

Commercial Real Estate

KC Current prepares to go vertical on \$200M riverfront phase [RENDERINGS]



Image: Klover Architects and Perkins Eastman

The Current's first district apartments will have the closest units to CPKC Stadium on the Berkley Riverfront.

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By [Thomas Friestad](#) – Staff Writer, Kansas City Business Journal
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Angie Long, co-owner of the Kansas City Current, has long been a fan of Berkley Riverfront: "Don't you feel it? How special and amazing this location is?" she said in October 2022.

That was [right as the team was starting construction](#) on CPKC Stadium, the world's first such venue purpose-built for a professional women's sports team. Now, a little more than a year after the stadium's 2024 opening, team representatives on Wednesday staged a groundbreaking for [the \\$200 million first phase](#) of what could become a mixed-use district [topping \\$1 billion in investment](#) on Berkley Riverfront.

Since mid-December, the Current has been [advancing site and utility work](#) – "[moving dirt](#)" – to prepare for the district's first components. These include two seven-story apartment buildings totaling 429 units, 10% of which will be set aside as affordable; about 48,000 square feet of ground-floor retail; and about 2 acres of new public space, like a "town square" area with a central plaza and a riverfront promenade.

The first vertical construction is expected to start within 30 days, and different phase components will be completed throughout 2026, starting in the second quarter, Mukul Sharma, managing director and portfolio manager of Palmer Square Capital, said in a Tuesday interview.

"It's really the next evolution of the riverfront, adding more density, more businesses and more activity that's concentrated in one place right up to the water," Sharma said.



Image: Klover Architects and Perkins Eastman



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The riverfront district is a partnership among the Current; Palmer Square, owned by Angie and Chris Long; and Marquee Development, owned by the Ricketts family, also owners of the Chicago Cubs.

Marquee was brought on as a partner after the project's public debut [in summer 2023](#). Sharma said the Current chose Marquee because of its successful playbook for other complex mixed-use and sports entertainment projects, such as Gallagher Way next to the Cubs' Wrigley Field. The Chicago developer also understood the "once-in-a-lifetime" opportunity the Berkley Riverfront district presents, Angie Long said.

"They understood that, and yet they also understood that Kansas City is not Chicago, and they want to make it authentically Kansas City," Long said

Tuesday. "And so we felt aligned with them on the key vision and priorities of the project."

Sharma said the Current's project thesis focuses on activating Kansas City's waterfront, with a development on par with others like The Wharf in Washington or the Chicago Riverwalk. The Current intends to program its public space with activities such as yoga events, concerts and watch parties, including what plans show as a small "Crew Quarters" building with indoor-outdoor restaurant space and a jumbo screen.

Another priority, Sharma said, is showcasing a "best of" selection of local retailers. He did not say whether any leases have been secured but said the coming phase could become a "culinary epicenter" with as many as 15 restaurants and bars, plus services for future residents.

"In about a year, throughout 2026, fans will be able to get their drink before a match within our district," Sharma said. "They'll be able to get their coffee or have a meal after a match. It's the creation of something that is really special as a continuation of momentum within the district and within the Kansas City Current fan community."

But what about parking? The Current's first development phase will remove 211 gravel spaces outside CPKC Stadium, leaving 1,778, according to temporary parking plans the city approved earlier this month. The Current **wants to encourage holistic multimodal transportation** to and from the district, rather than just car traffic.

Long acknowledged that approach may require adjustment for some residents but said the team is working to bridge a gap, including with free shuttle service to matches, until the **riverfront streetcar extension**'s scheduled completion next year. She said the amount of future permanent parking will hinge on how commercial uses are built in later phases – which, in turn, will be driven by market demand.

The Current's [full riverfront master plan](#) encompasses 1,038 apartments, 210,000 square feet of office and 53,000 square feet of retail; the team and Port Authority of Kansas City also [amended development terms in October](#) to allow for a potential hotel. Sharma said that it's hard to say how many more phases it will take to complete the full district but that the team's goal is to develop the riverfront "as quickly as possible."

"You see all different kinds of sports team-anchored developments, and they all work for different reasons," Long said. "Our development almost works without a stadium. The stadium became the catalyzing project for all of Berkley Riverfront Park, but the truth is, Kansas City needs a district like this along the waterfront. We're going to change the city. ... We feel really lucky, and this is a really special place."