



***ECONOMIC DEVELOPMENT***

***Remarkable Progress. Simple Process.***

# **2016 Annual Report**

**Better connectivity.**

**Better process.**

**Better business.**

Economic development in the  
***City of Belton, Missouri*** is better  
than it's ever been.



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***Remarkable Progress. Simple Process.***



# COMPLETED PROJECTS

## NEW NATIONAL RETAILERS



# HOBBY LOBBY

*Super Savings, Super Selection!™*



## REDEVELOPMENT



### CEDAR TREE

The Cedar Tree shopping center's \$12.9M redevelopment is complete. Previously a neglected area, the shopping center now shines after the revitalization efforts. The upgrades are attracting new businesses that otherwise would not have considered the area, like **Brewbakers**, a neighborhood family bar and grill.



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# GROWTH IN MEDICAL SERVICES

## VETERANS ADMINISTRATION CLINIC

The new VA Clinic makes access to health care easier. The community-based outpatient clinic provides the most common outpatient services, including health and wellness visits, without the hassle of visiting a larger medical center. Access to care is now closer to home for our Veterans.



## BELTON REGIONAL MEDICAL CENTER

Belton Regional Medical Center is experiencing tremendous growth. Significant, sustained investments have been made to the medical center in recent years. With these investments, the third floor of the medical center was opened and is now home to Apex Orthopedics & Sports Medicine (formerly Carondelet Orthopedic Surgeons).



# ONGOING PROJECTS

## MARKEY BUSINESS PARK

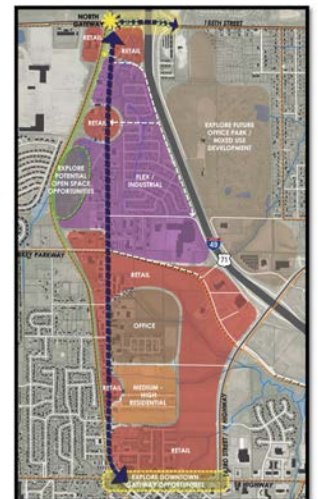
Markey Business Park is located on City owned property south of CenterPoint Intermodal. It has been a long range plan of the city to develop this 121 acre tract of land for use as a business park to attract primary jobs to the community.

To be competitive in the industrial market, site preparedness is key. With this in mind, Olsson Associates performed a property assessment, due diligence review and master planning for the Markey Business Park. We are working with the State of Missouri and the Kansas City Area Development Council to attract industry and are seeking a master developer to develop the site.



## NORTH SCOTT CORRIDOR

The revitalization of the North Scott corridor is critical to Belton's growth. With its connection to I-49 via the soon to be reconstructed 155th St. interchange, North Scott will become a significant area for redevelopment. Confluence, a landscape architecture and urban design consultant, is wrapping up Phase 2 of the plan, which includes design guidelines and text amendments to city code for the new flex-industrial zoning.





# INVESTMENT SUMMARY



## RESIDENTIAL PERMITS INVESTMENT VALUE

2014

11  
\$2 Million

2015

18  
\$2 Million

2016

106  
\$18 Million



## NEW COMMERCIAL CONSTRUCTION VALUE SQUARE FOOTAGE

\$13 Million  
60K SF

\$10.4 Million  
182K SF

\$17.5 Million  
320K SF

## RESIDENTIAL



### THE TRADITIONS SUBDIVISION – UNDER CONSTRUCTION

Located on the east side of Mullen Road, just south of MO Route 58 is the Traditions subdivision. It has been purchased and is being developed by Sallee Development. The subdivision has been platted for 32 four-plexes and 131 single family homes, starting in the \$190s with premium features such as hardwood floors and granite countertops.



### AUTUMN WOODS

This new multi-family residential complex will consist of a series of two-story triplexes. Located on a 10 acre tract of land on Markey Road at the intersection with Belton Avenue.



### CARNEGIE VILLAGE EXPANSION

Carnegie Village is Belton's premier assisted and independent living community. It is located adjacent to Belton's Memorial Park. Like the rest of Belton, they are growing. Construction is underway on a new skilled rehabilitation facility with 60 beds.





## LOOKING FORWARD

The city is encouraging the development of high-end multifamily apartments with access to I-49 and within walking or biking distance of retail centers, as well as the development of urgent care facilities and national hotel chains.



### UPCOMING PROJECTS

#### Gateway, Phase 2 \$63M

Marshalls, Petco, Ross, Party City and Five Below are the first market leading retailers to build.

#### Kneaders Bakery & Cafe \$625K



#### Belton Regional Medical Center Expansion \$20M

(estimated)

This expansion includes a fourth state-of-the-art operating room and the addition of a second trauma/critical care room to the emergency room.

#### Old Price Chopper \$24M

A developer has submitted redevelopment plans that include the relocation of Peculiar Dr. and additional pad sites.

#### Beautiful Savior \$4M

A 100K SF expansion is planned for this long-term care community that provides for quality senior living. The campus consists of assisted living, nursing, rehabilitation and respite care.

### INFRASTRUCTURE PROJECTS 2017

The City of Belton and MoDOT are working together to find solutions to current traffic congestion of 58 Highway at the I-49 Interchange.



#### 155th St. Interchange

MoDOT will **completely reconstruct the 155th St. interchange** to accommodate future residential growth, increasing commercial activity as well as increasing traffic from CenterPoint Intermodal. This project will begin early 2017. This will drastically improve the gateway into Belton.

#### 155th St. Widening Project

155th St. is also being widened. Belton and Grandview are sharing the cost for the reconstruction and widening from I-49 to Oil Creek, while the costs along the west side will be shared between Kansas City, Missouri and Port KC.

#### 58 Highway Resurfacing

MoDOT will resurface 58 Highway from Bel-Ray to Holmes in spring of 2017. This project includes curb replacement and ADA compliance along certain segments.





## MAIN STREET

Belton's Historic Main Street is the heart of the city. It serves as a gathering place for parades, car shows and festivals. It is a vibrant business district anchored by City Hall, the Chamber of Commerce and the Belton License Bureau.

## AFFILIATIONS



Missouri Economic Development Council



AREA  
DEVELOPMENT  
COUNCIL

CASS COUNTY  
CORPORATION  
ECONOMIC DEVELOPMENT





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## **CONTACT INFORMATION**

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