

PENNWAY POINT

A green urban
playground

LUMI Neon Museum

Sculpture Park

Rooftop Clubroom & Patio

Urban Playground

Homestyle Barbecue

Burger & Bottle

Pickleball

CITY DOGS

Boutique Office & Retail

Gardens

Billiards

Pizza

20K SF Office

Bike Shop

Sand Volleyball

21 VRBO apartments

Central Courtyard

Performance
Amphitheater

Breakfast

Family Friendly

Darts

Special Event Spaces

Coffee & Wine

12K SF Beer Garden & Tailgate

League Play

Bocce Ball

KC's Ferris Wheel

Happy Hour

Dog Friendly

Outdoor Movie Theatre

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Sculpture Park

Rooftop Clubroom & Patio

Urban Playground

Homestyle Barbecue

Burger & Bottle

Pickleball

CITY DOGS

**That's Pennway Point, an
unexpectedly green urban
playground, in the heart of
downtown KC.**

Billiards

Pizza

21 VRBO apar

Darts

Performance
Theater

Breakfast

Family Friendly

Special Event Spaces

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League Play

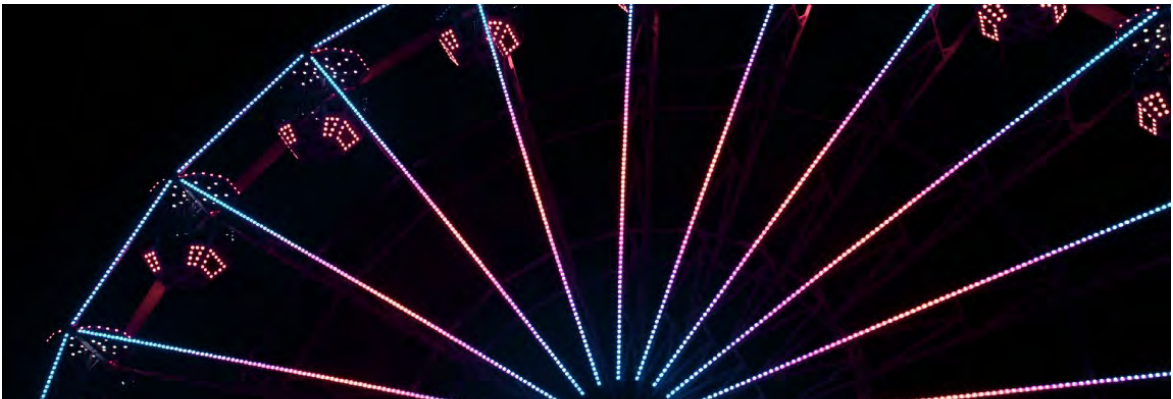
Bocce Ball

Happy Hour

KC's Ferris Wheel

Dog Friendly

Outdoor Movie Theatre





LOCATION



Located at the intersection of Pershing and Pennway, this former Carter-Waters industrial site is easily accessible from I-35, Southwest Boulevard and several other primary thoroughfares.

And being just a short drive, bike ride or walk from Union Station, Crown Center, Penn Valley Park, the Crossroads Art's District and the Freight House District, there is no shortage of nearby amenities for employees and visitors alike.

A convenient connection to the newly planned 8-mile loop around downtown KC.

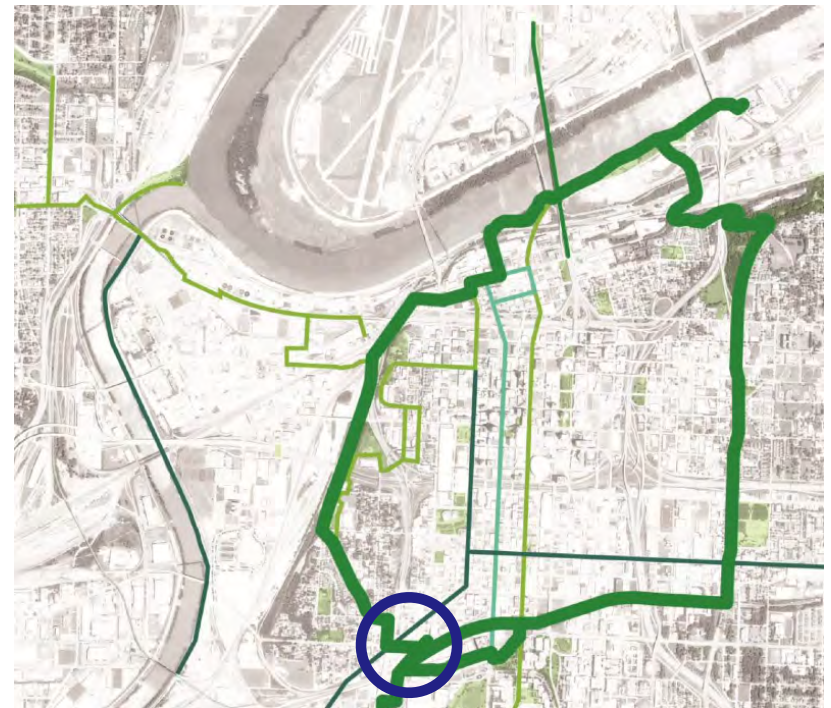
Greenline_KC, which is a planned recreational path along the railroad tracks at its southern boundary, is the first step to making a segregating railroad through the middle of the City a connector vs. a separator.

Greeline_KC will start at the pedestrian bridge behind Union Station and travel a mile and half east to the Paseo, weaving in and out of historical building fabric and under grand bridge structures, while helping tell a story of Kansas City's past.

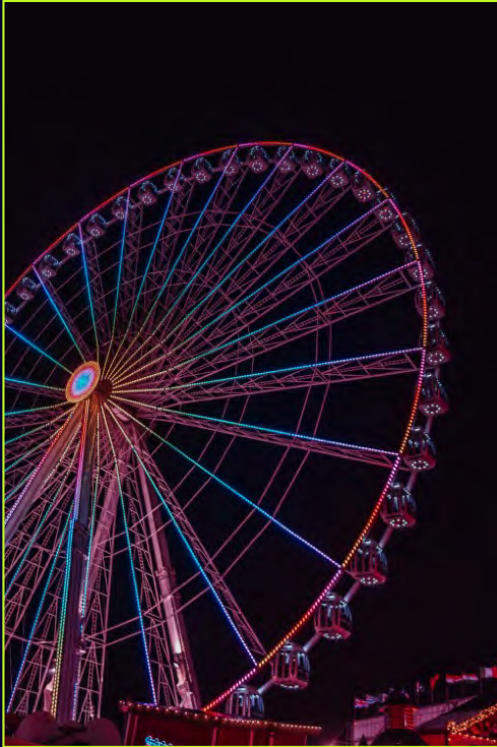
The master plan for Greenline_KC is then to head north on the Paseo until Kessler Park and the Riverfront Heritage Trail is reached; then to West Bottoms and back to the Crossroads, eventually becoming an 8-mile loop around downtown.

This project will help insure that Kansas City becomes a more livable city, fostering recreation, connectivity, green spaces, dog friendly parks and better public park and riverfront access.

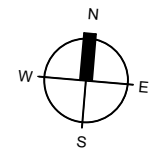
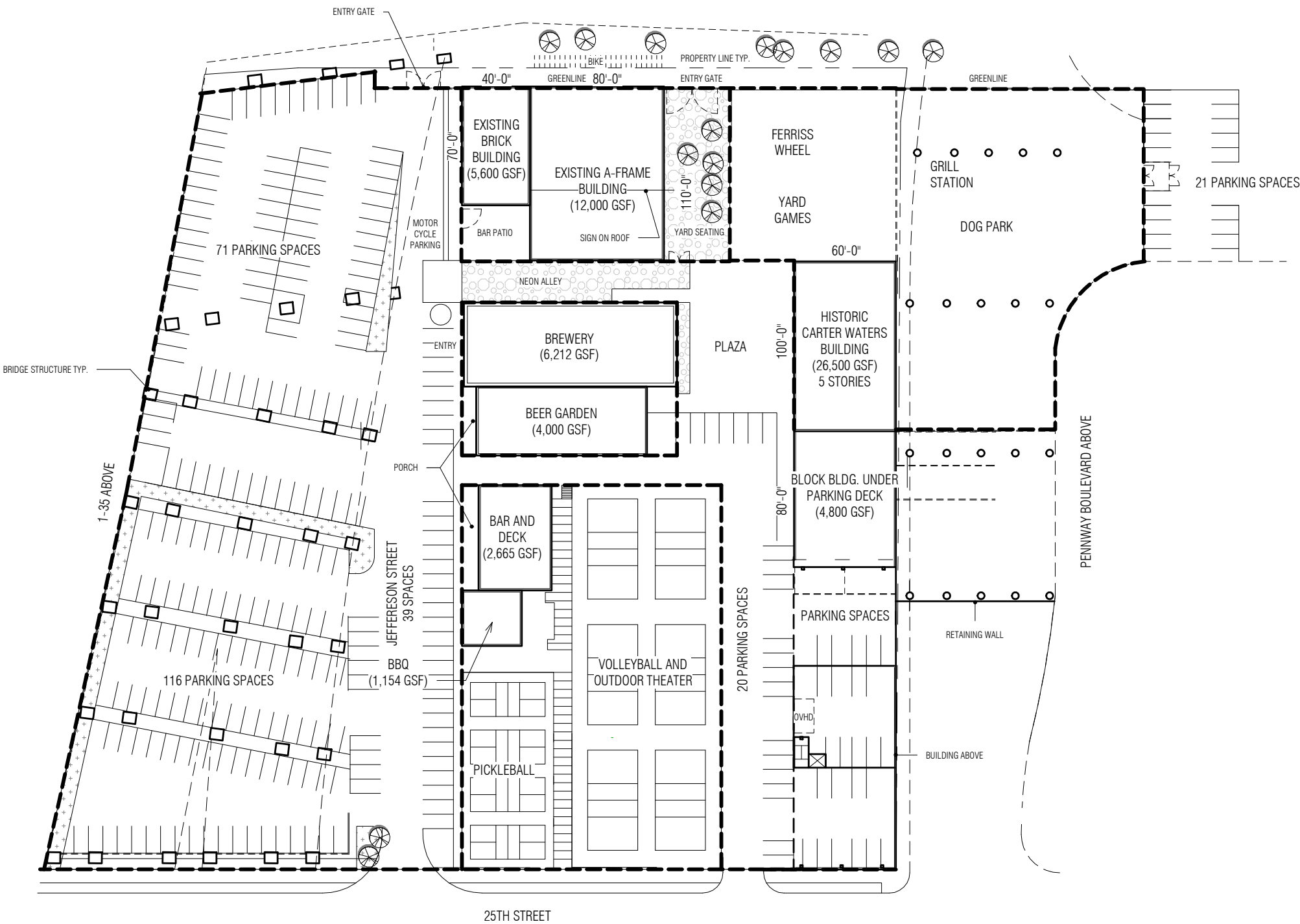
THE GREENLINE



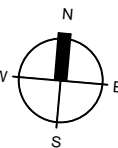
The Pennway Point Greenline_KC trailhead will be an organic offshoot to the planned path, offering connection to entertainment, parking, and Penn Valley Park to the south.



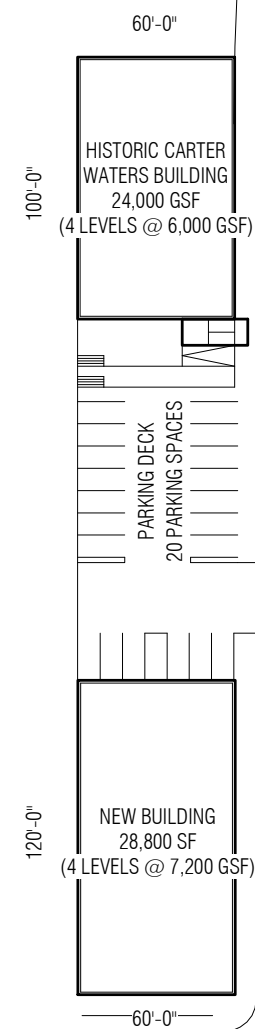
THE COMPONENTS



SITE PLAN - LOWER LEVEL - BELOW VIADUCT



SITE PLAN - UPPER LEVEL



1 // Highly Visible Office/Restaurant

Four story 31,500 SF space

Central staircase & new SE exterior staircase

Fourth floor club space and indoor/outdoor rooftop patio

Great opportunity for first floor restaurant, including parking

VIP Parking Deck from Pennway

2 // Future Phase: Ground Up Building

Approximately 28,000 SF - potential for residential apartments, condos and 1st floor retail

3 // Central Courtyard

4 // Urban Playground

Six sand volleyball courts

Large outdoor movie screen - audio available via mobile app

Kitchen, rooftop patio

Four pickle ball courts

Bocce Ball

5 // City Dogs + Grill Kitchens - easy pull-up / drop off dog daycare, grooming and indoor/outdoor play space

+ six reservable grill kitchens with coolers, seating and food / bev sourced by The Market at Grand Place

6 // Urban Tailgate Courtyard with Ferris Wheel

7// Neon's Burger & Bottle - 1908 brick depot building converted to 12,000 SF indoor/outdoor burger joint with lounge areas, live music stage, billiards, and more, all illuminated by LUMI KC neon collection

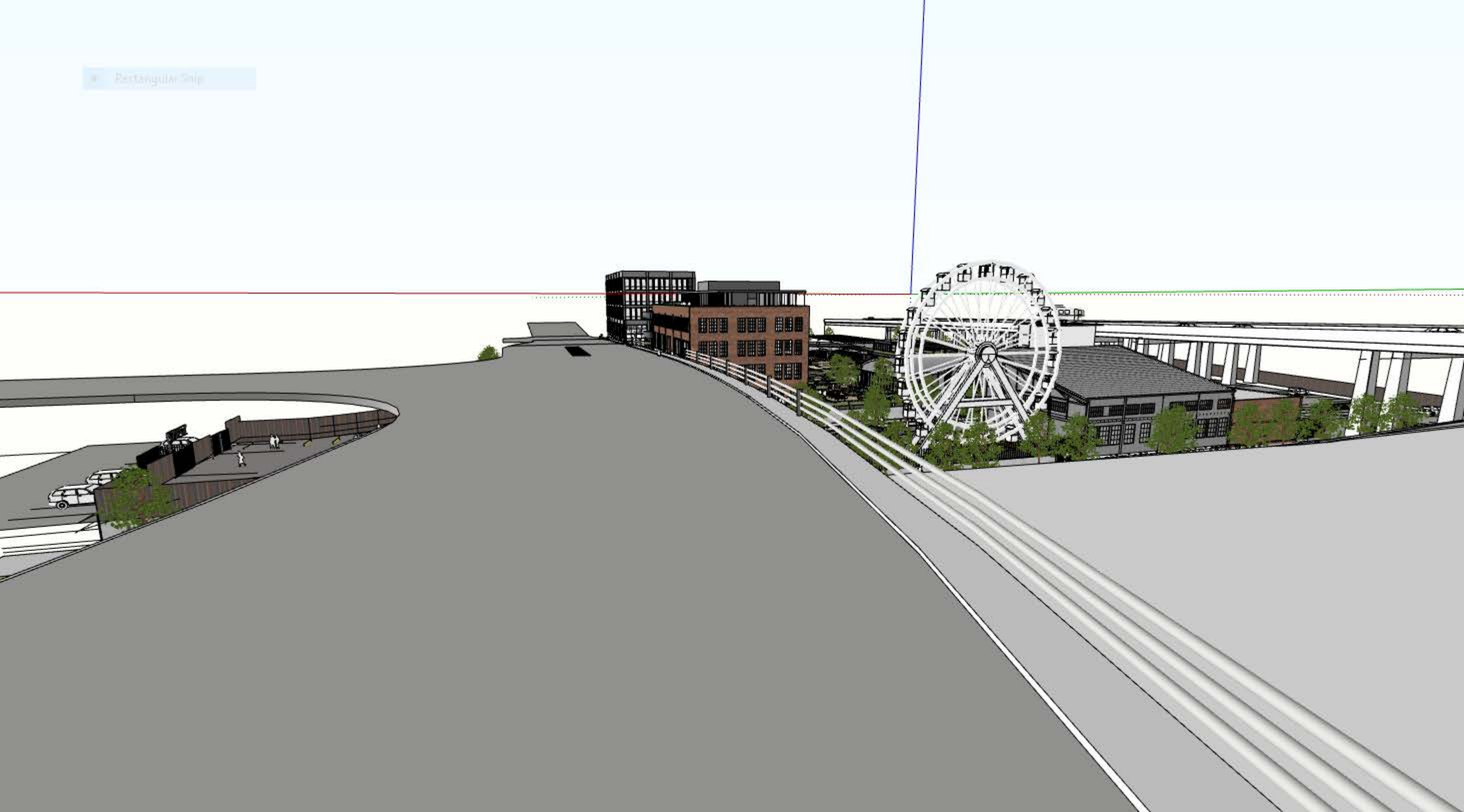
8// Brewery Building & Adjoining Beer Garden - 10,212 SF Brewery, tasting room and covered beer garden

9// Game Bar & Rooftop with BBQ Kitchen - Approximately 4,000 SF of space perfect for two unique bar and/or restaurant concepts





Rectangular Ship



Rectangular form















“Save the Kansas City Neon!”

Much of Kansas City’s history is written in neon. The LUMI Neon Museum was founded in 2017 to save vintage Kansas City neon signs.

To date, LUMI has achieved not-for-profit status, rescued more than 50 signs, restored 12, and have commitments to rescue and restore many more.

The team behind Neon Park is in discussions with the LUMI Neon Museum about displaying signs throughout the district.





KC'S DEMAND FOR DOG SERVICES

“When we began the revitalization of downtown back in 2003, we said we’d judge success by seeing a nice young couple walking their dog.

Now, maybe we are too successful.”

- Sean O’Byrne of the Downtown Council



The City is growing with 3,000 new apartments being developed each year and a current population of 35,000 residents, with 40,000 predicted by 2030.

According to statewide averages, **more than a third of downtown-area households have at least one dog, and often two or more.** The area is already challenged for green space and services for these new human and dog residents. The demand will only continue to grow.



PROJECT DETAILS

Project Schedule:

Commencing October 2021 with openings beginning summer 2022

Project Budget and Government Incentives:

\$25M total project

Project Team:

Developer	3D Development; Vince Bryant
Project Management	3D Development; Greg Hellbusch
Master Architect	BNIM; Ryan McCabe
Structural Engineering	PMA Engineering; David McNaghten, Valerie Baehr
Marketing / Branding	Highline Partners; Brett Posten, Kathryn Jones

Leasing Team:

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THANK YOU

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