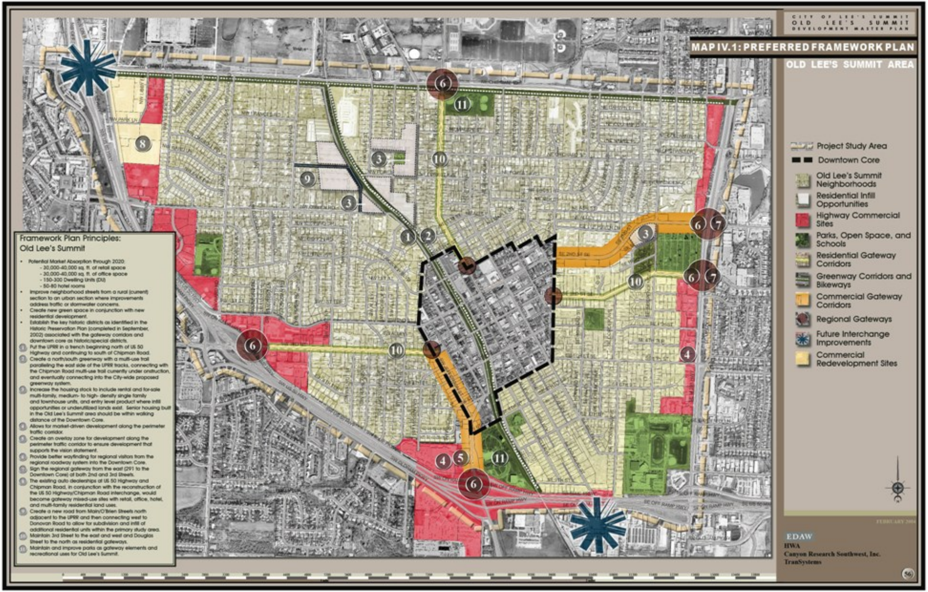

CITY OF LEE'S SUMMIT
OLD LEE'S SUMMIT
DEVELOPMENT MASTER PLAN
MAP IV.1: PREFERRED FRAMEWORK PLAN
OLD LEE'S SUMMIT AREA
Project Study Area
Downtown Core
Old Lee's Summit Neighborhoods
Residential Infill Opportunities
Highway Commercial Sites
Parks, Open Space, and Schools
Residential Gateway Corridors
Greenway Corridors and Bikeways
Commercial Gateway Corridors
Regional Gateways
Future Interchange Improvements
Commercial Redevelopment Sites
Framework Plan Principles:
Old Lee's Summit
• Potential Market Absorption through 2020:
- 30,000-40,000 sq. ft. of retail space
- 30,000-40,000 sq. ft. of office space
- 150-300 Dwelling Units (DU)
- 50-80 hotel rooms
• Improve neighborhood streets from a rural (current) section to an urban section where improvements address traffic or stormwater concerns.
• Create new green space in conjunction with new residential development.
• Establish the key historic districts as identified in the Historic Preservation Plan (completed in September, 2002) associated with the gateway corridors and downtown core as historic/special districts.
Put the UPRR in a trench beginning north of US 50 Highway and continuing to south of Chipman Road.
Create a north/south greenway with a multi-use trail paralleling the east side of the UPRR tracks, connecting with the Chipman Road multi-use trail currently under onstruction, and eventually connecting into the City-wide proposed greenway system.
Increase the housing stock to include rental and for-sale multi-family, medium- to high- density single family and townhouse units, and entry level product where infill opportunities or underutilized lands exist. Senior housing built in the Old Lee's Summit area should be within walking distance of the Downtown Core.
Allows for market-driven development along the perimeter traffic corridor.
Create an overlay zone for development along the perimeter traffic corridor to ensure development that supports the vision statement.
Provide better wayfinding for regional visitors from the regional roadway system into the Downtown Core.
Sign the regional gateway from the east (291 to the Downtown Core) at both 2nd and 3rd Streets.
The existing auto dealerships at US 50 Highway and Chipman Road, in conjunction with the reconstruction of the US 50 Highway/Chipman Road interchange, would become gateway mixed-use sites with retail, office, hotel, and multi-family residential land uses.
Create a new road from Main/O'Brien Streets north adjacent to the UPRR and then connecting west to Donovan Road to allow for subdivision and infill of additional residential units within the primary study area.
Maintain 3rd Street to the east and west and Douglas Street to the north as residential gateways.
Maintain and improve parks as gateway elements and recreational uses for Old Lee's Summit.
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56