

APPENDIX A: STAKEHOLDER SUMMARIES

1. What are the **Strengths** of downtown Lee's Summit (Primary values) that are most appreciated by the community?
 - *Great retail mix*
 - *The Vision for DT*
 - *City Hall staying DT*
 - *Integrity of houses*
 - *Homes/businesses good*
 - *LS is seen regionally as a "hot spot" – regional destination for home furnishings*
 - *Good parking*
 - *Walkability of DT*
 - *Main Street events*
 - *Variety of services*
 - *Strong civic groups*
 - *Unique character and charm*
 - *Hometown feel/small-town feel*
 - *Properties are locally owned*
2. What are the **Opportunities** for the downtown area in terms of redevelopment and visitor enjoyment? What types and where?
 - *Nightlife needed*
 - *Keep Museum open longer (regular hours)*
 - *Cultural venues needed/Indoor performance venue*
 - *Would like to see clothing & groceries downtown*
 - *Create bike linkages*
 - *Need additional mixed-use space within DT*
 - *Create workforce housing*
 - *Create more senior housing close to the heart*
 - *Infill*
 - *Streetscape improvements*
 - *Preserve the architecture*
 - *Provide DT daycare*
3. What would be the **Constraints/concerns** that would inhibit support of and/or maintaining the downtown character?
 - *Create specific Design Standards for DT*
 - *Create gateways into DT*
 - *Create more public space*
 - *More 'loft' type units in DT*
 - *Limitation on amount of space*
 - *Lack of Gateway signage*
 - *Need for Higher density housing - the key to a thriving DT*
 - *Existing Wal-Mart zaps energy from DT*
 - *Needs more to distinguish itself from other Midwestern cities*
 - *Train noise/safety*
 - *Current zoning – and commercial encroachment into residential areas*
 - *Need better signage for DT parking*
 - *Retailers/restaurants need to be open on Sundays*
 - *Increased growth*
 - *Need to stop bad development*
 - *Current review/approval process takes too long*
 - *Too many absentee property owners*
 - *Presence of Southern Bell*
 - *Two-hour parking is insufficient*
4. **(for business owners specifically)** What advantages/constraints of operating a business downtown exist? (i.e. signage, parking)
 - *\$10-12/ sq. ft. lease rates*
 - *Lee's Summit is a hot spot*
 - *Kansas City Star – exposure on DT/Lee's Summit*
 - *Johnson Center*
 - *Need to deal with employee parking*
 - *Parking fines are a bad idea*

- *Business turnover rate is low*
 - *Need more outdoor seating*
 - *RR/3rd Street access/barrier issues*
 - *Need to define core business district*
 - *Need more retail space inventory*
 - *Lack of awareness of what is available DT*
 - *Church Parking*
5. **(for business owners specifically)** What do you believe DT's current market niche is?
- *Survey of business owners to be done with in 6 mos. Parking*
 - *Private owners*
 - *Furniture, accessories, nick-knacks, etc.*
 - *Opportunities for more restaurants*
 - *Summer concert events*
6. **(for business owners specifically)** What steps could be taken to improve the business climate of DT and keep it competitive against new commercial development outside of DT (i.e. specific marketing plans, advertising campaign, city involvement, tax abatement..)
- *Chipman Rd. commercial creep an issue*
 - *Strict sign ordinance in place*
 - *Develop a strong Gateway strategy.*
 - *Currently planning a cooperative advertising campaign in the KC Star*
 - *Need to do survey of business owners*
 - *Specialty stores*
 - *Is there an office glut?*
 - *Jewelry stores*
 - *Perhaps antiques*
 - *Target Johnson County clientele*
7. What are your specific **Concerns or Issues** about the current development along US 50, East 291 and Chipman roads?
- *Historical museum needs more hours*
 - *Would like to see a very strict sign code*
 - *Tax incentives*
 - *291 Lowman's grocery store not making IGA*
 - *Very convenient*
 - *Best Buy*
 - *Not a lot of old development*
 - *Current strip mall rehab is good for image*
 - *Pyramidal zoning a problem*
 - *Housing is affordable*
 - *Hwy 50 has older feeling – 291 and Chipman are nicer*
 - *Protect DT businesses from having customers drawn away by highway oriented competition*
 - *Need gateways*
 - *Can't force private property owners to do façade improvements*
 - *Jefferson Commons Class A – small offices*
 - *Independence is ahead of Lee's Summit on how these corridors are handled*
 - *No niche stores here*
 - *Will increase tax generation for the city*
 - *New developments may lure customers out of DT*
8. **Quality of place** considerations.
- *Density*
 - *Transportation/Infrastructure*
 - *Environment/Open Space*
 - *Best places for infill*
 - *Governmental concerns – policies/governmental cooperation, etc.*
 - *Cost of living, cost of doing business, local and state taxes*
 - *Urban Design/Aesthetics*
 - *Links to the past*
 - *Vision*
 - *Softer elements*
 - *City not identification*

Appendix A: Stakeholder Summaries

- *Business owner parking*
- *Create design guidelines*
- *More park space – in conjunction with new city hall*
- *Keep Post Office DT*
- *More senior and workforce housing*
- *Buffers between uses*
- *Possibility of a trolley*
- *Look at Hwy 50 closely*
- *Business owner parking needed*
- *Development in DT has been too sporadic*
- *Zoning/land use conflicts*
- *Façade improvements needed*
- *Need more community spaces DT*

APPENDIX B: INFRASTRUCTURE CONTACTS LIST

Water System

Owner: City of Lee's Summit
Contact: Chad Thompson P.E., Sr. Staff
Engineer, or
Charles Dellario, Superintendent of
Water
(816) 969-7606
Address: Department of Public
Works/Engineering
115 S.E. 2nd Street
Lee's Summit, MO 64063

Sanitary Sewer System

Owner: City of Lee's Summit
Contact: Ted Graham, Superintendent of
Sanitary Sewers
(816) 969-7606
Address: Department of Public
Works/Engineering
115 S.E. 2nd Street
Lee's Summit, MO 64063

Storm Sewer System

Owner: City of Lee's Summit
Contact: Larry Burch
(816) 969-7399
Address: Streets and Stormwater
Department
1971 SE Hamblen Road
Lee's Summit, MO 64081

Natural Gas System

Owner: Missouri Gas Energy
Contact: Kevin Driscoll
(816) 969-2217
Address: 100 N.E. Tudor Road
Lee's Summit, MO 64086

Electrical System

Owner: Missouri Public Service
Contact: Doug Davin
(816) 251-2647
Address: 1300 SE Hamblen Road
Lee's Summit, MO 64081

Phone System

Owner: SBC
Contact: Tom Dobson
(816) 325-5640
Address: 215 N. Spring Street
Independence, MO 64050-2822

Cable Communication System

Owner: Time-Warner Cable
Contact: Mike Coleman
(816) 918-2683
Address: 6550 Winchester Ave.
Kansas City, MO 64133

URBAN PARKS / PLAZAS / MARKETS



APPENDIX C: IMAGES

SHEET ONE

STREETSCAPES

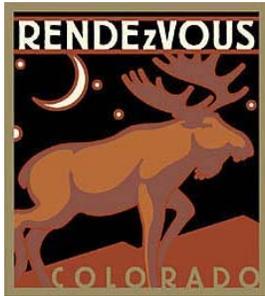


NEIGHBORHOOD PARKS
BIKEWAYS, BIKE PATHS AND GREENWAYS





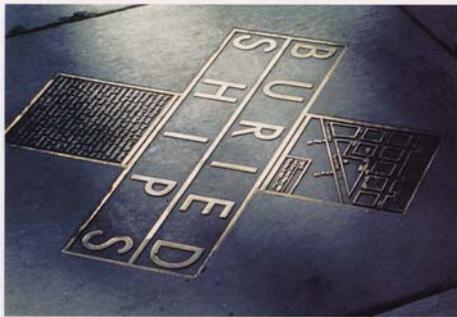
APPENDIX D: SIGNAGE EXAMPLES



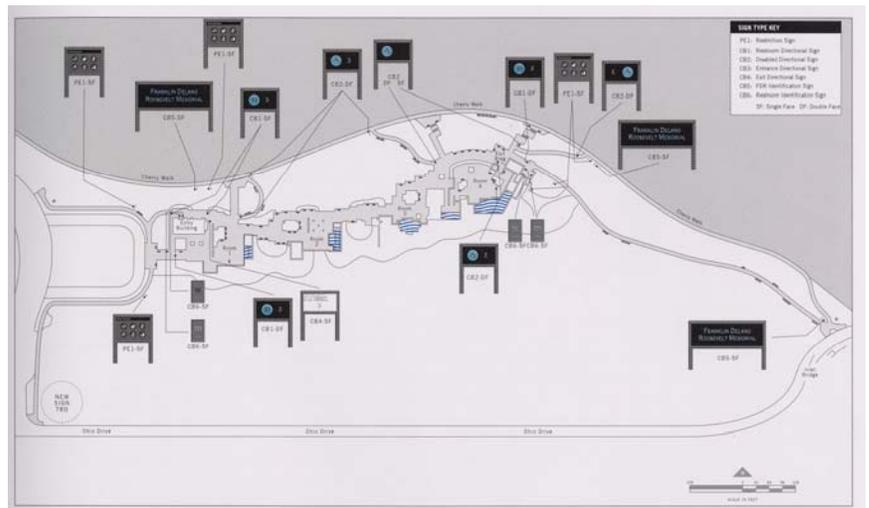
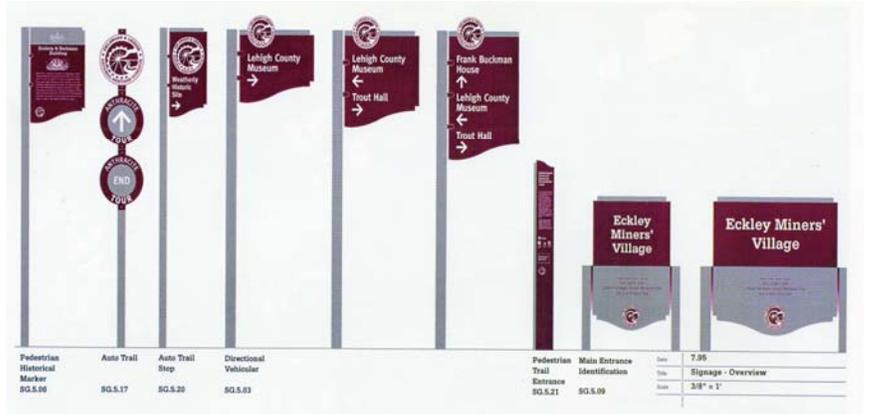
Appendix D: Signage Examples



Appendix D: Signage Examples



On the sidewalk opposite the pylons, brass plaques tell their own stories. Embedded, cast bronze pavers like this one commemorate vanished sites, people, and even ghost ships once said to haunt the bay.



Appendix D: Signage Examples

