

# Merriam Grand Station Redevelopment

## Merriam, Kansas





## DEVELOPER +



Summit at West Pryor – Lee's Summit, MO



Vanguard Villas - Lee's Summit, MO

## DEVELOPING REAL ASSETS KINDLY & EFFICIENTLY

**drake development** is a full-service commercial real estate development group located in Overland Park, KS. The company is actively engaged in all phases of the development process including site selection, acquisition, site planning, leasing, construction, and investment sales.

With the ever-increasing demand from municipalities and patrons alike for dense, walkable, mixed-use developments, Drake Development has begun focusing on fulfilling this desire. Drake has recognized the absence of mixed-use projects in smaller and mid-sized communities. To respond to this void and make such projects economically feasible, a strong public-private partnership is critical.

Drake Development has extensive experience partnering with mid-sized communities to develop the infrastructure necessary to support a first-class, mixed-use development. Drake is currently involved in the development of various mixed-use projects aiming to provide a live, work, and play environment for mid-sized communities experiencing growth.

**DRAKE**  
DEVELOPMENT



Shake Shack – Leawood, KS



Jack Henry – Kansas City, MO



DEVELOPMENT TEAM +



**Matt Pennington**  
President



**Tara Smiley**  
Managing Partner



**Ian Mussman**  
Director of Development



**J. D. Christie**  
Director of Acquisitions



**Scott Miller**  
Vice President of Development



**Chip Chalender**  
Director of Capital Markets



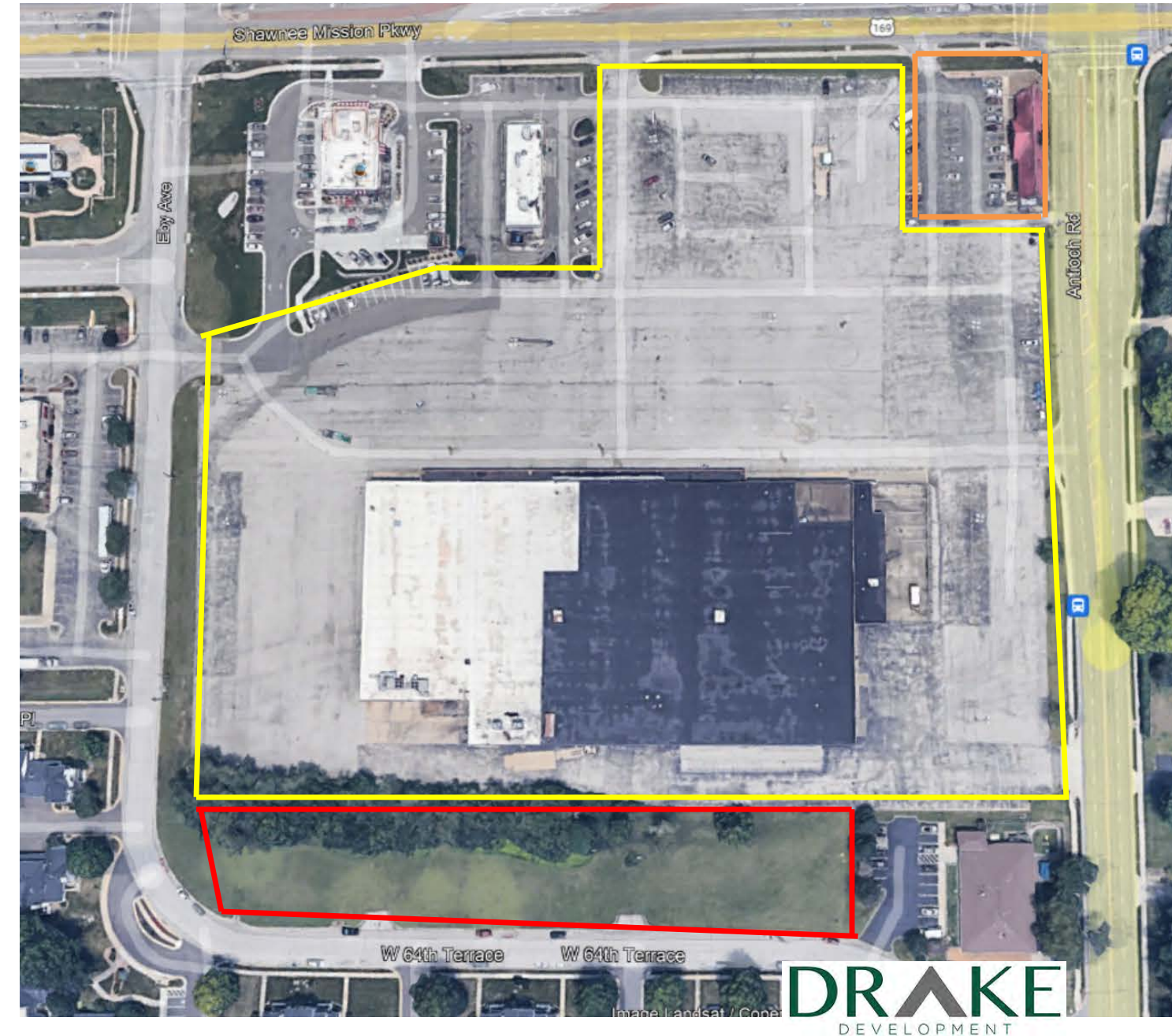
**Dave Olson**  
Director of Construction



**Drew Larkins**  
Project Manager

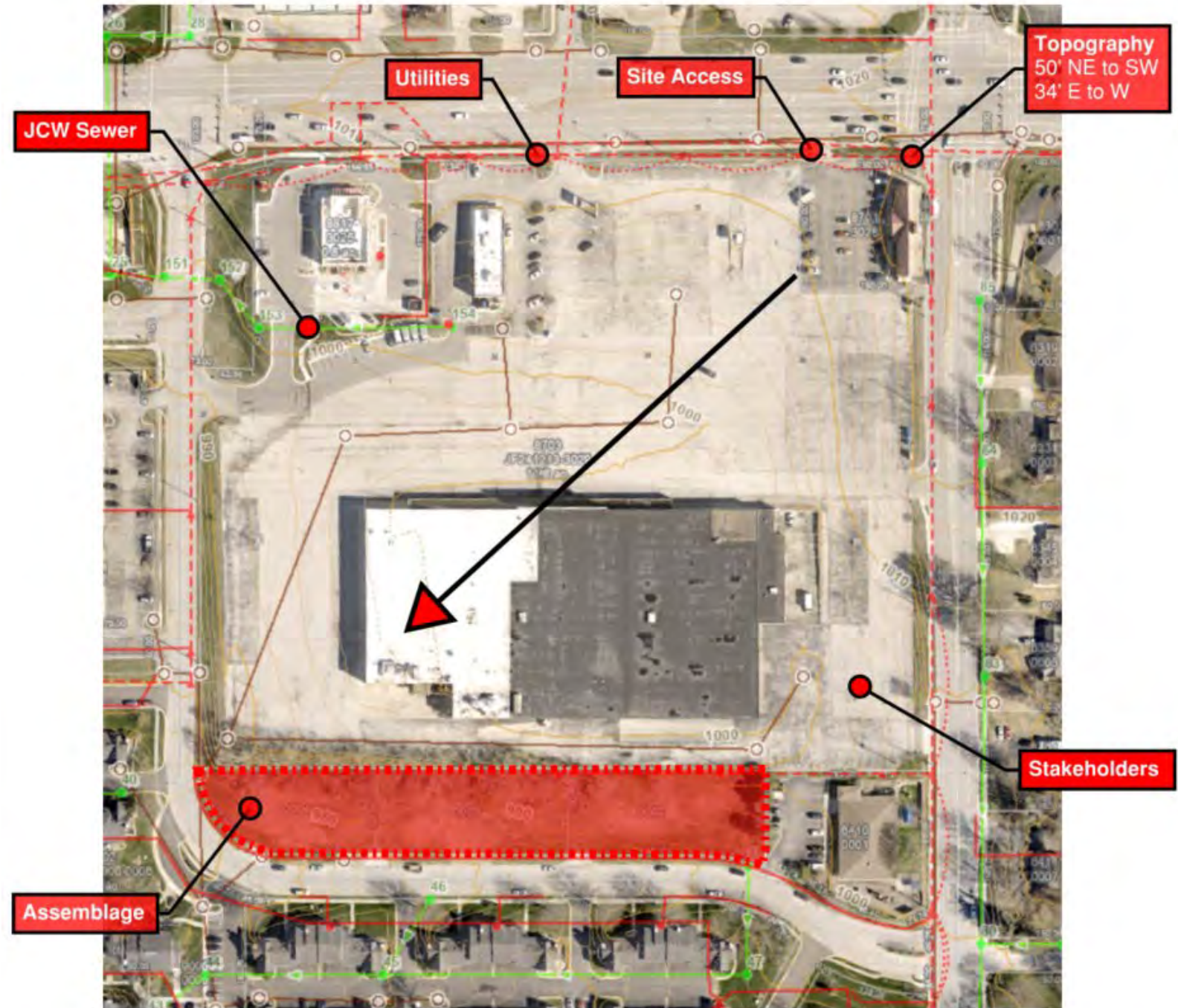
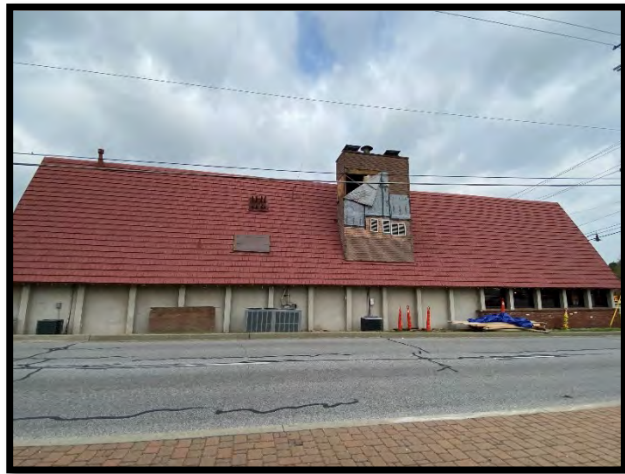
## BASIC SITE BACKGROUND

- 11.8 Acre Tract
  - 100,000+ SQUARE FOOT DISCOUNT RETAIL STORE (FORMER KMART)
    - CONSTRUCTED IN 1968
    - 100% VACANT SINCE 2013
  - 2,500 SQUARE FOOT LOCAL RESTAURANT (PEGAHS)
    - CONSTRUCTED 1971
    - CURRENTLY OPERATING
- 1.5 Acres South of K-Mart





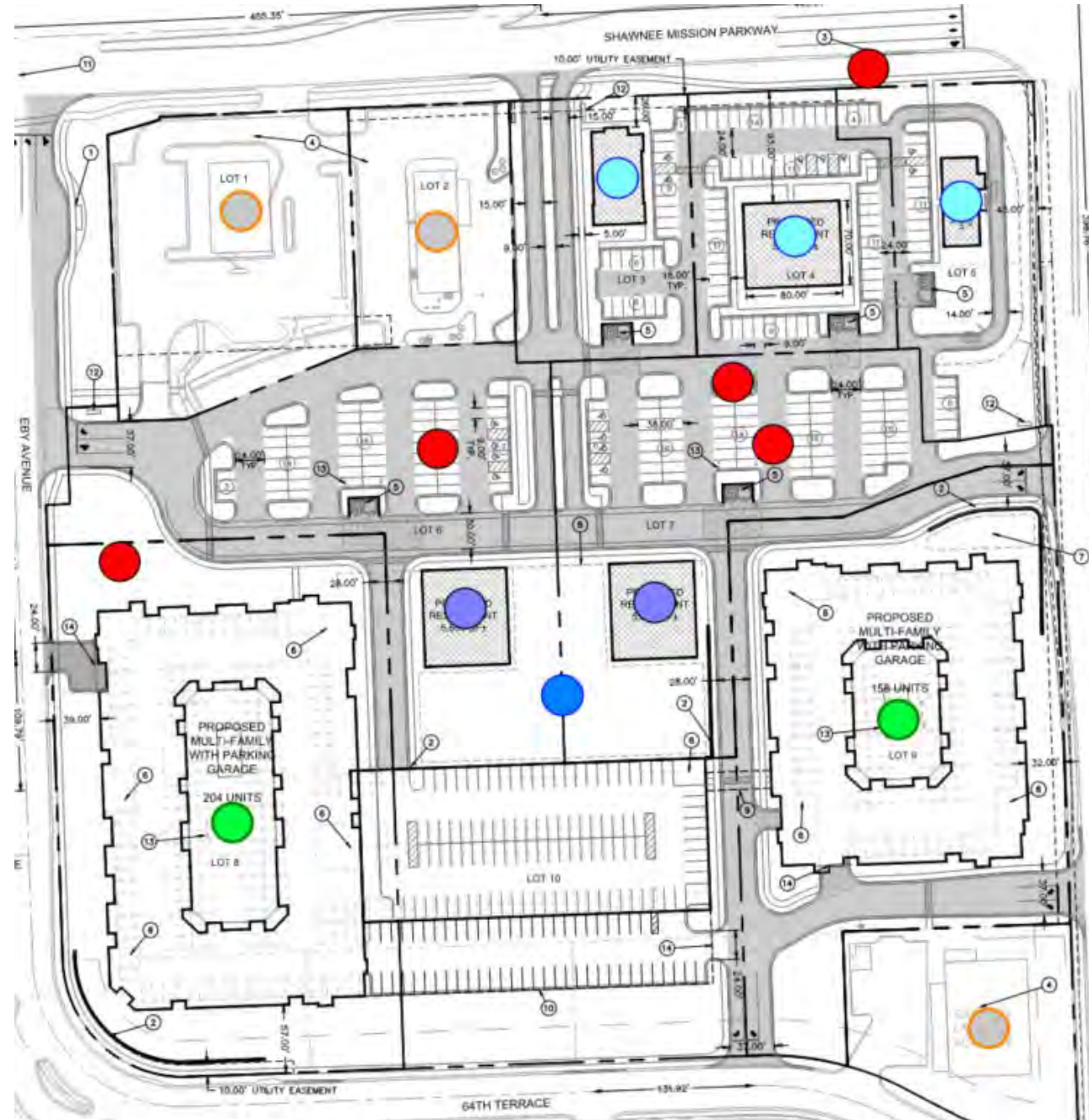
# SITE FORCES & CHALLENGES





*“Delivering a warm, vibrant & sustainable mixed-use environment”*

- PUD Approval Goal
  - 204 West Units
  - 158 East Units
  - Two 5,600 SF Restaurants
  - General Outlot Development
  
- Site Details
  - Green Space
  - Parking
  - Storm Water Management
  - Future Planning
  
- Future FDP’s



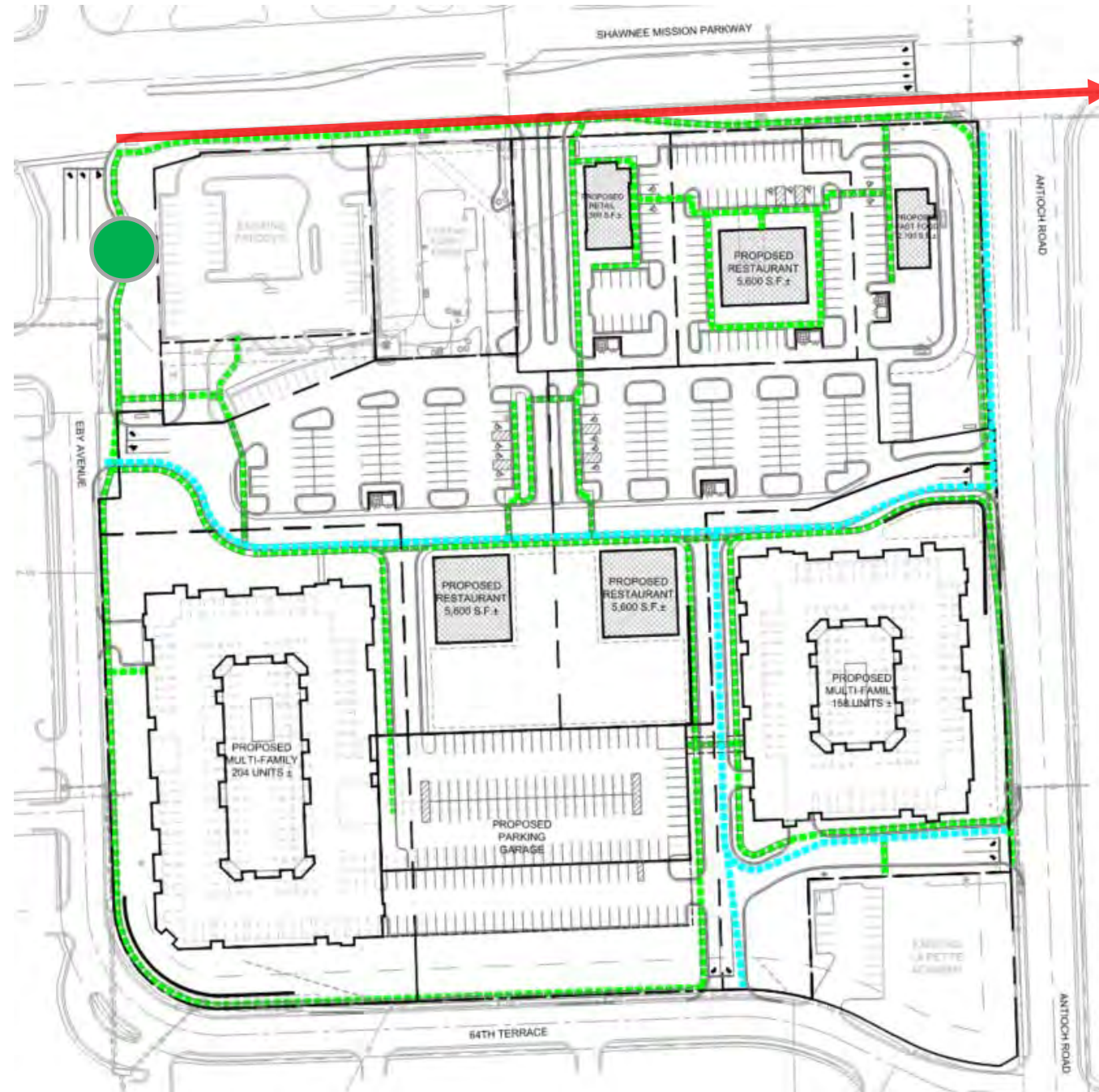
- Full Service Restaurant
- Fast Casual
- Restaurant/Service Retail
- Civic Amenity Area
- Class A MultiFamily
- Existing to Remain
- Key Site Revisions







# SITE SOLUTIONS - CONNECTIVITY



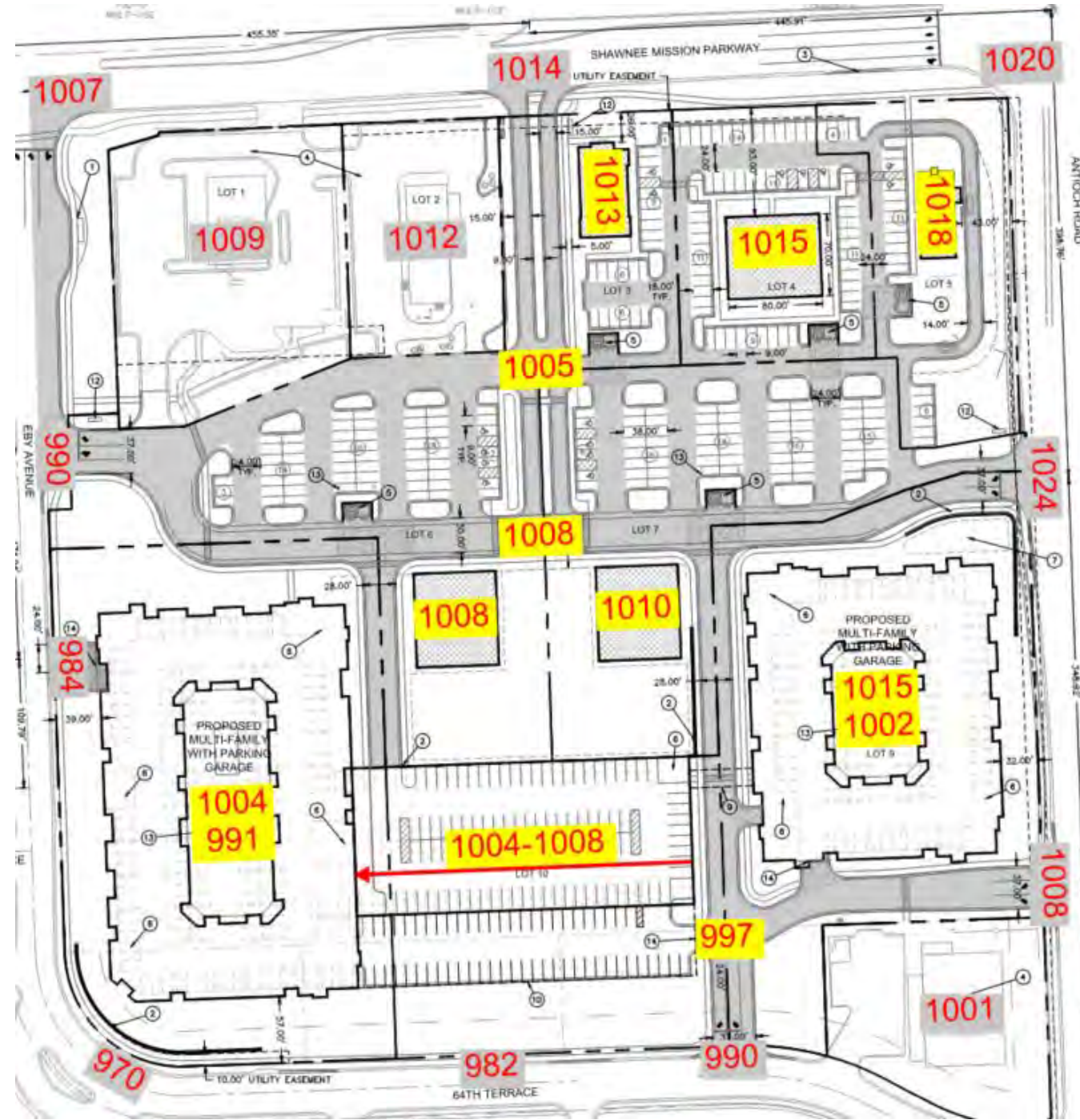
Johnson County  
Trails Masterplan



- Pedestrian Connectivity 
- Bicycle Connectivity 
- County Connectivity 
- Transit Connectivity 



# SITE SOLUTIONS - TOPOGRAPHY

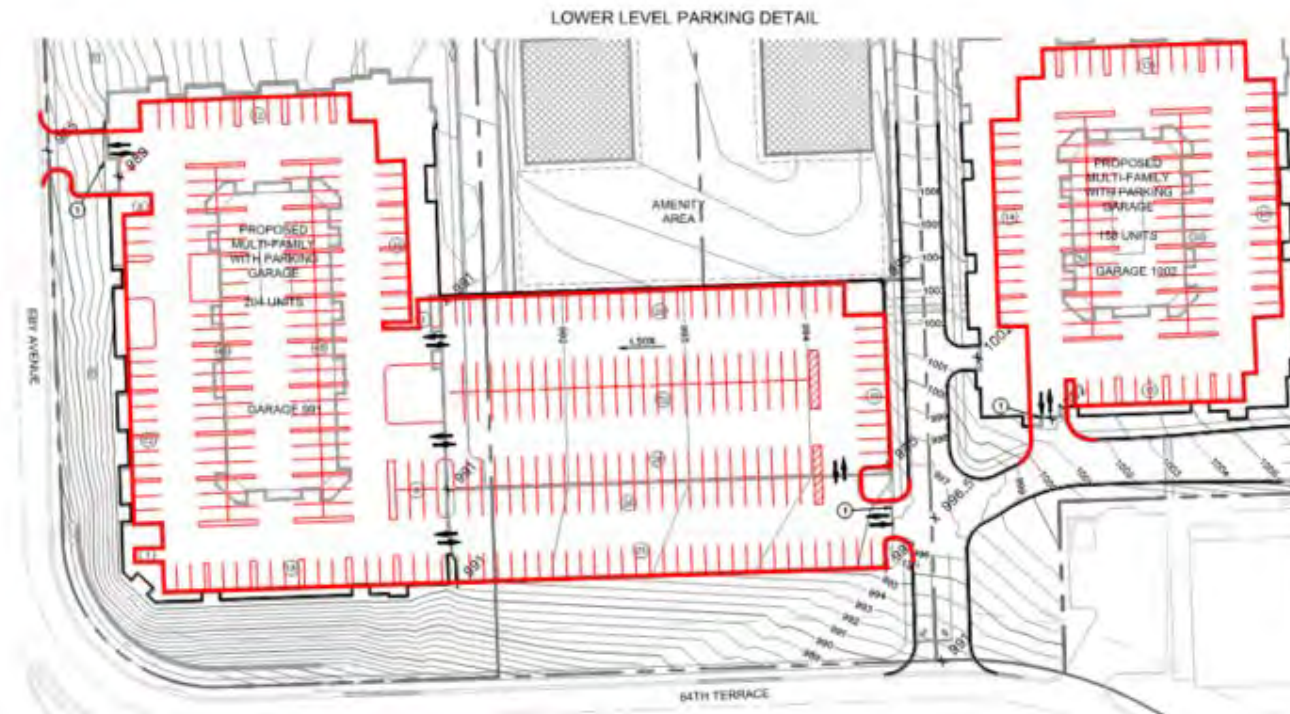




# SITE SOLUTIONS – TOPOGRAPHY & PARKING



Upper-Level  
Parking (101)  
Lower-Level  
Parking (450)





# GRAND STATION LOFTS

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**LOT 8**  
**GRAND STATION LOFTS WEST**  
4 STORY W/ PARKING BELOW

UNIT SUMMARY:

1 BEDROOM:	151 UNITS
2 BEDROOM:	53 UNITS:
<u>SUB-TOTAL:</u>	<u>204 UNITS</u>

161 PARKING SPACES BELOW BUILDING



**LOT 9**

**GRAND STATION LOFTS EAST**

4 STORY W/ PARKING BELOW



**UNIT SUMMARY:**

1 BEDROOM:	117 UNITS
2 BEDROOM:	41 UNITS:
<u>SUB-TOTAL:</u>	<u>158 UNITS</u>

114 PARKING SPACES BELOW BUILDING

**LOT 8**

**GRAND STATION LOFTS WEST**

4 STORY W/ PARKING BELOW

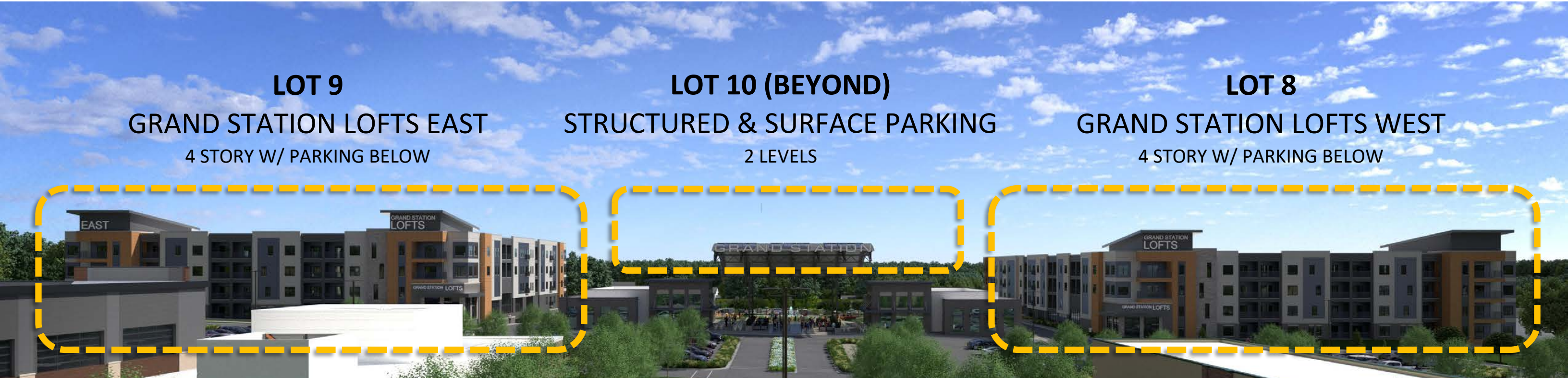


**UNIT SUMMARY:**

1 BEDROOM:	151 UNITS
2 BEDROOM:	53 UNITS:
<u>SUB-TOTAL:</u>	<u>204 UNITS</u>

161 PARKING SPACES BELOW BUILDING





**LOT 9**

**GRAND STATION LOFTS EAST**  
4 STORY W/ PARKING BELOW

**LOT 10 (BEYOND)**

**STRUCTURED & SURFACE PARKING**  
2 LEVELS

**LOT 8**

**GRAND STATION LOFTS WEST**  
4 STORY W/ PARKING BELOW

**UNIT SUMMARY:**

1 BEDROOM:	117 UNITS
2 BEDROOM:	41 UNITS:
<u>SUB-TOTAL:</u>	<u>158 UNITS</u>

114 PARKING SPACES BELOW BUILDING

**STRUCTURED PARKING:**

UPPER LEVEL	110 P.S.
LOWER LEVEL:	118 P.S.
<u>SUB-TOTAL:</u>	<u>228 P.S.</u>
SURFACE PARKING:	57 P.S.
<b>TOTAL PARKING:</b>	<b>285 P.S.</b>

**UNIT SUMMARY:**

1 BEDROOM:	151 UNITS
2 BEDROOM:	53 UNITS:
<u>SUB-TOTAL:</u>	<u>204 UNITS</u>

161 PARKING SPACES BELOW BUILDING



# GRAND STATION LOFTS

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## LOT 9

### GRAND STATION LOFTS EAST

4 STORY W/ PARKING BELOW

## LOT 8

### GRAND STATION LOFTS WEST

4 STORY W/ PARKING BELOW



#### UNIT SUMMARY:

1 BEDROOM:	117 UNITS
2 BEDROOM:	41 UNITS:
<u>SUB-TOTAL:</u>	<u>158 UNITS</u>

#### TOTAL UNITS:

EAST BUILDING:	158 UNITS
WEST BUILDING:	204 UNITS
<u>TOTAL:</u>	<u>362 UNITS</u>

#### UNIT SUMMARY:

1 BEDROOM:	151 UNITS
2 BEDROOM:	53 UNITS:
<u>SUB-TOTAL:</u>	<u>204 UNITS</u>

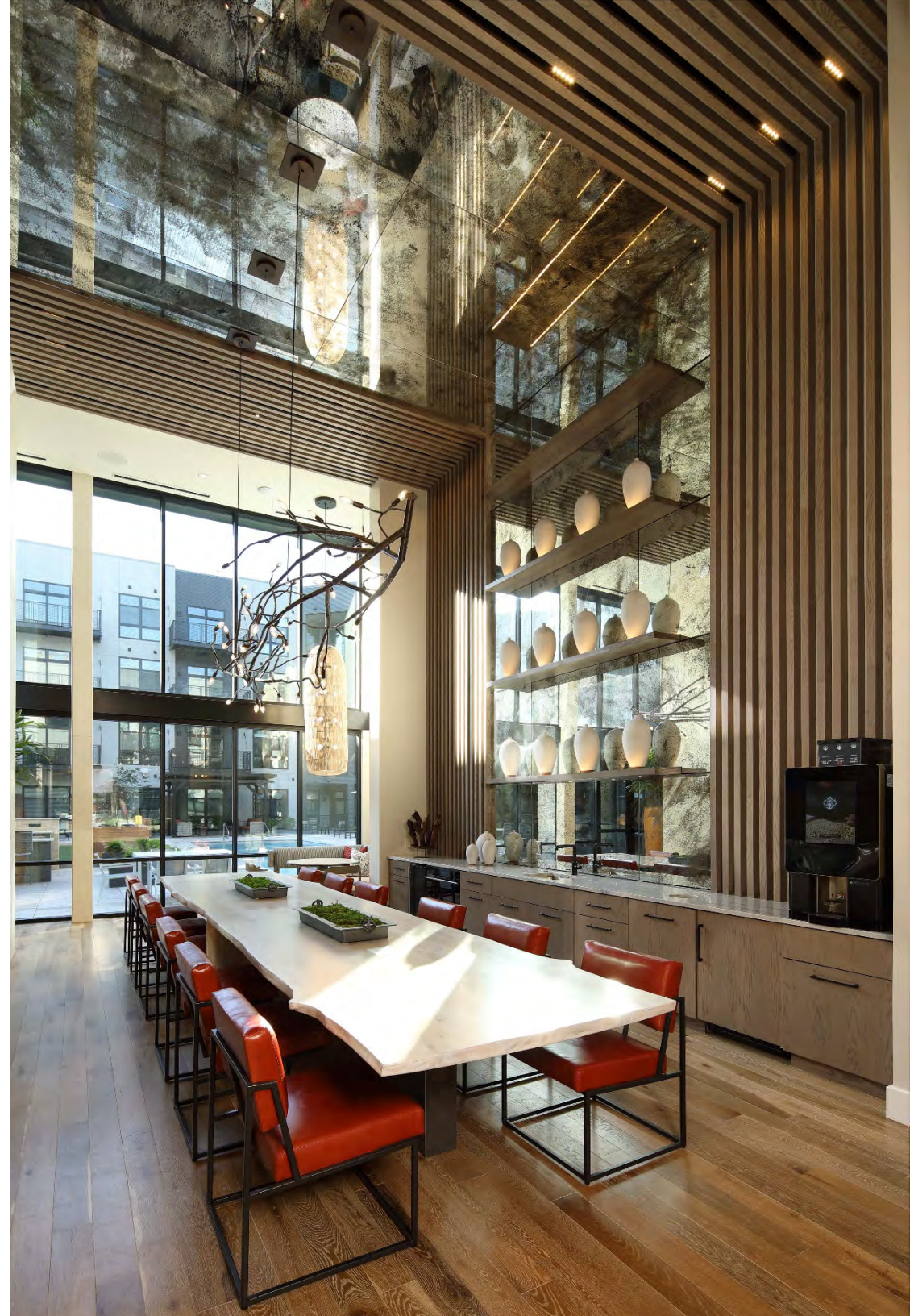


LOBBY





LOBBY





GATHERING  
AND  
MEETING SPACES





## GAME AND MEDIA ROOMS





# MAIL AND PARKAGE CENTER





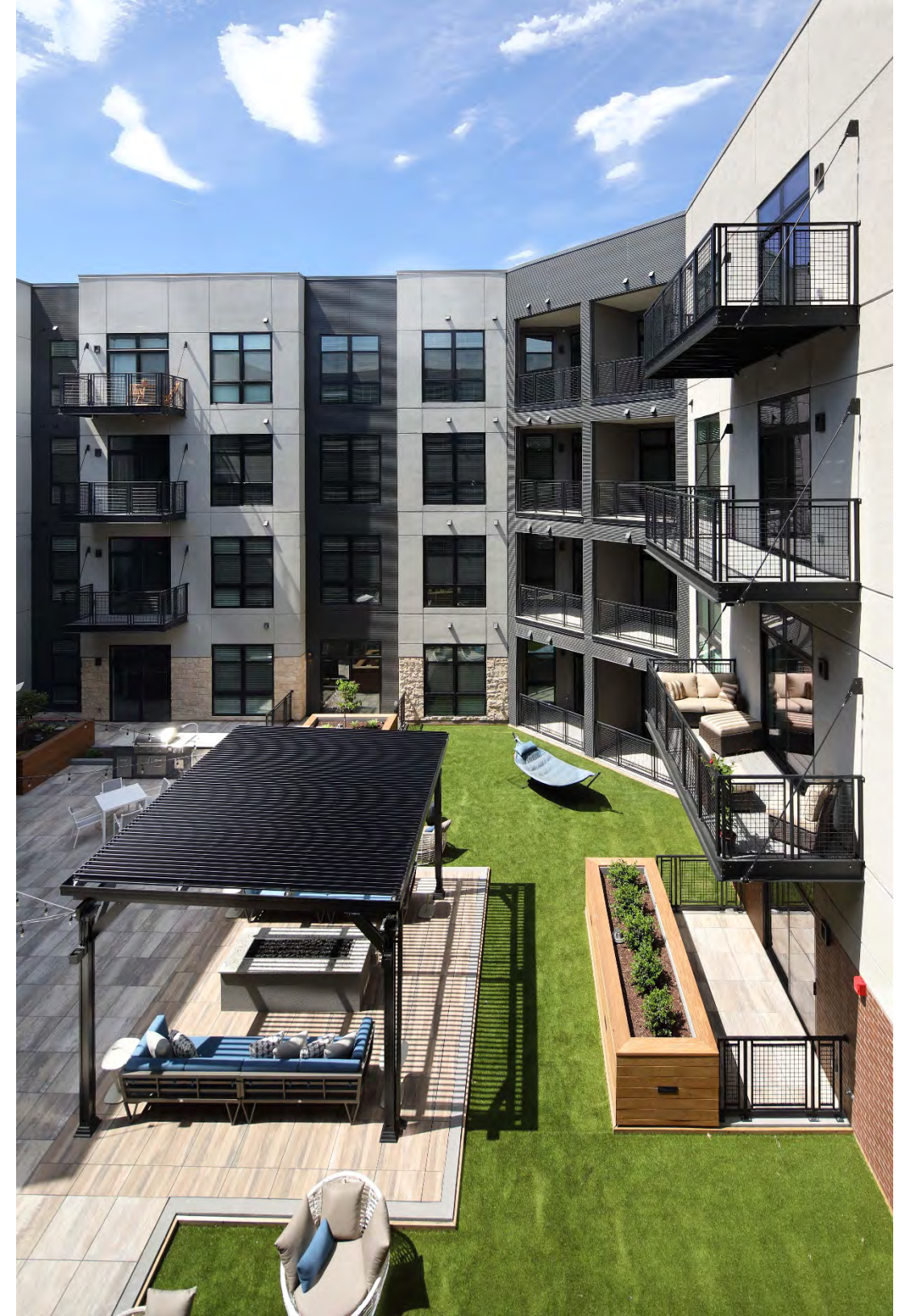
COURTYARD POOL







COURTYARD SEATING





## OUTDOOR GRILLS AND FIRE PITS







## FITNESS CENTER





## COMMUNITY KITCHEN AND DINING





PET WASH





UNIT INTERIOR







UNIT INTERIOR







CORNER OF SHAWNEE MISSION PARKWAY AND ANTIOCH ROAD





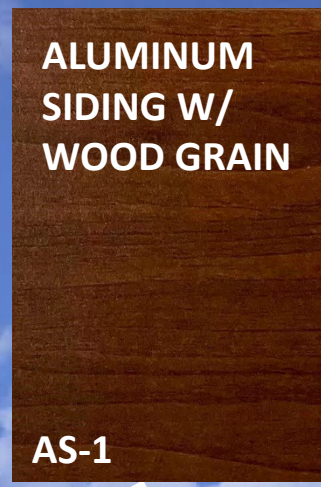
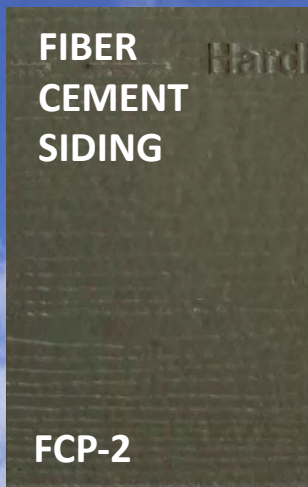
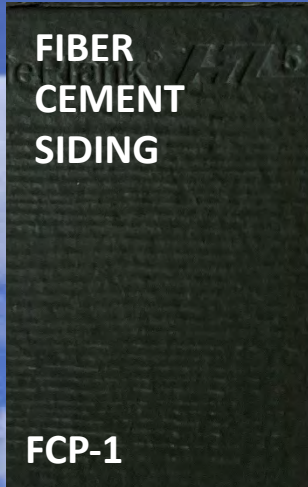
GRAND STATION  
LOFTS

EAST

GRAND STATION LOFTS

EAST BUILDING - LOOKING SOUTHEAST





EAST BUILDING - LOOKING SOUTHEAST





CORNER OF SHAWNEE MISSION PARKWAY AND ANTIOCH ROAD





WEST BUILDING – LOOKING SOUTHEAST FROM EBY AVENUE





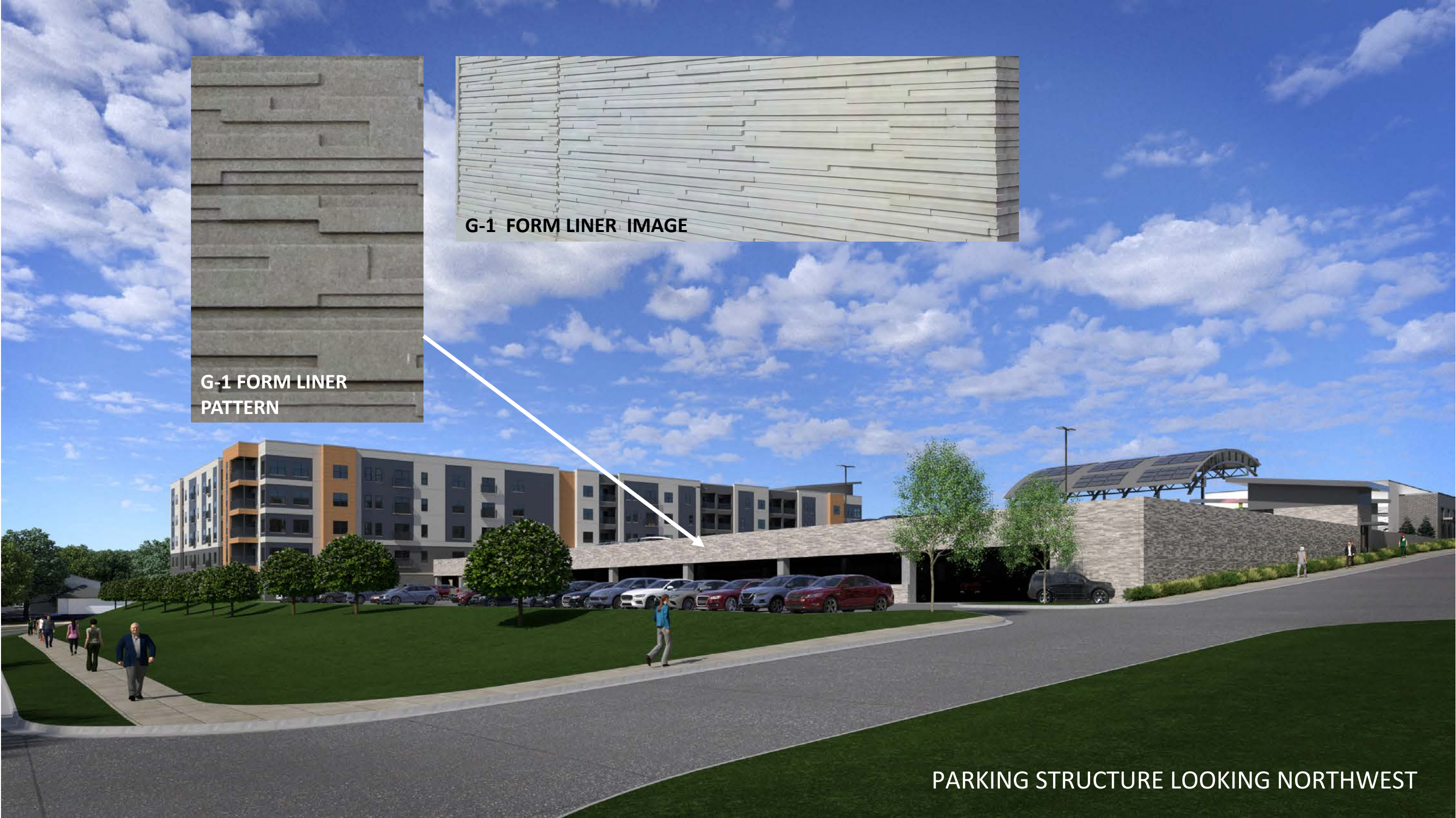
PARKING STRUCTURE AND PUBLIC PLAZA





PARKING STRUCTURE LOOKING NORTHWEST





PARKING STRUCTURE LOOKING NORTHWEST





RESTAURANTS AND PUBLIC PLAZA





PUBLIC PLAZA





PUBLIC PLAZA





PARKING STRUCTURE AND PUBLIC PLAZA





PUBLIC PLAZA





PUBLIC PLAZA





PUBLIC PLAZA



# GRAND STATION LOFTS

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EAST BUILDING – LOOKING WEST





EAST BUILDING – LOOKING WEST





EAST BUILDING – LOOKING WEST





EAST BUILDING – LOOKING NORTH



# WEST BUILDING ELEVATIONS



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

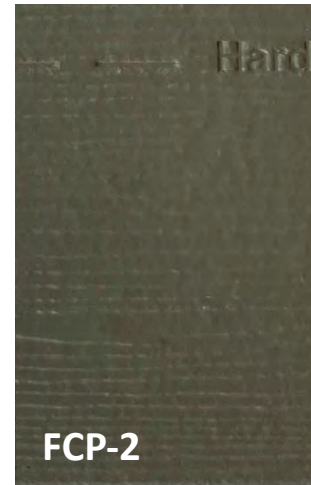
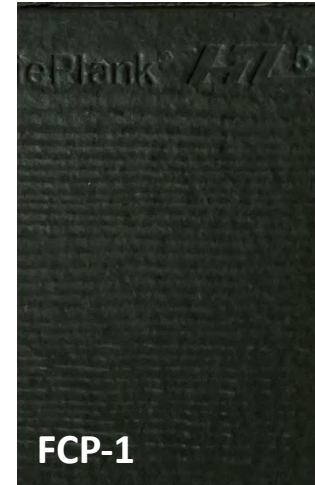
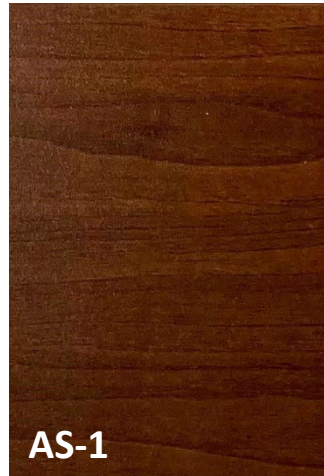
CM	ALUMINUM PANEL	GLASS TO BALCONY
CM2	BRICK	GLASS TO BALCONY
CM3	BRICK	GLASS TO BALCONY
CM4	BRICK	GLASS TO BALCONY
CM5	BRICK	GLASS TO BALCONY
CM6	BRICK	GLASS TO BALCONY
CM7	BRICK	GLASS TO BALCONY
CM8	BRICK	GLASS TO BALCONY
CM9	BRICK	GLASS TO BALCONY
CM10	BRICK	GLASS TO BALCONY
CM11	BRICK	GLASS TO BALCONY
CM12	BRICK	GLASS TO BALCONY
CM13	BRICK	GLASS TO BALCONY
CM14	BRICK	GLASS TO BALCONY
CM15	BRICK	GLASS TO BALCONY
CM16	BRICK	GLASS TO BALCONY
CM17	BRICK	GLASS TO BALCONY
CM18	BRICK	GLASS TO BALCONY
CM19	BRICK	GLASS TO BALCONY
CM20	BRICK	GLASS TO BALCONY
CM21	BRICK	GLASS TO BALCONY
CM22	BRICK	GLASS TO BALCONY
CM23	BRICK	GLASS TO BALCONY
CM24	BRICK	GLASS TO BALCONY
CM25	BRICK	GLASS TO BALCONY
CM26	BRICK	GLASS TO BALCONY
CM27	BRICK	GLASS TO BALCONY
CM28	BRICK	GLASS TO BALCONY
CM29	BRICK	GLASS TO BALCONY
CM30	BRICK	GLASS TO BALCONY
CM31	BRICK	GLASS TO BALCONY
CM32	BRICK	GLASS TO BALCONY
CM33	BRICK	GLASS TO BALCONY
CM34	BRICK	GLASS TO BALCONY
CM35	BRICK	GLASS TO BALCONY
CM36	BRICK	GLASS TO BALCONY
CM37	BRICK	GLASS TO BALCONY
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CM39	BRICK	GLASS TO BALCONY
CM40	BRICK	GLASS TO BALCONY
CM41	BRICK	GLASS TO BALCONY
CM42	BRICK	GLASS TO BALCONY
CM43	BRICK	GLASS TO BALCONY
CM44	BRICK	GLASS TO BALCONY
CM45	BRICK	GLASS TO BALCONY
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CM69	BRICK	GLASS TO BALCONY
CM70	BRICK	GLASS TO BALCONY
CM71	BRICK	GLASS TO BALCONY
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CM82	BRICK	GLASS TO BALCONY
CM83	BRICK	GLASS TO BALCONY
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CM87	BRICK	GLASS TO BALCONY
CM88	BRICK	GLASS TO BALCONY
CM89	BRICK	GLASS TO BALCONY
CM90	BRICK	GLASS TO BALCONY
CM91	BRICK	GLASS TO BALCONY
CM92	BRICK	GLASS TO BALCONY
CM93	BRICK	GLASS TO BALCONY
CM94	BRICK	GLASS TO BALCONY
CM95	BRICK	GLASS TO BALCONY
CM96	BRICK	GLASS TO BALCONY
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CM98	BRICK	GLASS TO BALCONY
CM99	BRICK	GLASS TO BALCONY
CM100	BRICK	GLASS TO BALCONY





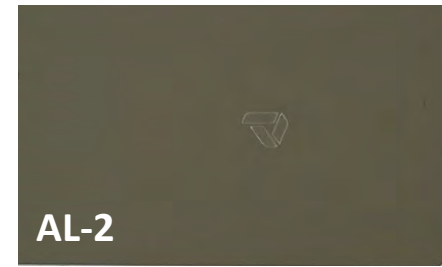


# MATERIALS



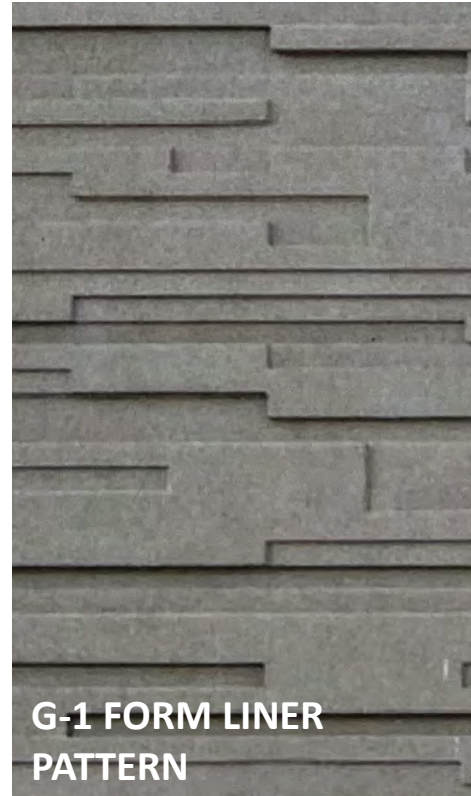
## EXTERIOR MATERIAL LEGEND

(AL-1)	ALUMINUM CORING	COLOR: TO MATCH WALL
(AL-2)	ALUMINUM PANEL	MFR: PAC-CLAD, COLOR: SLATE GRAY
(AS-1)	ALUMINUM SIDING	MFR: FASTPLANK SYSTEMS, COLOR: DARK WALNUT
(BR-1)	BRICK	MFR: ENDICOTT, COLOR: MANGANESE IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH
(CS-1)	CAST STONE	MFR: CONTINENTAL CAST STONE, COLOR: 1119 BLACK
(CST-1)	CULTURED STONE	MFR: CULTURED STONE, COLOR: PRO-FIT LEDGESTONE, ECHO RIDGE
(EIFS-1)	EIFS	MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE
(FCP-1)	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 6" COLOR: IRON GRAY, FCT-LTRM THICKNESS: 1" - WIDTH: 3 1/2"
(FCP-2)	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 6" COLOR: Aged Pewter, FCT-LTRM THICKNESS: 1" - WIDTH: 3 1/2"
(G-1)	GARAGE FORM LINER PANELS	MFR: FITZGERALD FORMINERS, PATTERN: 16021 - 1.5" WIDE PLANK, RANDOM DEPTH
(SF-1)	STOREFRONT	COLOR: BLACK, GLASS: 1" CLEAR LOW-E GLASS, RE SPEC





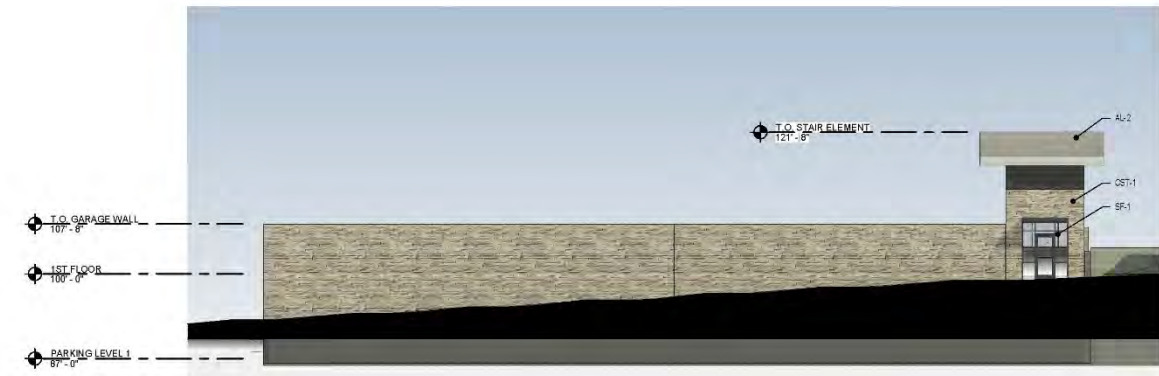
# GARAGE ELEVATIONS



**1 GARAGE SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

## EXTERIOR MATERIAL LEGEND

AL-1	ALUMINUM CORNING	COLOR TO MATCH WALL
AL-2	ALUMINUM PANEL	MFR. TBD, COLOR: TBD
AS-1	METAL SIDING	MFR. TBD, COLOR: TBD
BR-1	BRICK	MFR. ENDICOTT, COLOR: MANGANESE IRONSPOT, SIZE: MODULAR, TEXTURE: SMOOTH
CS-1	CAST STONE	MFR. CONTINENTAL CAST STONE, COLOR: 1119 BLACK
CST-1	CULTURED STONE	CULTURED STONE CONCRETE FORM LINER
EFS-1	EFS	MFR. DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE
FCP-1	FIBER CEMENT SIDING	MFR. JAMES HARDIE, SIZE: 5' COLOR: IRON GRAY, FOT-1 TRIM THICKNESS: 1" WIDTH: 3 1/2"
FCP-2	FIBER CEMENT SIDING	MFR. JAMES HARDIE, SIZE: 5' COLOR: AGED PEWTER, FOT-1 TRIM THICKNESS: 1" WIDTH: 3 1/2"
SF-1	STOREFRONT	COLOR: BLACK GLASS: 1" CLEAR LOW-E GLASS, RE: SPEC



**2 GARAGE EAST ELEVATION**  
SCALE: 3/32" = 1'-0"





WEST BUILDING – LOOKING NORTHEAST



## SUSTAINABILITY FEATURES

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- 23 (total) Electrical Vehicle Charging Stations in Apartment Garages
- 20 Electrical Vehicle Charging Stations for Public Use
- Electrical Conduit Installed for Additional 50 Charging Stations Per Garage
- Apartment Buildings Designed to Support Alternative Power Sources (Solar)
- Solar Panels on Canopy Structure
- Enhanced Green Space in Civic Activity Space
- Apartment Buildings & Common Space will Generally Comport to the Letter from Developer dated June 20, 2022







Thank You

**DRAKE**  
DEVELOPMENT



**DR**  **KE**  
DEVELOPMENT



# LEED & SUSTAINABILITY EVALUATION



## LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: Merriam Grand Station  
Date: 19-May-22



Integrative Process 1

9	0	0	Location and Transportation	16
			Credit: LEED for Neighborhood Development Location	16
1			Credit: Sensitive Land Protection	1
			Credit: High Priority Site	2
			Credit: Surrounding Density and Diverse Uses	5
5			Credit: Access to Quality Transit	5
1			Credit: Bicycle Facilities	1
1			Credit: Reduced Parking Footprint	1
1			Credit: Green Vehicles	1

4	0	0	Sustainable Sites	10
Y			Prereq: Construction Activity Pollution Prevention	Required
1			Credit: Site Assessment	1
			Credit: Site Development - Protect or Restore Habitat	2
			Credit: Open Space	1
3			Credit: Rainwater Management	3
			Credit: Heat Island Reduction	2
			Credit: Light Pollution Reduction	1

6	0	0	Water Efficiency	11
Y			Prereq: Outdoor Water Use Reduction	Required
Y			Prereq: Indoor Water Use Reduction	Required
Y			Prereq: Building-Level Water Metering	Required
2			Credit: Outdoor Water Use Reduction	2
3			Credit: Indoor Water Use Reduction	6
			Credit: Cooling Tower Water Use	2
1			Credit: Water Metering	1

13	0	0	Energy and Atmosphere	33
Y			Prereq: Fundamental Commissioning and Verification	Required
Y			Prereq: Minimum Energy Performance	Required
Y			Prereq: Building-Level Energy Metering	Required
Y			Prereq: Fundamental Refrigerant Management	Required
1			Credit: Enhanced Commissioning	6
10			Credit: Optimize Energy Performance	18
1			Credit: Advanced Energy Metering	1
			Credit: Demand Response	2
1			Credit: Renewable Energy Production	3
			Credit: Enhanced Refrigerant Management	1
			Credit: Green Power and Carbon Offsets	2

6	0	0	Materials and Resources	13
Y			Prereq: Storage and Collection of Recyclables	Required
Y			Prereq: Construction and Demolition Waste Management Planning	Required
4			Credit: Building Life-Cycle Impact Reduction	5
			Credit: Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit: Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit: Construction and Demolition Waste Management	2

10	0	0	Indoor Environmental Quality	16
Y			Prereq: Minimum Indoor Air Quality Performance	Required
Y			Prereq: Environmental Tobacco Smoke Control	Required
1			Credit: Enhanced Indoor Air Quality Strategies	2
3			Credit: Low-Emitting Materials	3
1			Credit: Construction Indoor Air Quality Management Plan	1
			Credit: Indoor Air Quality Assessment	2
1			Credit: Thermal Comfort	1
1			Credit: Interior Lighting	2
2			Credit: Daylight	3
			Credit: Quality Views	1
1			Credit: Acoustic Performance	1

1	0	0	Innovation	6
			Credit: Innovation	5
1			Credit: LEED Accredited Professional	1

0	0	0	Regional Priority	4
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1

**49 0 0 TOTALS** Possible Points: **110**  
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

