

The Sweet Life

Sugar Creek offers all the charm of a small town with the advantages of a big city location. Here you'll find neighbors who care for each other, a progressive and accessible city government and a vibrant business community. Now with an active plan for growth and development underway, life in Sugar Creek is about to get even sweeter.

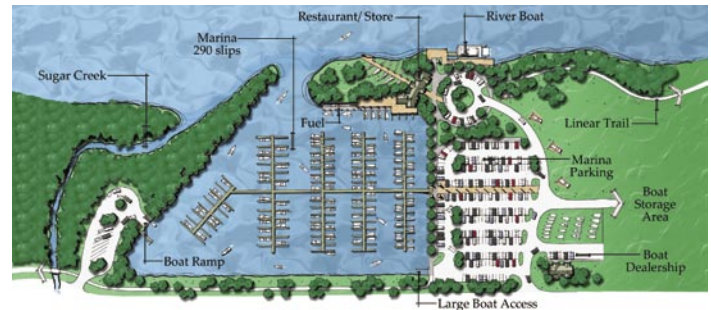
The Bluffs at Sugar Creek – This innovative, eco-friendly business community is being developed as part of the reuse agreement on the former Amoco refinery site. The first phase is set to open in Fall 2005, with sites ranging from 1.5 acres to more than 25 acres in size. The total community encompasses more than 200 acres of developable land with another 190 acres set aside for roadways and natural green space. Fully developed, The Bluffs is expected to generate more than 1,000 jobs and nearly \$1 million in annual revenue for the city.

Roadway Improvement Program – Nearing completion, this plan will rehabilitate 33 miles of city streets at a projected cost of nearly \$2 million.



Sugar Creek Community Center

Community Center – With the planning and feasibility study complete, this 30,000 to 40,000 square foot facility will include a large leisure pool complex, fitness center, community rooms and more. At an estimated cost of \$7.5 to \$8.5 million, construction on the facility could begin as early as Fall 2006.



Lewis and Clark Marina at the Bluffs of Sugar Creek

Marina – Located adjacent to The Bluffs on the Missouri River, this proposed project would include a riverfront restaurant, 290 slips for pleasure boats, commercial vessels for tours, plus a trail along the river to LaBenite park.

Sterling Avenue Master Plan – A roundabout and entrance to The Bluffs was completed in 2004. Work on the second phase of the project is scheduled for completion in 2005, including new curbing, walkways, decorative lighting and landscaping between US 24 Highway and Kentucky Avenue. Additional phases will continue the project northward from Kentucky Avenue, with a total project cost of \$1.6 million.

Sugar Creek Market Place – Planning has been completed for a 9.38 acre, quality retail development representing an investment of more than \$7.5 million.

Woodmen of the World Development – Located at Kentucky & M-291, the underground and above ground project encompasses more than 3.5 million square feet of office, commercial and industrial space – plus nearly 300,000 square feet of retail shopping. The project will create nearly 3,000 full-time permanent jobs and represent a total investment of more than \$215 million.

Eastern Annexation – Adds 712 acres to the city, increasing land area by 12%. Potential for 1,000 new homes, including river bluff sites, plus commercial development and more.

South Riverfront Expressway – \$11.7 million appropriated for design and construction of first phase connecting Sterling Avenue with I-435. Pursuing additional funding for eastern expansion.