



Agenda

City Council Study Session

Monday, August 15, 2022 - 7:00 PM
Council Chambers

- I. Call to Order**
- II. Attendance**
- III. Topics of Discussion**
 - A. OVERVIEW OF THE MONTAGE, MIXED USE, DEVELOPMENT
- IV. Summary**
- V. Adjournment**

**ADA Accessible entrance is available from Missouri Street at the Police Department entrance.
An elevator will provide access to the second floor – Council Chambers**



COMMUNITY CREATORS
PLACE MAKERS

City of Liberty
City Council Study Session
August 15, 2022

C O N F I D E N T I A L

AGENDA

- Back Story
- Plan Evolution
- Guiding Principles
- Plan Detail
- Assets & Site Experiences
- Economic Model Summary
- Team Profile
- Q+A

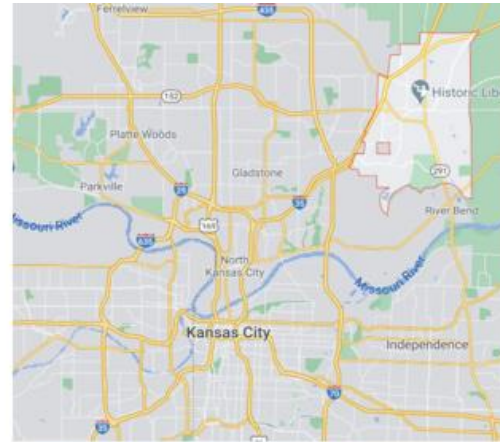
BACK STORY

Liberty, Missouri

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COMMUNITY CREATORS
PLACE MAKERS

In love with Liberty



Montage

LIBERTY

GaleHart
COMMUNITIES

COMMUNITY CREATORS
PLACE MAKERS

CONFIDENTIAL

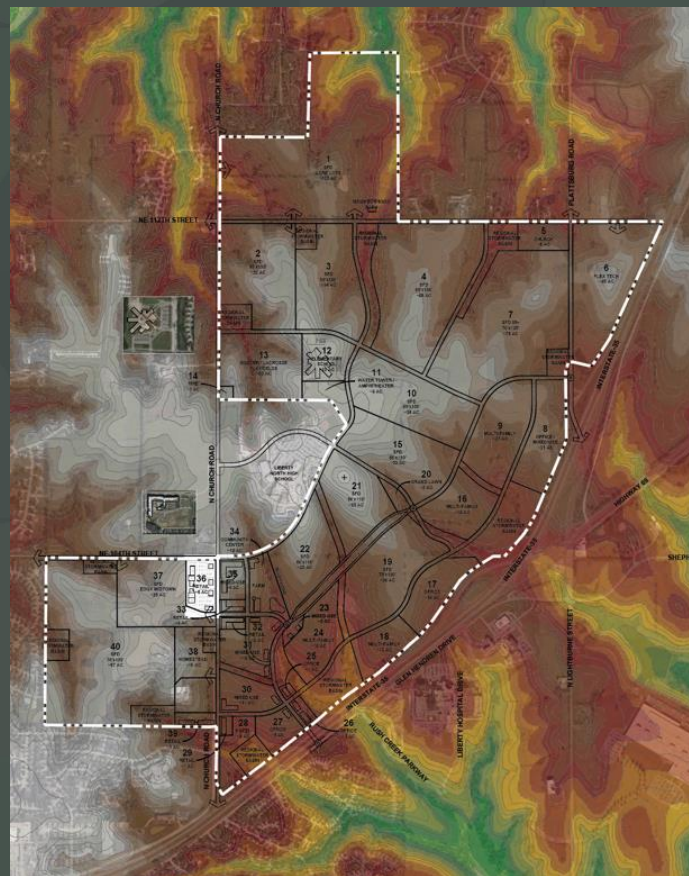
PLAN EVOLUTION

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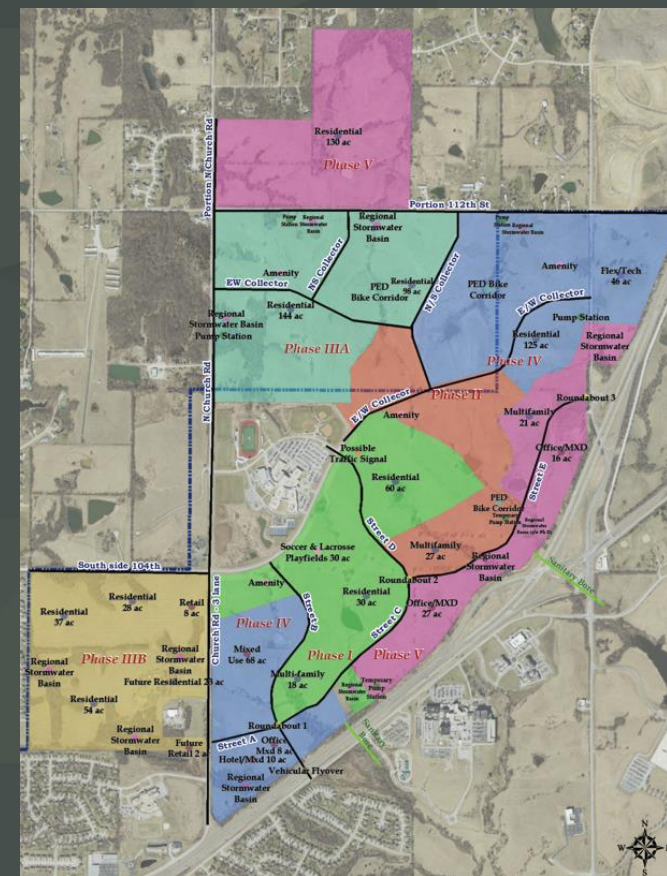
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Circa 2015



Circa 2017

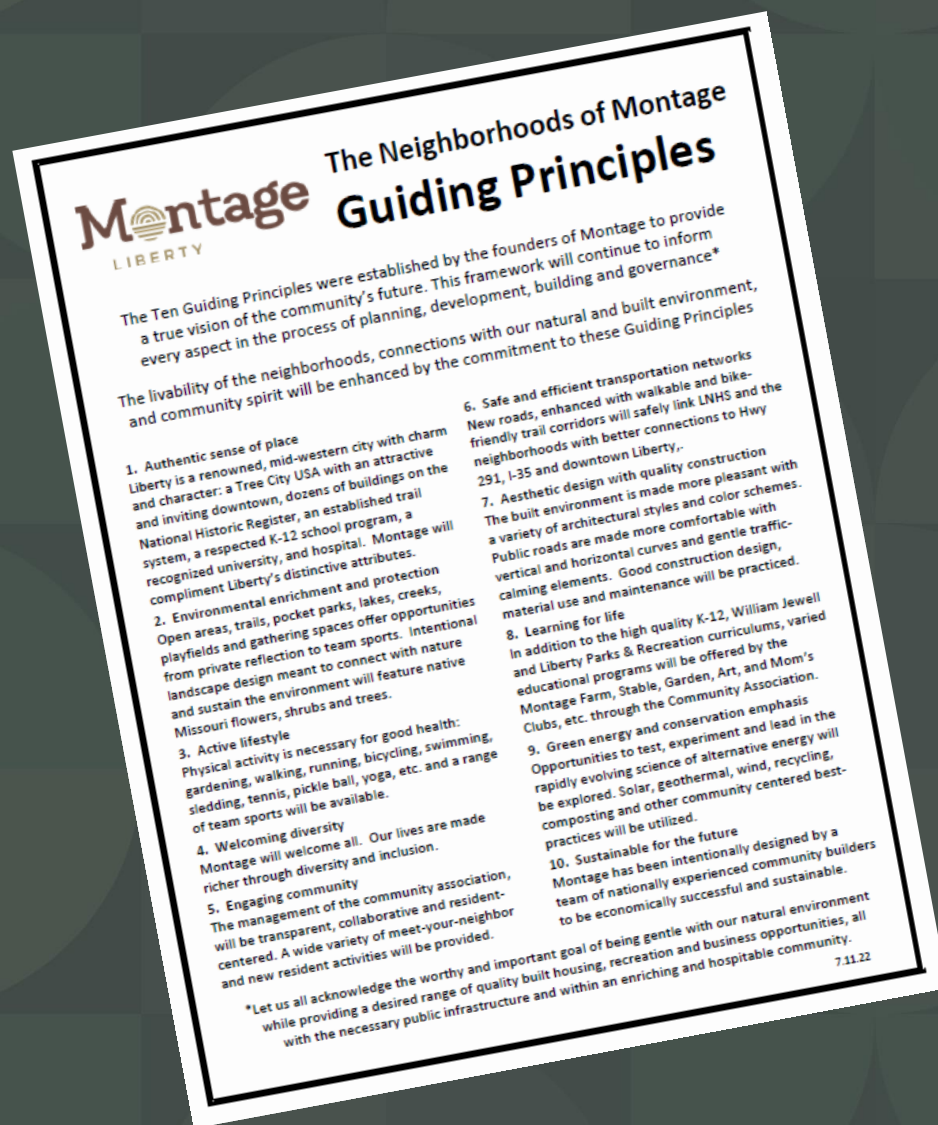


Circa 2019

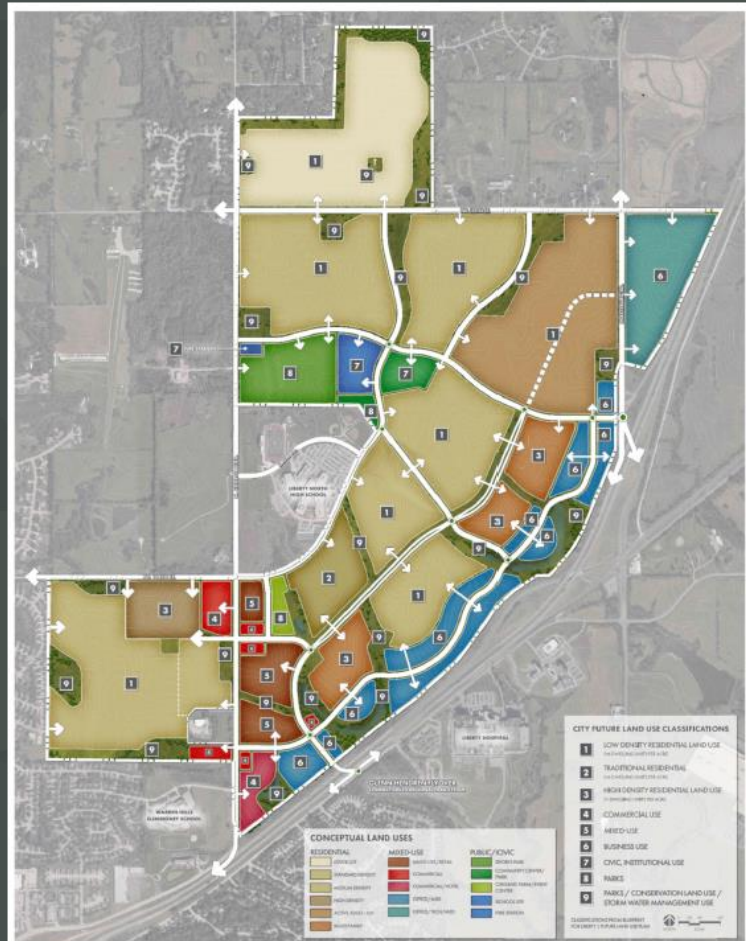
GUIDING PRINCIPLES

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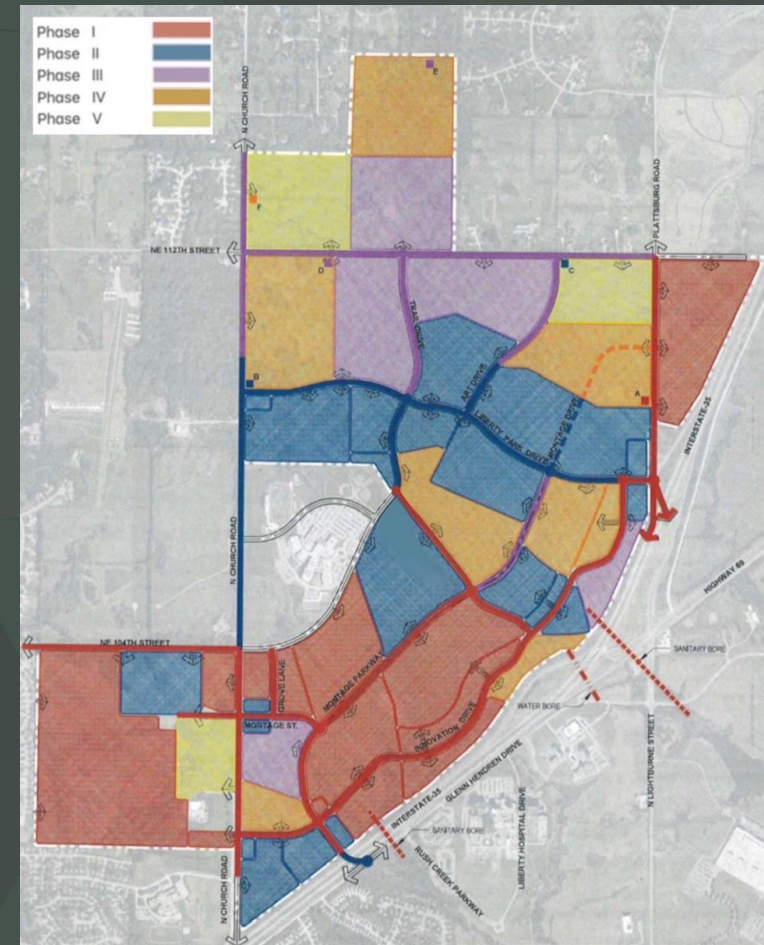
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1. Authentic sense of place
2. Environmental enrichment and protection
3. Active lifestyle
4. Welcoming diversity
5. Engaging community
6. Safe and efficient transportation networks
7. Aesthetic design with quality construction
8. Learning for life
9. Green energy and conservation emphasis
10. Sustainable for the future



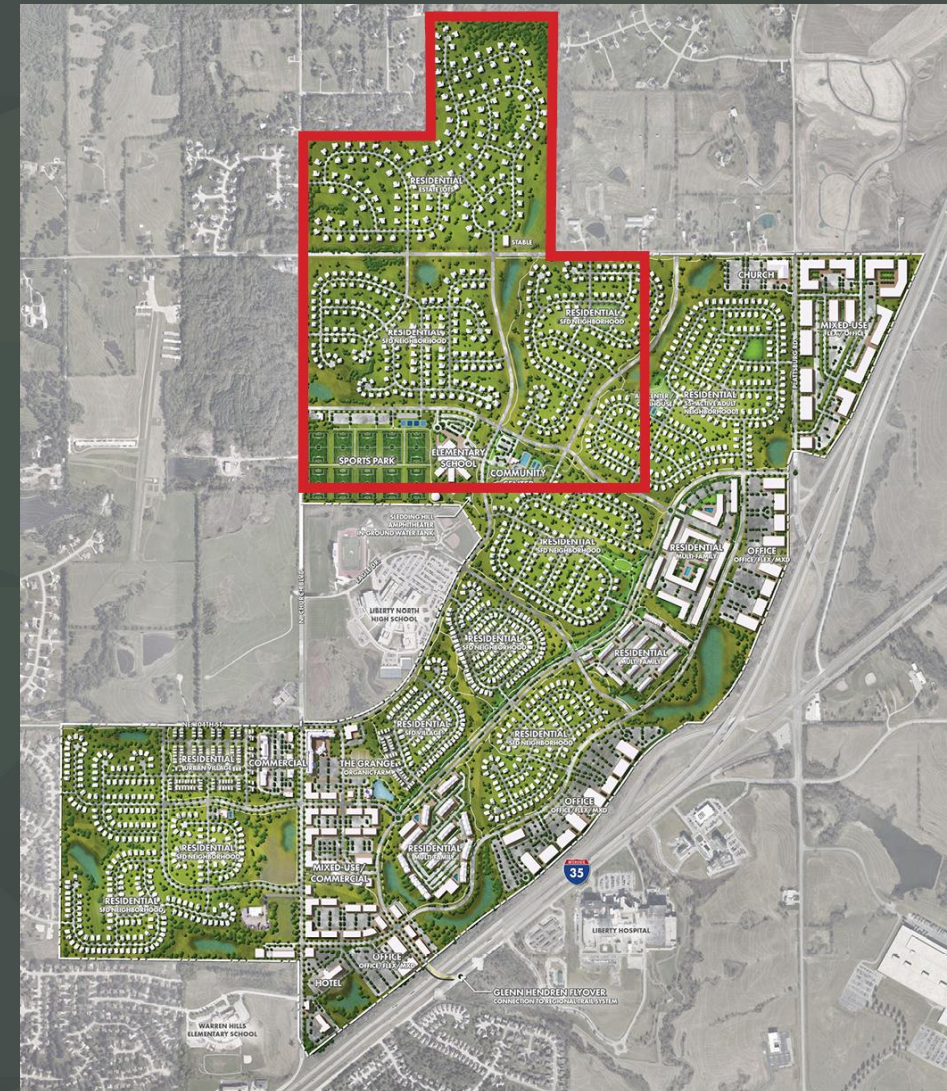
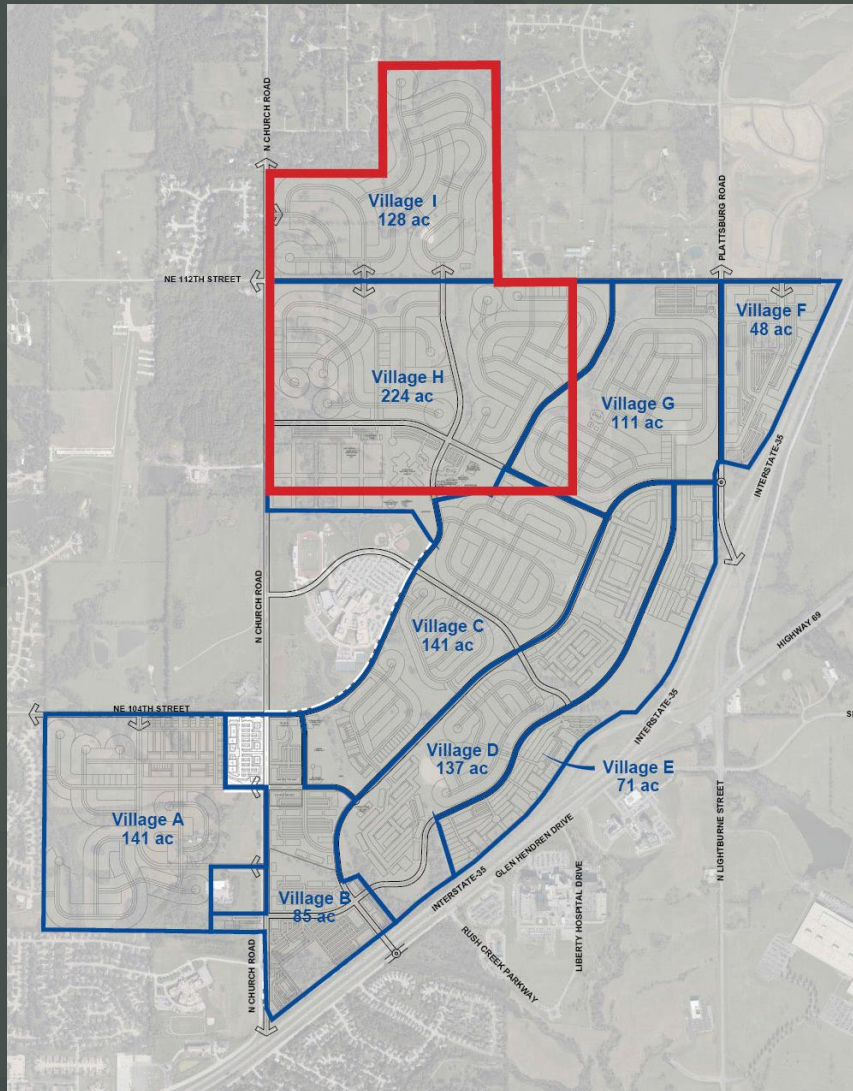
Land Use Plan



Phasing Plan



Texture Plan 2022



Voluntary Annexation – 381 acres

PLAN DETAIL

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LAND USE SUMMARY

- **1,055 Total Acres**
- **170+** Acres of Open Space
- **2.2MM** sf Commercial Space
- **1,557** Single Family Residential
- **198** Active Adult Single Family Residential
- **976** Apartment Homes
- **466** Mixed-Use Residential Units
- **160** Hotel Rooms

LAND USE SUMMARY

Details Chart – Part 1

Montage - Liberty, MO GaleHart Communities									
Land Use Summary 02162021									
	Use	Density Range/Acre	Average Density	Acres	FAR	Single Family Homes	Active Adult & Lifestyle Apartments	Hotel Rooms	Total SF
1	Village A								
2	Single Family Residential	3 - 5	3.5	78		273			
3	Homestead Property future SFR	3 - 5	3	20		60			
4	Urban Village SFR	6 - 10	8	17		136			
5	Neighborhood Parks and Community Amenities			5					
6	Regional detention, Comm OS and Greenways			20					
7	Total Village A			140		469			
8	Village B								
9	Active Adult Mixed-use Residential	16 - 20	18	8			144		
10	Mixed-use Residential	10 - 14	12	27	0.15		322		175,111
11	Mixed-use Commercial			13	0.75				431,244
12	Neighborhood Retail			15	0.10				65,340
13	Office/Tech/MXD			8	0.33				114,998
14	Hotel			6				160	
15	Hotel Restaurants (Comm. Retail)			4	3.00				12,000
16	Neighborhood Parks and Community Amenities			7					
17	Regional detention, Comm OS and Greenways			9					
18	Total Village B			97			466	160	798,694
19	Village C								
20	Single Family Residential	3 - 5	3	114		342			
21	Urban Village SFR	6 - 10	8	7		56			
22	Organic Farm and Event Venue			8					
23	Community Open Space and Greenways			19					
24	Total Village C			148		398			
25	Village D								
26	Entry-level Single Family Residential	3 - 5	3.5	30		105			
27	Garden Apartment Homes	12 - 20	14	35			490		
28	Loft Apartments	12 - 20	18	27			486		
29	Neighborhood Parks and Community Amenities			7					
30	Regional detention, Comm OS and Greenways			15					
31	Total Village D			114		105	976		

LAND USE SUMMARY

Details Chart – Part 2

Montage - Liberty, MO GaleHart Communities									
Land Use Summary 02162021									
	Use	Density Range/Acre	Average Density	Acres	FAR	Single Family Homes	Active Adult & Lifestyle Apartments	Hotel Rooms	Total SF
32	Village E								
33	Office/Tech/MXD			47	0.33				675,616
34	Regional detention, Comm OS and Greenways			20					
35	Total Village E			67					675,616
36	Village F								
37	Tech/MXD/Light Industrial			43	0.33				618,116
38	Regional detention, Comm OS and Greenways			3					
39	Total Village F			46					618,116
40	Village G								
41	Active Adult Single Family Residential	3 - 5	3	66		198			
42	Church Site			8	0.33				114,998
43	Neighborhood Parks and Community Amenities			5					
44	Regional detention, Comm OS and Greenways			17					
45	Total Village G			96		198			114,998
46	Village H								
47	Single Family Residential	3 - 5	3.5	91		319			
48	Mid Density Residential	2 - 4	2	40		80			
49	Sports Park w 10 Soccer/Lacrosse Fields			27					
50	Elementary School Site			12					
51	Community Center, Amphitheatre, Sledding Hill			13					
52	Neighborhood Parks and Community Amenities			10					
53	Regional detention, Comm OS and Greenways			25					
54	Total Village H			218		399			
55	Village I								
56	Low Density Residential	1 - 2	1.5	124		186			
57	Neighborhood Stable			2					
58	Regional detention, Comm OS and Greenways			4					
59	Total Village I			130		186			
60									
61	GRAND TOTALS			1,055		1,755	1,442	160	2,207,424

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REGIONAL ASSETS & SITE EXPERIENCES

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REGIONAL ASSETS

Developer Installed – Special District Reimbursed

1. Public Safety

Traffic safety improvements to High School ingress/egress, Church Road (Hwy A),
112th Street, Plattsburg Road and I-35 NB Plattsburg exit

City Owned+Operated

Traffic Safety Improvements including four signalized Intersections and
four roundabouts

City Owned+Operated

2. Traffic and Road Improvements

Improvements to existing off-site Arterials and Collectors

City Owned+Operated

Network of new and additional on-site Arterials and Collectors

City Owned+Operated

Glenn Hendren Flyover and improvements

City Owned+Operated

3. Water System

Regional Overall Water System Improvements including in-ground water tank

City Owned+Operated

4. Storm and Sanitary Systems

Regional Storm Water System including multiple regional water basins

Community Association Operated

Regional Sanitary System including force mains and pump stations

City Owned+Operated

Subterranean sanitary/storm bores (2) under I-35

City Owned+Operated

5. Facilities

Regional Sports Park including 10 Soccer/Lacrosse fields and 8 Pickleball courts

City Owned+Operated

Loop Trail System connecting Regional Network including three culvert crossings

City Owned+Operated

Internal Feeder Trail System

Community Association Operated

Grand Lawn including sledding hill and amphitheater

Community Association Operated

Organic Farm and the Grove Meeting Hall

Non-profit Owned+Operated

Neighborhood Stable

Non-profit Owned+Operated

Elementary School site (12 acres)

School District Owned+Operated

Neighborhood Parks and Open Space

Community Association Operated

SITE EXPERIENCES

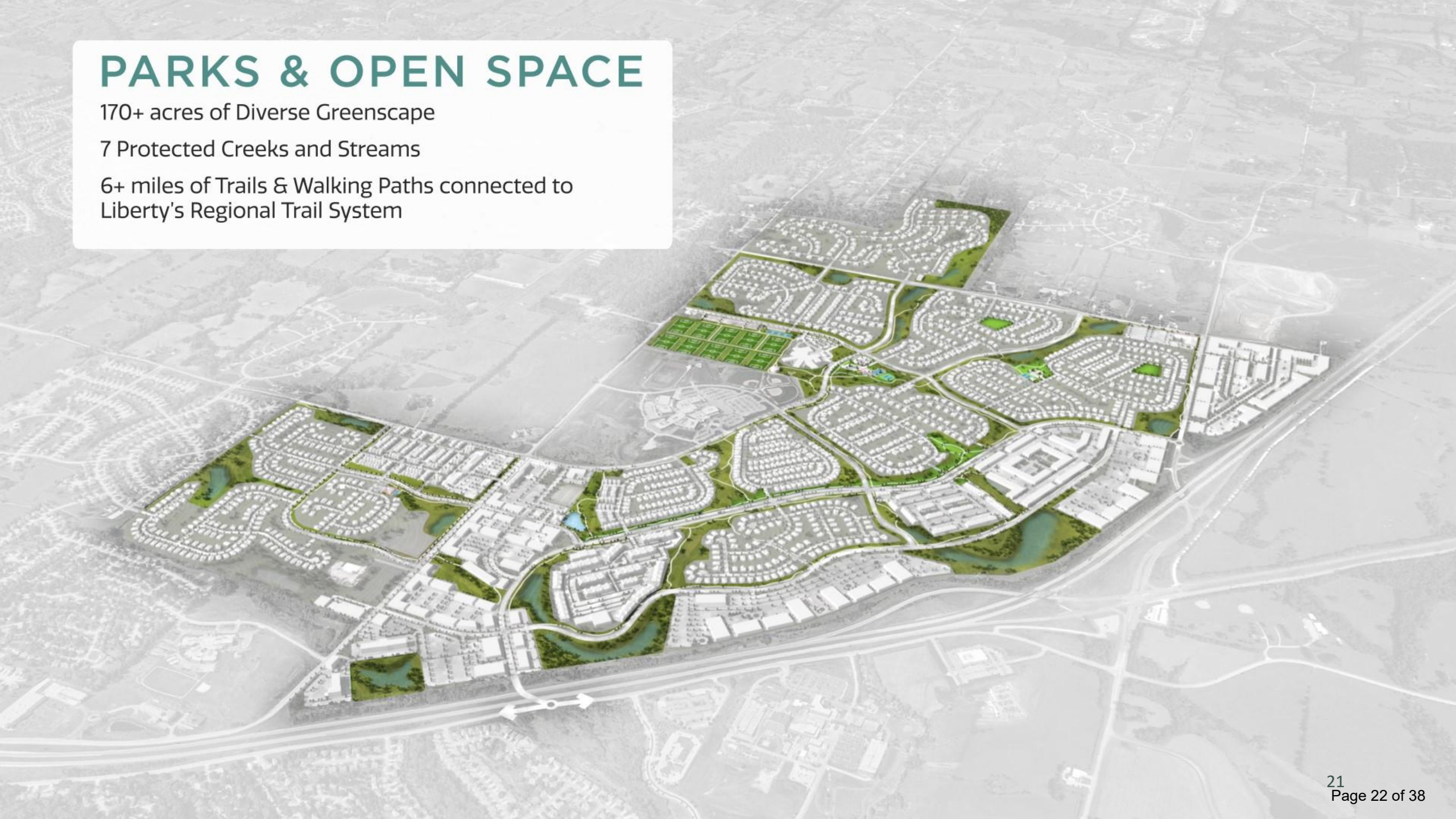
- Loop Trail System
- Demonstration Farm
- The Grove
- Butterfly Gardens
- Zen Gardens
- Pocket Parks
- Fishing Lakes
- Sledding Hill
- Amphitheatre
- The Grand Lawn
- Village Center
- City of Liberty Sports Park
- Schools
- Neighborhood Stable
- Community Center
- Arts Center (Active Adult)

PARKS & OPEN SPACE

170+ acres of Diverse Greenscape

7 Protected Creeks and Streams

6+ miles of Trails & Walking Paths connected to Liberty's Regional Trail System



ASSETS & SITE EXPERIENCES



ASSETS & SITE EXPERIENCES



ECONOMIC MODEL SUMMARY

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SPECIAL REIMBURSEMENT DISTRICT

including TIF and CID

CURRENT PROJECTIONS
(Subject to Change)

\$337MM Public Backbone Infrastructure Costs

\$170MM Public Neighborhood Infrastructure Costs

\$141MM Regional and Local Amenities & Green Space

(\$648MM Portion of \$1,953MM Built Project Value)

\$1,953MM Total Built Project Value (Includes \$648MM Portion Above)

Residential, Commercial, Infrastructure, Schools, Amenities,
Greenscapes, Parks & Trails

\$1,080MM Total Area Tax Revenue Generated

\$379MM Total Area Funds Utilization/Reimbursement (But/For Ask)

SPECIAL REIMBURSEMENT DISTRICT including TIF and CID

CURRENT PROJECTIONS
(Subject to Change)

Total Utilization/Reimbursement (But/For Ask)

35%



Tax Revenue Generated

\$1,080MM

Utilization
(Reimbursement)

\$379MM

NOTE: 100% capture on Commercial; 95% Capture on Multifamily; 8.5% on Single Family

SPECIAL REIMBURSEMENT DISTRICT including TIF and CID

CURRENT PROJECTIONS
(Subject to Change)

Reimbursement (But/For Ask) as a percentage of Total Built Project Value

19%



\$1,953MM
Total Project

\$379MM
But/For Ask

DEVELOPMENT TEAM PROFILE

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- Award-winning Kansas City Based
- 75+ Years Combined Development Experience
- Over 4 million square feet and 20,000 acres
- Mixed-Use, Master-planned, Office, and Residential Communities





TIMELINE

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TIMELINE

Respecting Required Notice Periods

- SRD Approval Process incl TIF and CID **May – Sep 2022**
- Master Plan Public Approval Process **Sep – Oct 2022**
- Phase I Public Approval Process **Oct – Dec 2022**
- Phase I Groundbreaking **March 1, 2023**

THANK YOU

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Q + A

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