

DISCOVERY PARK - LEE'S SUMMIT

DESIGN GUIDELINES



INTRINSIC DEVELOPMENT



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VISION

Discovery Park Lee's Summit is designed to be a mixed-use development featuring retail, restaurants, general/medical office, entertainment, hospitality, and luxury multi-family.

The live, work and play culture developed here is evident in the variety of parks, recreation, restaurants, and commercial retail spaces. Residents and visitors will experience an all-inclusive lifestyle at Discovery Park LS.

Some experiences include, but are not limited to river walk districts, lakes, scenic trails, outdoor dining, court yards, and endless locations for social interactions.



Discovery Park Lee's Summit Design Review Committee is comprised of various members (up to 6 people) who will use their best judgement to determine design guidelines that best align with the specific Discovery Park design standards. This committee will have sole authority to approve or deny any request.

Each applicant will take part in a two week review process held by the Design Review Committee. Any proposed modifications by the applicant, will have to be reviewed on a case-to-case basis.



DESIGN REVIEW COMMITTEE

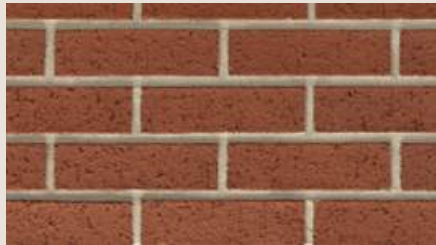








MATERIALS

The materials featured below were chosen to create a timeless, but traditional look, while providing an assortment of colors, textures, and expression. Our material scheme will be produced in various assortments throughout Discovery Park LS to allow consistency with visual variety.

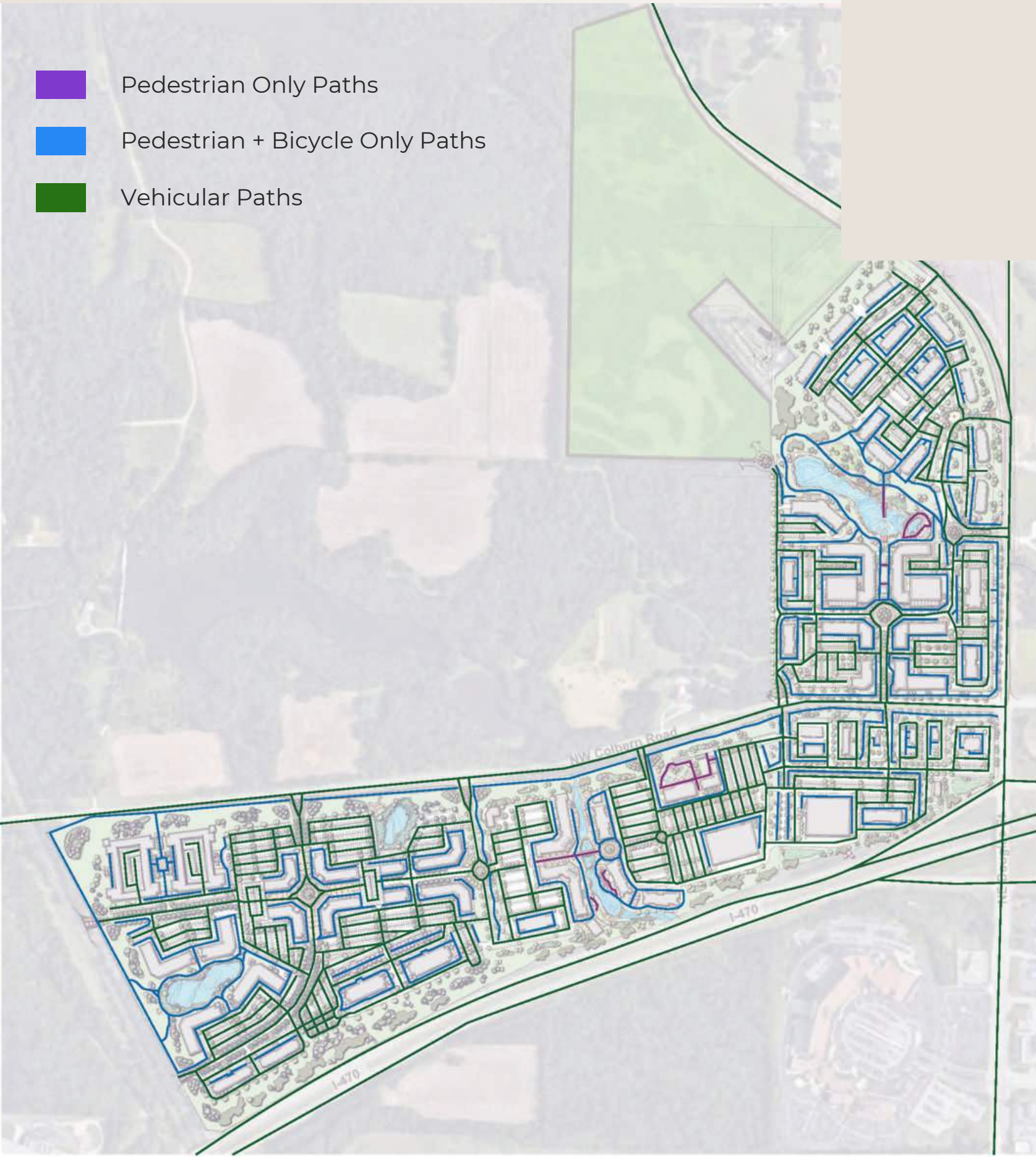
Discovery Crossing is subject to alternative materials and guidelines which will be reviewed/approved by Design Review Committee to ensure that material selections maintain the intent of the design guidelines.

ACME Red Brick Garnet	ACME Deep Red Brick	James Hardie Reveal Siding	Dark Bronze Aluminum	Storefront Glazing	ACME Steele Grey Brick
				Procurement and construction	



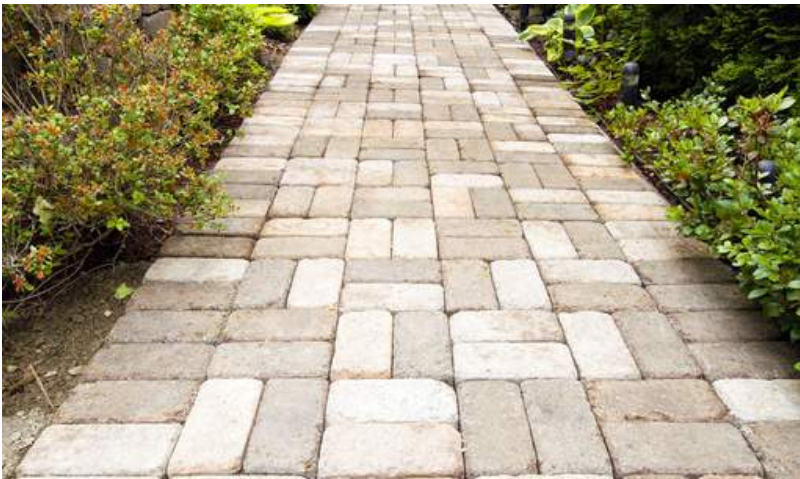
BUILDING ARTICULATION

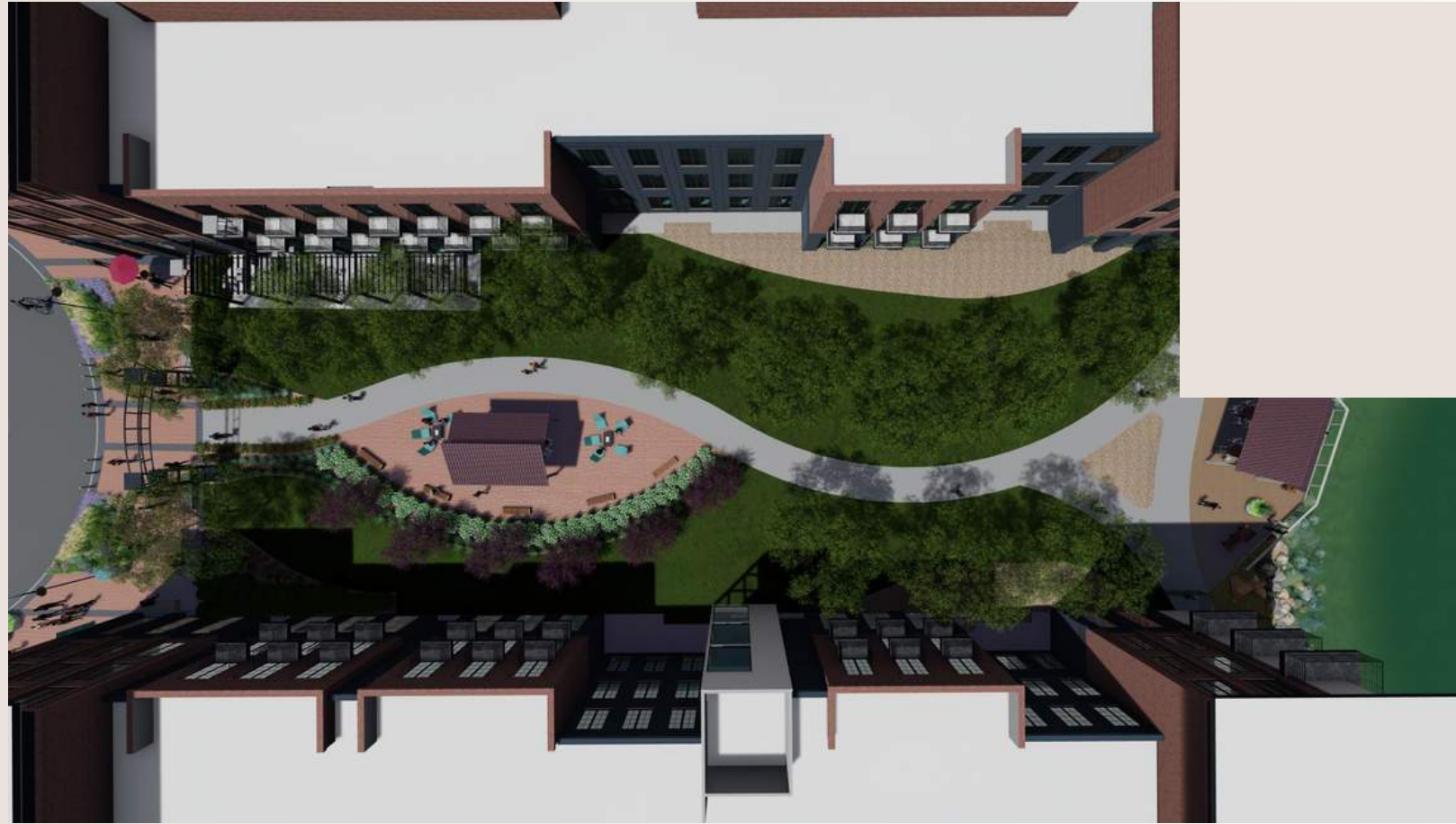
The main street frontage at Discovery Park LS will feature decorative street lamps, urban wayfinding, wide sidewalks framed with benches, and a linear path of tree planting zones that run parallel with the street. All of these design elements are to be evaluated by the DRC to help ensure adequate horizontal and vertical relief in comparison to the nearby buildings.



CONNECTIVITY

Each streetscape in Discovery Park LS will incorporate lighting on paths for all pedestrians and bikers. Bike racks and benches will be conveniently placed for pedestrian traffic. We are building a community standard within Discovery Park LS to lead all users on pathways with the use of lighting, landscaping, and wayfinding.





SITE DESIGN

Center Courtyard

The Discovery Park LS center courtyard is a multi use green space that connects restaurants with outside. With over 200 feet in length, this central green zone will be a perfect pocket park for all building users to utilize.





LANDSCAPE

Overview

The primary goal of the landscape design guidelines is to insure a cohesive landscape design language and aesthetic across all 5 phases of Discovery Park LS. The development will include a variety of landscape experiences through a balance of urban design, plazas, open space, urban trails, greenways, streetscapes, and riparian corridors. This experiential variety allows for programming opportunities and enhanced overall richness to the environment. Carefully designed open space will promote a better quality of life for users, cohesive design aesthetics, and promote sustainability. In addition to the following landscape design guidelines, all landscape design/ plans shall meet or exceed the City of Lee's Summit, MO landscape standards.

When evaluating the design of each open space typology, they should be tested against the following goals:

- Promote the enhancement of quality of life of its users.
- Create open spaces with a strong sense of place. The intent is to create a development where users will live, work, and play as well as creating a unique regional draw for the KC metro region.
- Support accessibility, usability, and designed spaces for users of all ages and abilities
- Create opportunities through design to highlight nature, architecture, and art.
- Create a native planting palette that includes a healthy variety of nursery available, Missouri native plants and no invasive species.
- Create and implement a manageable maintenance plan that is reviewed on a regular schedule and amended as needed.





LANDSCAPE

Streetscape

The Discovery Park LS streetscape is the thread that will tie all phases of the development together and will be achieved through consistent hardscape and landscape design. Street trees should be planted in a linear fashion, at consistent intervals along vehicular roadways. Trees should be planted no closer than 25' on center and no more than 100' on center. Species diversity is an important component of sustainable urban forest. Street trees should be at least 3" cal. in size and should be planted as a variety of species, not a monoculture (see Appendix A). Ancillary street plantings should include a combination of ornamental trees, shrubs, perennials, and ornamental grasses.

Streetscape sidewalks should consist of primarily concrete construction, with secondary accent paving at significant nodes or crosswalks. Streetscape furniture and additional amenities will be consistent throughout the development and will include but not limited to:

- benches
- litter receptacles
- bike racks
- street lighting
- pedestrian lighting
- pole banners
- bollards



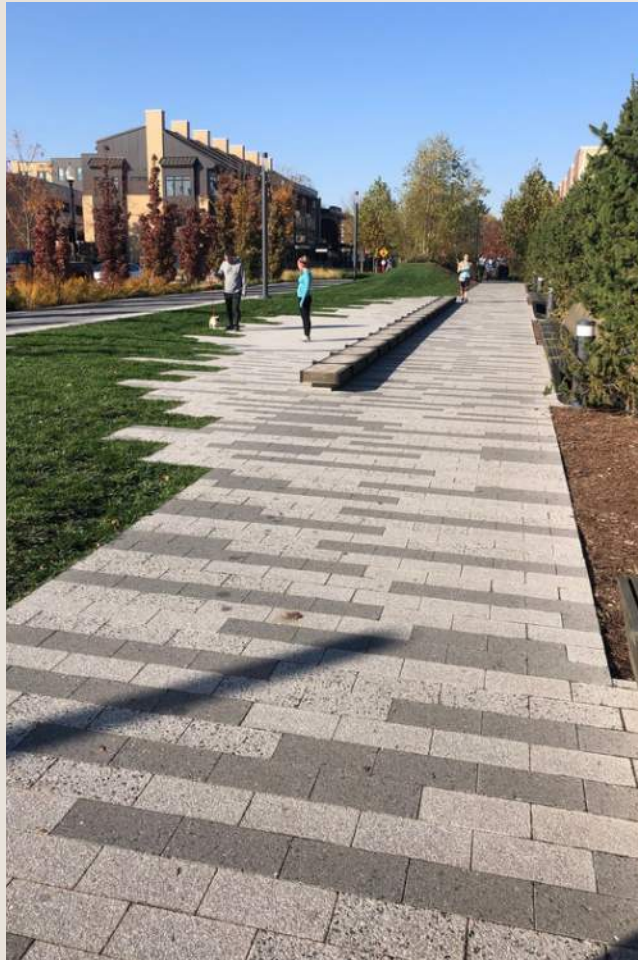
LANDSCAPE

Entry / Roundabouts

Site development entry points are designed to create brand recognition and the users first impression. These entry points should have more intensive landscape elements, that provide a "layered" look to the space. Plant beds should include taller trees in the background with ornamental trees in the forefront. A mix of evergreen and deciduous shrubs should be incorporated to provide year-round interest. Annual planting beds should be included to allow for flowering pops of color and seasonality. Plantings should be carefully chosen and reviewed for mature size, to not obstruct any monument signage or vehicular sight triangle lines. Decorative paving should be used to delineate the threshold of development entry points and to help slow traffic.



Traffic roundabouts within Discovery Park LS will facilitate traffic flow throughout the development, while providing opportunities to accentuate views and vista, architectural elements, and natural site elements. Roundabout interiors should include a balance of landscape of evergreen and lush flowering plantings. Internal plantings should also be enhanced through the introduction of sculpture, signage, water features, and other architectural elements. These landscape beds should have permanent irrigation and additional lighting for emphasis and safety. Decorative paving should be utilized around the perimeter of the roundabout to accentuate a vehicular intersection and slow traffic. Pedestrian crosswalks should be designed far enough from the roundabout to limit conflict. Pedestrian refuge islands should be used where required or deemed necessary.



LANDSCAPE

Parks / Open Space

Discovery Park LS will incorporate a balance of urban plaza experiences combined with park like settings. This balance will promote a richness to the development and an enhanced quality of life for all users.

Open space and park areas throughout the development will promote connectivity between the different land uses, development phases, and adjacent developments. Pocket parks should be established within more densely designed areas of the development to visually break up expanses of hardscape and offer reprieve. Larger designated green space should be located around stormwater detention areas, within stream buffer zones, and connect through a trail network. The Discovery Park trail should be between 10' - 15' wide to promote multi-modal transportation and enhanced circulation. Lit bollards and pedestrian lighting should be included at trail nodes for safety and security. Interaction with the storm water detention areas and naturalized stream buffer zones is encouraged through the implementation of overlooks, naturalized adventure trails, seating nodes, and shelters. Educational opportunities/signage regarding stormwater best management practices (BMPs) and local wildlife is encouraged. Park programming should include a combination of active and passive opportunities to provide interest and access to all users.

- dog parks
- trails
- shelters
- passive recreation
- yard games
- picnic zones
- prairie meadows
- fitness stations
- gardens



LANDSCAPE

Plazas

Plaza spaces should be located throughout Discovery Park LS to provide a variety area for gathering and active and passive programming. These areas should be a primary focal point and highly pedestrian friendly. Active programming is encouraged to promote vendors and street performances, outdoor dining, and yard games.

Discovery Park plazas should include more intricate hardscape paving and more intensive landscape. Landscape should be well maintained (more formal planting schemes) and not impede sidewalks or adjacent plaza spaces. Plaza spaces should include a variety of outdoor seating options and an adequate number of litter/recycling receptacles. They should also utilize oversize pots with lush plantings that can be rotated seasonally. Trees in hardscape plaza areas should be surrounded by decorative ADA tree grates. Electrical hook-ups should be provided for holiday lighting, festivals, and other special events. Permanent outdoor speakers should be incorporated for special events. Water features and firepits add another layer of interest to plaza spaces, and should be integrated into the design when possible. Creating areas with a semi-controlled environment (shade sails, pergolas, misters, localized heaters) within the plazas are encouraged to provide more year round comfort and usability.



LANDSCAPE

Landscape Buffers

Vegetative buffers and riparian should be included to reduce noise pollution, enhance long term wildlife habitat connectivity, and improve storm water quality.



Dense vegetative buffering should be included in any portion of the development adjacent to I-470. This buffering should include a variety of native deciduous and evergreen trees as well as stands of native understory shrubs and grasses. These plantings will assist in minimizing noise pollution from the adjacent interstate. Buffer plantings along Colbern Rd. and Lee's Summit Rd. should include a combination of street tree plantings, native prairie stands with bermed landforms.

Native plantings/grasses that require minimal maintenance should be included along stream buffers and planned detention areas. Turf lawn areas should not be allowed within 15' of delineated detention area or ponds. These taller native plantings and grasses provide wildlife habitat and refuse while filtering physical and chemical pollutants. Native planted buffer zones in conjunction with the existing old growth tree preservation (when possible) will enhance wildlife habitat and connectivity.

Native buffer and riparian plantings should require temporary irrigation until established.



LANDSCAPE

Riparian Restoration

In addition to landscape buffer zones and utilization of natural drainage, storm water best management practices (BMPs) should be incorporated across the many phases of the project with the goal of riparian / storm water enhancement.

- Permeable and pervious paving is encouraged (when possible), to allow for infiltration of storm water and limit run-off.
- Bioswales should be incorporated to slow water before entering naturalized detention areas.
- Silva cells and tree wells are encouraged in the more "urban" areas of the development. Silva cells allow for significant increase in water and nutrient infiltration to a tree's root zone (especially when surrounded by hardscape).
- Soils should be tested at early stages of design and soil amendments should be required as needed.
- Green roofs are encouraged within the overall development.
- Rain barrels or underground storm cisterns are encouraged.
- Need for site specific rain gardens should be assessed during design.





LANDSCAPE

Front and Side Yards

Front and side yards are private spaces that are publicly visible should conform to the City of Lee's Summit codes and design standards. It is encouraged that these spaces have their own look and feel, but compliment the standards of the overall development landscape and contribute to the experiential richness. These should incorporate the same hardscape and landscape materials as the rest of the development. Landscape should not encroach on pedestrian sidewalks or circulation zones. No more than 20% of these areas shall be turf lawn. Front and side yard landscapes should have permanent irrigation and maintenance at the responsibility of the property owner.



LANDSCAPE

Gardens and Courtyards

Gardens and courtyards are identified as public or privately accessible areas located within the interior wrap of a building. These areas are not typically visible from the public right-of-way, but should align with the quality standards set throughout Discovery Park LS. Gardens and courtyards should include green roofs and rooftop terraces. These types of landscape features must follow all safety codes and egress requirements to ensure safety for all users. Property owners are responsible for maintenance of these spaces.

NORMAL CROWN SPREADS

Small/Short (trees with a mature height of less than 30')

Common Name	Scientific Name and KCMO Cultivar(s) (inches)
American Hophornbeam	Ostrya virginiana
American Hornbeam	Carpinus caroliniana 'Native Flame®' JFS_KW6
Eastern (Red) Whitebud	Cercis canadensis f. alba 'Royal White'
Eastern Redbud	Cerces canadensis, 'Forest Pansy', 'Appalachian Red', 'Rising Sun'
Lilac	Syringa reticulate, "Japanese Lilac Tree"
Pacific Sunset Maple	Acer truncatum x A. plantanoides 'Warrenred'
Paperback Maple	Acer griseum
Serviceberry (single stem)	Amelanchier laevis 'JFS-Arb' PP 15304 Spring Flurry®
Serviceberry (single stem)	Amelanchier grandiflora 'Robin Hill', Autumn Brilliance'
Serviceberry (single stem)	Amelanchier arborea 'Downy', 'Shadbow', 'Juneberry', 'shadbush'
Sugar Cone Maple	Acer saccharum 'Sugar Cone'
Tatarian Maple	Acer tataricum, 'Summer Splendor'
White Flowering Dogwood	Cornus florida
Zelkova	Zelkova serrata 'City Sprite' JFS-KW1 PP 20996

Medium (trees with a mature height of less than 40')

Common Name Scientific	Name and KCMO Cultivar(s) (inches)
Black Tupelo	Nyssa sylvatica 'Hayman Red' 'Afterburner Tupelo', 'David', Firestarter 'JFS-red'
Emerald Sunshine Elm	Ulmus propinqua, 'JFS-Beirberich'
Frontier Elm	Ulmus carpinifolia x parvifolia
Linden	Tilia americana 'Lincoln'
Honey Locust	Gleditsia triacanthos var. inermis, 'Imperial'
Overcup Oak	Quercus lyrata

Large/Tall (trees with a mature height of more than 40')

Common Name Scientific	Name and KCMO Cultivar(s) (inches)
Bald Cypress	Taxodium distichum 'Shawnee Brave'
Bur Oak	Quercus macrocarpa
Caddo Maple	Acer saccharum, "Autumn Splendor"
Chinkapin Oak	Quercus muehlenbergii
American Elm	Ulmus americana 'Valley Forge', 'Jefferson', 'Princeton', 'New Harmony'
Ginkgo	Ginkgo biloba, 'Autumn Gold'
Hackberry	Celtis occidentalis 'Chicagoland'
Kentucky Coffee Tree	Gymnocladus dioicus 'Espresso'
Linden	Tilia Americana 'Boulevard', 'Continental Appeal'
Honey Locust	Gleditsia triacanthos var. inermis, 'Shademaster', 'Imperial', 'Skyline'
Northern Red Oak	Quercus rubra
Post Oak	Quercus stellata
Red Maple, Autumn Blaze	Acer x freemanii, "Jeffsred"
Red Maple, Red Sunset	Acer rubrum, "Red Sunset"
Shumard Oak	Quercus shumardii
Silver Leaf Linden	Tilia tomentosa
Sugar Maple	Acer saccharum 'Fall Fiesta', 'Legacy'
Swamp White Oak	Quercus bicolor
Tuliptree	Liriodendron Tulipifera
White Oak	Quercus alba

LANDSCAPE

Appendix A - Approved Trees (Not Inclusive)

PROHIBITED Trees (DO NOT PLANT)

Common Name Cultivar	Scientific Name and	Reason Prohibited
Amur Maple	Acer ginnala	Invasive
Ash, (all species)	Fraxinus spp.	Insect
Austrian Pine	Pinus nigra	Disease
Elm, (all non-DED resistant)	Ulmus spp	Disease
Ginkgo, (female)	Ginkgo biloba	Noxious
Golden Raintree	Koelreuteria paniculata	Invasive
Locust, (all thorny varieties)	Robinia pseudoacacia, Gleditsia triacanthos	Hazard
Pear	Pyrus spp.	Invasive
Scotch Pine	Pinus sylvestris	Disease
Tree of Heaven	Ailanthus altissima	Invasive

Water Requirements and Irrigation – Irrigation systems should be designed to maintain health and vigor of plant materials. Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes or walks. Irrigation systems should be winterized at the end of each growing season.

Mulching -Mulch plant beds in such a manner to prevent weed growth, retain moisture, protect against soil erosion, and improve the appearance of planting beds. Plant beds should be assessed annually and replenished as needed.

Weeding/Herbicide – All planting areas shall be maintained as weed free as practicable through physical or chemical practices. Extreme care should be exercised when using a chemical herbicide to avoid overspray to adjacent plantings.

Fertilization – Fertilizer should be applied to turf lawn and plant beds to promote healthy growth and vigor. Fertilizer application rate should be applied per manufacturer specifications and adhere to any state or local guidance or restrictions. Care should be given to prevent fertilizer application/overspray to adjacent hardscape, wetland, or water detention areas.

LANDSCAPE

Maintenance

The purpose of a plan for the landscape maintenance practices is to allow the plant material within Discovery Park LS to thrive in a safe and vigorous manner while fulfilling their intended purpose of enhancing aesthetic and improving the environment. Plantings and all other landscape improvements shall be maintained to avoid potential roadway hazards and to provide clear visibility, accessibility, clearance and setbacks in accordance with the City of Lee's Summit, MO Article 5, Division 5.

Turf Mowing – All grassed areas are to be mowed and trimmed / edged with sufficient frequency to maintain a deep, and healthy root system while providing a neat and clean appearance to the landscape.

Pruning – Pruning should be carried out with the health and natural growth of plant materials in mind, to specific pruning heights maintaining clear visibility for motorist, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. In addition to annual assessment, vegetation that had been damaged or compromised due to storm damage should be pruned.

Snow Removal – Proper and timely snow removal is important for safety. Snow should be cleared from all walks, drives and parking areas to allow for vehicle and pedestrian passage. Walks should be treated with de-icer to prevent ice buildup and refreeze.

Litter Control – Public landscape areas and common space shall remain as litter free as practicable. In addition to monthly assessment, litter removal should be conducted during regular mowing occurrences and after storms events / excessively windy days.

LANDSCAPE

Maintenance

SIGNAGE

Monument / Entrance Sign

A unique monumental sign at primary entrances to show case Discovery Park LS is pictured as an example of our forthcoming wayfinding requirements. This monumental sign will create a uniquely new experience for patrons, business owners, employees, and residents. All monumental signage will follow local codes and ordinances.

The materials, colors, lighting, and style of the sign should be complementary to the sitewide architecture to ensure coherent and unified aesthetic. Materials shown are a preliminary guide, and are subject to change once reviewed by the design review committee. Clear and well integrated monumental signage will enhance the district's streetscapes and help establish a sense of place.

The monument sign should be in proper proportion and scale with the nearby buildings. The sign should be scaled no larger than necessary for legibility from passing vehicles and pedestrians, and city wide ordinances.

All signage within the development will adhere to the city of Lees Summit UDO regulation requirements (Ht., SF) for the PMIX zoning district under Section 9.260.



SIGNAGE

Pylon Retail Sign



These pylon retail signs will be a guide for pedestrians and vehicles in Discovery Park LS. It is important that all signs follow the sign standard set for Discovery Park LS . A uniformity will not only help elevate the experience of patrons in the district, but will also provide a strong identity for Discovery Park to thrive.

The goals of the pylon retail sign are to promote a governing design standard for building and tenant signage, assist owners in following a community expectation of quality, and promote economic success.

All signage is subject to approval by the design review committee, as they will be responsible to follow local laws, ordinances, and permit requirements.

The purpose of developing an exterior signage family type is to better promote the Discovery Park LS brand and enhance the experience of business owners, tenants, patrons, and employees. Once signage is implemented, the family type will raise a sense of arrival, increase aesthetics, and simplify vehicular and pedestrian movement throughout the district and beyond.

When enforced, this signage family type will ensure a unified system from one zone to the next and will regulate future sign additions.

SIGNAGE



Decorative street lamps with a small temporary banner may be located on main streets to convey temporary messages to vehicular and/ or pedestrian traffic. Signs are implemented for a purpose of communicating each zone within Discovery Park LS.

Decorative banners should not block or interfere with vehicular visibility.

SIGNAGE

Street Lamps



SIGNAGE

Street Lamps



Street signs are intended to be seen and read by people in vehicles, directing them to destinations on the site via preferred routes. These signs contain limited amounts of information to limit confusion and improve safety.

Signs should be placed a minimum of 2 feet from the face of the curb and no more than 10 feet high. Signs should also be placed on right side of road whenever possible, unless it is to be read from both directions.

SIGNAGE

Street Signage



Park benches and bike racks within Discovery Park LS will align with the family signage standard. These enhancements create an inviting atmosphere for people to sit, and park that is cohesive to the Discovery Park LS wayfinding.

Design is subject to change once reviewed by the Design Review committee. Acceptable street furnishing manufactures include but are not limited to Dero, Belson, Anova, and Landscape Forms.

SITE FURNITURE

Bench / Bike rack/ Trash/ Bollards



GOVERNING DOCUMENTS

In addition to the Discovery Park Lee's Summit guidelines, each applicant shall be responsible for the conformance to the requirements of jurisdictions having authority over the Discovery Park LS, including but not limited to Municipal, County, State and Federal jurisdictions.

PROJECT TIMELINE



The Village at
Discovery Park

April 2023-
April 2026



Discovery
Crossing

August 2024 -
October 2026



The
Promenade at
Discovery Park

November 2023
- June 2027



Zone 4

March 2028 -
August 2032