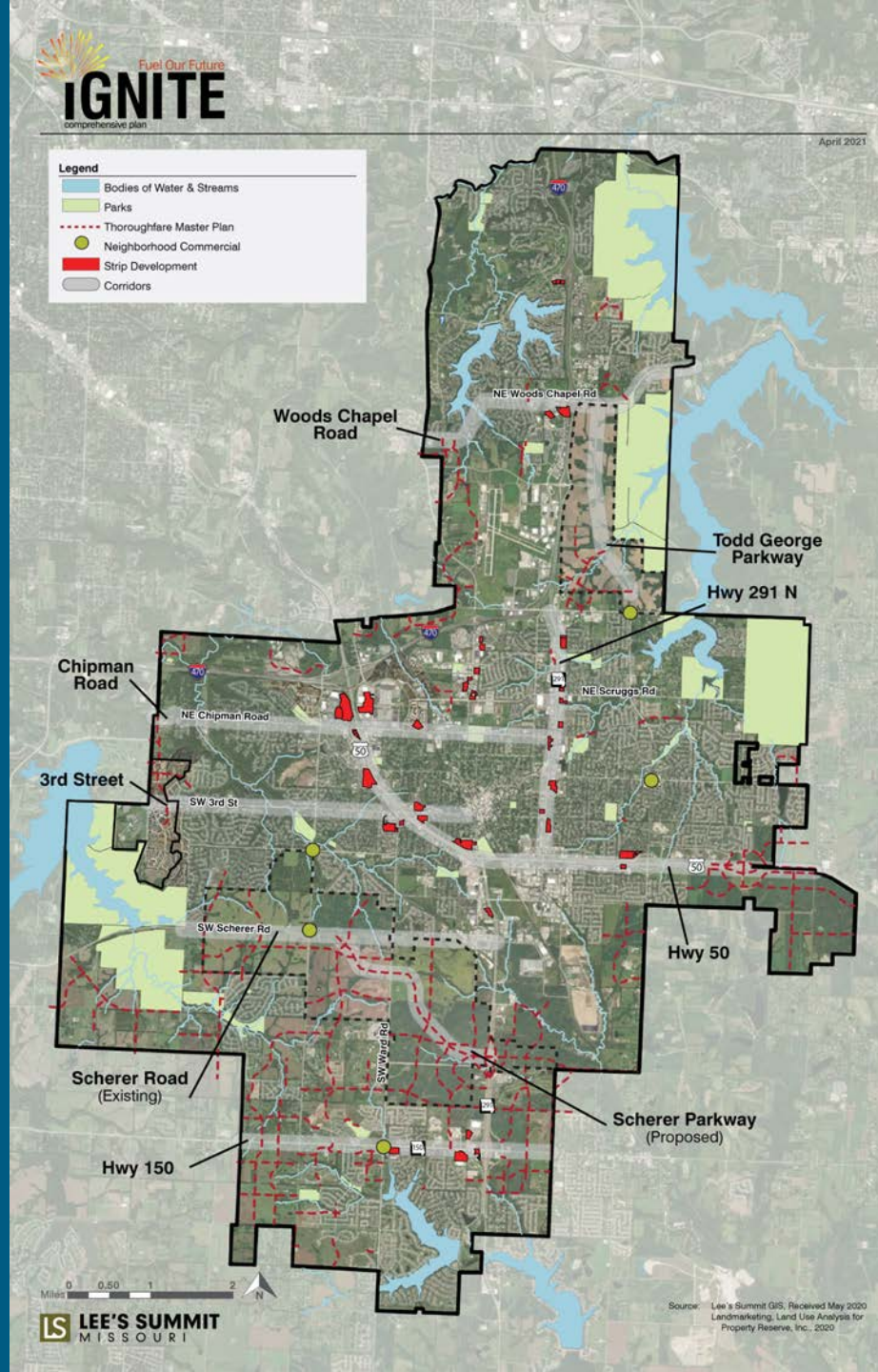


# By 2040, Redevelop Priority Corridors.

**Strip Commercial Development** – as the name implies development along an auto-oriented roadway strip that does not extend back very deep from the roadway. This type of development is difficult to redevelop into other uses due to the shape.

## Redevelopment **Design Principles** consider:

- Service & Loading Access
- Parking
- Transitions to adjacent residential
- Landscaping & Open Space
- Building Orientation to define streetscapes
- Pedestrian Access





# Design Principles: Strip Commercial Development

## 1 Service & Loading Access

Strip commercial should have a clear and consolidated service and loading area that is located away from primary building entries and pedestrian areas where feasible.

## 2 Parking

Where possible, parking should be located to the rear or side of new buildings to reduce street- or thoroughfare-facing parking. Landscape islands should be included in parking fields to minimize the impact of parking and to increase tree canopy and impervious area.

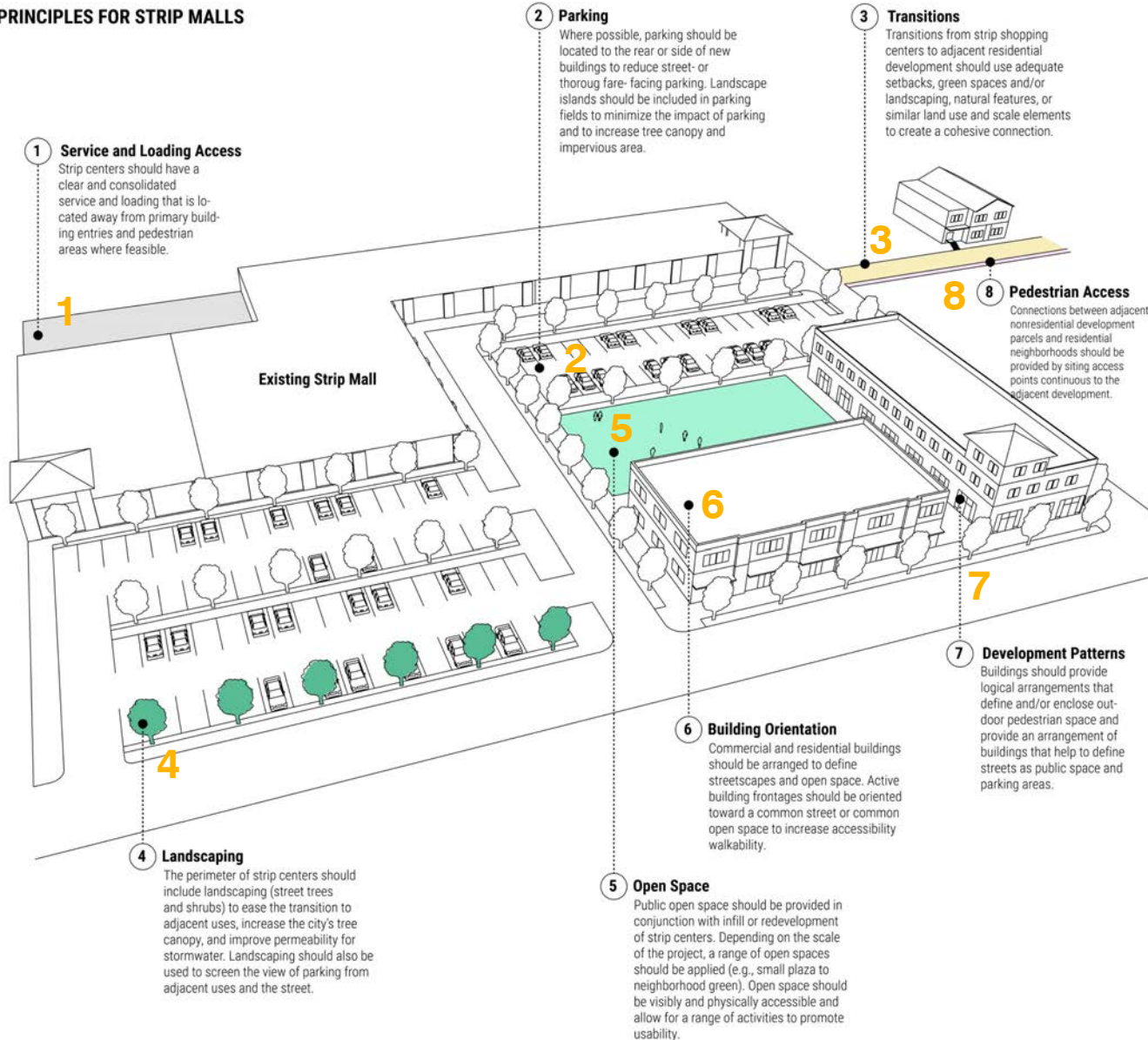
## 3 Transitions

Transitions from strip shopping centers to adjacent residential development should use adequate setbacks, green spaces and/or landscaping, natural features or similar land use and scale elements to create a cohesive connection.

## 4 Landscaping

The perimeter of strip commercial should include landscaping (street trees and shrubs) to ease the transition to adjacent uses, increase the city's tree canopy and improve permeability for stormwater. Landscaping should also be used to screen the view of parking from adjacent uses and the street.

### DESIGN PRINCIPLES FOR STRIP MALLS



## 5 Open Space

Public open space should be provided in conjunction with infill or redevelopment of strip commercial. Depending on the scale of the project, a range of open spaces should be applied (e.g., small plaza to neighborhood green). Open space should be visibly and physically accessible and allow for a range of activities to promote usability.

## 6 Building Orientation

Commercial and residential buildings should be arranged to define streetscapes and open space. Active building frontages should be oriented toward a common street or common open space to increase accessibility and walkability.

## 7 Development Patterns

Buildings should provide logical arrangements that define and/or enclose outdoor pedestrian space and provide an arrangement of buildings that help to define streets as public space and parking areas.

## 8 Pedestrian Access

Connections between adjacent non-residential development parcels and residential neighborhoods should be provided by siting access points continuous to the adjacent development.

# Design Principles: Mobility & Connectivity

## 1 Drive Through

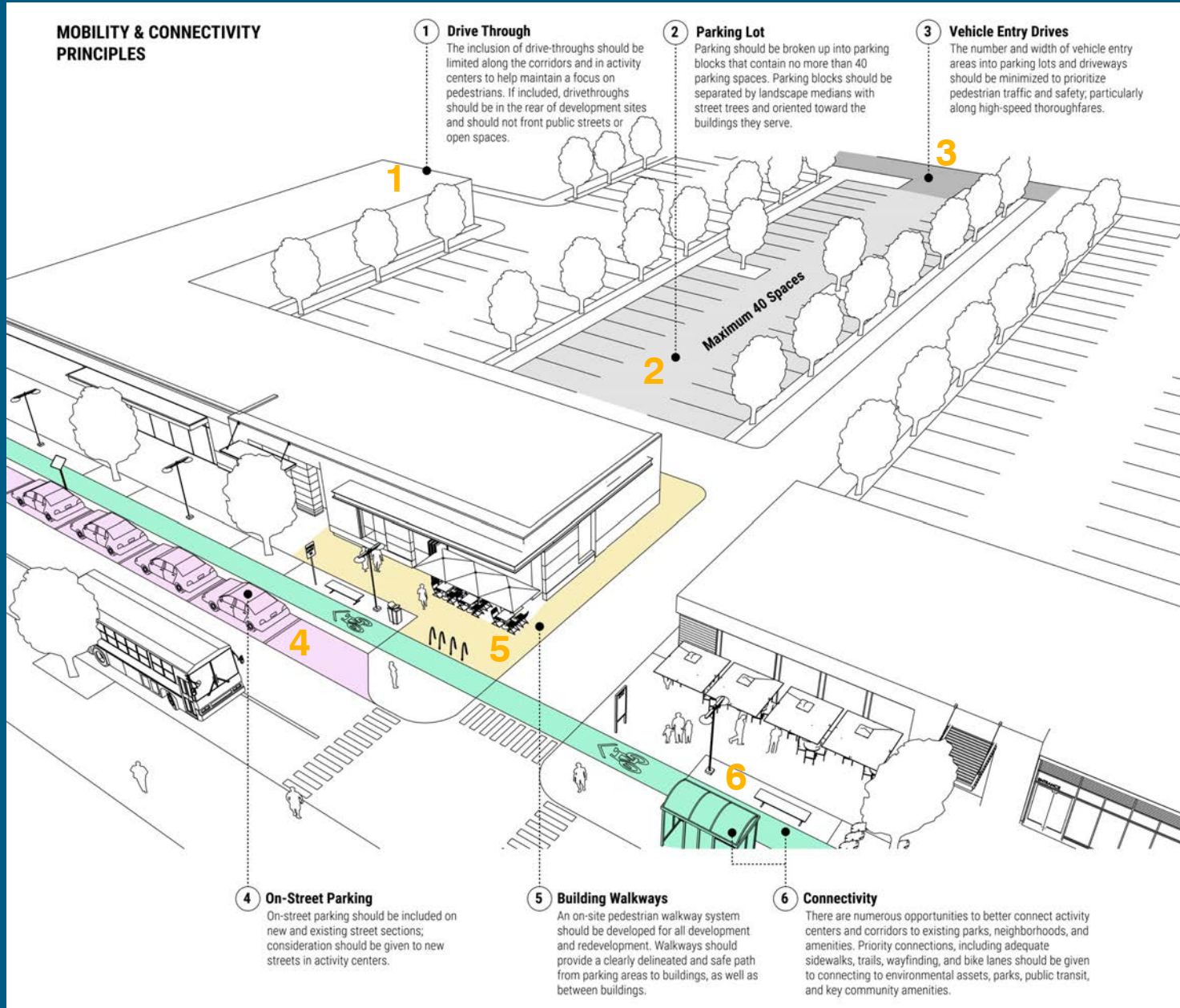
The inclusion of drive-throughs should be limited along the corridors and in activity centers to help maintain a focus on pedestrians. If included, drive-throughs should be in the rear of development sites and should not front public streets or open spaces.

## 2 Parking Lot

Parking should be broken up into parking blocks that contain no more than 40 parking spaces. Parking blocks should be separated by landscape medians with street trees and oriented toward the buildings they serve.

## 3 Vehicle Entry

Parking should be broken up into parking blocks that contain no more than 40 parking spaces. Parking blocks should be separated by landscape medians with street trees and oriented toward the buildings they serve.



## 4 On-Street Parking

On-street parking should be included on new and existing street sections; consideration should be given to new streets in activity centers.

## 5 Building Walkways

An on-site pedestrian walkway system should be developed for all development and redevelopment. Walkways should provide a clearly delineated and safe path from parking areas to buildings, as well as between buildings.

## 6 Connectivity

There are numerous opportunities to better connect activity centers and corridors to existing parks, neighborhoods and amenities. Priority connections, including adequate sidewalks, trails, wayfinding and bike lanes should be given to connecting to environmental assets, parks, public transit and key community amenities.



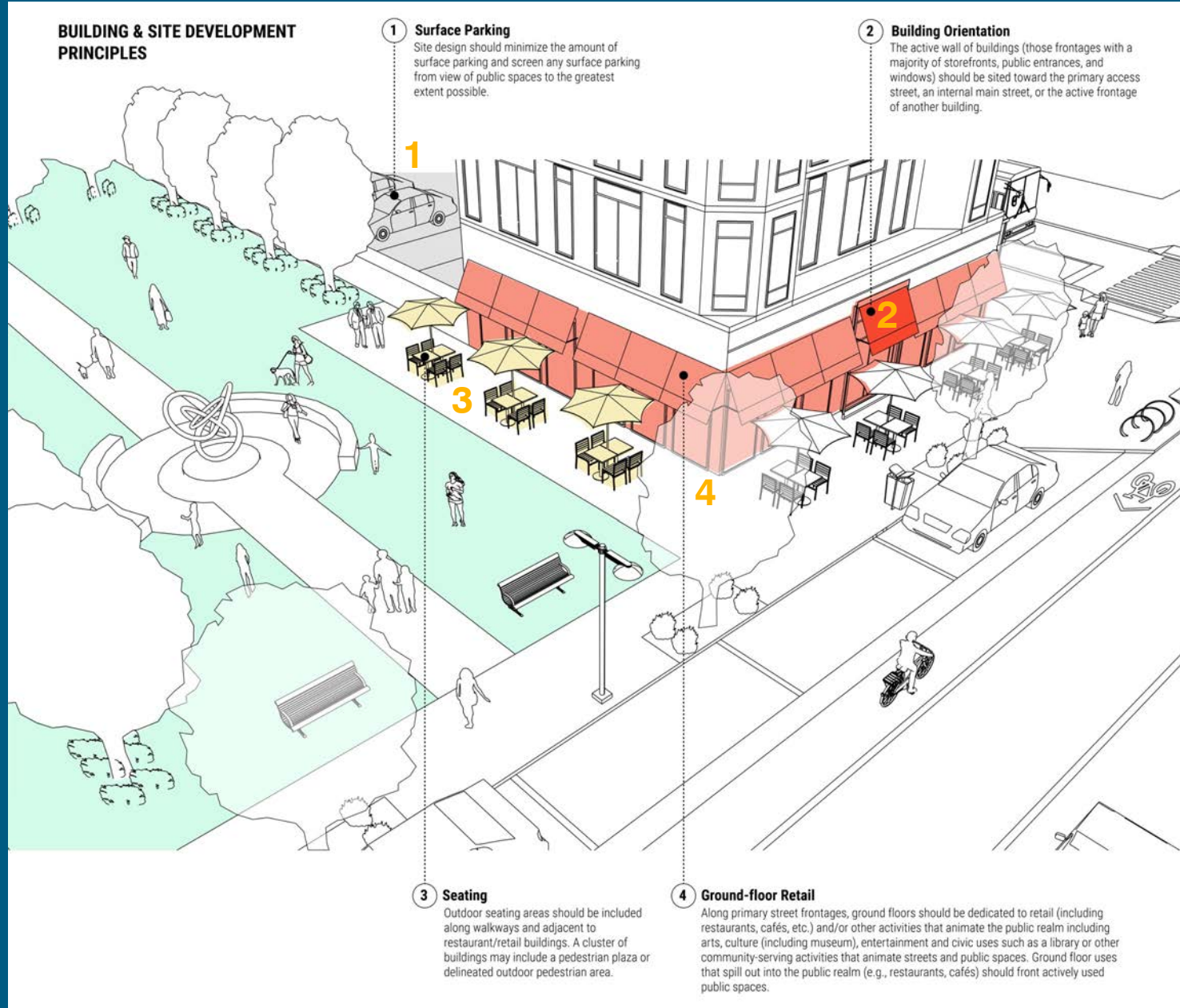
# Design Principles: Building & Site Development

## 1 Surface Parking

Site design should minimize the amount of surface parking and screen any surface parking from view of public spaces to the greatest extent possible.

## 2 Building Orientation

The active wall of buildings (those frontages with a majority of storefronts, public entrances and windows) should be sited toward the primary access street, an internal main street or the active frontage of another building.



## 3 Seating

Outdoor seating areas should be included along walkways and adjacent to restaurant/retail buildings. A cluster of buildings may include a pedestrian plaza or delineated outdoor pedestrian area.

## 4 Ground-floor Retail

Along primary street frontages, ground floors should be dedicated to retail (including restaurants, cafés, etc.) and/or other activities that animate the streets and public spaces including arts, culture (including museum), entertainment and civic uses such as a library or other community-serving amenity. Ground floor uses that spill out into the public realm (e.g., restaurants, cafés) should front actively used public spaces.

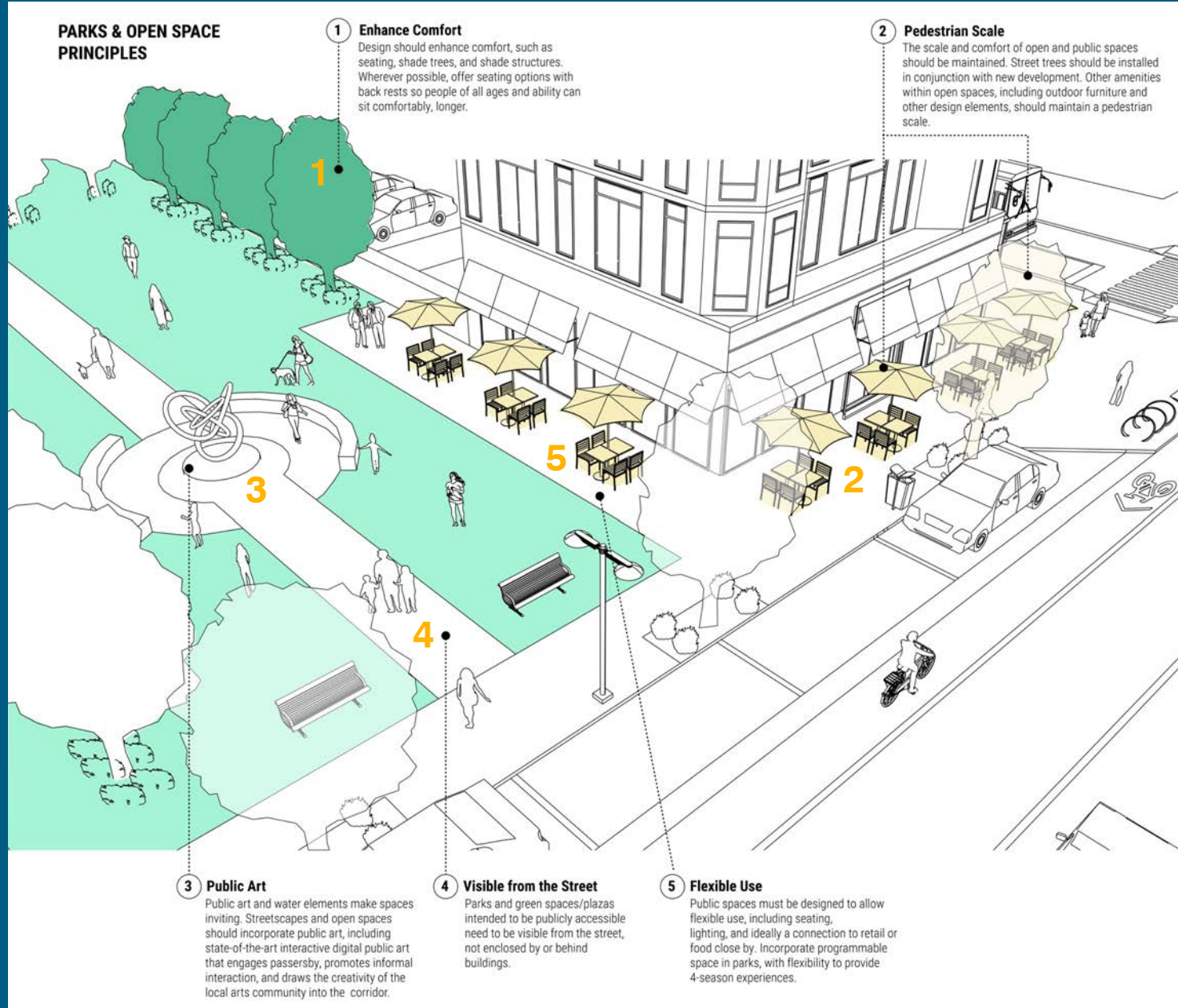
# Design Principles: Parks & Open Space

## 1 Enhance Comfort

Design should enhance comfort, such as seating, shade trees, and shade structures. Wherever possible, offer seating options with back rests so people of all ages and ability can sit comfortably, longer.

## 2 Pedestrian Scale

The scale and comfort of open and public spaces should be maintained. Street trees should be installed in conjunction with new development. Other amenities within open spaces, including outdoor furniture and other design elements, should maintain a pedestrian scale.



## 3 Public Art

Public art and water elements make spaces inviting. Streetscapes and open spaces should incorporate public art, including state-of-the-art interactive digital public art that engages passersby, promotes informal interaction and draws the creativity of the local arts community into the corridor.

## 4 Visible from the Street

Parks and green spaces/plazas intended to be publicly accessible need to be visible from the street, not enclosed by or behind buildings.

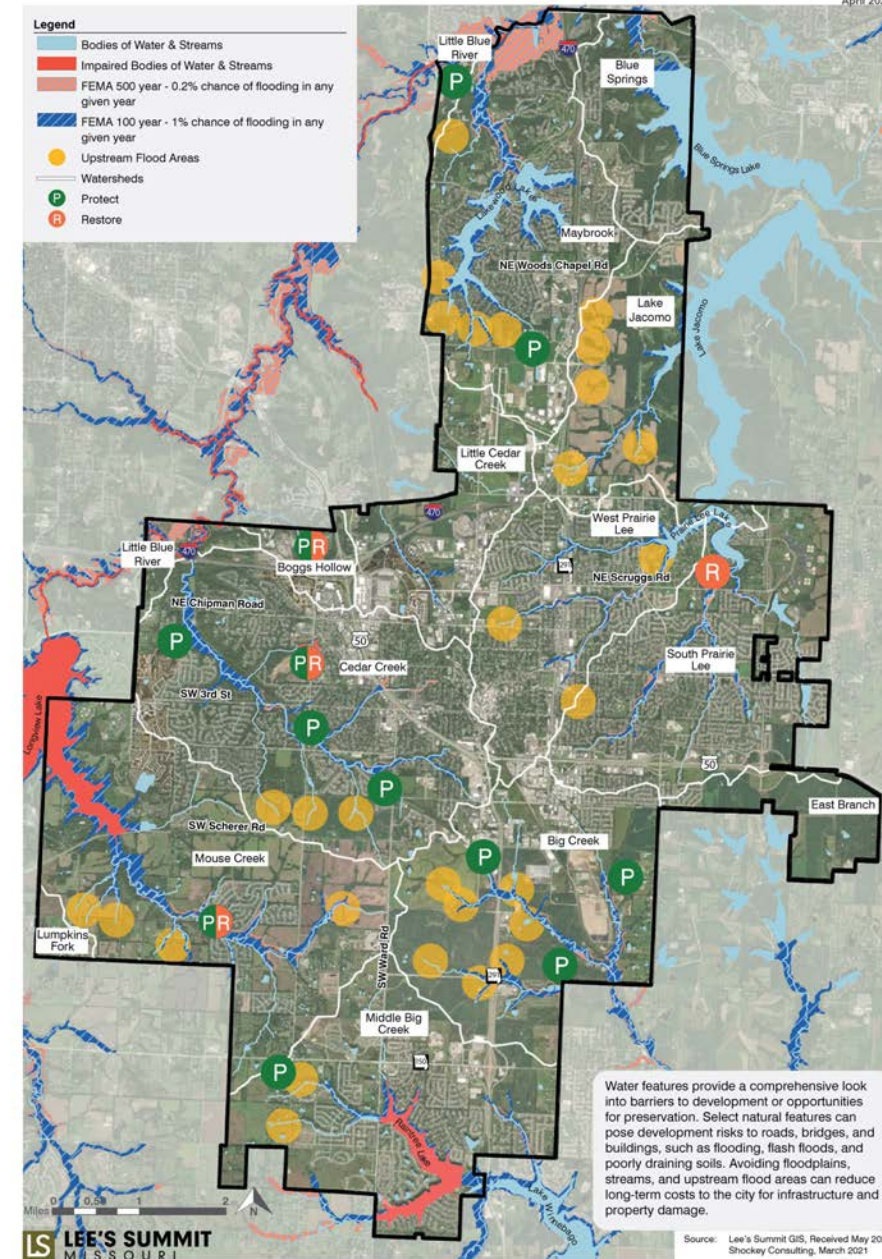
## 5 Flexible Use

Public spaces must be designed to allow flexible use, including seating, lighting and ideally a connection to retail or food close by. Incorporate programmable space in parks, with flexibility to provide 4-season experiences.

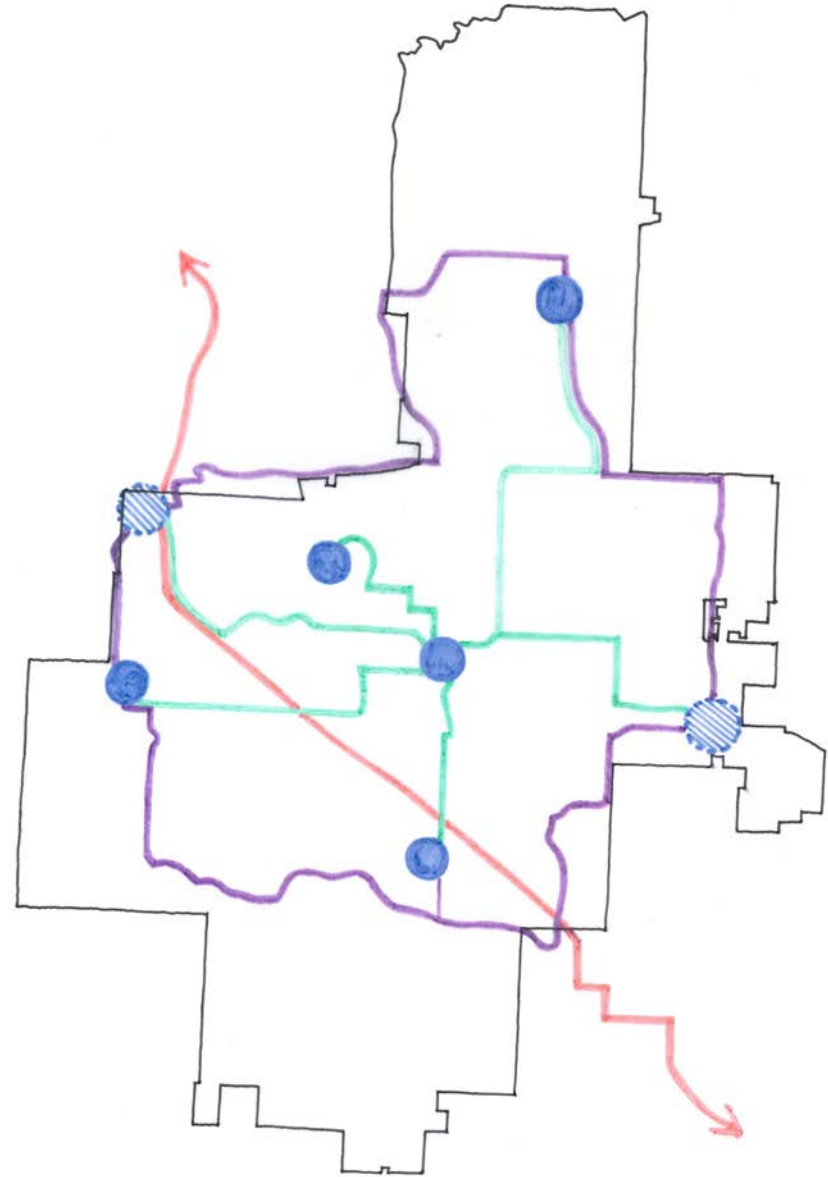


*By 2040, Reduce the Number of Structures Located in the Floodplain and the Amount of Repetitive Flood Damage.*

*By 2040, Improve Water Quality in Lakes, Rivers, Streams.*



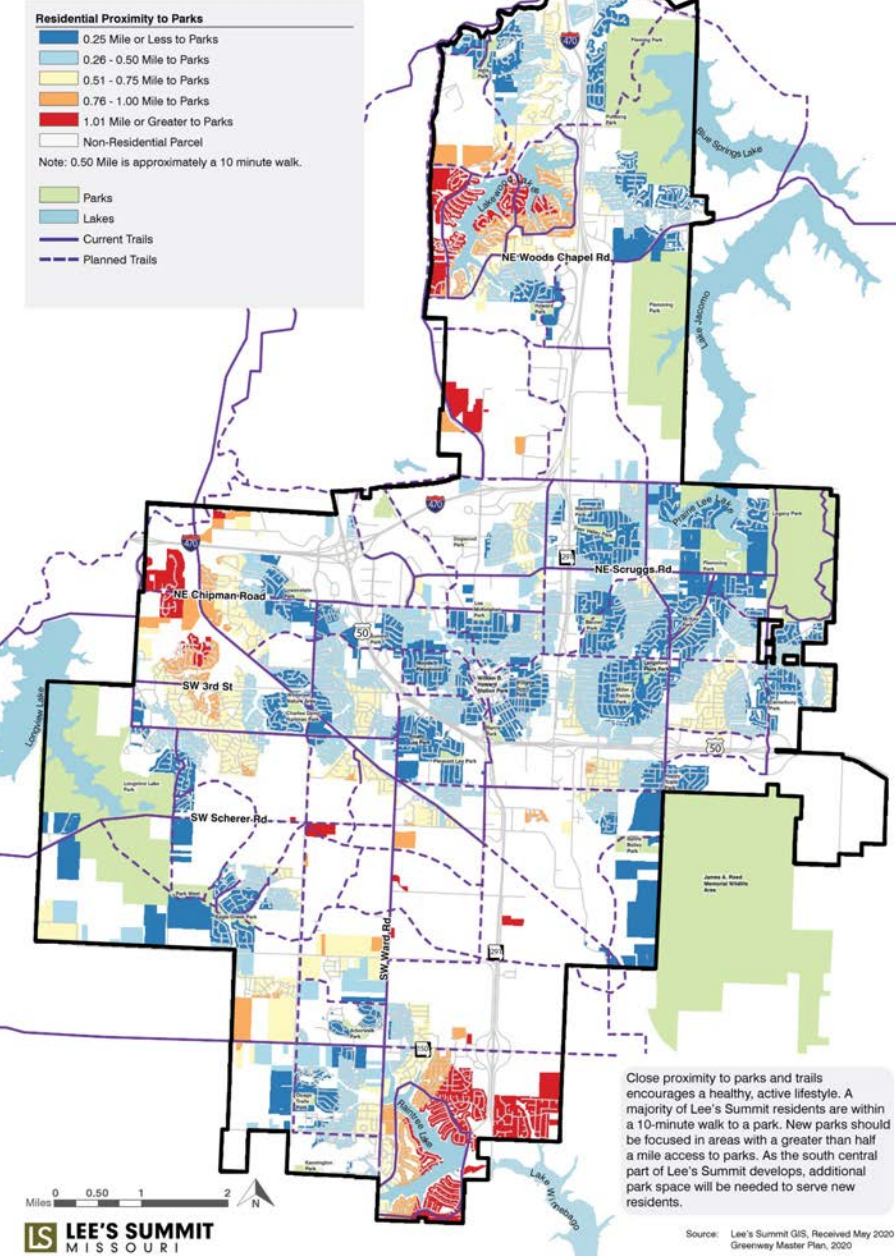
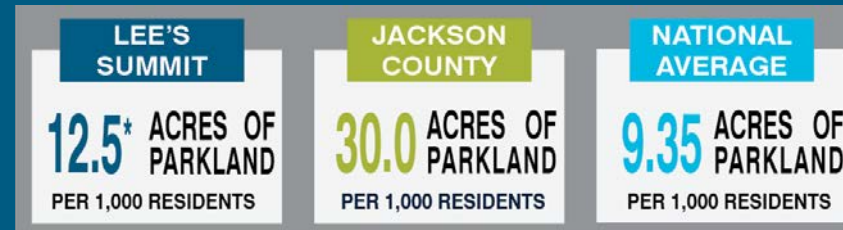
*Connected*





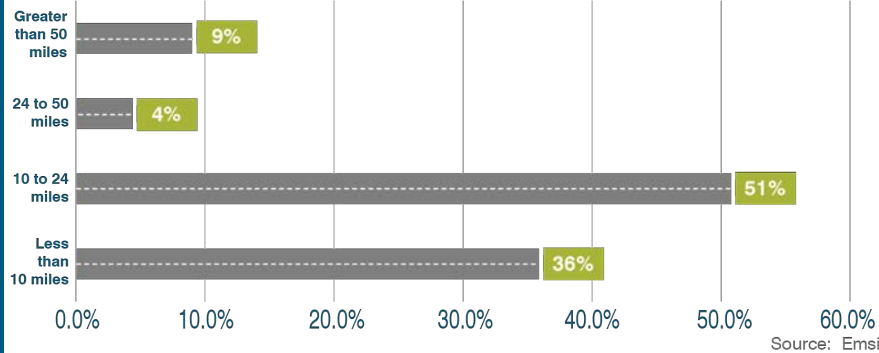
*By 2040, Increase Percent of Population Within 10-Minute Walk of a Park.*

*By 2040, Maintain the Acres of Parks Per Capita.*



# By 2040, Reduce Vehicle Miles Traveled Per Capita.

## Commute Distance of Lee's Summit Residents



## WHERE THE LEE'S SUMMIT WORKFORCE LIVES

	# of Workforce	% of Workforce
Lee's Summit, MO	10,055	23.9%
Kansas City, MO	5,997	14.0%
Independence, MO	3,688	8.7%
Blue Springs, MO	2,453	6.0%
Raytown, MO	993	2.5%
Overland Park, KS	859	1.9%
Raymore, MO	707	1.7%
Grandview, MO	676	1.7%
Belton, MO	632	1.6%
Pleasant Hill, MO	589	1.4%
All Other Locations	15,489	36.6%
Total All Workforce	42,138	100%

## WHERE RESIDENTS ARE LEAVING TO WORK

	# of Workforce	% of Workforce
Kansas City, MO	14,464	29.2%
Lee's Summit, MO	10,055	20.3%
Overland Park, KS	3,824	7.7%
Independence, MO	2,842	5.7%
Blue Springs, MO	1,477	3.0%
Kansas City, KS	1,432	2.9%
Lenexa, KS	1,398	2.8%
Olathe, KS	854	1.7%
Raytown, MO	793	1.6%
North Kanass, MO	763	1.5%
All Other Locations	11,601	23.4%
Total All Workforce	49,503	100%

The U.S. Census Bureau maps the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES), describing geographic patterns of jobs by their employment locations and residential locations, and the connections between.

Source: U.S. Census Bureau, 2018

## LEE'S SUMMIT MEAN TRAVEL TIME TO WORK

**25.1 MINS**

NATIONAL AVERAGE OF  
**26.6 MINS**

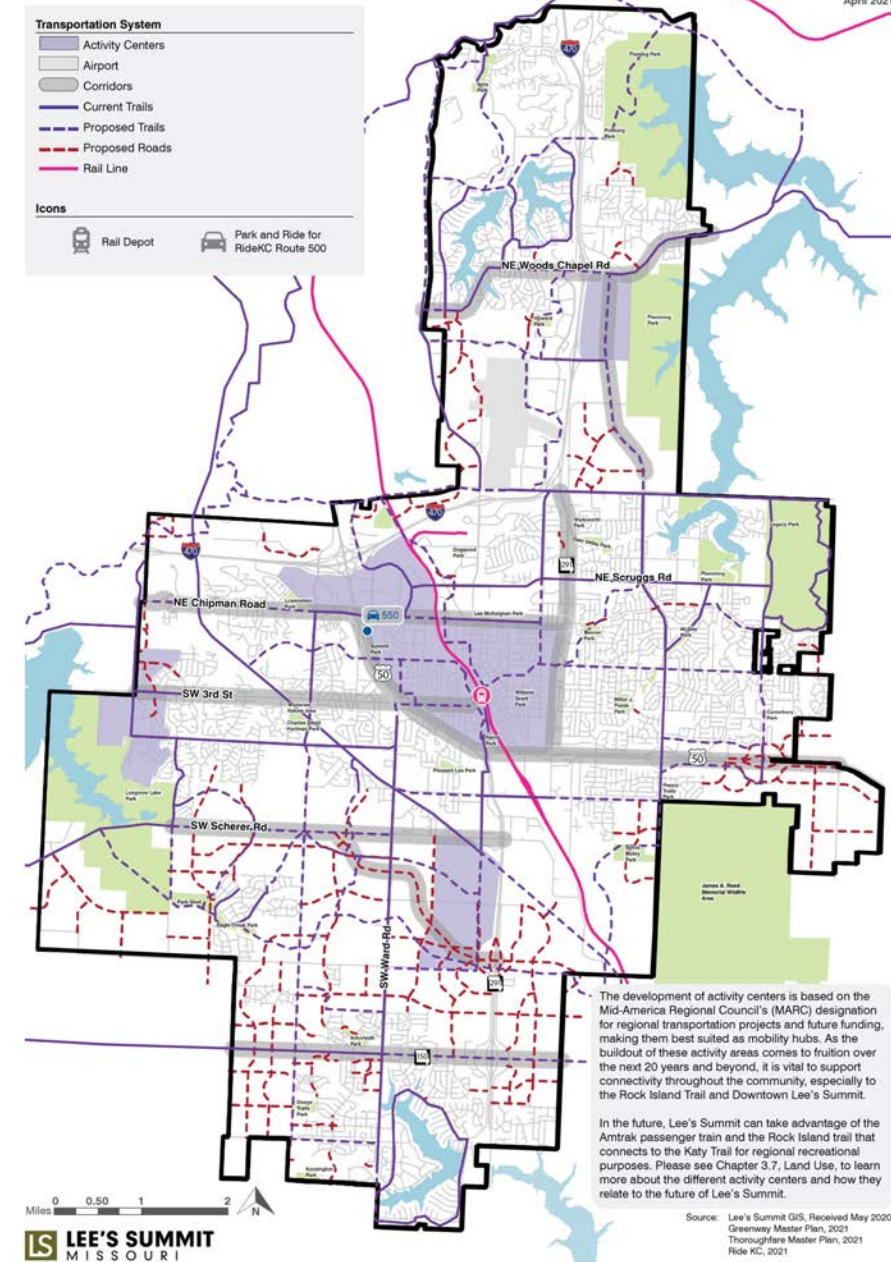
Source: ACS, 2018

## Households in Lee's Summit spend

**\$13,344**  
on **TRANSPORTATION COSTS** every year

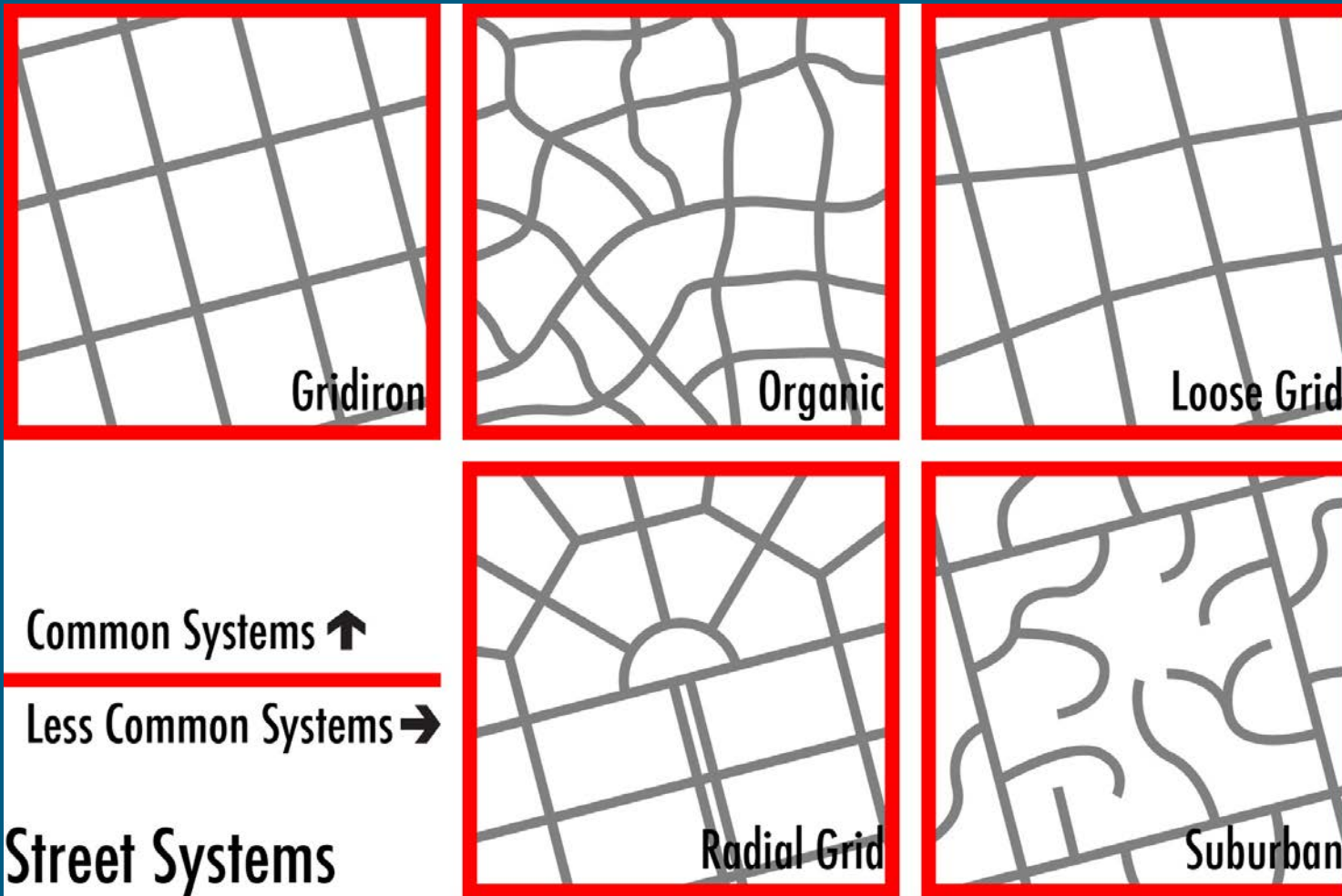
Source: Center for Neighborhood Technology

Average Household Spends 88 cents/mile per household – the same cost of an uber

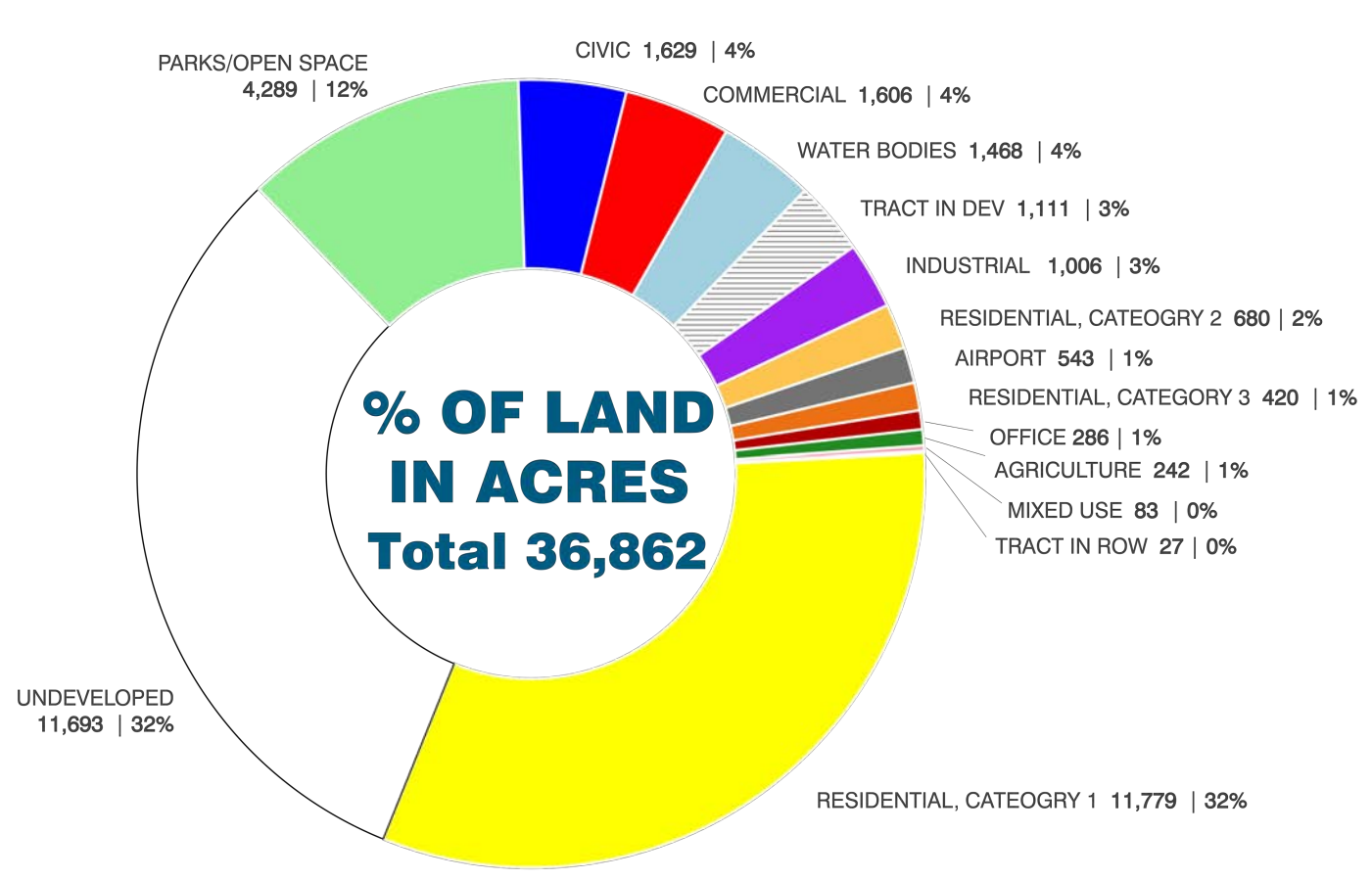




*By 2040, Increase the Percent of Total Lane Miles that are a Grid Network.*

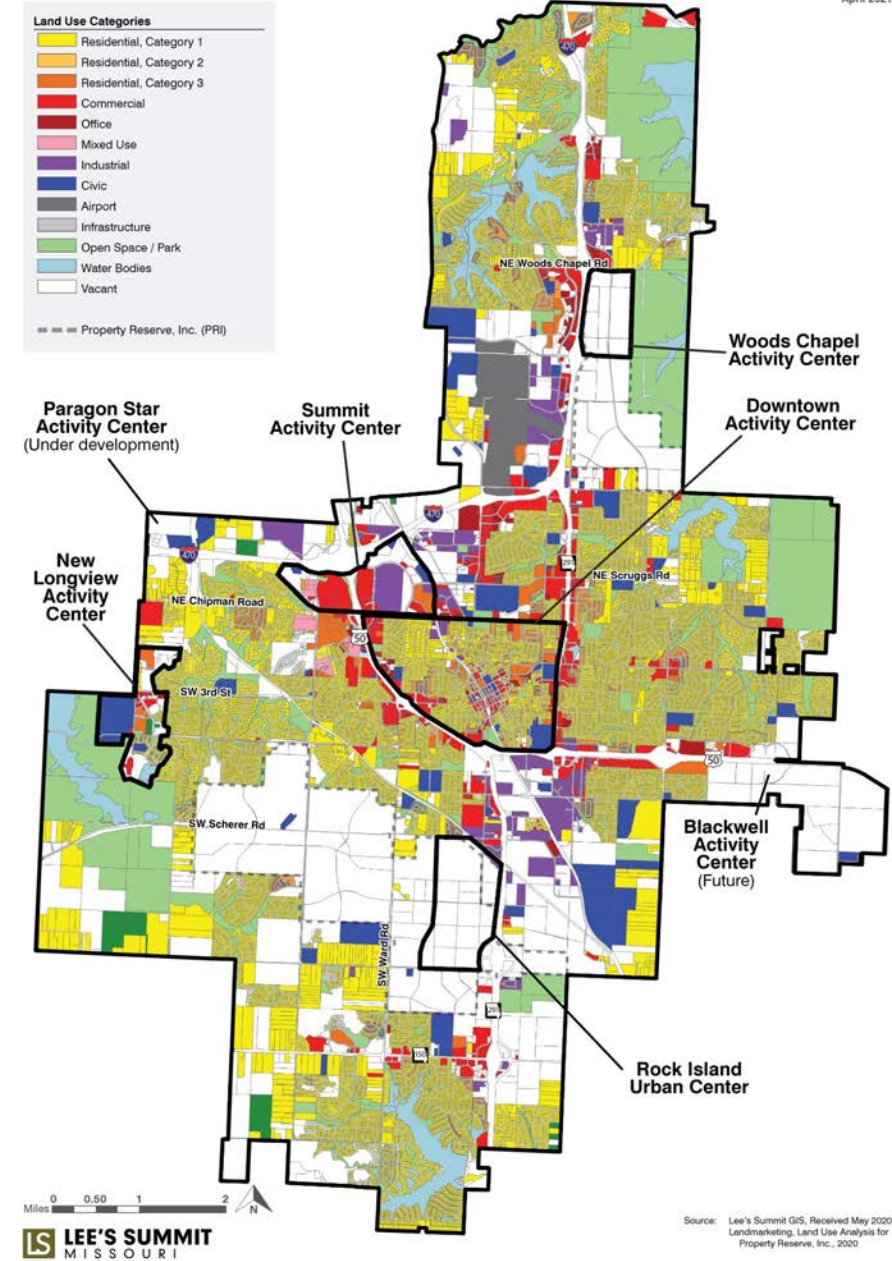


# Current Land Use



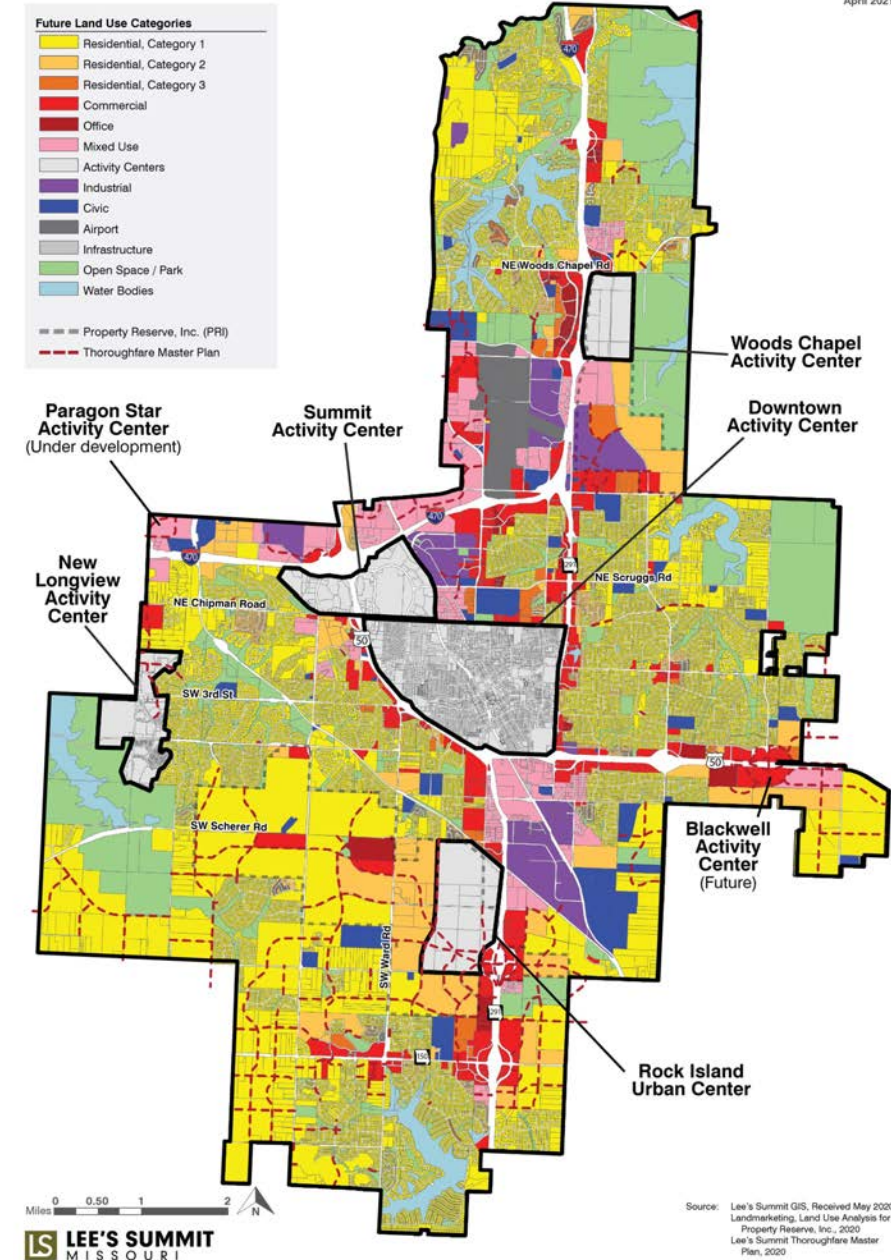
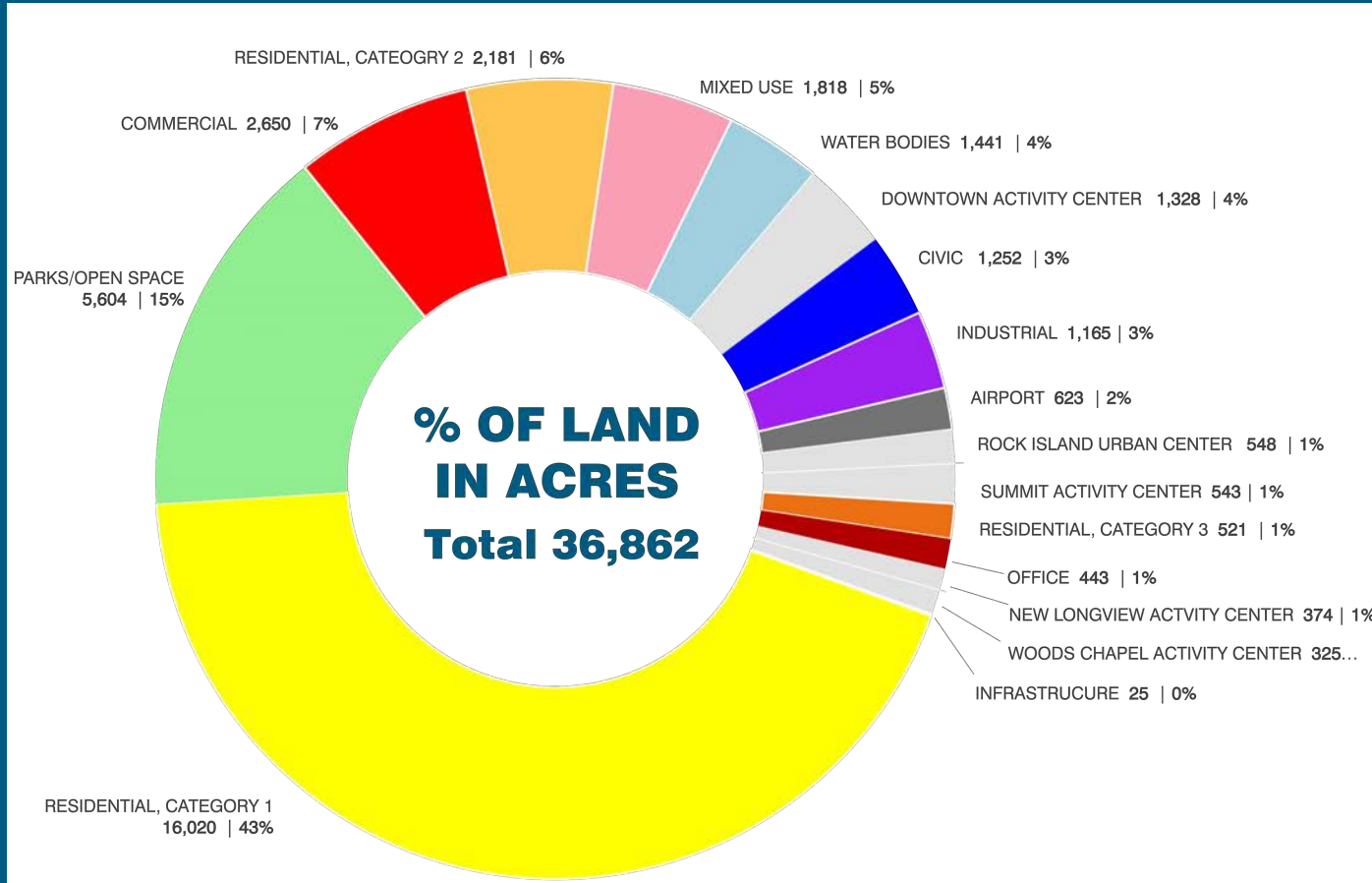
# Current Land Use

April 2021

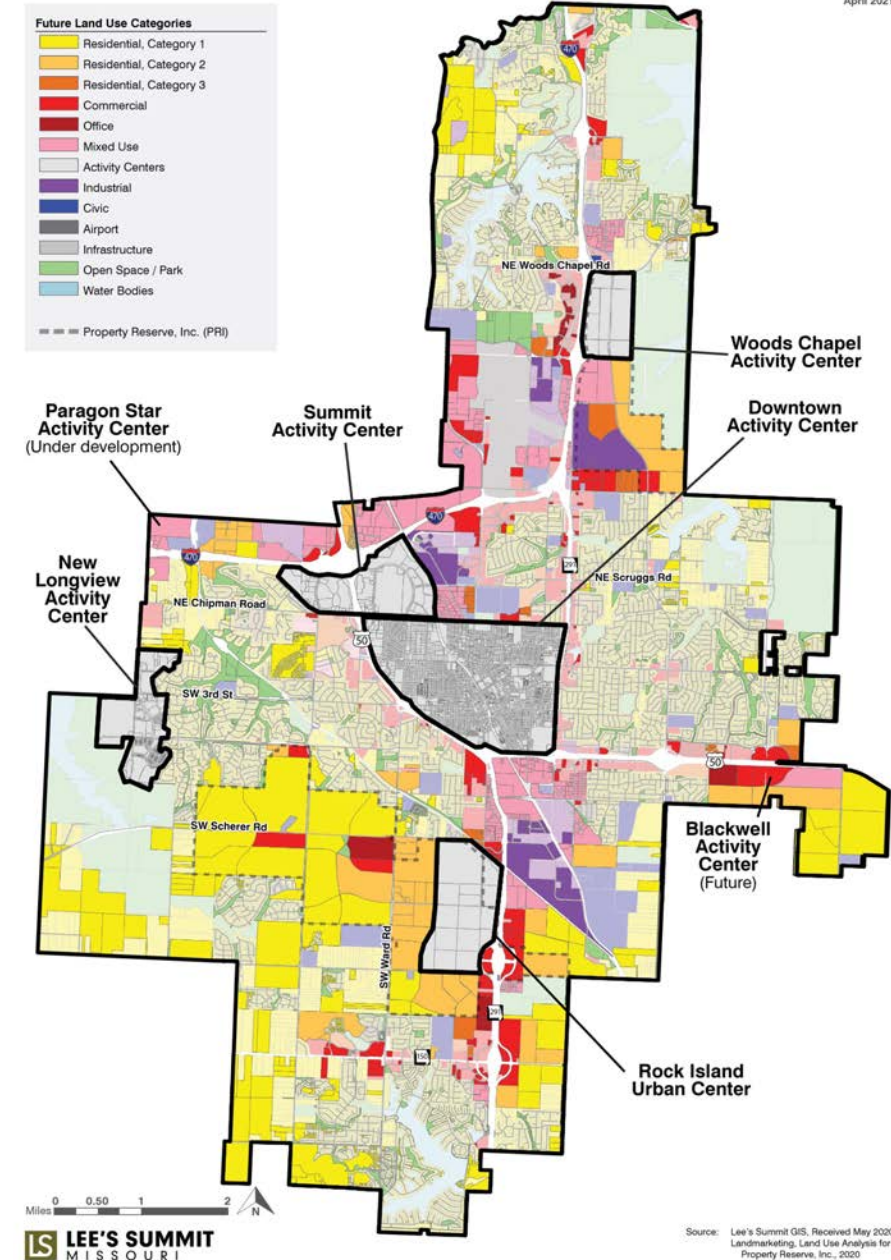
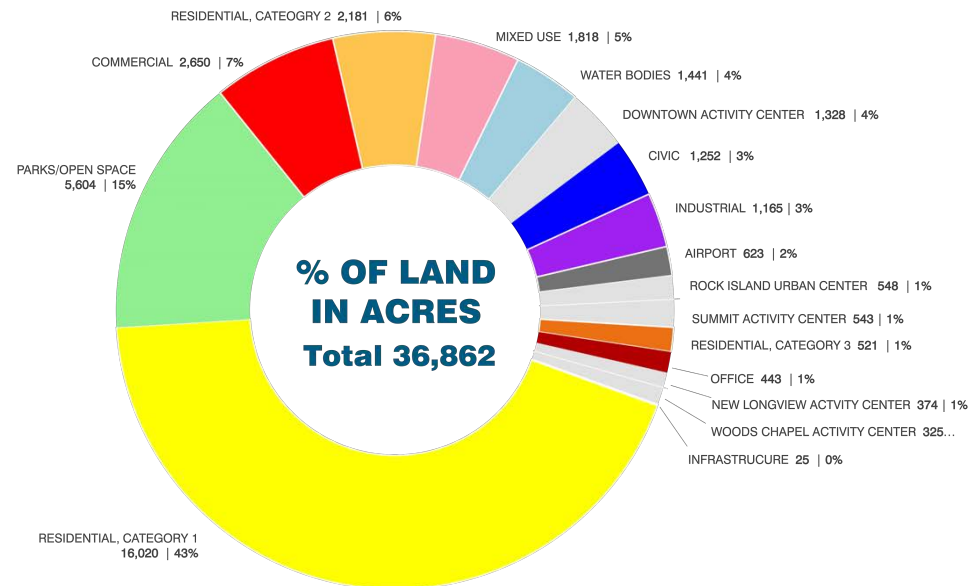
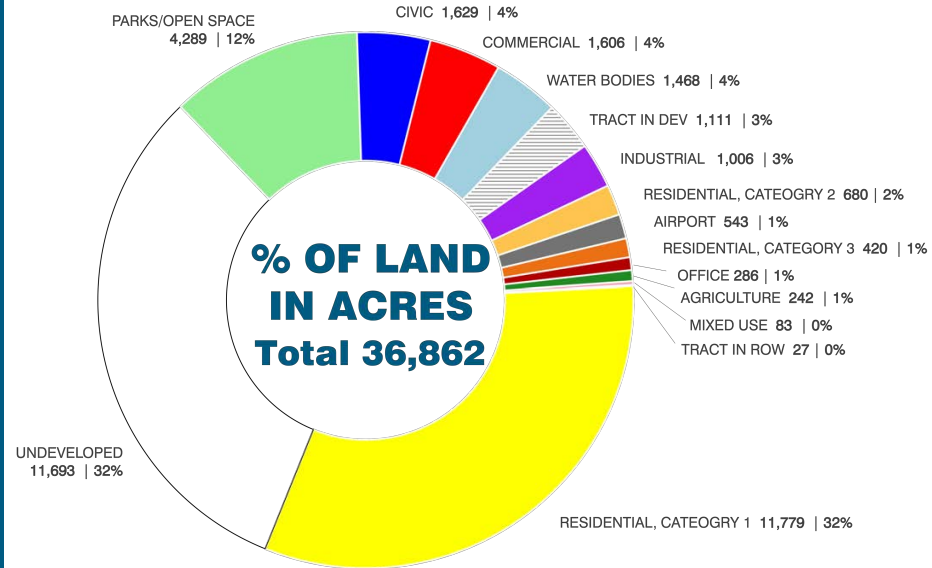




# Future Land Use



# Land Use Changes



# *Implementation*

- Area Plan For Activity
- Corridor Plans
- Adopt Greenway Master Plan
- Thoroughfare Master Plan Update
- Sync CIP and Fiscal Impact Model
- Infill Housing Policies
- Small Lot & Accessory Dwelling Units Implementation
- Incentives Policy/Economy Development Policy
- Historic Preservation Policies
- Water/Sewer/Stormwater Master Plans
- .....

*Discussion*



# *Review the Draft Plan Elements*

## *IgniteOurFuture.net*



**Progress**  
Five Big Ideas



**Community Engagement**  
Surveys | Podcasts | Community  
Workshops | Conversation Kits



**Plan Element Review**  
Open for Public Comment



**Foresight**  
Articles | Trends



**Ignite Strategic Plan**

*Public Hearing*

Presentation to the  
Planning Commission

Thursday, May 20, 2021