

GRANDVIEW, MO

Building Tomorrow's Community



Grandview Missouri



Truman Farmhome
 National Historic Site
 National Park Service



Main Street Grandview



Westside Industrial Zone

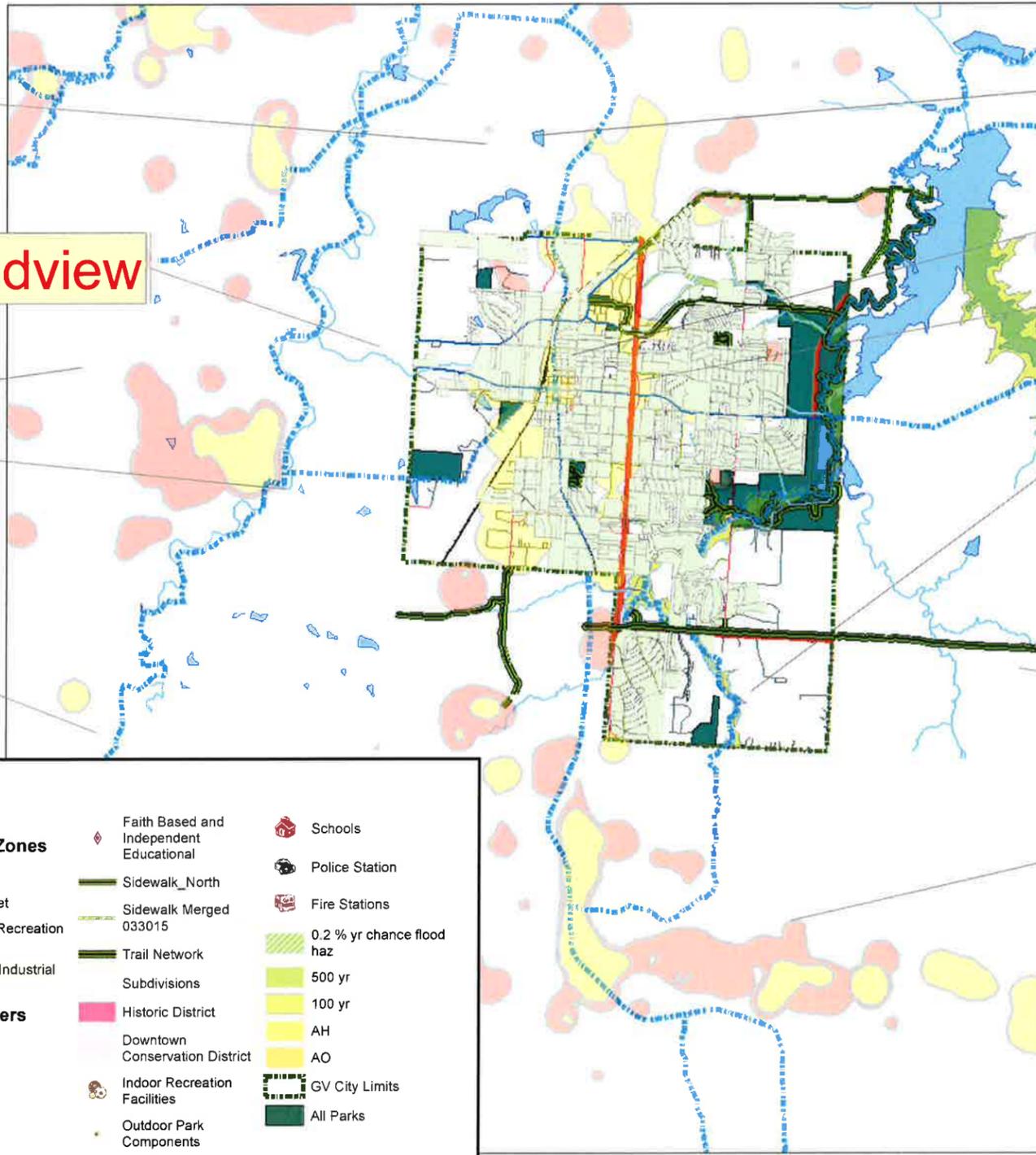
Armacost Auto Museum



NOAA and NNSA
 Federal Complex



Legend	
Important Community Zones	<ul style="list-style-type: none"> Faith Based and Independent Educational Schools
Name	<ul style="list-style-type: none"> Sidewalk_North Sidewalk Merged 033015 Trail Network Subdivisions Historic District Downtown Conservation District Indoor Recreation Facilities Outdoor Park Components
Activity Centers	<ul style="list-style-type: none"> Police Station Fire Stations 0.2 % yr chance flood haz 500 yr 100 yr AH AO GV City Limits All Parks
LEVEL	<ul style="list-style-type: none"> High Low Medium



Truman MarketPlace

Mid-Continent
 Public Library

Grandview High School

The VIEW
 Grandview Community
 Center

Grandview Regional
 Sports and Recreation
 Complex

Grand Summit
 Golf Course

NOTES:

1. All of the Census Tracts in the City of Grandview are designated as Environmental Justice Tracts

2. Cross-hatched/ subdivision areas, indicate areas of significant population number and density



GRANDVIEW'S STORY

Our history is deeply rooted dating back to the 1800s. Local legend has it that the community's earliest leaders looked upon the rolling hills of the area and said, "Isn't it a grand view?" Hence, the name for this quaint community located minutes south of Kansas City along Interstate 49.

Grandview is where 33rd President Harry Truman grew up working on the family farm. Today, the **collective hard work** from decades of active leaders has put Grandview on the map as **one of the highest-ranked school districts in Missouri**, home to **nationally recognized parks and distinguished police and fire departments**.

Growth in Grandview is constant. Exciting projects on the horizon will positively impact the future—like the **redevelopment of Truman's Marketplace** underway now and **construction of the state's largest amateur sports complex, Gateway Sports Village**, coming in 2017. We have only scratched the surface as the **fastest growing city in Jackson County, Missouri**.

One of the most attractive qualities about living, working, and visiting Grandview is the **ease of experiencing its many amenities**. It's no accident. Grandview executes **thoughtful development that influences growth AND works for everyone**. For Grandview, it's not about fitting the conventional description of a city; rather it's about devoting efforts to **build a genuine reputation on progressive, engaged and desirable development** for the people who call Grandview home and the businesses who build here.

Grandview has always pursued the future with **immense perseverance and resourcefulness**. It is our **hard work** in response to obstacles that has led us to great victories. Every move Grandview makes as a **city government is mindful** of our community. **Growth is a collaborative process** shaped by a true dialogue among public and private partners. There is no better time to be in Grandview. Join this great city as we do the job at hand: **Building Tomorrow's Community**

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PUBLIC PLACES

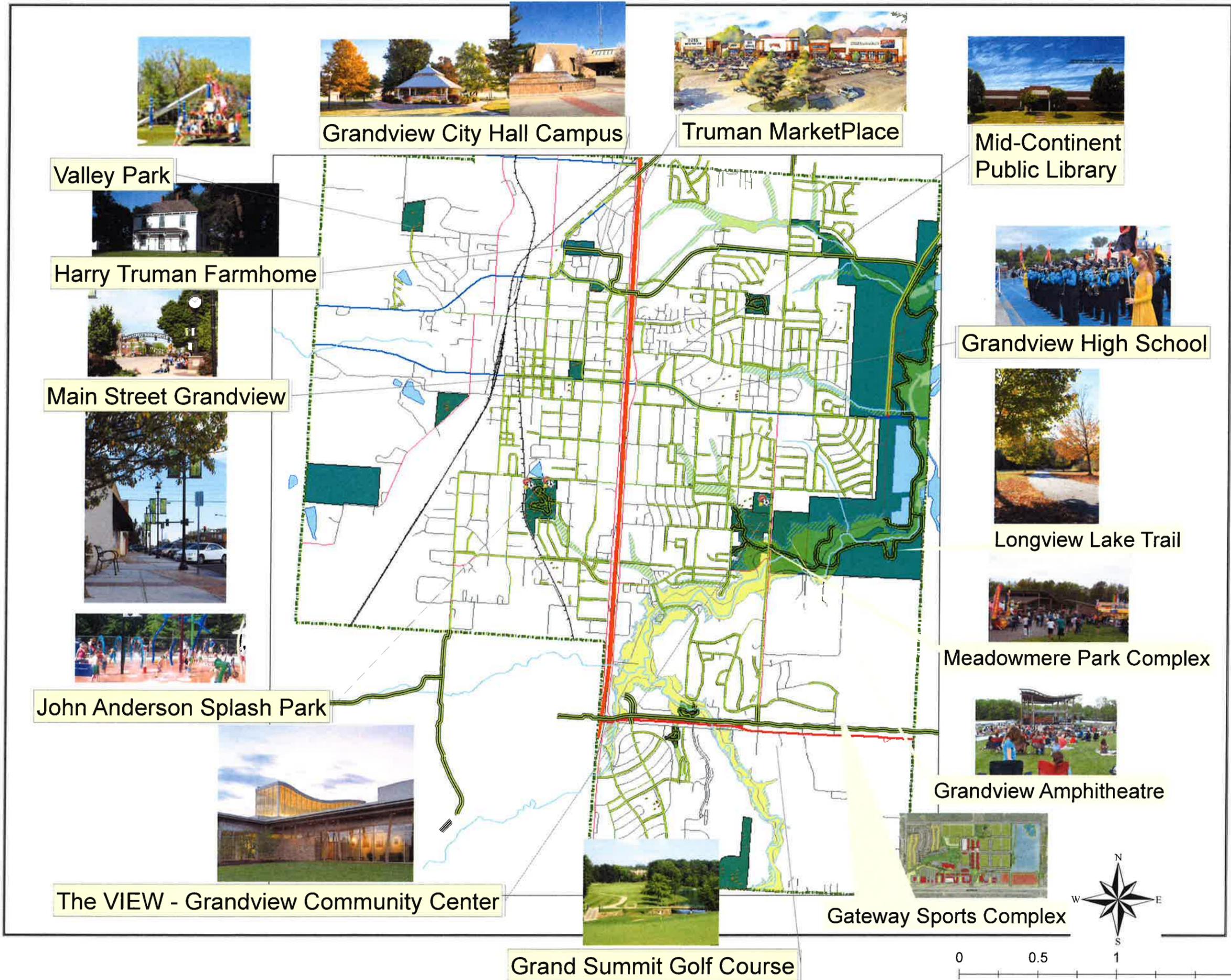
Grandview is a community of places... all kinds of places. Years of investment by the City have provided an excellent park system and sidewalks, trails and major highways that connect these features together and allow residents and visitors to travel between these sites using motorized and non-motorized means.

WHAT OUR MAP SHOWS:

That Grandview has engaged in “Place Making” for many years, long before it became a popular thing to do. *Places* are found throughout Grandview, both public and private. Our places are connected by streets, trails, and sidewalks that allow everyone to access them.

Grandview

PUBLIC PLACES



BUSINESS PLACES

Along with its public places Grandview has a large number of commercial and manufacturing business places. Many of the business places lie along high-capacity roads that provide excellent circulation not only within Grandview but to far-away destinations via I-49 and Mo150.

Manufacturing is centered along the Westside Industrial corridor that stretches from Mo-150 to Blue Ridge Boulevard (and Martha Truman Drive)... our south and north city limits respectively. Manufacturing also is concentrated along Main Street from the Kansas City Southern Railroad to nearly Prospect, our west city limits. Besides excellent highway facilities, the Westside Industrial corridor is served directly by the Kansas City Southern Railroad, which provides direct access from Minneapolis- St. Paul to Houston and the Pacific Coast of Mexico.

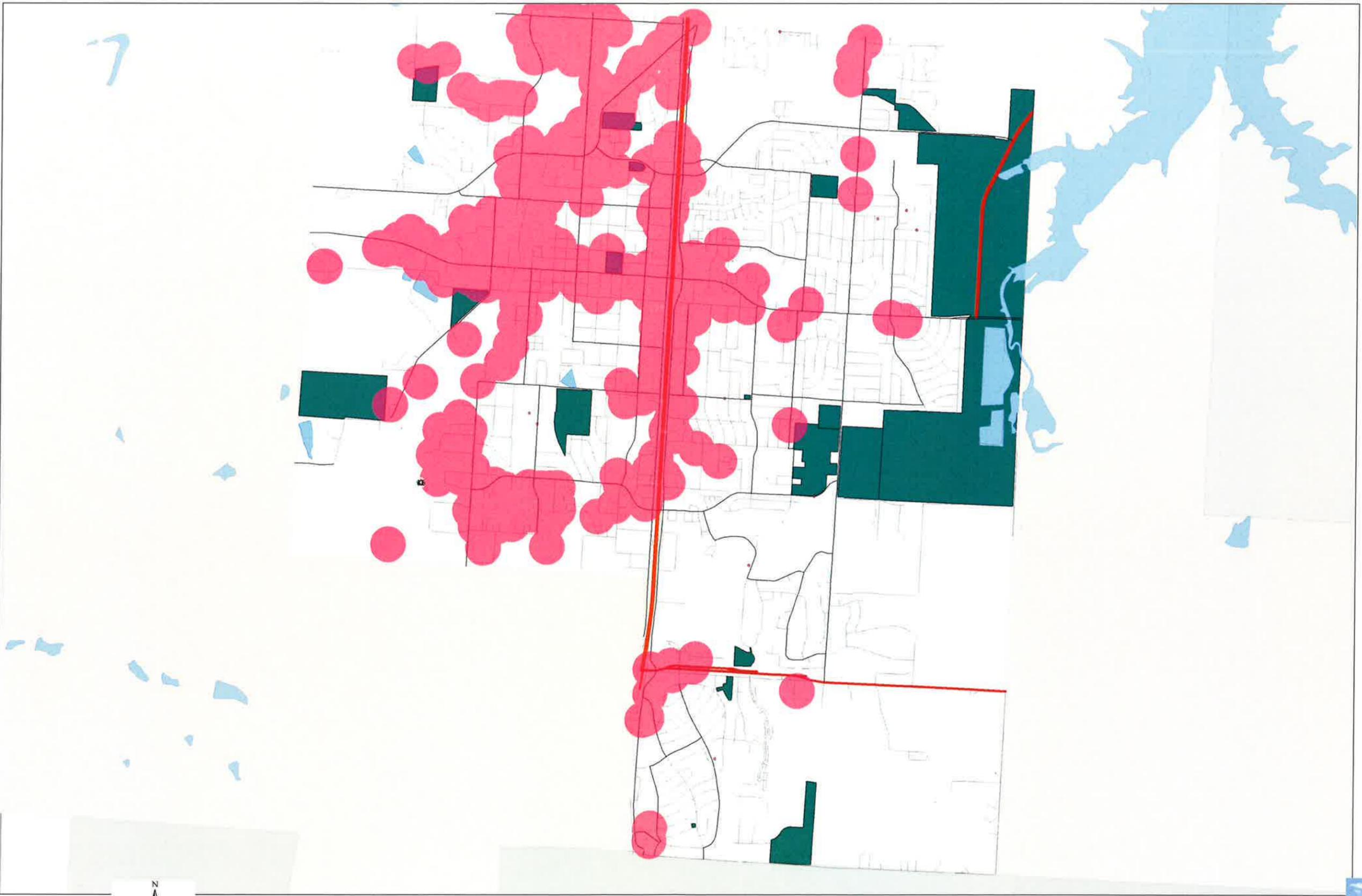
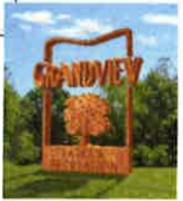
Commercial business is also found throughout the City with primary concentrations along the I-49 Frontage Roads and Main Street. Two of Grandview's longtime commercial centers, Truman's Corners (now Truman's Marketplace) and Grandview Plaza (now IHOP University Campus) have been redeveloped over the past five-years and are prime examples of reuse and sustainable development.

As with housing, there is land in Grandview available for manufacturing and commercial. Special overlay districts have been developed along the I-49 and Mo150 corridors that allow commercial development that can be tailored to developers and the surrounding community.

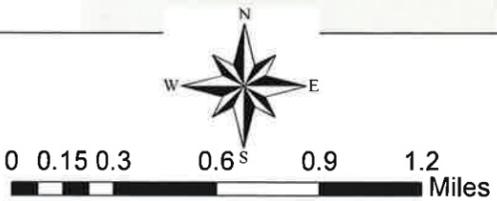
WHAT OUR MAP SHOWS:

That Grandview is well endowed with a variety of commercial and manufacturing businesses. Concentrated along major highway facilities, our businesses have excellent transportation and access for customers, suppliers, and employees.

BUSINESS PLACES



7



GRANDVIEW'S



HOME COST and TRAVEL TIME

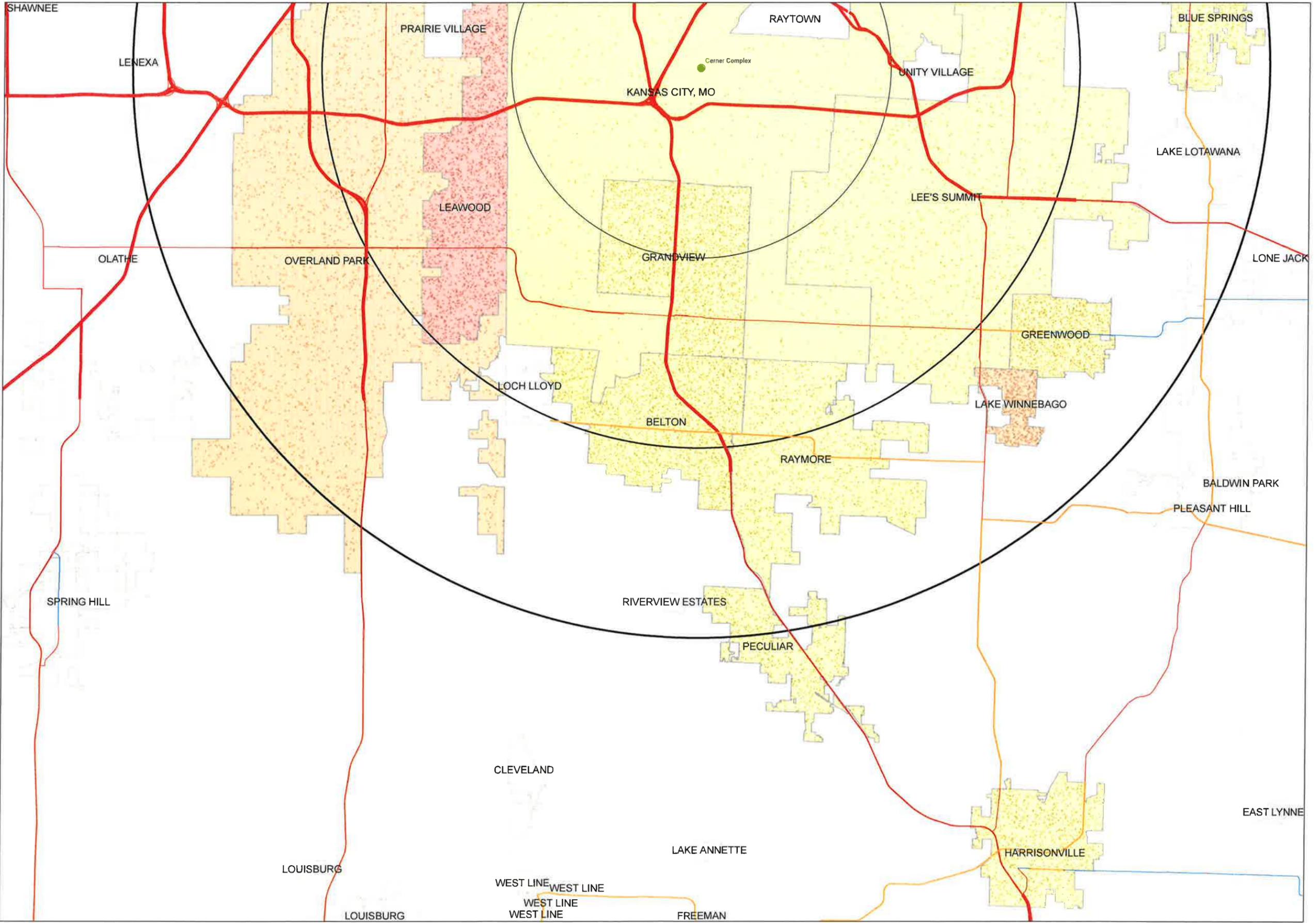
A recent survey of Cerner employees on items important to them in their home purchase decision-making process showed home cost to be a top-ranked item. A vast majority indicated that a price-point ranging between \$100,000 and \$250,000 was most desirable. The average home in Grandview fits within this price-point range.

Besides existing housing, Grandview boasts nearly 25 percent of its area available for housing development, one of the few “first-tier” communities to have such a wealth of developable land.

WHAT OUR MAP SHOWS:

That Grandview has an average home value that matches the price-point that many millennials look for, in a location that is close and convenient to large, nearby employers.

GRANDVIEW



HOME COST and TRAVEL TIME

WHERE MILLENNIALS WANT TO LIVE

The July 12, 2016 edition of the Kansas City Business Journal reported on the communities in the Kansas City Metropolitan Area where “Millennials Want to Live.” The communities were identified based on characteristics that Millennials have reported to be important to them in their decisions where to live.

On the Missouri side of the Metropolitan Area, Grandview ranks in the top 5 along with communities such as North Kansas City and Gladstone. Grandview is the only Top Five to be found south of downtown Kansas City and the only community with direct connections to such desirable places as Martin City, Lee’s Summit and Overland Park.

WHAT OUR MAP SHOWS:

That great access, reasonable house prices, and nearby cultural, shopping and entertainment venues make Grandview a desirable location for many Millennials.

GRANDVIEW

WHERE MILLENNIALS WANT TO LIVE

