

# PRYOR MIXED-USE

City Council | October 24, 2023



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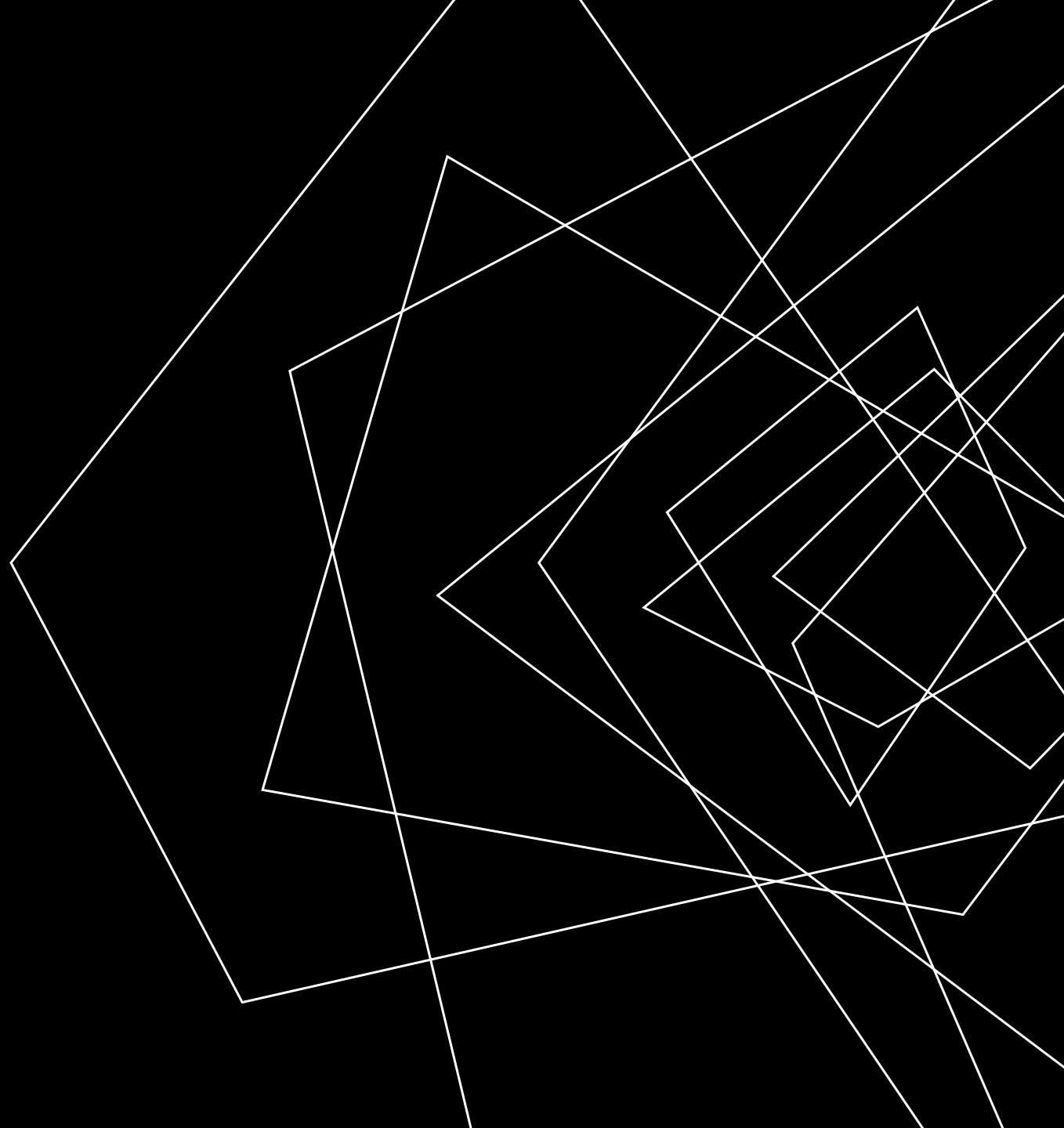
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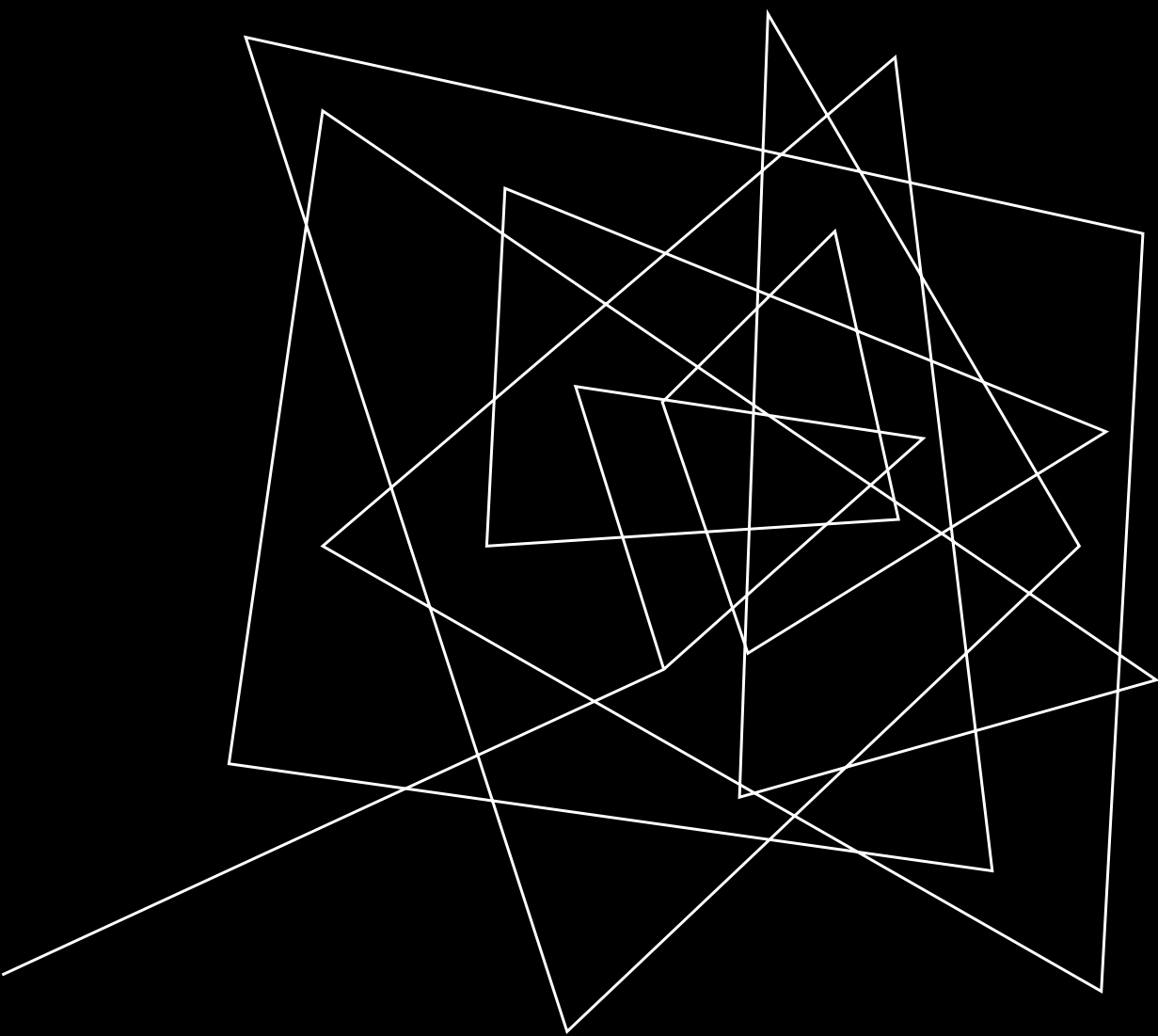
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# INTRODUCTION

## >> ABOUT US <<

**Griffin Riley Property Group (GRPG)** is a full-service commercial real estate (CRE) development and management company specializing in the delivery of best-in-class projects across multiple product types. We produce all forms of single and multi-family residential for rent, office, retail, mixed-use, and industrial, whether it be reinvigorating an existing asset or new ground-up development/redevelopment.

Our team was founded on the principles of **integrity and transparency with the #1 goal of treating you like family** because that's how it should be.

### VISION

Our greatest desire is to provide the **most reputable and distinctive** commercial real estate opportunities to as many communities and neighborhoods as possible.

### MISSION


We are guided by a relentless pursuit of **doing the right thing**. To that end our calling is to offer a wide range of residential and commercial real estate solutions to a community or neighborhood.

### VALUES


- ✔ Work for top quality
- ✔ Always give back
- ✔ Possess great passion
- ✔ Believe in excellence
- ✔ Show integrity
- ✔ Stay honest

# OUR STORY

## OPERATIONS & MANAGEMENT CAPABILITIES

 With nearly **900,000 SF of commercial and residential property completed or currently in our portfolio (and growing)**, our experienced and talented team will work with the City to create a project with long-term viability. This hands-on approach through the entire process sets us apart from our competition and enables us to consistently produce both delighted and successful partners, ensuring the best possible results.

## FINANCING PLAN & PRIVATE FINANCING CAPABILITIES

 GRPG is equipped with the **financial backing of our private investment group comprised of local and regional investors** as well as **financing capabilities established through several key area banks** and non-traditional financing sources. We are poised to move quickly in the creation of a successful project.

## PROGRAMMING & OPERATIONAL FLEXIBILITY

 We believe GRPG is uniquely qualified to develop and manage this project. Our experience combined with our development partners and consultants provides a **deep understanding of how to develop, manage, and occupy all aspects of high-quality development.**

## PROJECT PLAN & APPROACH

 GRPG takes an **ownership approach to managing property.** We are not an office of brokers hungry to make the next deal. Rather, we are a **small yet mighty team committed to enhancing the long-term value of properties.** All while dramatically improving the quality of life for communities.

# GRIFFIN RILEY



COMPANY INTRODUCTION

# OUR STORY



## COMMUNITY ENGAGEMENT



GRPG is steadfast in our belief that **new development should integrate seamlessly into the neighborhood**. We will pay special attention to maintaining neighborhood view corridors, creating an engaging pedestrian experience, and using materials that reflect and complement the surrounding buildings.

We will **work with the City, surrounding property owners, and community stakeholders throughout the entire project** to maintain open lines of communication as project milestones occur, construction impacts the neighborhood, and design changes arise.

## HISTORY



Our founder, Fred Delibero **began his career as a commercial real estate professional in 1992** holding senior commercial leasing and development positions with The Mills Corporation, and Copaken, White & Blitt.

In **2002, Fred started Summit Custom Homes**, a semi-custom home building and land development company in Kansas City. Under his direction, Summit grew to become the largest home builder in the Kansas City Market. In 2015, Builder Magazine ranked Summit the 129th largest builder in the nation.

Following the sale of Summit in late **2016** to Clayton Properties Group, a wholly owned subsidiary of Berkshire Hathaway, **Fred formed Griffin Riley Property Group, LLC**, with the intent of investing in and developing commercial and residential properties. Since its inception, the company has completed acquisitions and new projects in the Kansas City metro area including the development, purchase, leasing, repositioning, and management of neighborhood retail centers, office, warehouse, and residential for rent properties.



# OUR PORTFOLIO

## BLACKWELL MIXED-USE

Product Type: New Development | Mixed-Use

Location: US 50 Highway & Blackwell Road interchange, Lee's Summit, MO

Estimated Total Project Cost: \$105MM

### Key Highlights

- 4 Principal Components:

- **Retail Center**

- 1 Floor
- 37,955 SF



- **Residences at Blackwell**

- Luxury Apartments
- 268 Units
- Full-service clubhouse and amenities



# GRIFFIN RILEY

# OUR PORTFOLIO

## BLACKWELL MIXED-USE

Product Type: New Development | Mixed-Use

Location: US 50 Highway & Blackwell Road interchange, Lee's Summit, MO

Estimated Total Project Cost: \$105MM

### Key Highlights

- 4 Principal Components:

- **Reunion at Blackwell**

- 55+ Townhomes
- Single-story
- 122 Units



- **Reserve at Blackwell**

- BTR (Build-To-Rent) Single-Family Residences
- 1,400 – 1,700 square feet
- 77 Units



# GRIFFIN RILEY

COMPANY INTRODUCTION



# OUR PORTFOLIO



## OAK TREE COMMONS

Product Type: New Development | Multi-Tenant Commercial

Location: 1151 SE Oldham Pkwy, Lee's Summit, MO

Total Project Cost: \$3.2MM

### Key Highlights

- 18,000 square feet
- Completed 2017
- Fully leased



# OUR PORTFOLIO

## RESIDENCES AT ECHELON

Product Type: New Development | Luxury Apartments  
Location: Near 150 Hwy & 291 Hwy, Lee's Summit, MO  
Estimated Total Project Cost: \$40MM

[>> Website](#)

### Key Highlights

- 244 Units
- Resort-style Clubhouse + Amenities
- Opened in 2019



COMPANY INTRODUCTION

# PROJECT TEAM



## **Engineers >> Schlagel & Associates**

- 40+ years of design experience
- 1.8M+ project hours
- Website: <https://schlagelassociates.com/>
- Contact:
  - Mark A. Breuer, P.E. - Principal  
(913) 322-7154 mab@schlagelassociates.com
  - David A. Rinne, PS - President  
(913) 322-7144 dr@schlagelassociates.com



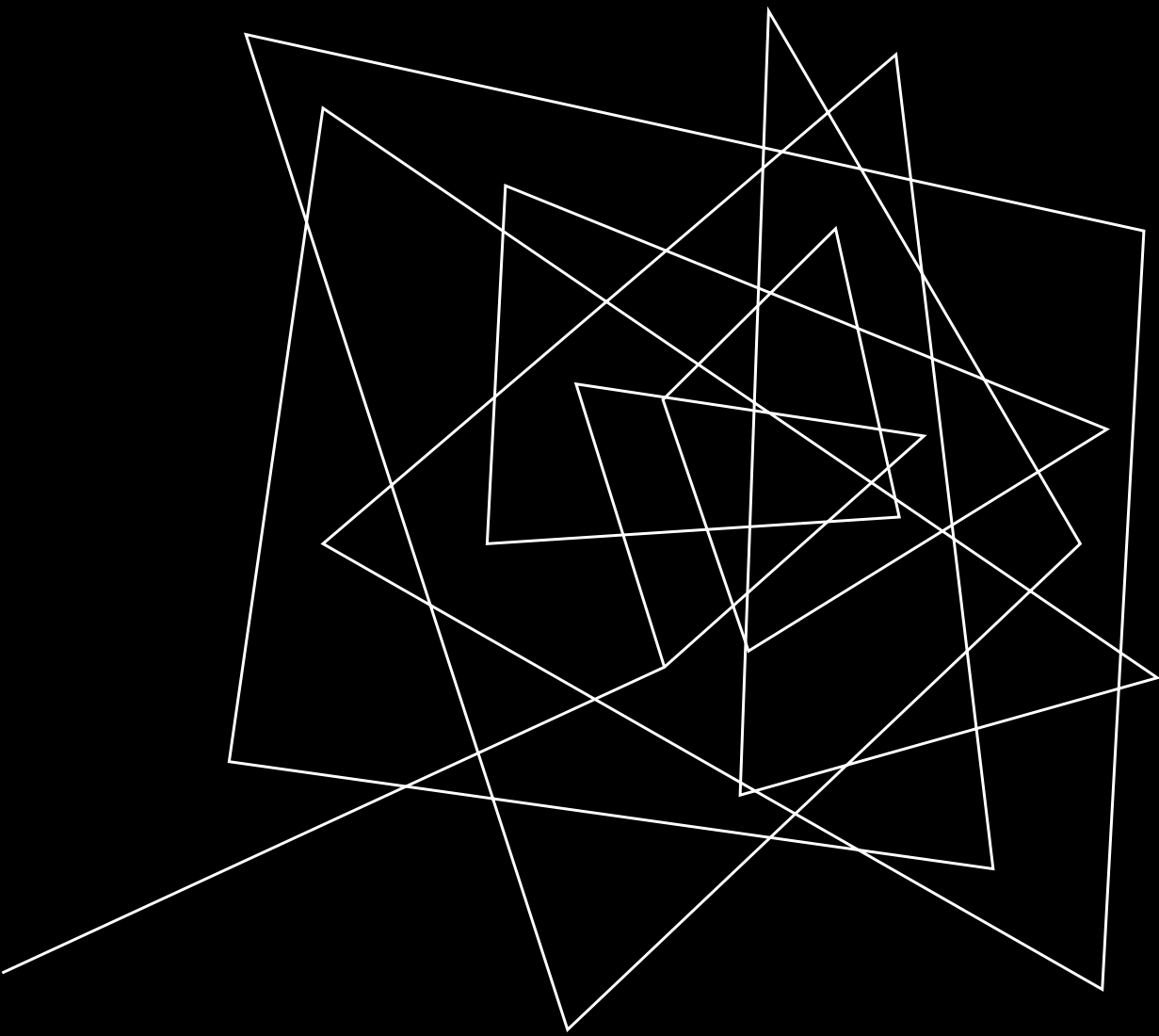
## **Architects >> Rosemann & Associates**

- 35+ years of design experience
- 175+ project awards | Active in 1,000+ communities
- Website: <https://rosemann.com/>
- Contact:
  - Jason Osborne – National Director of Business Development  
(816) 303-1168 josborne@rosemann.com
  - Gabe Vogl, NCARB, RA – Studio Director  
(816) 472-1448 gvogl@rosemann.com



## **Traffic Engineers >> McCurdy Engineers**

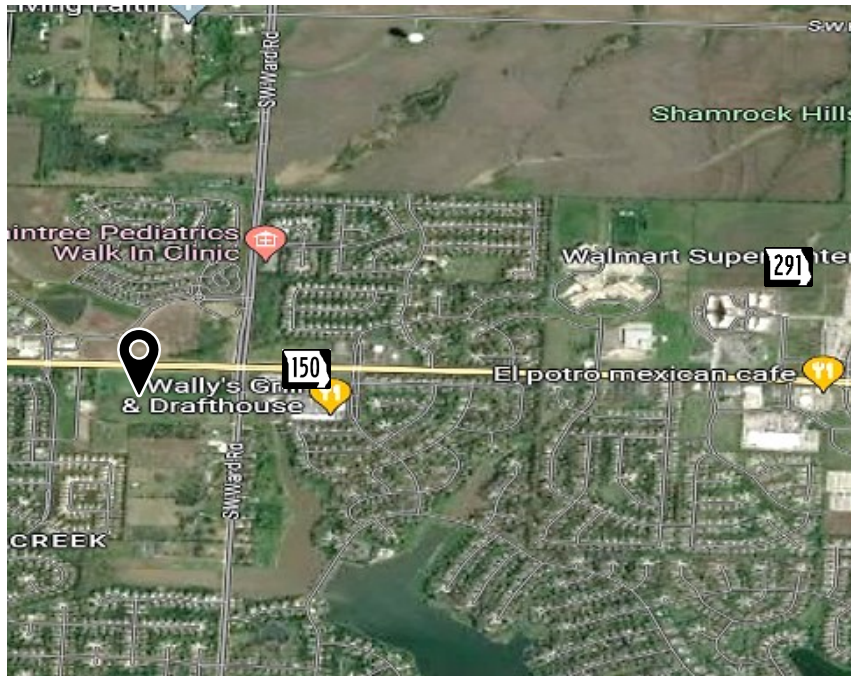
- Founded in 2010
- Woman and SBLE certified in the City of KCMO
- Completed projects across multiple communities and DOTs
- Website: <https://mccurdyengineers.com/>
- Contact:
  - Amy McCurdy, President/Owner  
(816) 868-4720 amccurdy@mccurdyengineers.com



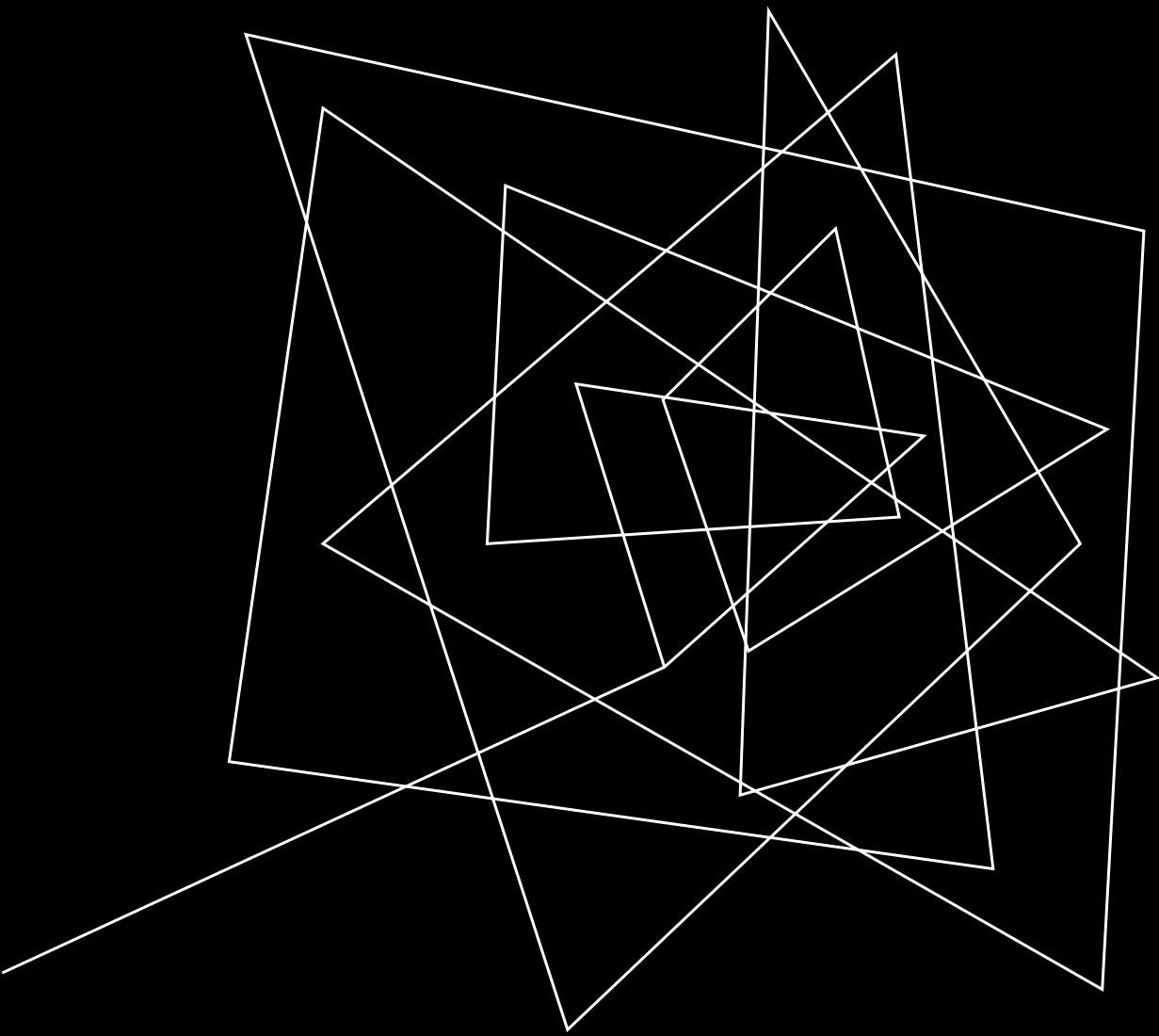
**SITE LOCATION**

# LOCATION OVERVIEW

- **Location:**
  - Southeast corner of 150 Highway & SW Pryor Road
- **Size:**
  - 20.92 +/- acres according to Jackson County Assessor GIS mapping (2 parcels)



PRYOR MIXED-USE



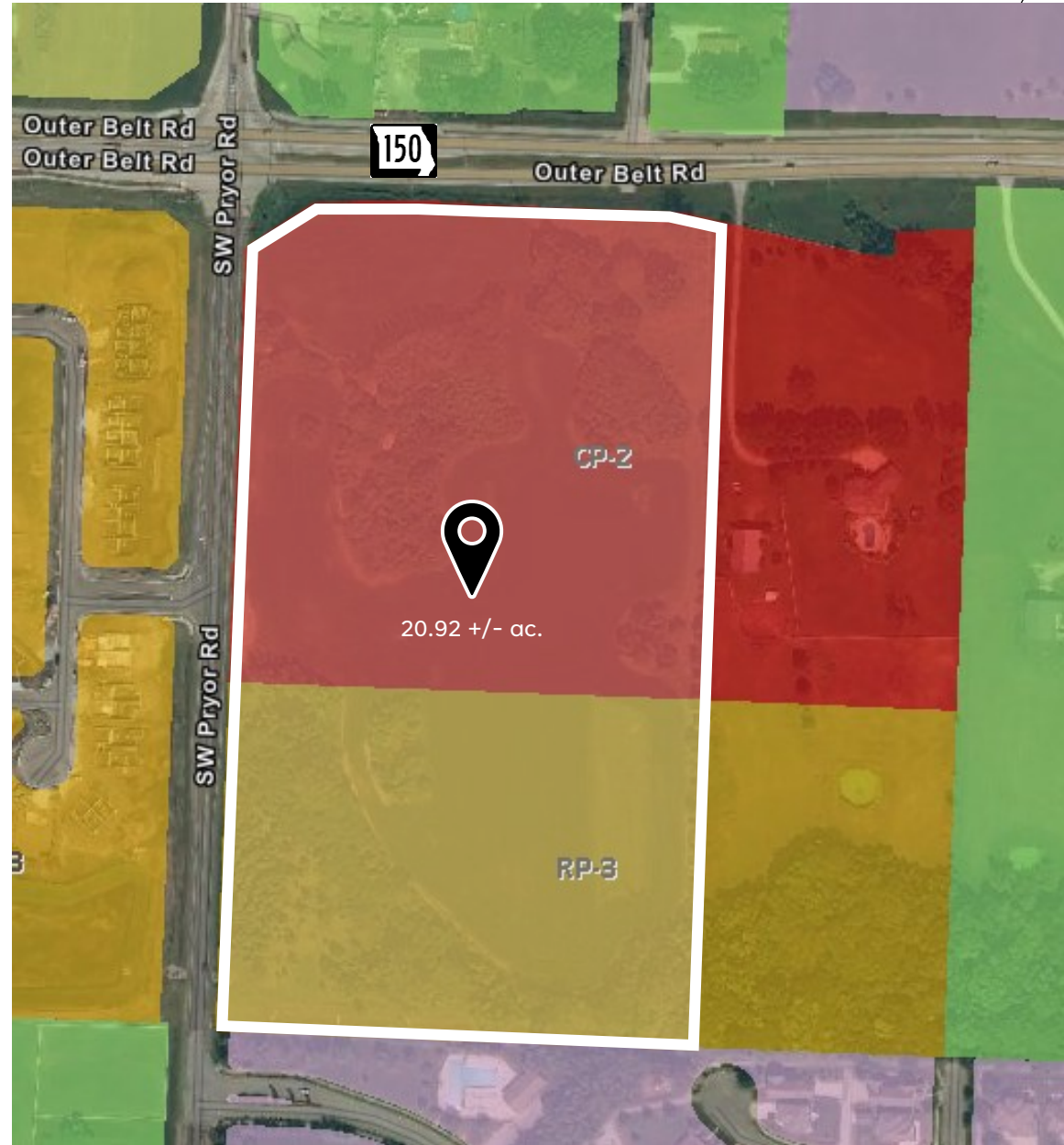
# DEVELOPMENT PLAN

# CURRENT ZONING

- **CP2, Planned Community Commercial Northern Portion**
- **RP-3, Planned Residential Mixed Use Southern Portion**

## Bella Sera

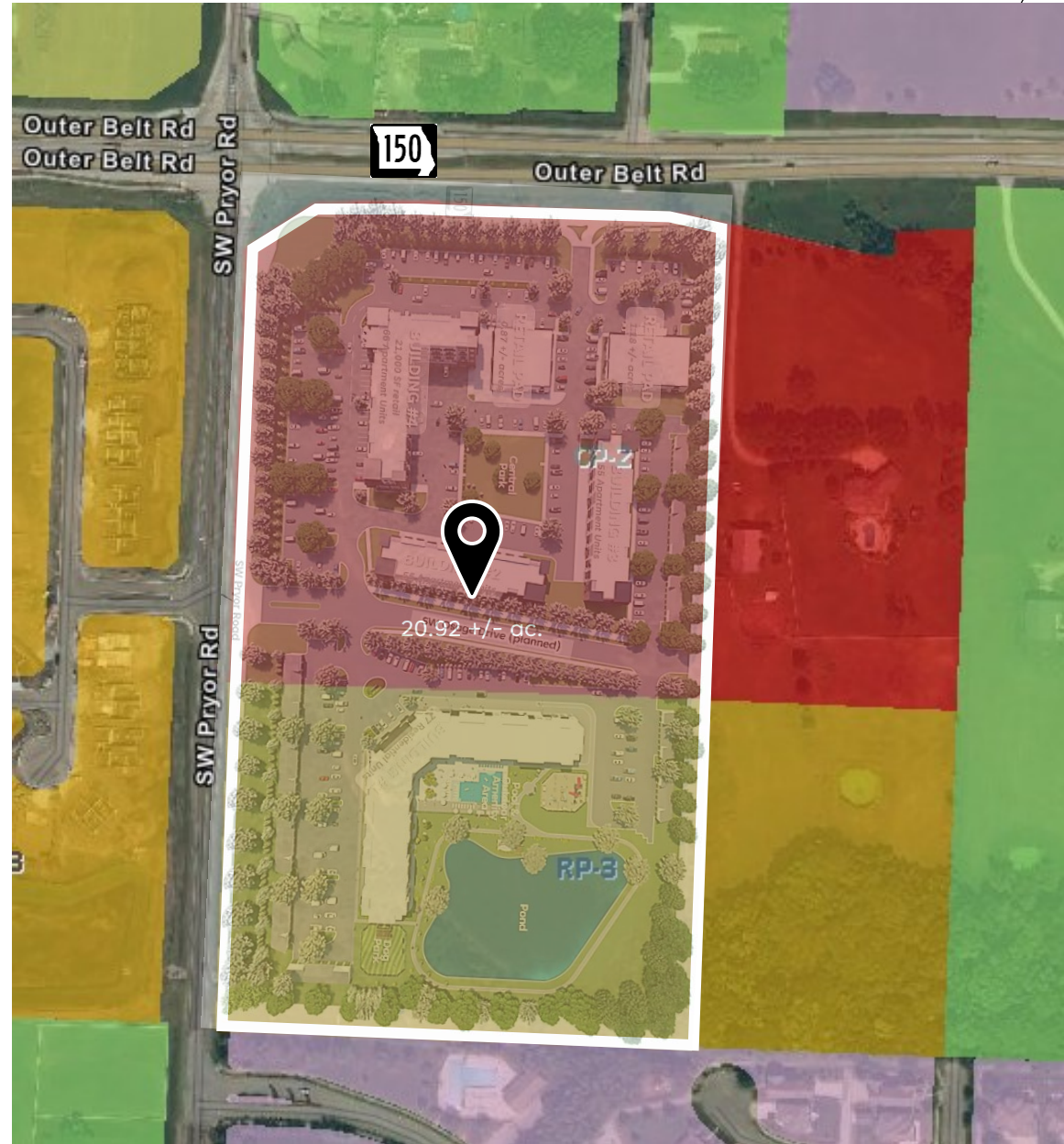
- **Project approved in 2007**
  - 34 +/- acres
  - Rezoning to CP-2 (Commercial) & RP-3 (Multi-Family Residential)
  - Preliminary Development Plan
  - 751,335 SF of commercial
  - 400,000 SF of residential



Source: City of Lee's Summit, MO

# CURRENT ZONING

- **CP2, Planned Community Commercial**  
Northern Portion
- **RP-3, Planned Residential Mixed Use**  
Southern Portion



Source: City of Lee's Summit, MO



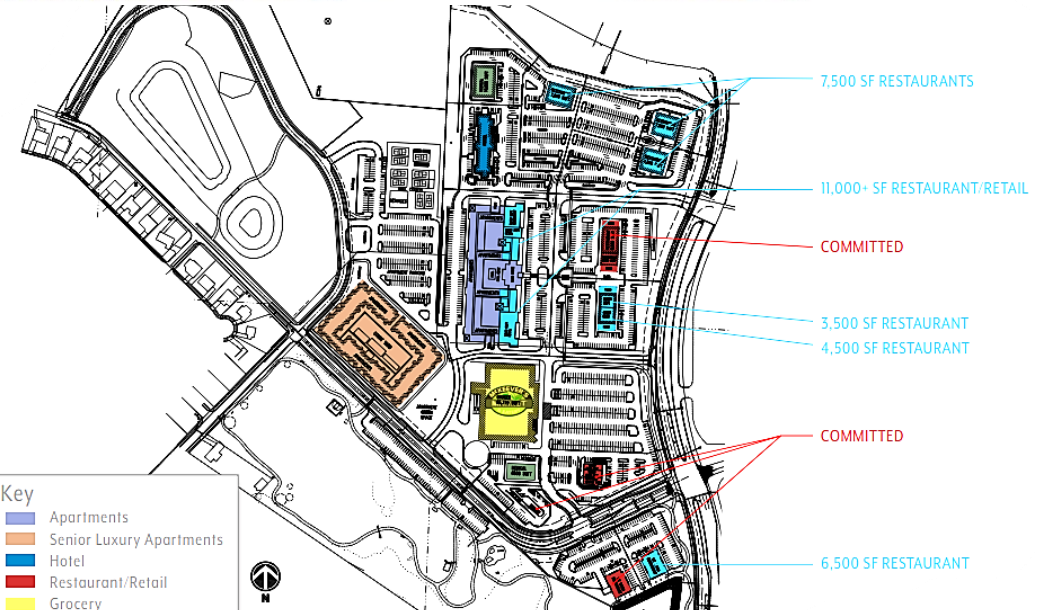
# DEVELOPMENT PLAN

## Comparable Projects

### Streets of West Pryor

940 NW Pryor Rd  
Lee's Summit, MO

Mixed-Use Building: 4 Stories  
22,000+ SF commercial space  
235 Units  
Opened in 2020



- Key
- Apartments
  - Senior Luxury Apartments
  - Hotel
  - Restaurant/Retail
  - Grocery
  - Medical
  - Available



PRYOR MIXED-USE

# DEVELOPMENT PLAN

## LIVE | WORK | PLAY

- **Property Size**

- 20.92 +/- acres

- **Commercial Use**

- Appealing ground-floor space plus 2 retail pad sites along 150 Highway
- Best-in-class design
- Attract restaurants and retail businesses that complement luxury apartments
- 39,100 square feet

- **Luxury Apartment Living**

- Distinctive Class “A+” luxury apartment community
- Full-scale clubhouse and amenities (indoor & outdoor)
- Gorgeous views overlooking amenities and pond
- 253 units



# BUILDING #4 & RETAIL PADS

CORNER – 150 Highway & Pryor Road



NORTH SIDE



- **Mixed-Use**

- **COMMERCIAL**

- 21,000 SF ground-floor space
- 2 retail pad sites along 150 Highway

- **RESIDENTIAL**

- 2 stories above ground-floor space
- 66 Units



PRYOR MIXED-USE

# BUILDING #1

FRONT



COURTYARD (REAR)



PRYOR MIXED-USE



## Luxury Apartment Living

- Distinctive Class “A+” luxury apartment community
- Full-scale clubhouse and amenities (indoor & outdoor)
- Gorgeous views overlooking amenities and pond



# DETACHED GARAGES

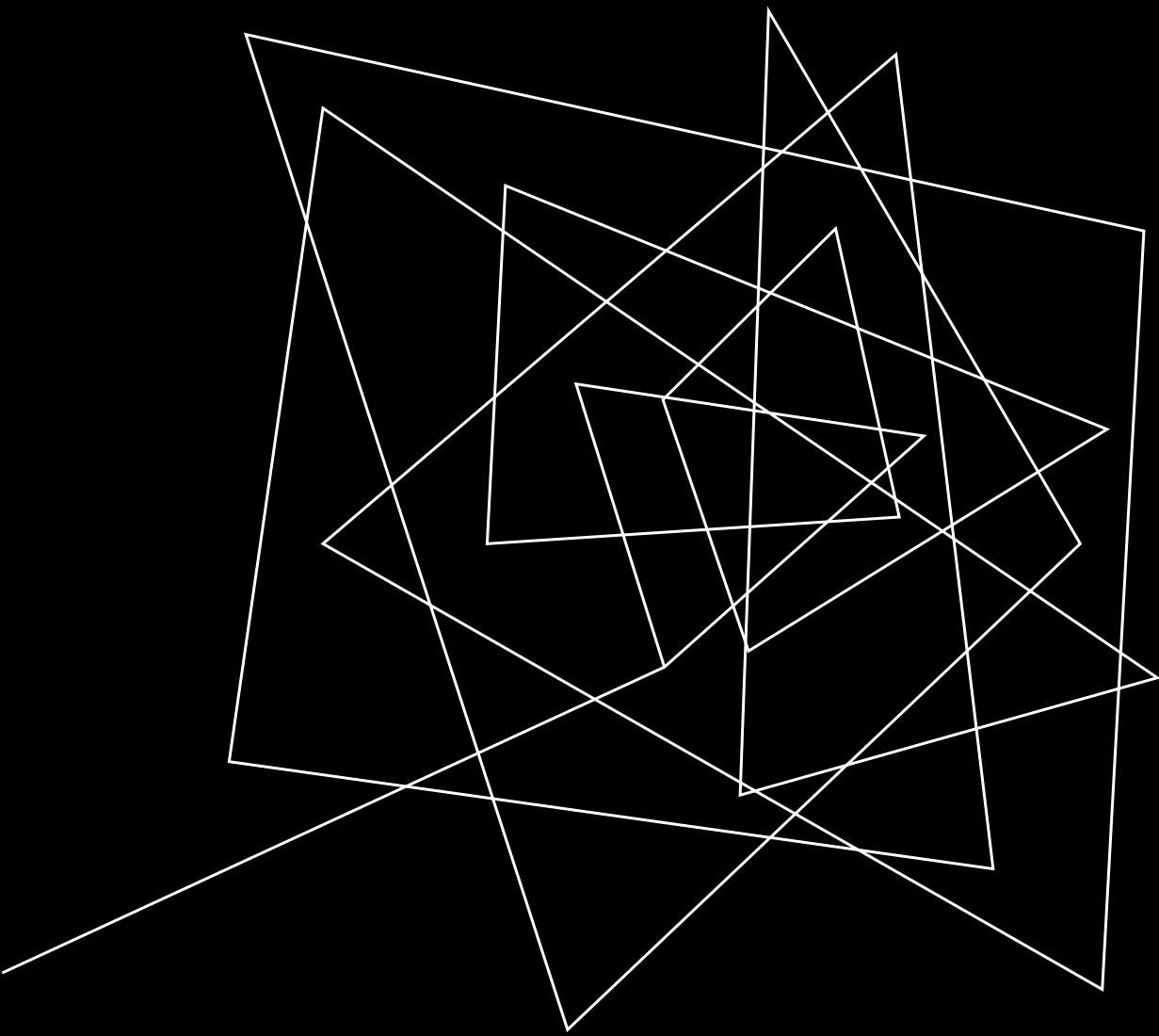
View Along Pryor Road



## Upgraded Designed

- 4-sided architecture
- Integrated windows
- Elevated building materials to match nearby apartment building
- Enhanced screening with landscaping
- Similar to Residences at Echelon

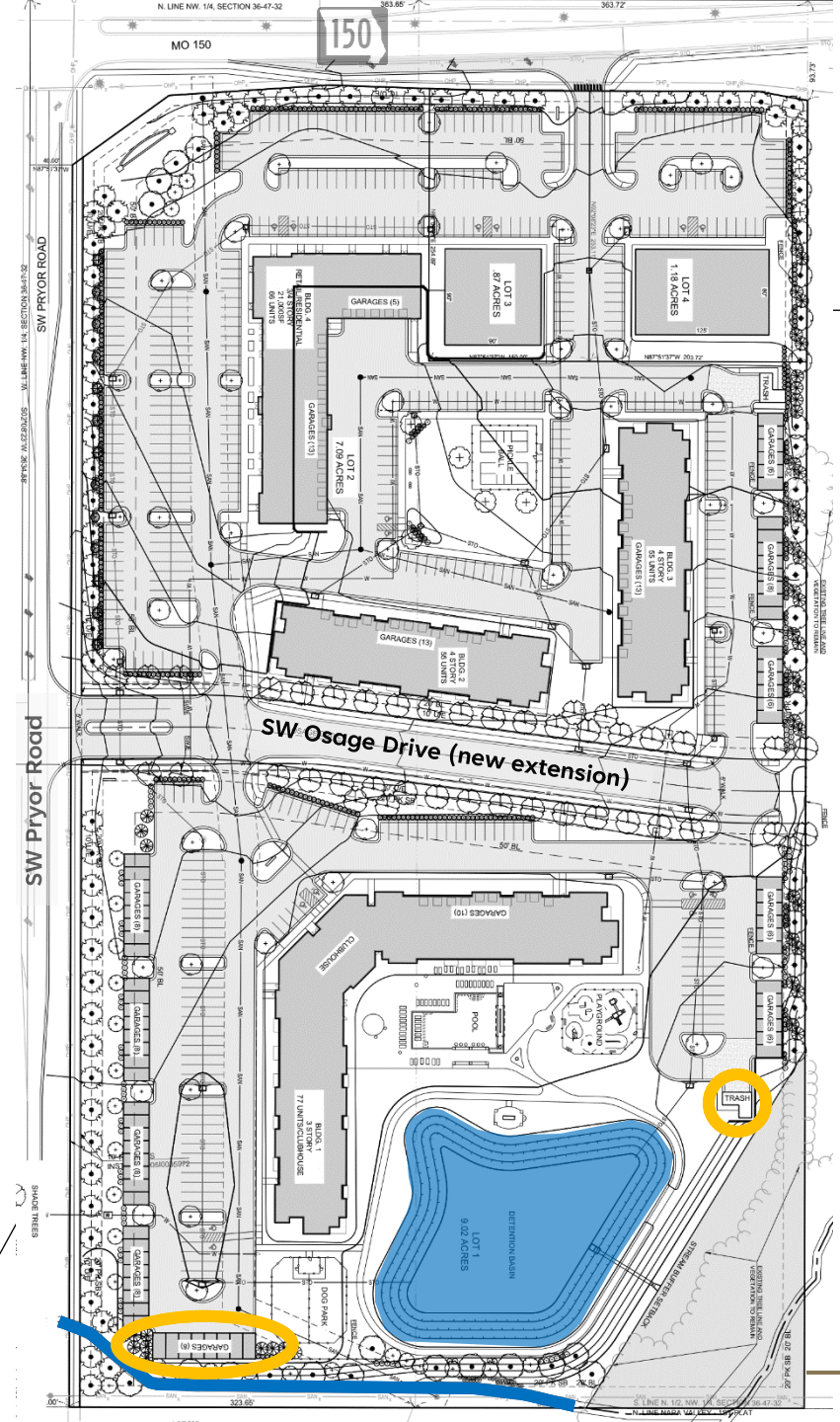




NEIGHBOR  
MEETING

# NEIGHBOR MEETING

- June 8<sup>th</sup> – Aldersgate United Methodist Church
- Summary of Topics
  - Trash Enclosure & Garages
    - Trash enclosures and detached garages will impact neighborhood pool to the south.
    - Responses:
      - Garages are oriented to face away from the subdivision to reduce impact.
      - Meeting or exceeding high impact buffer requirements (fence and/or landscaping).
      - Trash enclosure has been relocated to the east side of Building #1.
  - Stormwater
    - Drainage swale has been an issue since Osage was built. There is flooding downstream, and the Napa Valley trail has erosion issues due to upstream development.
    - Responses:
      - Project team has notified the City of the flooding issues (seemed to be confined to potential trail damage only).
      - Existing swale and runoff from Osage will remain unaltered.
      - Drainage study will indicate how the site and detention will be designed to meet current City standards.
      - Detention is being provided to handle the increased runoff from proposed development to meet current guidelines.
      - Schlager will walk the Napa Valley trail looking for damage due to existing conditions and make the City aware of the current situation.

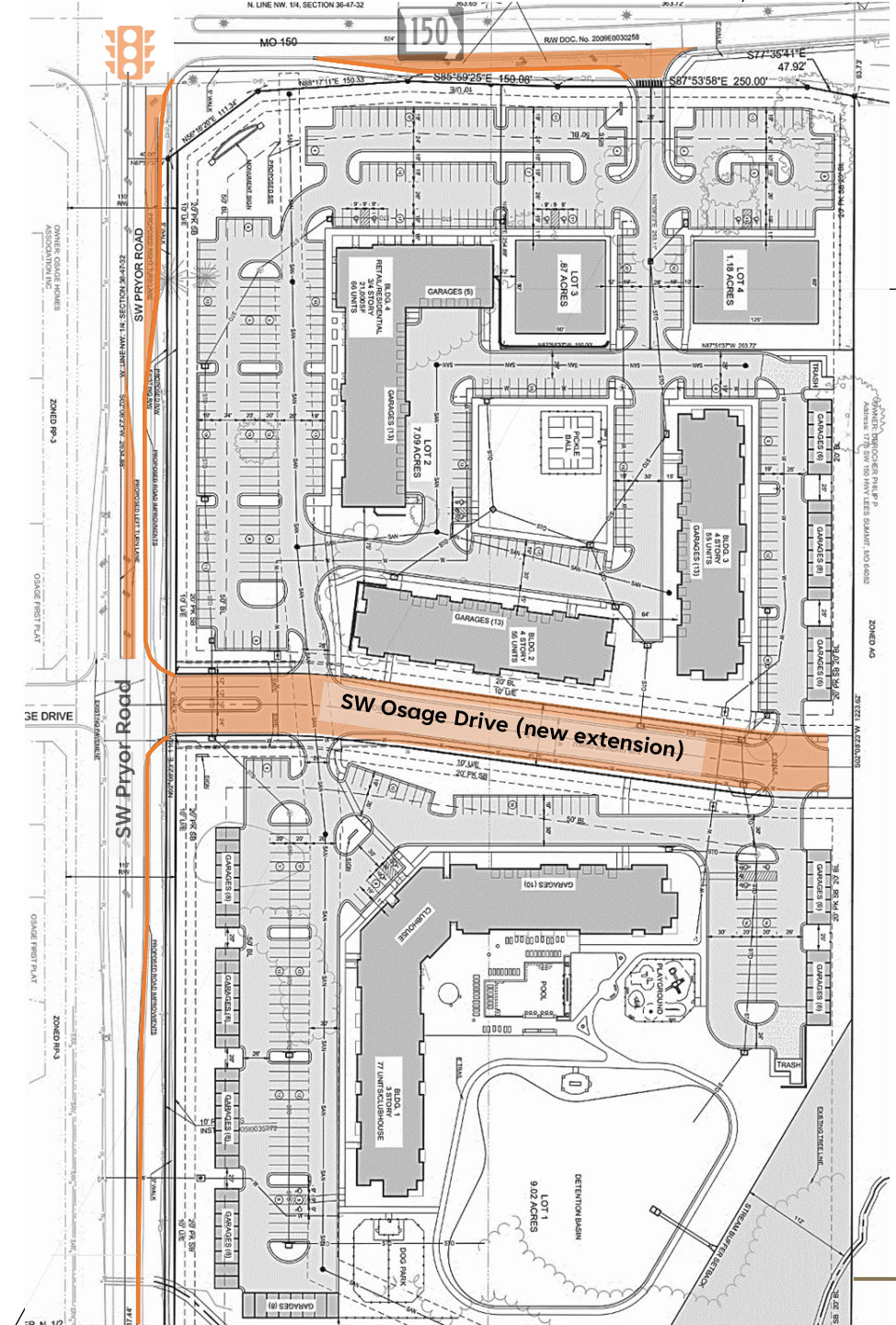


# NEIGHBOR MEETING

- **Summary of Topics (con't...)**

- **Traffic**

- Concerns about prolonged delays at the existing traffic signal and increase in traffic.
- Osage Drive needs extending east sooner rather than later and Pryor Road needs longer turn lanes.
- Responses:
  - Completed a traffic study and recognize the current issue at M150 and Pryor Road intersection.
  - Proposed Public Improvements
    - Adjust signal timings at M150 and Pryor Road.
    - New eastbound right-turn lane along M150 into site.
    - Extend Pryor Road northbound right-turn lane.
    - New Pryor Road southbound left-turn lane into site.
    - Pryor Road improved to two lanes with curb & gutter plus turn lanes.
    - New Osage Drive connector roadway across center of site.
    - Need for future roadway improvements should be reevaluated as additional development occurs and a study for long-term improvements along M150 should be considered.





# NEIGHBOR MEETING

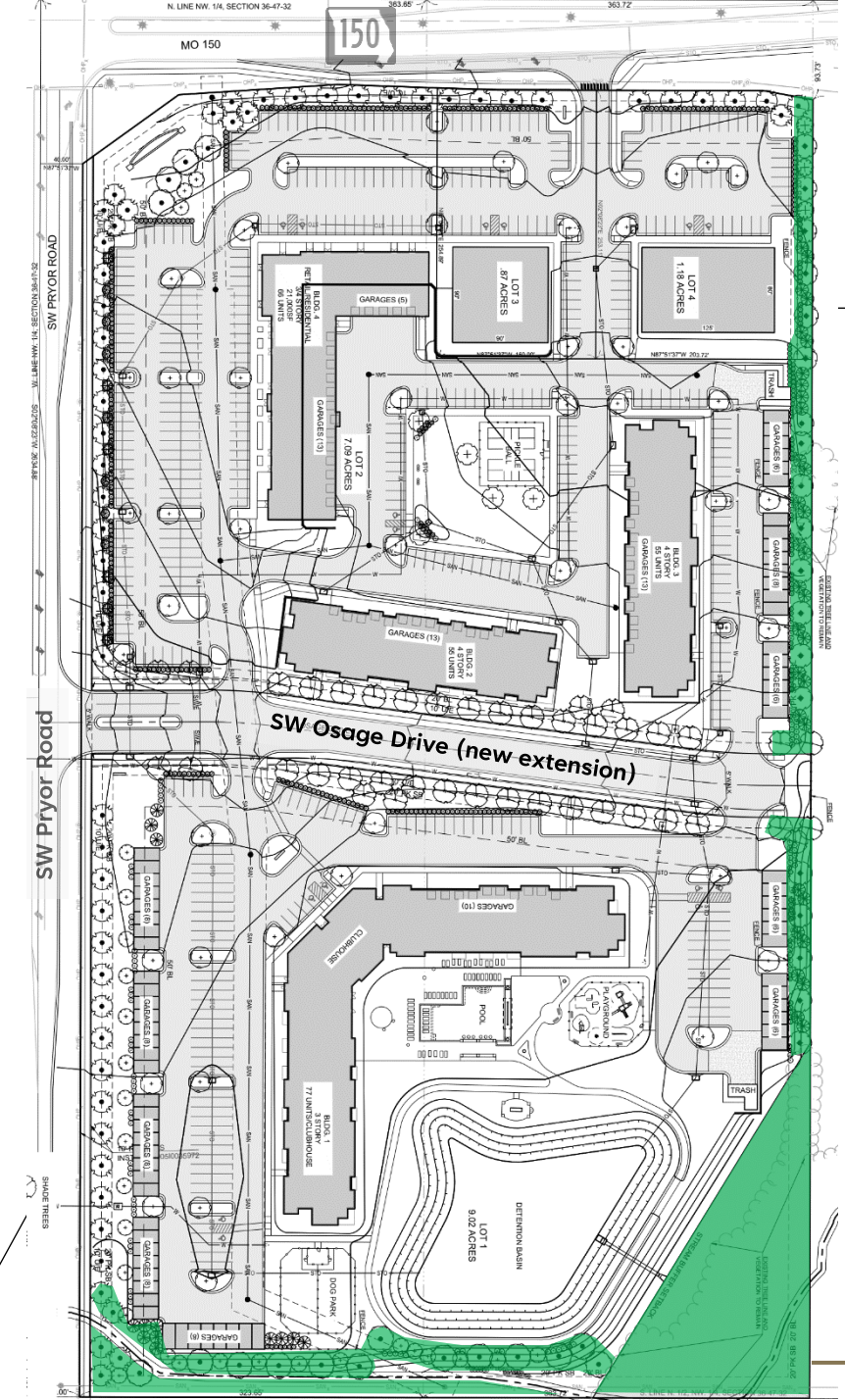
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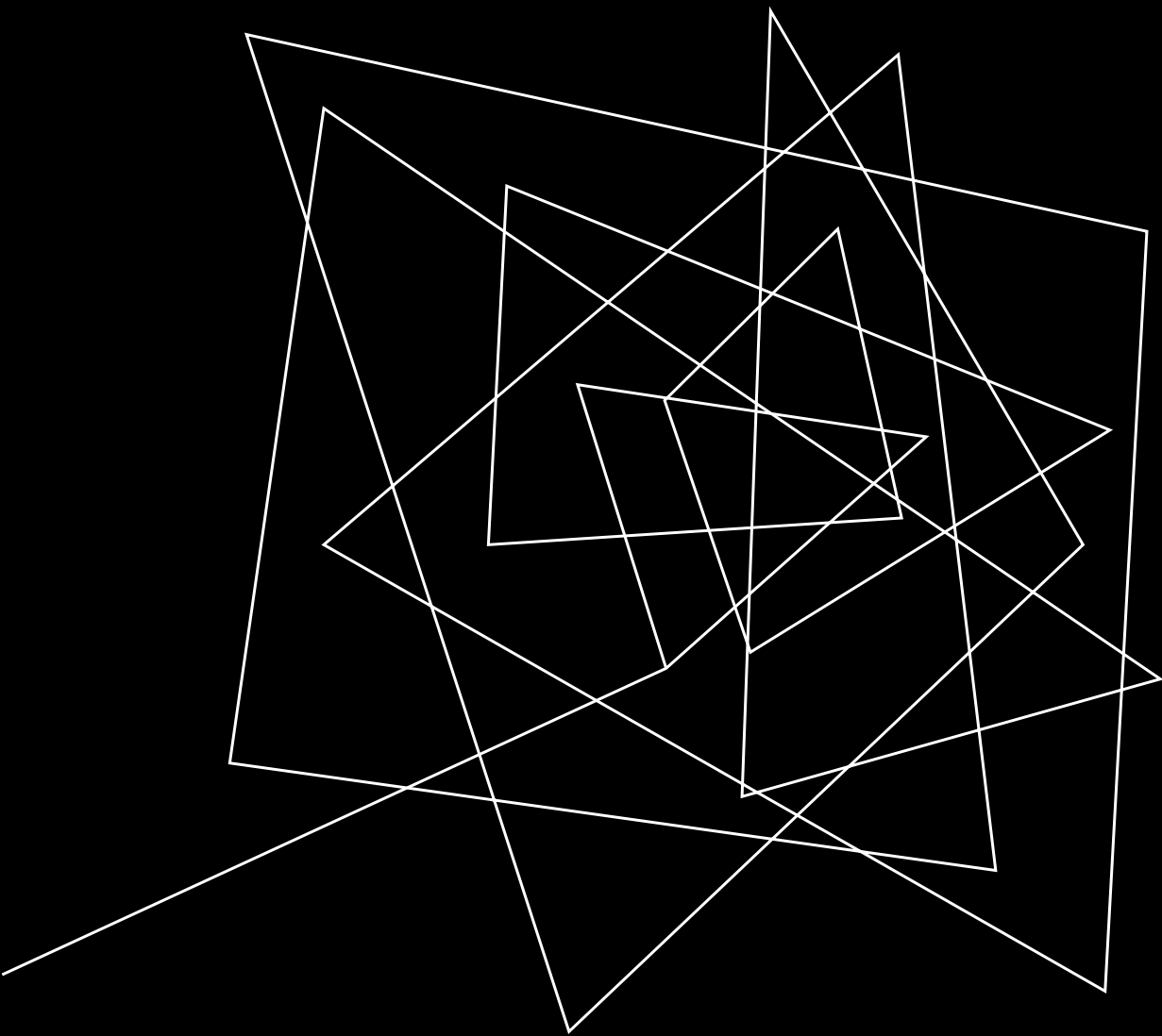
- Trees & Screening

- Will existing trees along south property line be saved?
- Responses:
  - Design is preliminary at this stage but no existing trees on the south side of the Osage ditch are proposed to be removed.
  - Tree canopy will remain untouched within the stream setback zone.
  - Additional trees are proposed on the north side of the ditch.

- Commercial Uses

- What commercial uses are proposed?
- Responses:
  - No tenants have been formally announced yet.
  - Currently working with a retail broker to attract retail users that align with elevated residents.





PROJECT  
FLYTHROUGH

# FLYTHROUGH VIDEO



[ Local ]

[ Web ]

# THANK YOU



GRIFFIN RILEY



# CONTACT INFORMATION


GRIFFIN RILEY



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