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Copaken Brooks and Burns & McDonnell Break Ground on REVERB, a Distinctive Crossroads Apartment Building

New Construction to Complement Aesthetic Appeal of the Arts District

(Kansas City, Mo.) Copaken Brooks, CP Real Estate Capital and Burns & McDonnell are partnering to design and build REVERB — a distinctive apartment building at 18th and Walnut in the Crossroads Arts District in downtown Kansas City, Missouri. Construction starts today with completion anticipated in the summer of 2020.

Copaken Brooks has aided in the development of numerous projects in Kansas City, including Arterra (a residential tower also in the Crossroads), Plaza Colonnade, 1201 Walnut, Town Pavilion and the recent redevelopment of Corrigan Station.

“This is an exciting time for new construction in the Crossroads,” says [Jon Copaken](#), Principal at Copaken Brooks. “As downtown continues to grow and evolve, this new project will bring a unique but aligning identity to one of Kansas City’s fastest growing neighborhood for arts, entertainment, living and dining.”

Burns & McDonnell is the design-build firm for the project. A team led by [Trevor Hoiland](#) of Burns & McDonnell designed the building. [Eric Wyancko](#) of Copaken Brooks is the project manager.

“To shape the skyline of the Crossroads, it needs to be special,” Hoiland says. “The building’s design is about an action and a reaction — a reverberation of form and a shift in apartment living. We really focused on how the tenants will live in the apartment units, which are very open and flexible, allowing for a multitude of furniture layouts. The design connects with the street life in the area and complements the arts district. We envision the neighborhood serving as the amenities for the building, as residents are surrounded with art galleries, coffee shops, boutique retail and restaurants within walking distance.”

The 14-story apartment building will contain 132 units located atop a two-story, above ground parking garage. With a commitment to make the housing economical for renters, 10 percent of the 132 units will meet Kansas City’s affordability standards.

An additional 2,000 square feet of retail/other commercial space will be located on the ground level, including space for food trucks outside and a sidewalk park. Perched above the apartment units will be a penthouse level with a public, rooftop bar and a private outdoor terrace and lounge.

“REVERB will complement the many established amenities of the Crossroads,” Wyancko says. “We collaborated with the city to find a unique solution to engage pedestrian experience and received the approval of a right-of-way park directly adjacent to the curbside food truck parking to serve

residents and neighbors. We are excited to continue to work toward fully engaging the Crossroads community in the REVERB experience.”

The total investment is expected to be approximately \$40 million.

“This is the perfect project for a design-build approach,” says [Jeffrey Valentino](#), construction project manager, Burns & McDonnell. “Having a truly integrated design and construction team working together under one roof is the best of both worlds. It encourages collaboration and allows for a cost-effective and efficient approach while maintaining the high-quality design.”

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About Copaken Brooks

Established in 1922, Copaken Brooks is a full-service commercial real estate firm headquartered in Kansas City and serving national clients, tenants and investors. With over 14 million square feet of development projects completed, Copaken Brooks has performed historic renovations, urban infill, office towers, retail shopping centers and various parking garages throughout Kansas City, Missouri and other cities and states. To learn more, visit copaken-brooks.com.

About Burns & McDonnell

Burns & McDonnell is a family of companies made up of 7,000 engineers, architects, construction professionals, scientists, consultants and entrepreneurs with offices across the country and throughout the world. We strive to create amazing success for our clients and amazing careers for our employee-owners. Burns & McDonnell is 100 percent employee-owned and is proud to be on Fortune’s 2018 list of 100 Best Companies to Work For. For more information, visit burnsmcd.com.

About CP Real Estate Capital

CP Real Estate Capital is an affiliate of the Dickinson Family. It is a well-capitalized, privately held real estate investment firm focused on opportunistic deals across all sectors of commercial and residential asset classes. Headquartered in Kansas City with a suburban Chicago office, the portfolio is Midwestern-based and extends west to Colorado. Sunbelt states are part of the geographic investment strategy going forward. For more information, visit cprealcapital.com.