



NEIGHBORHOOD



LIFESTYLE



RECREATION

PIONEER CROSSINGS

KANSAS CITY, MISSOURI

PRELIMINARY CONCEPT MASTER PLAN

FEBRUARY 16, 2024



DRAFT

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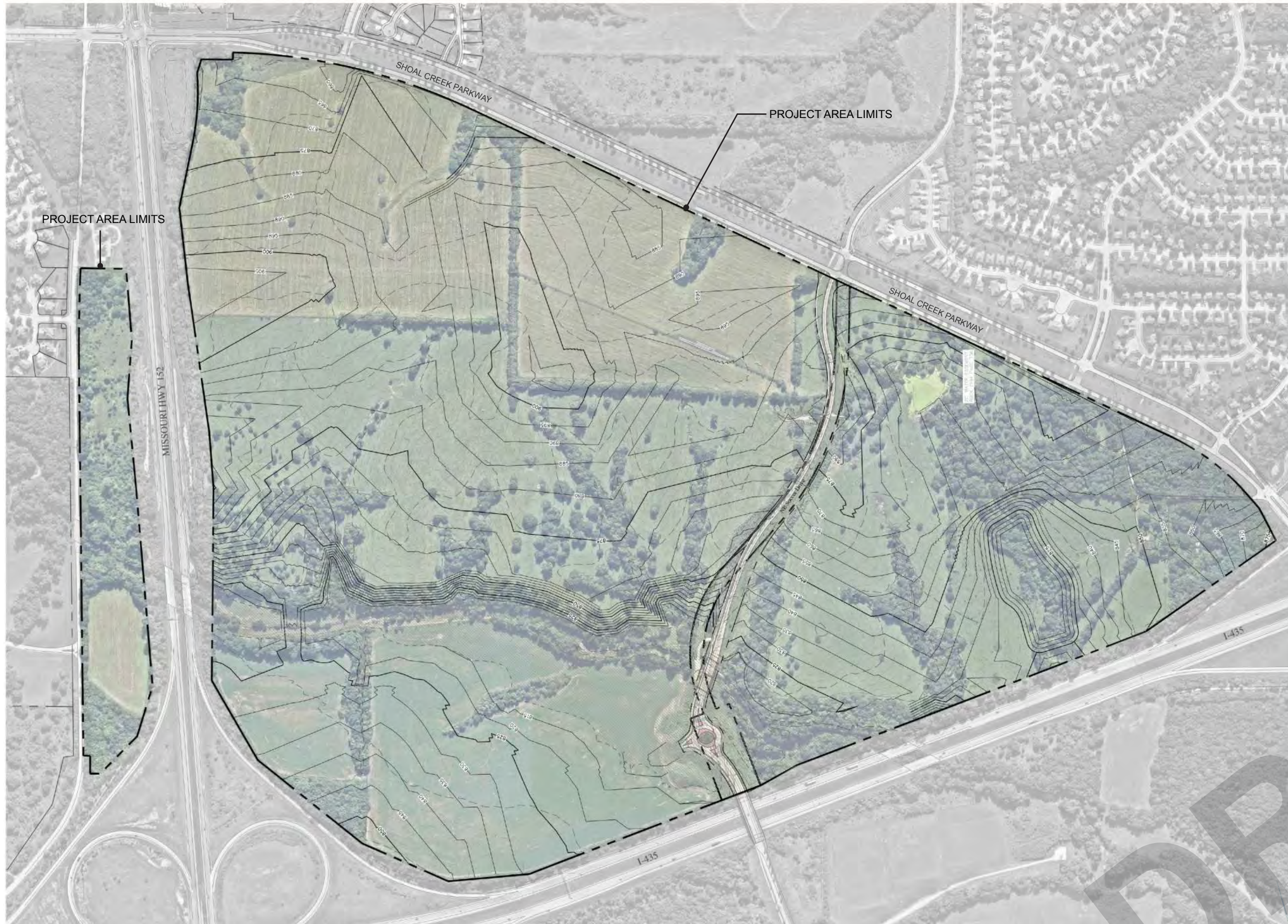
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Exclusive Real Estate Agents

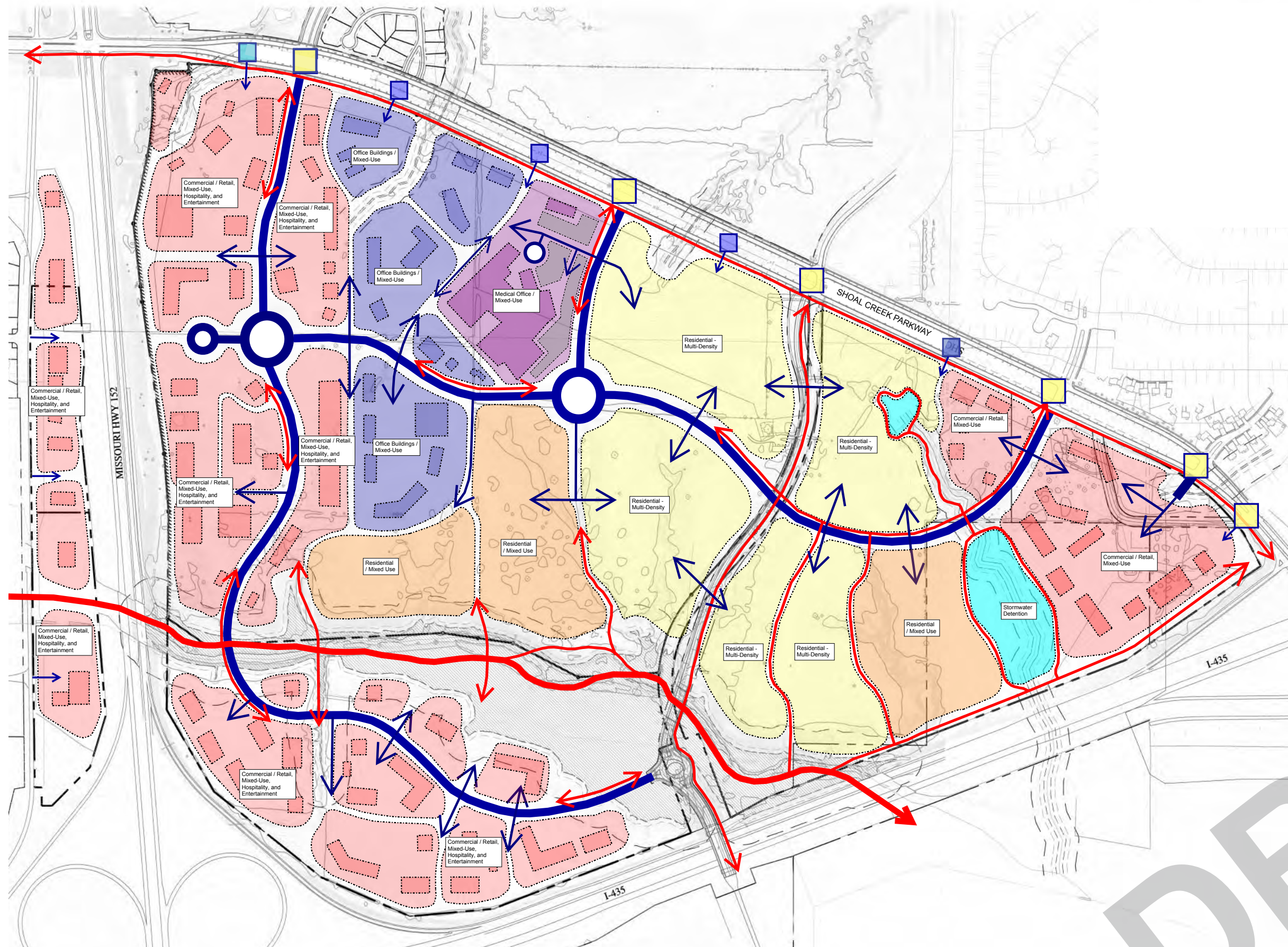


AERIAL WITH BOUNDARY



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CONCEPT BUBBLE DIAGRAM



LEGEND

- PRIMARY PROPOSED VEHICULAR TRANSPORTATION
- SECONDARY PROPOSED VEHICULAR TRANSPORTATION
- MULTI-MODAL TRAIL NETWORK
- FULL ACCESS / MEDIAN CUT
- RIGHT-IN / RIGHT-OUT
- RIGHT-IN ONLY

0' 300' 600' 1200'





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Exclusive Real Estate Agents



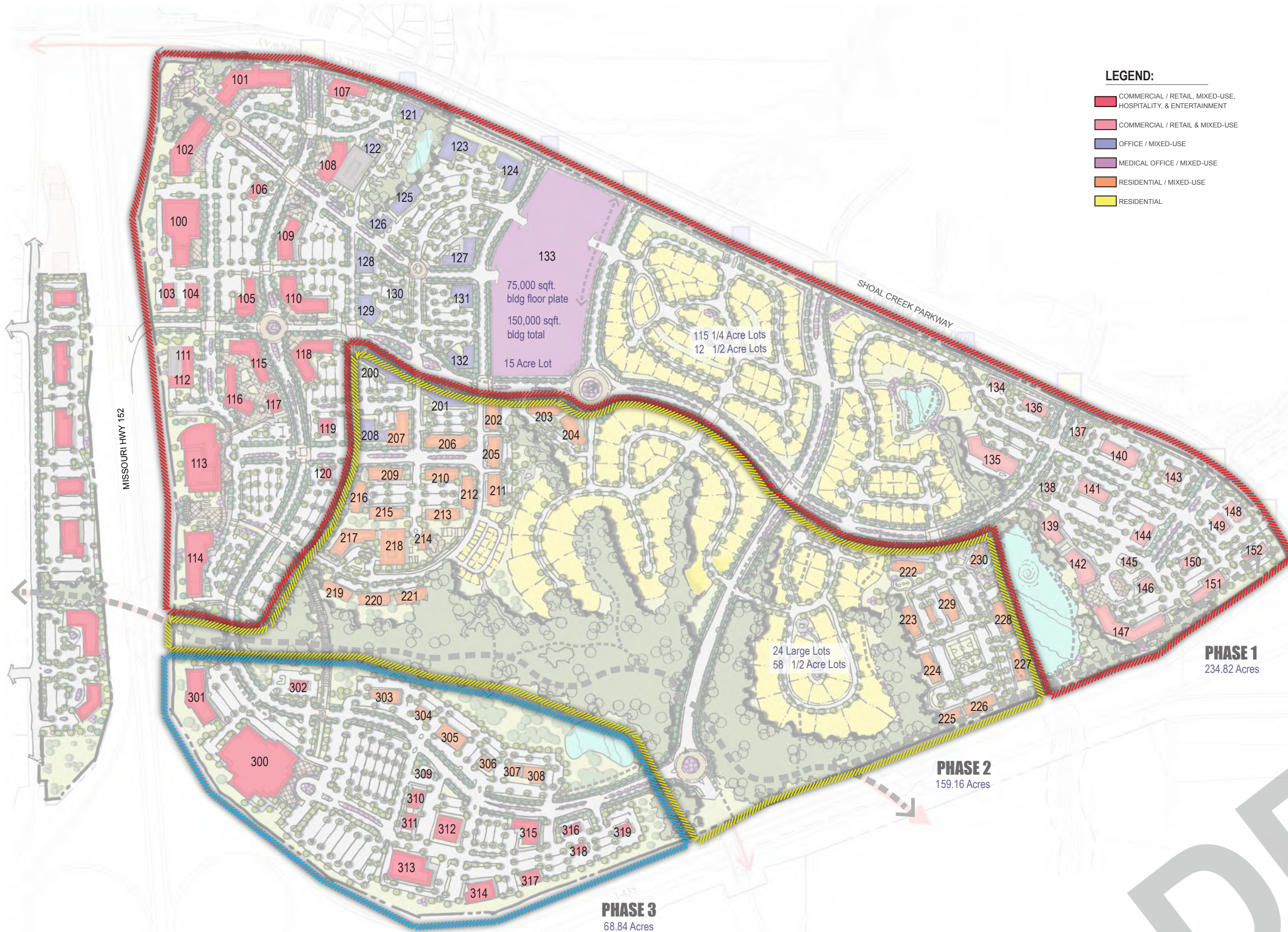
LEGEND:

-  MULTI-MODAL TRAIL NETWORK
-  FULL ACCESS / MEDIAN CUT
-  RIGHT-IN / RIGHT-OUT
-  RIGHT-IN ONLY



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DRAFT MASTERPLAN LAND-USE



- LEGEND:**
- COMMERCIAL / RETAIL, MIXED-USE, HOSPITALITY, & ENTERTAINMENT
 - COMMERCIAL / RETAIL & MIXED-USE
 - OFFICE / MIXED-USE
 - MEDICAL OFFICE / MIXED-USE
 - RESIDENTIAL / MIXED-USE
 - RESIDENTIAL

PHASE 1
234.82 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|--------------|--------------------|--------|------------------|
| 100 | 65,000 | 1 | 65,000 |
| 101 | 48,100 | 3 | 144,300 |
| 102 | 37,100 | 3 | 111,300 |
| 103 | 8,600 | 1 | 8,600 |
| 104 | 10,900 | 1 | 10,900 |
| 105 | 20,100 | 1 | 20,100 |
| 106 | 6,300 | 2 | 12,600 |
| 107 | 20,500 | 3 | 61,500 |
| 108 | 26,600 | 3 | 79,800 |
| 109 | 19,900 | 3 | 59,700 |
| 110 | 31,000 | 4 | 124,000 |
| 111 | 6,100 | 1 | 6,100 |
| 112 | 5,700 | 1 | 5,700 |
| 113 | 65,000 | 1 | 65,000 |
| 114 | 43,300 | 5 | 216,500 |
| 115 | 24,100 | 3 | 72,300 |
| 116 | 24,300 | 3 | 72,900 |
| 117 | 6,600 | 2 | 13,200 |
| 118 | 25,600 | 4 | 102,400 |
| 119 | 4,600 | 1 | 4,600 |
| 120 | 3,100 | 1 | 3,100 |
| 121 | 10,600 | 1 | 10,600 |
| 122 | 8,900 | 2 | 17,800 |
| 123 | 18,800 | 2 | 37,600 |
| 124 | 19,400 | 2 | 38,800 |
| 125 | 13,900 | 1 | 13,900 |
| 126 | 11,400 | 1 | 11,400 |
| 127 | 19,300 | 2 | 38,600 |
| 128 | 8,300 | 1 | 8,300 |
| 129 | 12,200 | 3 | 36,600 |
| 130 | 4,500 | 1 | 4,500 |
| 131 | 9,300 | 2 | 18,600 |
| 132 | 12,000 | 2 | 24,000 |
| 133 | 75,000 | 2 | 150,000 |
| 134 | 3,300 | 1 | 3,300 |
| 135 | 25,100 | 1 | 25,100 |
| 136 | 6,600 | 1 | 6,600 |
| 137 | 4,300 | 1 | 4,300 |
| 138 | 4,100 | 1 | 4,100 |
| 139 | 11,200 | 2 | 22,400 |
| 140 | 14,700 | 1 | 14,700 |
| 141 | 11,000 | 1 | 11,000 |
| 142 | 15,700 | 3 | 47,100 |
| 143 | 6,000 | 1 | 6,000 |
| 144 | 8,600 | 1 | 8,600 |
| 145 | 2,200 | 1 | 2,200 |
| 146 | 4,500 | 1 | 4,500 |
| 147 | 27,600 | 3 | 82,800 |
| 148 | 7,600 | 1 | 7,600 |
| 149 | 7,300 | 1 | 7,300 |
| 150 | 15,000 | 1 | 15,000 |
| 151 | 12,100 | 1 | 12,100 |
| 152 | 5,800 | 1 | 5,800 |
| Total | 918,700 | | 1,960,700 |

PHASE 2
159.16 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|--------------|--------------------|--------|------------------|
| 200 | 20,100 | 3 | 60,300 |
| 201 | 16,000 | 2 | 32,000 |
| 202 | 9,900 | 4 | 39,600 |
| 203 | 9,900 | 4 | 39,600 |
| 204 | 9,900 | 4 | 39,600 |
| 205 | 9,900 | 4 | 39,600 |
| 206 | 9,900 | 3 | 29,700 |
| 207 | 12,700 | 3 | 38,100 |
| 208 | 11,500 | 2 | 23,000 |
| 209 | 9,900 | 4 | 39,600 |
| 210 | 9,900 | 4 | 39,600 |
| 211 | 9,900 | 4 | 39,600 |
| 212 | 9,900 | 4 | 39,600 |
| 213 | 9,900 | 4 | 39,600 |
| 214 | 2,400 | 1 | 2,400 |
| 215 | 9,900 | 4 | 39,600 |
| 216 | 9,900 | 4 | 39,600 |
| 217 | 18,000 | 4 | 72,000 |
| 218 | 27,400 | 3 | 82,200 |
| 219 | 9,900 | 3 | 29,700 |
| 220 | 9,900 | 3 | 29,700 |
| 221 | 9,900 | 3 | 29,700 |
| 222 | 5,400 | 4 | 21,600 |
| 223 | 9,900 | 4 | 39,600 |
| 224 | 9,900 | 4 | 39,600 |
| 225 | 5,000 | 4 | 20,000 |
| 226 | 9,900 | 4 | 39,600 |
| 227 | 9,900 | 4 | 39,600 |
| 228 | 9,900 | 4 | 39,600 |
| 229 | 9,900 | 4 | 39,600 |
| 230 | 9,900 | 1 | 9,900 |
| Total | 336,300 | | 1,153,500 |

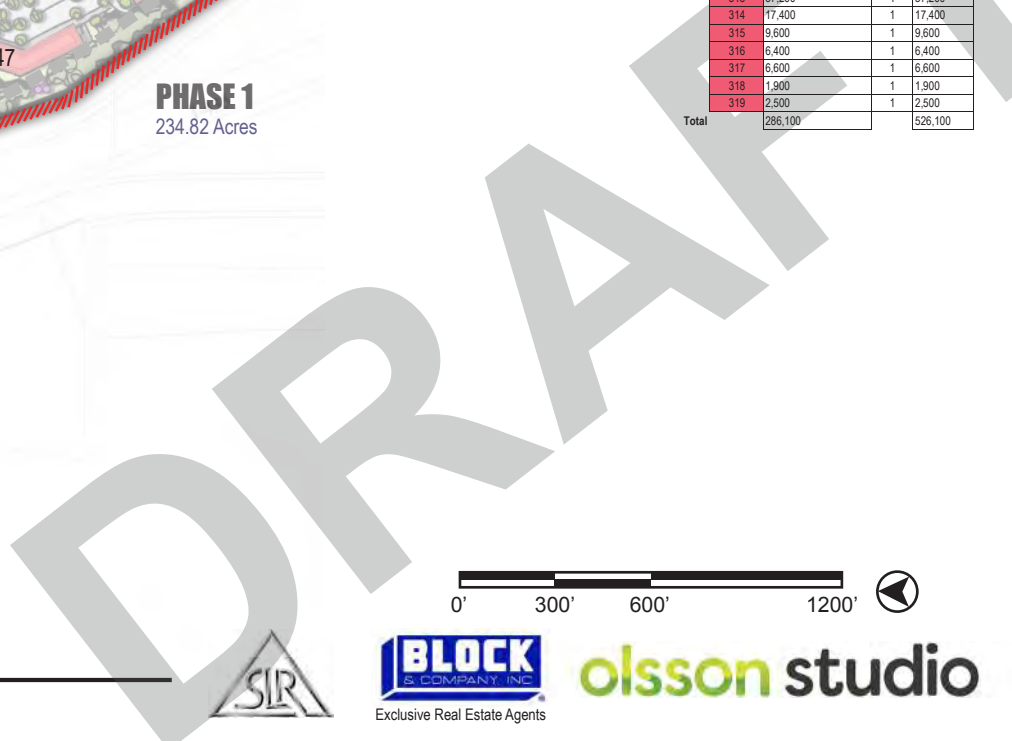
PHASE 3
68.84 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|--------------|--------------------|--------|----------------|
| 300 | 118,600 | 2 | 237,200 |
| 301 | 8,900 | 2 | 17,800 |
| 302 | 3,800 | 1 | 3,800 |
| 303 | 6,900 | 4 | 27,600 |
| 304 | 6,000 | 4 | 24,000 |
| 305 | 9,500 | 4 | 38,000 |
| 306 | 6,500 | 4 | 26,000 |
| 307 | 5,300 | 3 | 15,900 |
| 308 | 7,600 | 3 | 22,800 |
| 309 | 1,100 | 1 | 1,100 |
| 310 | 6,100 | 1 | 6,100 |
| 311 | 6,200 | 1 | 6,200 |
| 312 | 18,000 | 1 | 18,000 |
| 313 | 37,200 | 1 | 37,200 |
| 314 | 17,400 | 1 | 17,400 |
| 315 | 9,600 | 1 | 9,600 |
| 316 | 6,400 | 1 | 6,400 |
| 317 | 6,600 | 1 | 6,600 |
| 318 | 1,900 | 1 | 1,900 |
| 319 | 2,500 | 1 | 2,500 |
| Total | 286,100 | | 526,100 |

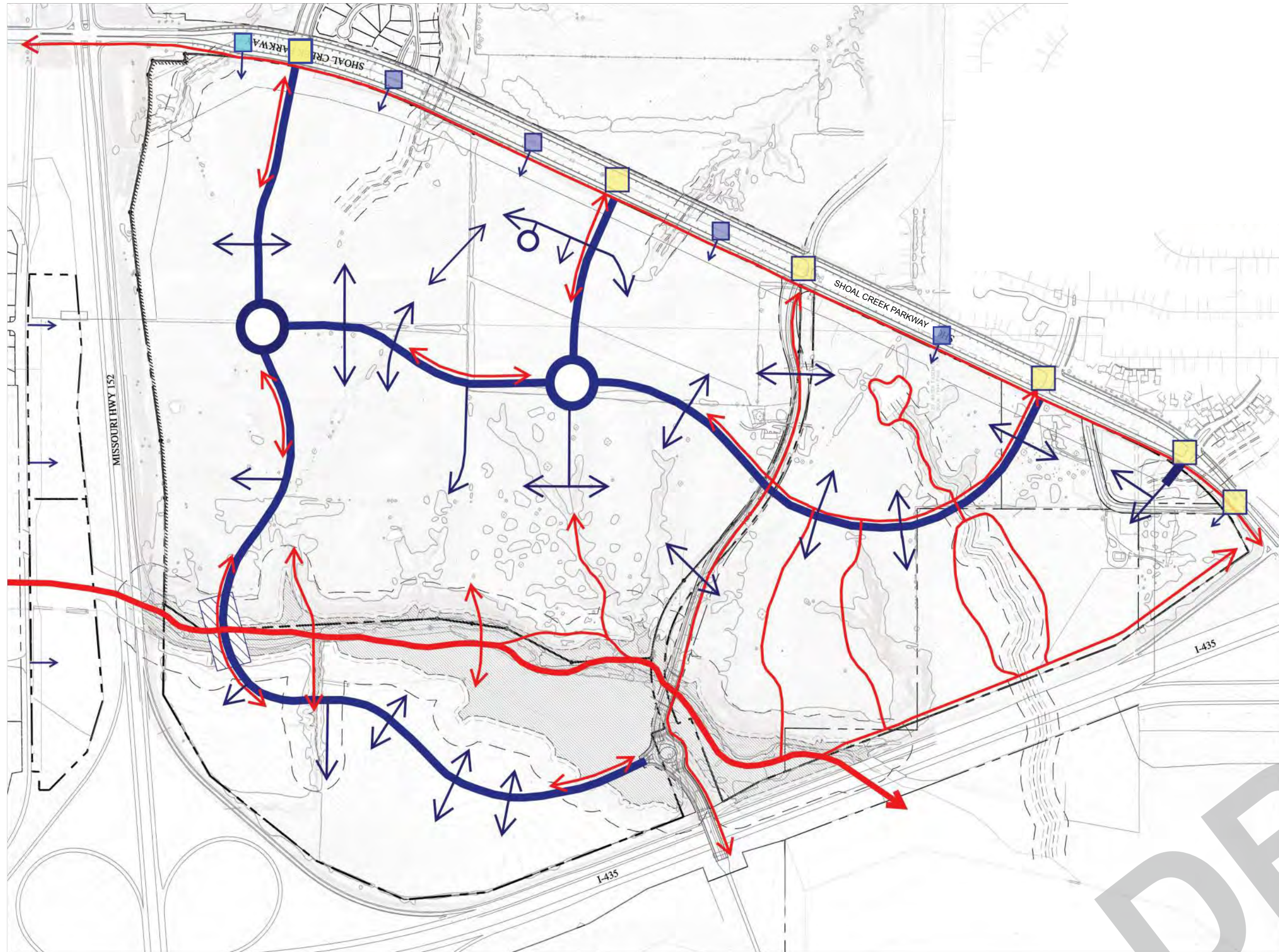
PHASE 1
234.82 Acres

PHASE 2
159.16 Acres

PHASE 3
68.84 Acres



TRANSPORTATION DIAGRAM



LEGEND

- █ PRIMARY PROPOSED VEHICULAR TRANSPORTATION: 12,079 LF
- █ MULTI-MODAL TRAIL NETWORK: 31,151 LF
- FULL ACCESS / MEDIAN CUT
- RIGHT-IN / RIGHT-OUT
- RIGHT-IN ONLY



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UTILITY OVERLAY



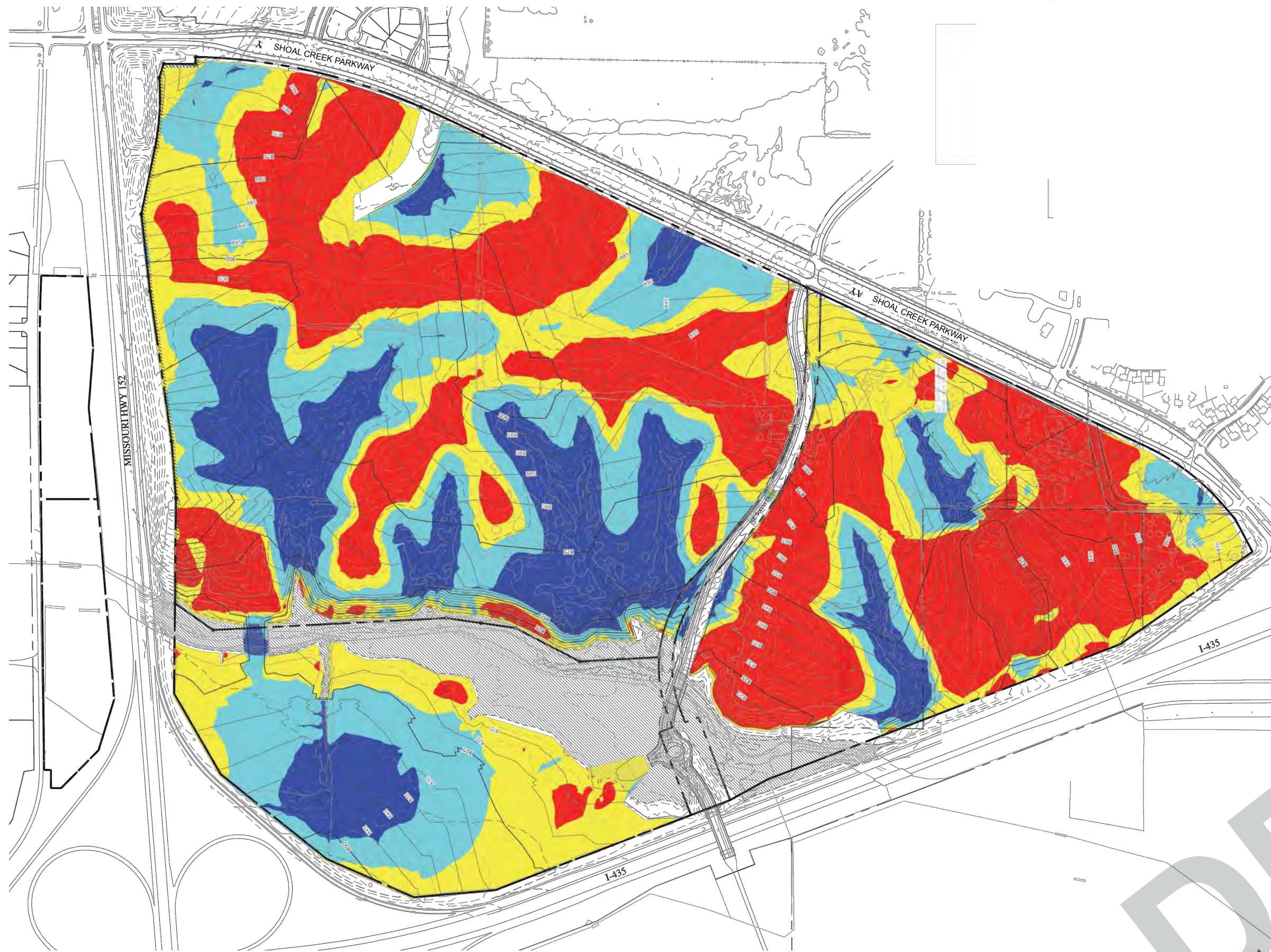
LEGEND

- SD SD STORMLINE: 14,250 LF
- SS SS SANITARY LINE: 13,000 LF
- W W WATER LINE: 16,750 LF



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PRELIMINARY GRADING



LEGEND

- CUT**
- 0'-10'
 - >10'
- FILL**
- 0'-10'
 - >10'

TOTAL CUT: 3,150,000 Cu. Yd.
 TOTAL FILL: 3,150,000 Cu. Yd.

TOTAL MASS GRADING: 6,300,000 Cu. Yd.



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INSPIRATION | COMMERCIAL & RETAIL - POTENTIAL USES



ANCHOR COMMERCIAL / RETAIL



ANCHOR COMMERCIAL / RETAIL



"EAT"ERTAINMENT



LIFESTYLE CENTER

INSPIRATION | CONFERENCE CENTER HOTEL - POTENTIAL USES



URBAN HOTEL & CONFERENCE CENTER



UNIVERSITY HOTEL & CONFERENCE CENTER



DOWNTOWN HOTEL



UNIVERSITY HOTEL & CONFERENCE CENTER



INSPIRATION | MEDICAL OFFICE - POTENTIAL USES



NON-PROFIT HEALTHCARE FREE-STANDING MEDICAL CENTER



MULTI-SPECIALTY FREE-STANDING CLINIC



SPECIALTY FREE-STANDING CLINIC



UNIVERSITY FREE-STANDING FACILITY

INSPIRATION | MIXED-USE COMMERCIAL - POTENTIAL USES



FENTON MIXED-USE DEVELOPMENT



CAMPUS 244 DEVELOPMENT



THE DISTRICT MIXED-USE DEVELOPMENT



D3I MIXED-USE COMMUNITY



Exclusive Real Estate Agents

INSPIRATION | SINGLE FAMILY HOUSING - POTENTIAL USES



SINGLE FAMILY DETACHED HOMES



HALF ACRE LOT CUSTOM SINGLE FAMILY HOMES



ACRE LOT SINGLE FAMILY HOMES



CONTEMPORARY SINGLE FAMILY HOMES

INSPIRATION | MULTI-FAMILY HOUSING- POTENTIAL USES



APARTMENTS



MODERN TOWNHOMES



RESIDENTIAL AMENITY SPACE



MULTI-FAMILY



Exclusive Real Estate Agents

INSPIRATION | COMMUNITY OPEN SPACE- POTENTIAL USES



COMMUNITY SPACE



PUBLIC GREEN SPACE



MIST TREE FOUNTAIN



PUBLIC GATHERING PLACE

INSPIRATION | STREETSCAPE - POTENTIAL USES



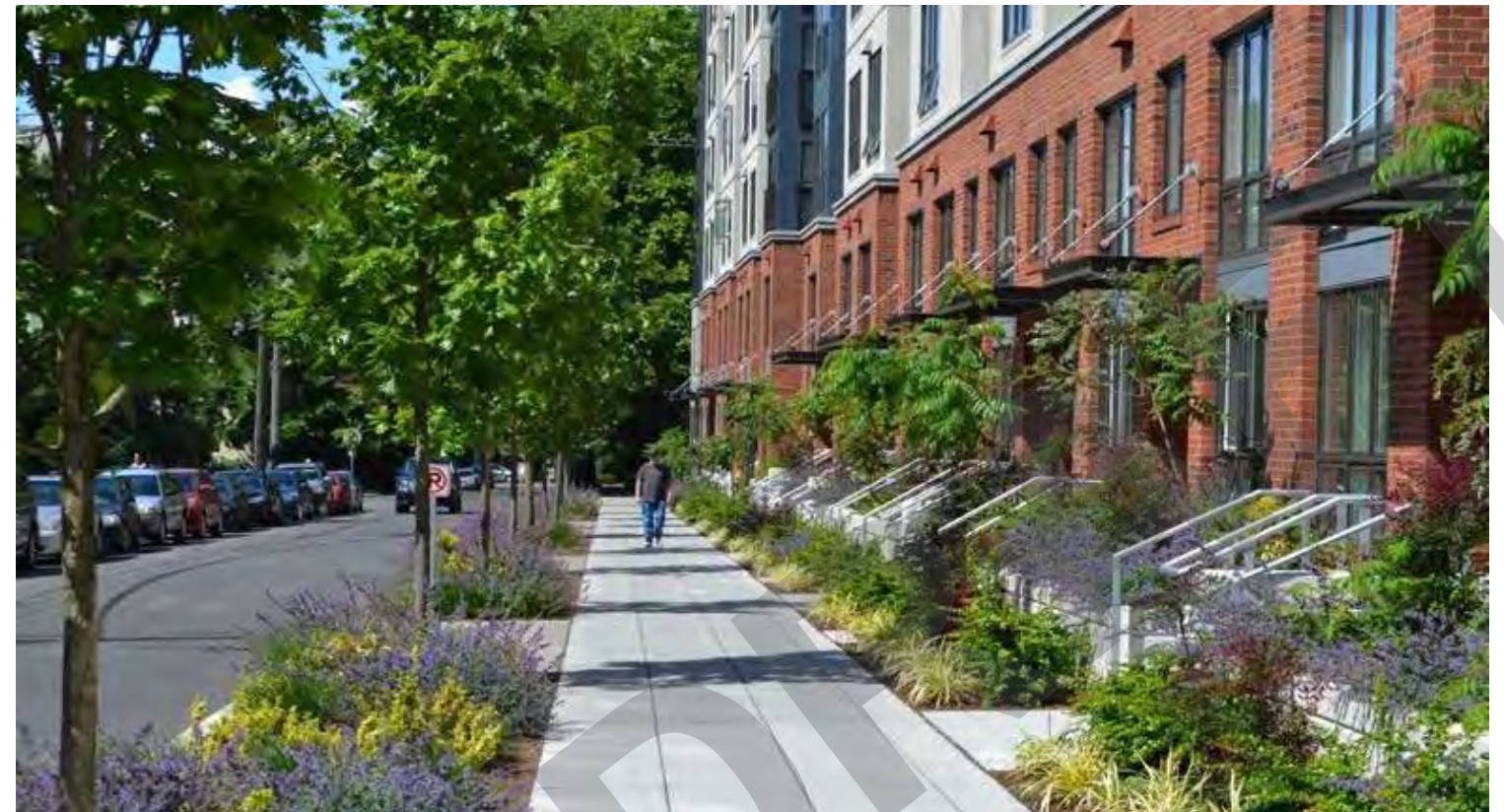
COMPLETE STREET DESIGN



SIDEWALK OVERHEAD STRING LIGHTING



WALKABLE PLAZA DESIGN



SIDEWALK WITH LANDSCAPE BARRIER

INSPIRATION | MULTI-MODAL TRAILS - POTENTIAL USES



BIKE AND PEDESTRIAN TRAIL



MULTI-MODAL TRAIL WITH BUS STOP



MIXED-USE DEVELOPMENT TRAIL



DOWNTOWN TRAIL AND PARK SYSTEM