



# Berkley Riverfront

your city. your river. your park.



Berkley Riverfront offers visitors a natural escape within the hustle of the city with 17 acres of scenic, riverside greenspace. The park provides a unique destination for people to experience the river that defines our city by providing accessible amenities and stimulating future growth in an effort to improve the quality of life within the Kansas City metro area.

## Welcome to the Berkley Riverfront

The Berkley Riverfront location is a prime downtown development opportunity in Kansas City, Missouri, south of the new Riverfront Drive and bounded by the Kit Bond and Heart of America bridges. With nearly a mile of frontage on the Missouri River, the site is a destination unto itself. Its outstanding synergistic potential is affirmed through connections to adjacent neighborhoods in the River Market and Columbus Park.

The master-planned development for the 85-acre riverfront site calls for the creation of a world-class urban village with over five million square feet of offices, residential and retail space, along with entertainment and cultural amenities. Sites ranging from less than two acres to 15 acres are available for immediate development, with grading, engineered fill, and utilities to be delivered to the sites. The master plan envisions a pedestrian-friendly, mixed-use environment with density, a FAR of 10 and building heights up to 130 feet.





Development is underway to establish Berkley Riverfront as KC's outdoor recreation destination. The area will offer biking and pedestrian paths (Heritage Riverfront Trail), sand volleyball and kickball courts, dog parks and a natural wetlands area.

## Development Overview

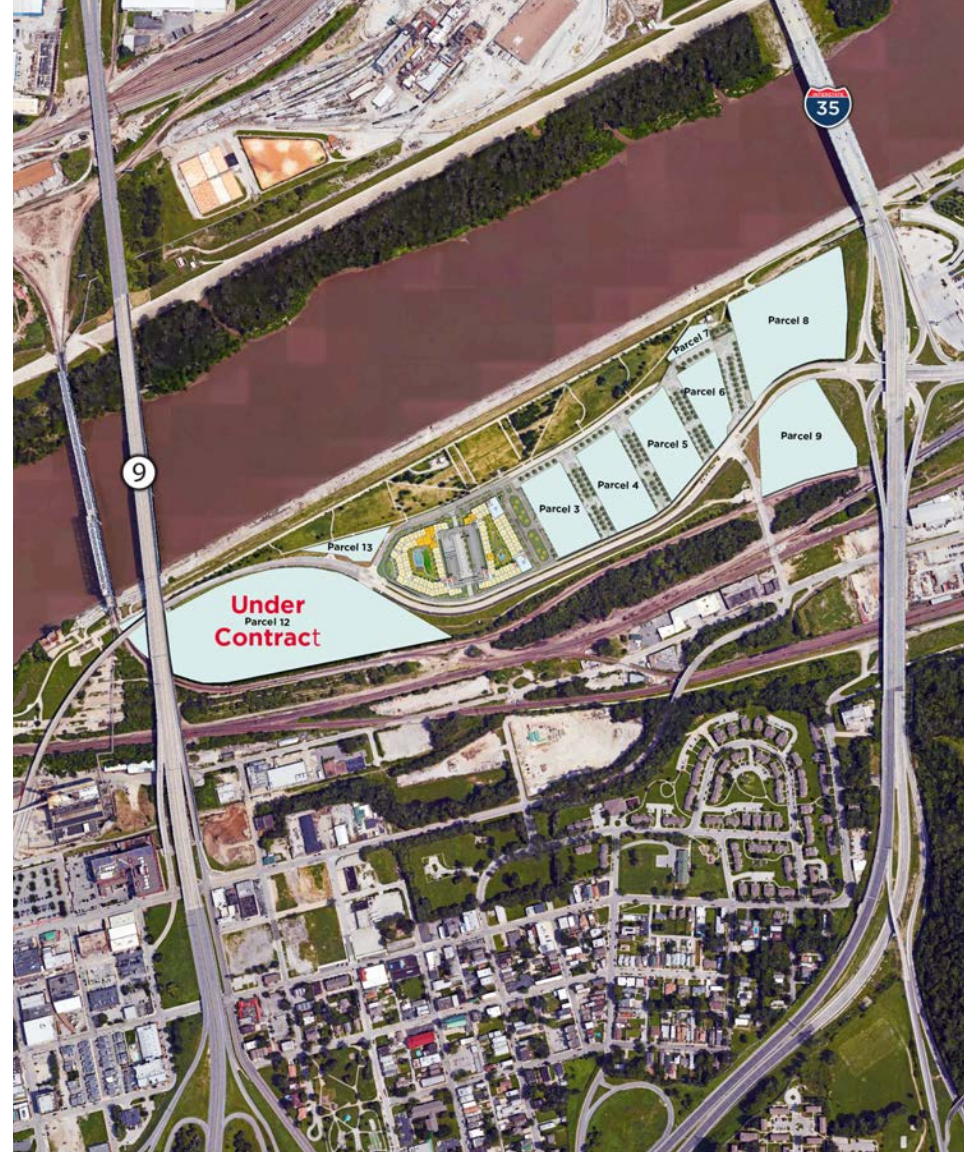
Berkley Riverfront is master planned for high-density, mixed-use development with flexible parcel sizes ranging from two to 40 acres adjacent to Kansas City's revitalized downtown. Numerous economic development incentives are available and land may be purchased or acquired via long-term ground lease. The development boasts excellent access and visibility from Interstate 35 and Kit Bond Bridge and located in the Columbus Park Urban Renewal District, Berkley Riverfront is adjacent to several nearby amenities including the Heritage Trail Systems, Columbus Park, and City Market Shops.

SIZE | Two (2) to forty (40) acres

CURRENT ZONING | Master Planned Development (approved through City Planning)

UTILITIES | All utilities to site

TOPOGRAPHY | Graded sites to be delivered with engineered fill at elevation above 100-year flood plain





The City of Fountains is home to the sweet scent of BBQ, the deep roots of history, the foundation of Jazz, and now one of the most up-and-coming communities in the nation. This is where creativity and inspiration meet to deliver the latest foodie havens, live music venues, cutting edge galleries and in-vogue boutiques.

## Hello, Kansas City—Meet the #1 City to Be In

With a metropolitan area made up of 2.2 million people in 18 counties, Kansas City is the most geographically central major metro in the country. Kansas City's bi-state location makes it truly unique to the nation. It has been named among the Top 25 Best Cities for Business by MarketWatch and the Forty Strongest U.S. Metro Economies by Business Week. More than 22 major corporations have located their headquarters in Kansas City, with numerous companies choosing to locate significant new operations or expand existing operations in the Metropolitan area.

Kansas City is home to some of the major names in distribution, manufacturing, animal health, and the financial industry. Major employers include the Federal Government, Cerner Corporation, Sprint Corporation, St. Luke's Health System and HCA Midwest Health System. With the cost of living well below the US average, living in Kansas City invites you into an environment of creativity, culture and entertainment, education, neighborhoods, and college and professional sports unrivaled by any other city in the region. Kansas City generates acclaim for the high quality of life it provides residents and is consistently ranked as a great place to live and do business.

**1<sup>ST</sup>** Top 5 Cities to Be In  
(Huffington Post, September 2014)

**2<sup>ND</sup>** Best Cities for High Wage Jobs  
(Glassdoor, September 2017)

**3<sup>RD</sup>** Best Cities for Jobs  
(Forbes, June 2017)

**5<sup>TH</sup>** Top Cities for Tech Jobs  
(Money, June 2017)

**1<sup>ST</sup>** Best BBQ In America—Joe's KC  
(New York Post, July 2017)

**4<sup>TH</sup>** Best City for Startups  
(Entrepreneur, May 2017)

**9<sup>TH</sup>** Top Destination Cities  
(U-Haul, 2015 & 2016)

**2<sup>ND</sup>** Best Job Market for Grads  
(ZipRecruiter, April 2017)



== STREETCAR LINE == PROPOSED EXTENSION



The RideKC Streetcar has been a proven catalyst for development in Downtown. Over \$2 billion in adjacent development of new businesses, hotels, apartments, and amenities has been established along the streetcar route.



## RideKC Streetcar—Running Daily. Always Free.

Running from the River Market on the north end to Union Station and Crown Center on the south, KC Streetcar connects all the downtown neighborhoods with 16 platform stops and two miles of track.

A feasibility study was recently completed and recommended extending the existing KC Streetcar starter-line north to the Berkley Riverfront—further expanding the current momentum of the development. Efforts are being led by a partnership between the KC Streetcar Authority, Port KC, and the KC Area Transportation Authority. Connecting Downtown to our Riverfront will continue to drive the Downtown rejuvenation, the extension line is estimated to have delivered two million square feet of development to the area three years ahead of plans. The Riverfront Streetcar Extension will give Downtown residents, employees, and visitors access to the natural amenities of the Riverfront and exciting new uses coming on-line. Additionally, the streetcar will serve as a catalyst for the continued development of the Riverfront—providing future residents, employees, and visitors of the Riverfront easy access to Downtown and making both districts even more attractive to live, work and play.





For more information on Union | Berkley Riverfront or other Flaherty & Collins Properties developments, please visit their website at: <http://flco.com/company-properties/unionberkleyriverfrontpark/>

## Union I Berkley Riverfront

The Union luxury apartment project on a five-acre site is completed and now leasing. This project is the first vertical development at this location in over a century and is being developed by Flaherty & Collins. As one of the Midwest's largest and most experienced developers of multi-family properties, Flaherty & Collins Properties is a leader in development, construction, and property management. They specialize in both market rate and affordable housing developments, public/private partnerships and mixed-use, urban in-fill developments. To date, Flaherty & Collins Properties has completed over \$1.5 billion in developments and have an ongoing pipeline of half billion in future developments. Additionally, they manage nearly 15,500 multi-family units in 12 states across the nation.

**DEVELOPMENT HIGHLIGHTS** | Union I Berkley Riverfront is a mixed-use urban development and consists of 410 luxury apartment units, 400 parking spaces and 12,000 square feet of retail.

**AMENITIES** | Resort-style outdoor pool with sun deck, sky boxes and great views of downtown Kansas City and the river, gaming lounge, fitness club, Indoor/outdoor yoga and Pilate's studio, pet walking paths and washing station, and bicycle bar.





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Cushman & Wakefield is pleased to represent the Berkley Riverfront– a 17-acre development in the urban core bounded by the Kit Bond and Heart of America bridges. For more information, contact us at:

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