

Building Positive: A 4-in-1 Prototype

PROPOSED BNIM OFFICES IN KANSAS CITY, MO



bnim





1640 Baltimore was designed as an urban condenser that reveals the character of Kansas City's Crossroads district while forming a new benchmark for systemic design. The project reinterprets the urban core and its morphology through the adaptive reuse of a century-old blighted building and infrastructure. Showcasing how a building can contribute to the well-being of people while achieving the highest levels of performance, the project was made as a model workplace of the future—a future being defined by a generation of millennials, makers, and creative incubators. 1640 Baltimore is a prototype for disruptive innovation and exchange, rethinking the relationships between built form, nature and community to establish new standards of excellence.

As a new model exploring the interplay of four sustainable, site, and wellness standards (Living Building Challenge, WELL Building Standard, LEED v 4.0 Platinum & Sustainable Sites v2 Platinum), 1640 Baltimore heightens the awareness of systems on the site by making them public. Created with tidal flow cells and a stormwater tank that are visible to the public, passerby can examine the highest sustainability and well-being standards co-existing as they are connected to living systems, building occupants, and the community. Here, transparency inspires change.

40,000 SF
Unbuilt
Targeting LEED Platinum
Targeting WELL Building Certification
Targeting Living Building Challenge
Targeting Sustainable SITES Initiative



Existing condition



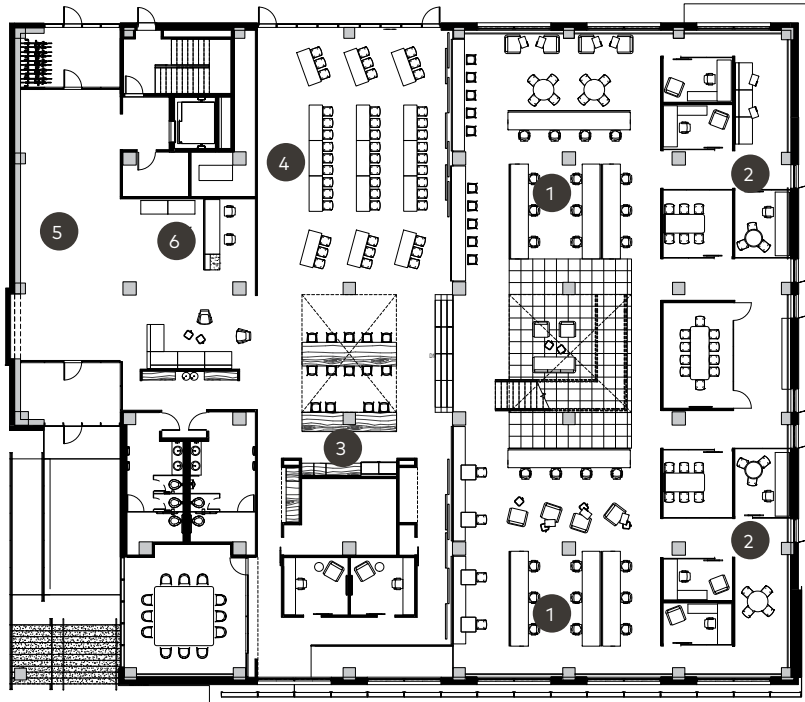






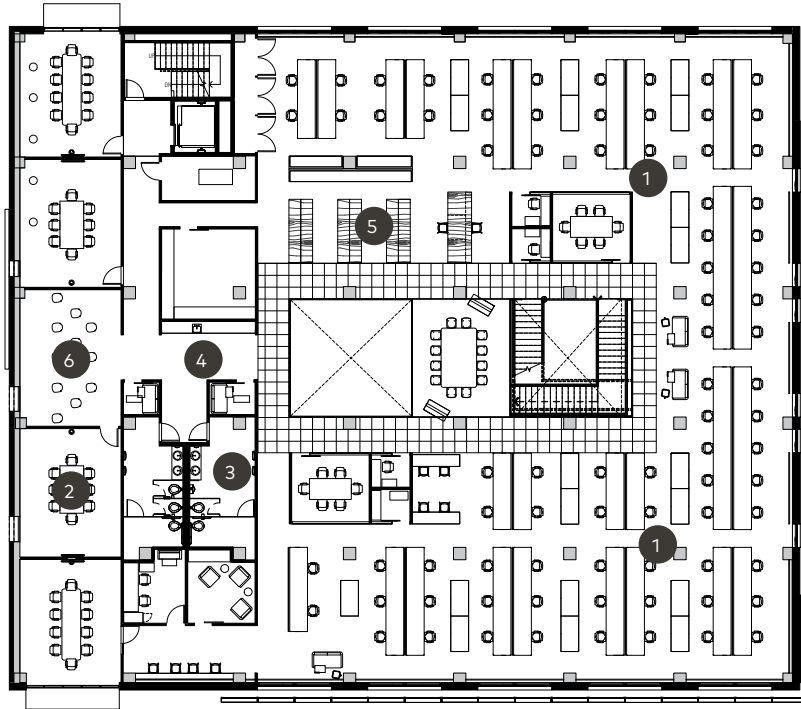
SITE PLAN

- 1 Streetscape
- 2 16th Street Entrance
- 3 North Entrance
- 4 Entry Promenade
- 5 Lawn
- 6 Plaza
- 7 Terrace
- 8 Living Machine Planters
- 9 Planting Zone
- 10 Steps
- 11 Seat Wall
- 12 Bench
- 13 Future Stairs



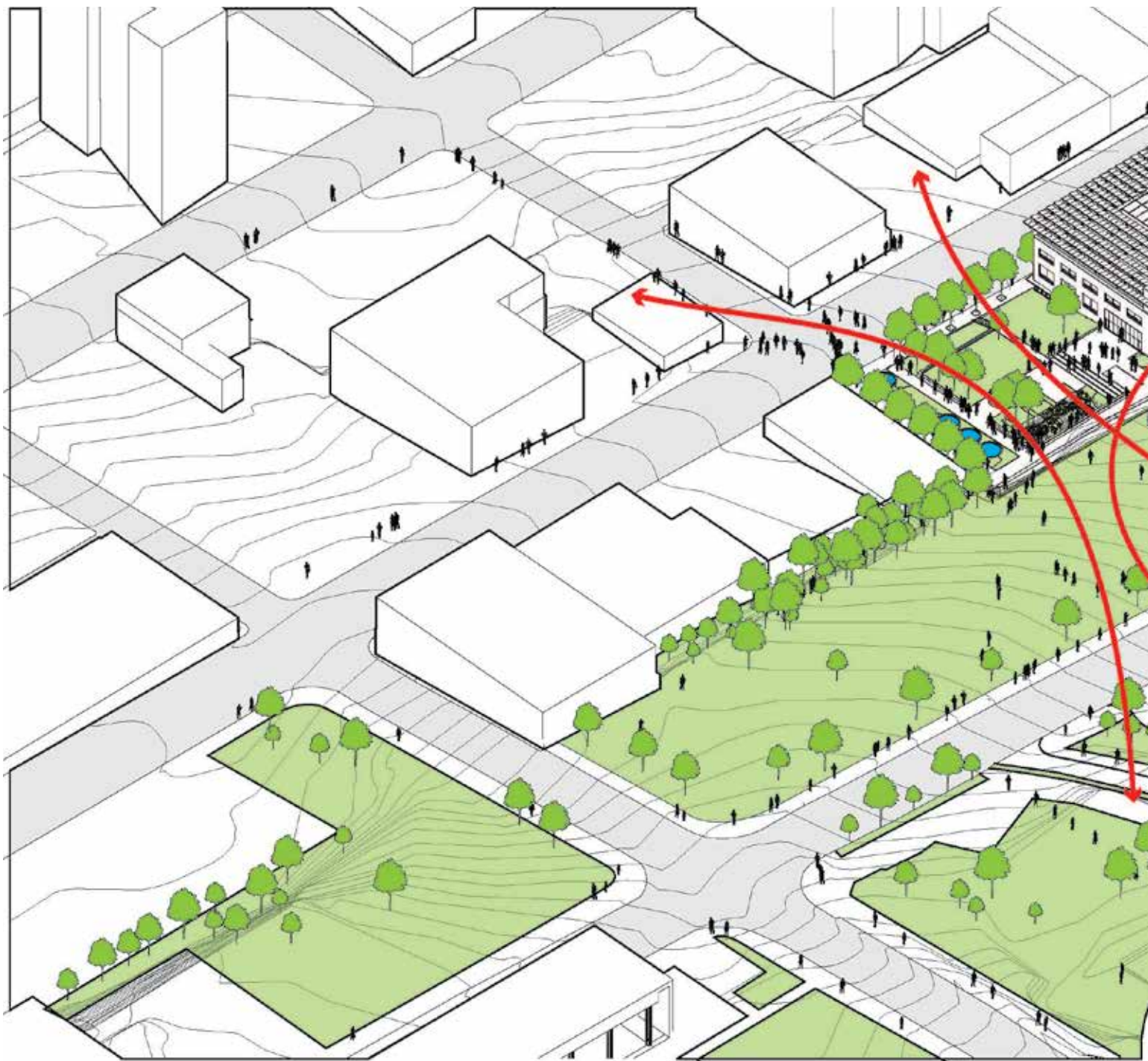
SECOND FLOOR

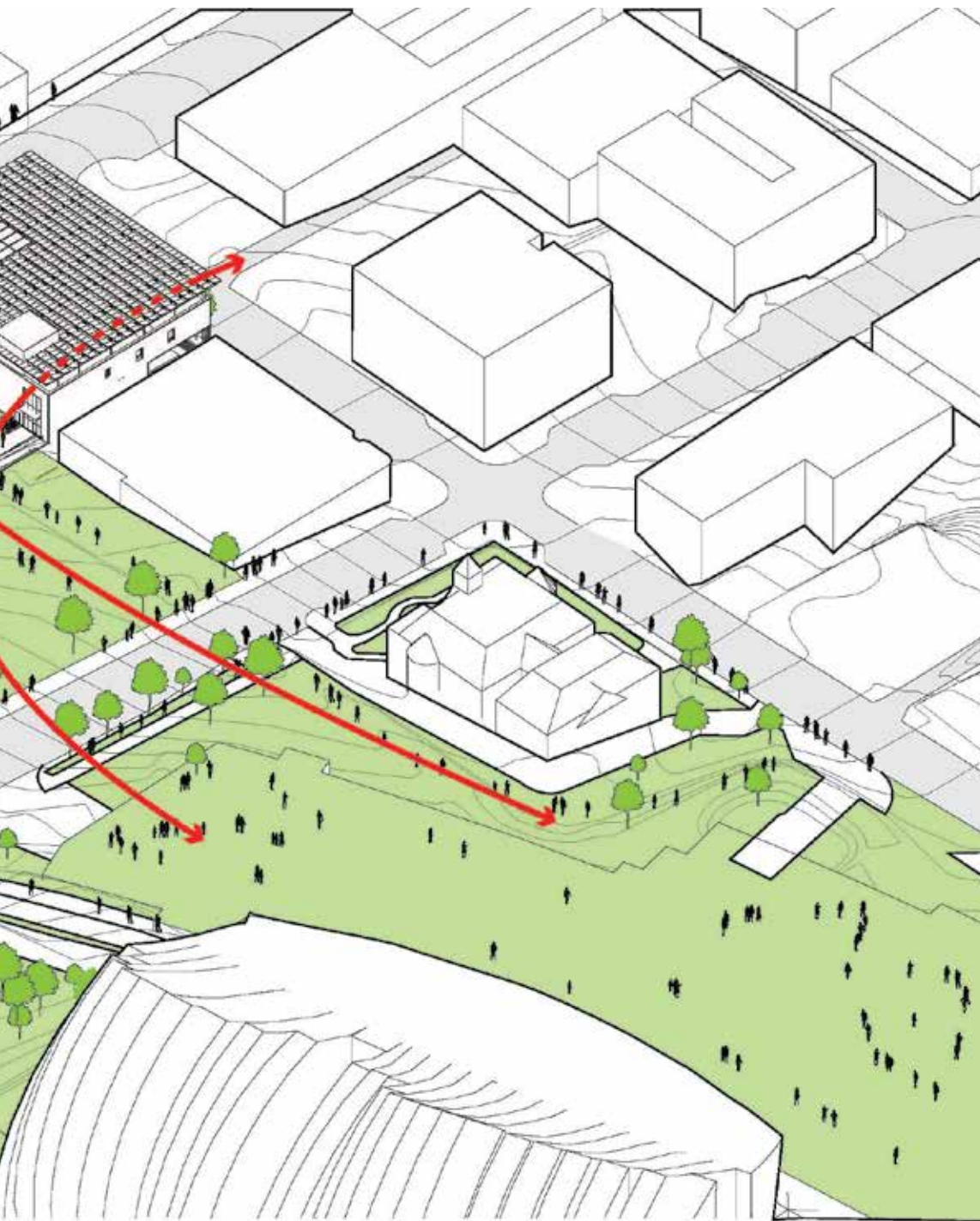
- 1 Studios
- 2 Meeting Rooms
- 3 Co-Working Kitchen
- 4 Co-Working Living Room
- 5 Entry Gallery
- 6 Reception



THIRD FLOOR

- 1 Studios
- 2 Meeting Rooms
- 3 Restroom
- 4 Studio Kitchen
- 5 Production Space
- 6 Lounge

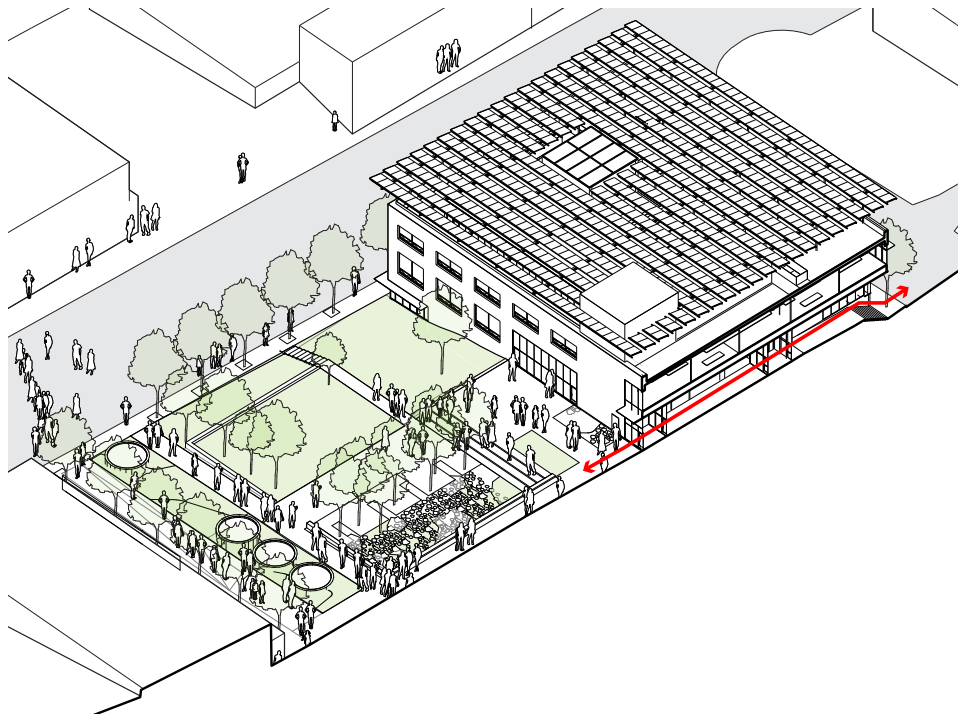
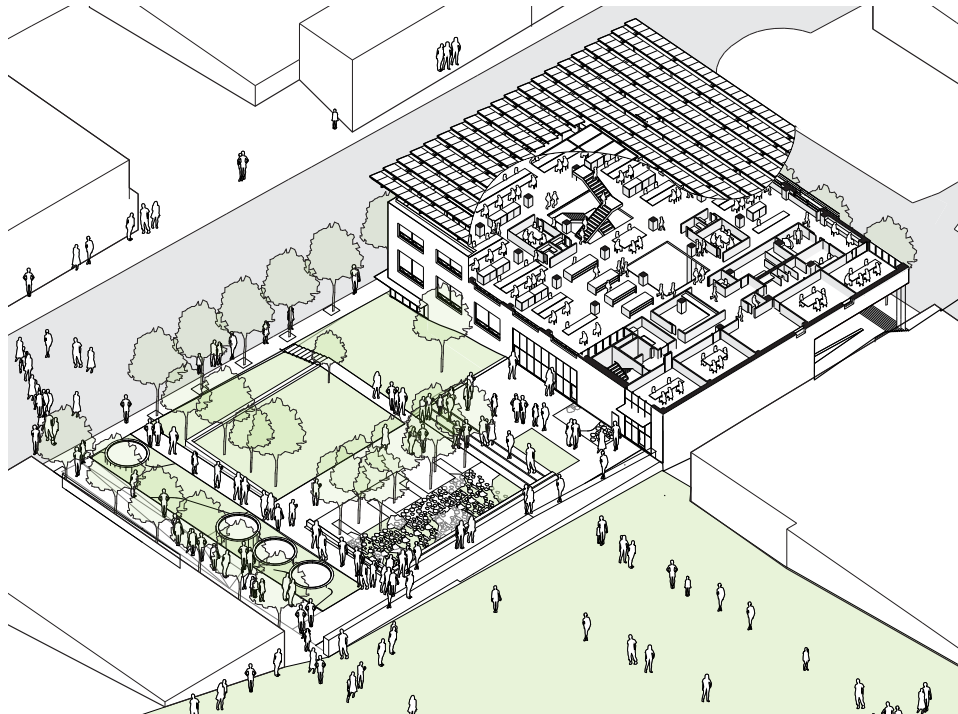


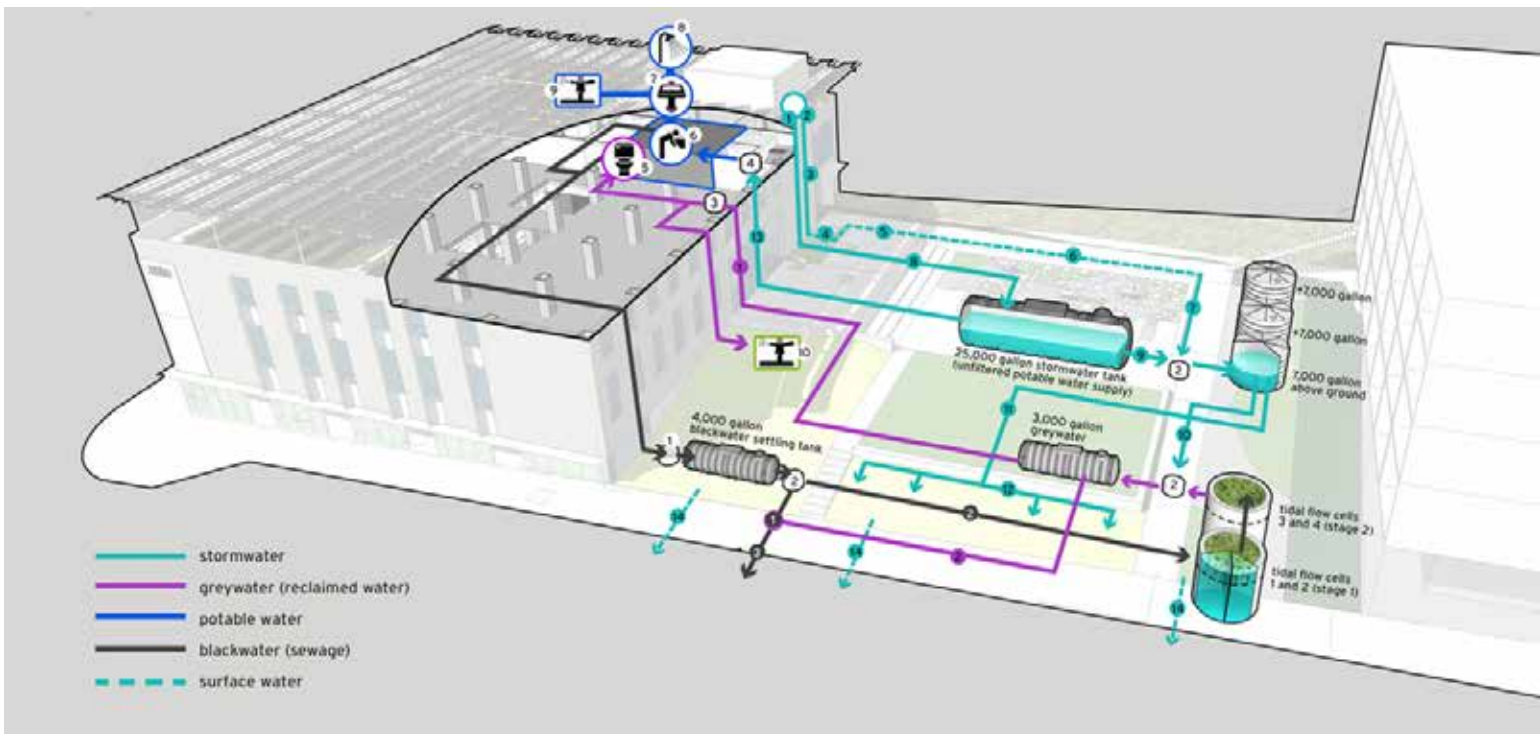


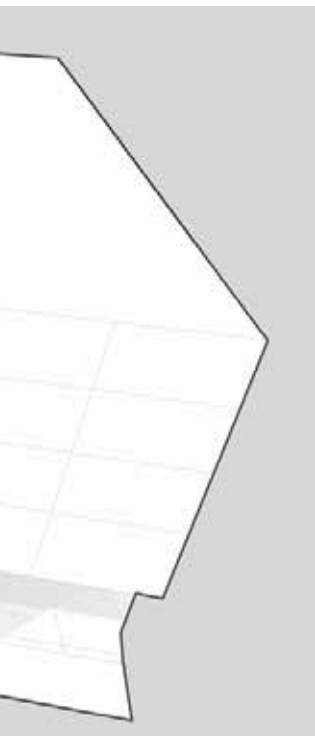
The project engages the surrounding streetscape and urban context through a new entry gallery, public park, garden rooftop and ground floor co-working space for creative incubators and artists-in-residence. The design connects Baltimore Avenue to the Kauffman Center and Downtown Arts Campus as part of a new Eco-District.



The project brings clarity to its context by revealing the logic of the original site; the design reinterprets the building's historic facade and terracotta cladding while mimicking the natural water flows of the site's pre-development conditions. A new order is created, complete with a building and landscape that are connected to the site's past and the city's water systems while simultaneously raising public awareness of the infrastructure itself.

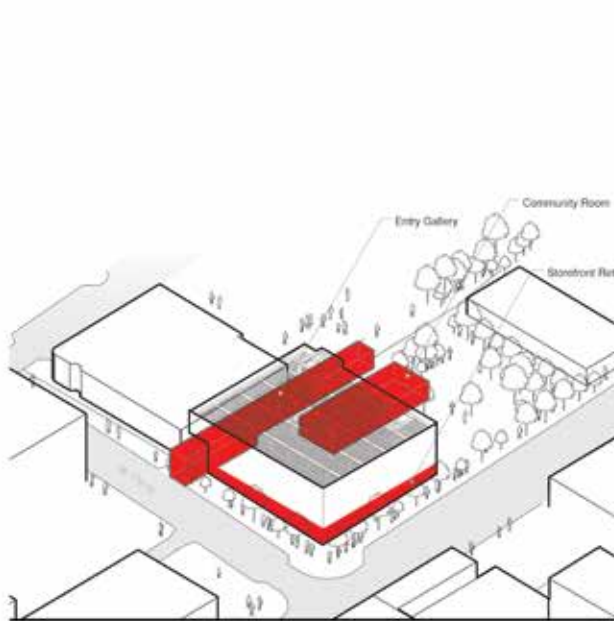




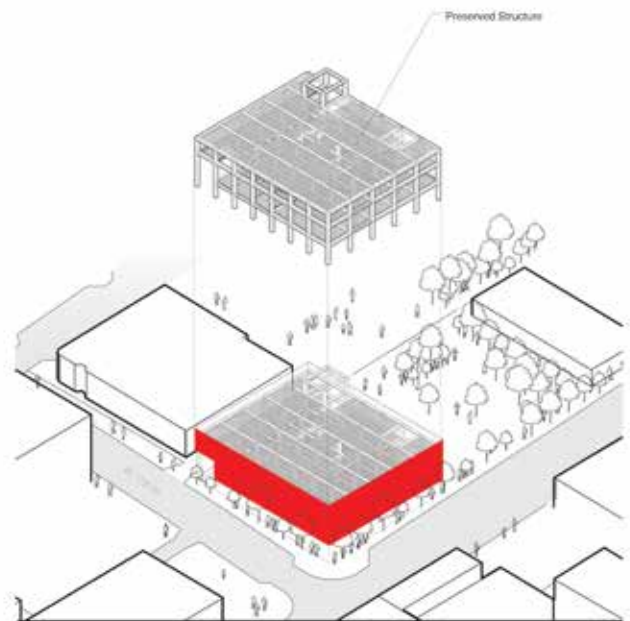


WATER SYSTEM DIAGRAM

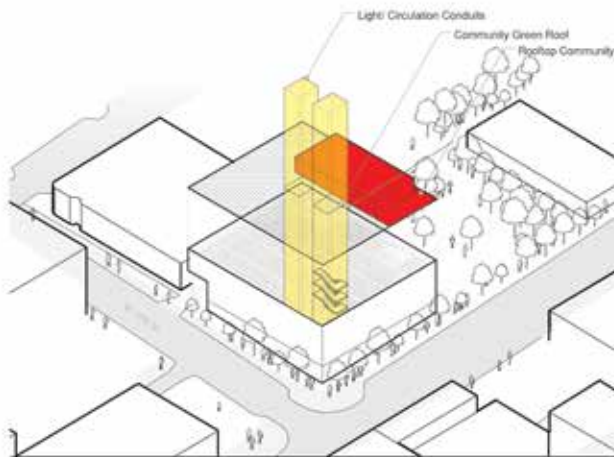
- 1 Sewer Interceptor
 - 2 Pump
 - 3 Pump and Pressure Tank
 - 4 Pump, Pressure Tank and Filter
 - 5 Toilets
 - 6 Fountains
 - 7 Sinks
 - 8 Showers
 - 9 Urban Agriculture Irrigation (roof)
 - 10 Site Irrigation
-
- 1 Roof Drain Zone A (90% of roof)
 - 2 Roof Drain Zone B (10% of roof)
 - 3 Wall Scupper from Roof Drain Zone B
 - 4 Stormwater Feature Basin
 - 5 Trench under Sidewalk
 - 6 Filtration Planter (from roof drain Zone B)
 - 7 Filtration Planter Supply to above ground tasks
 - 8 Stormwater Supply from roof drain zone A
 - 9 Stormwater Tank Overflow to above ground cisterns
 - 10 Supply to greywater tank
 - 11 Stormwater Tank Overflow
 - 12 Surface Outlets into Landscape
 - 13 Stormwater Supply to Building
 - 14 Trench Drain under Sidewalk for Surface Flow
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- 1 Greywater Supply to Building
 - 2 Greywater Tank Overflow
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- 1 Manual Control Valve for Emergency Release into City Sanitary Sewer
 - 2 Supply to Tidal Flow Wetland
 - 3 Connection to City Sanitary Sewer



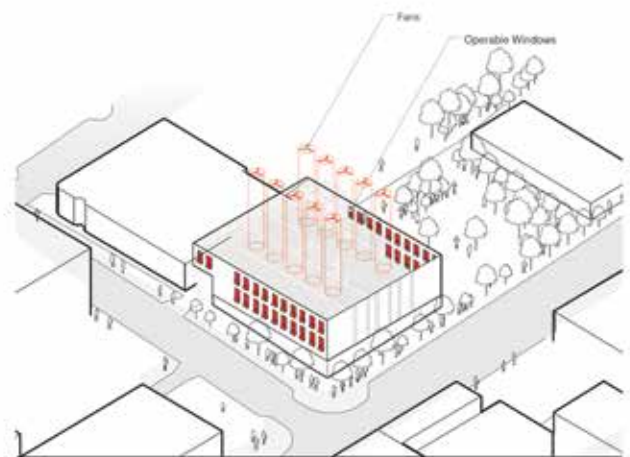
INTEGRATE Open the Building to the Public and the Street



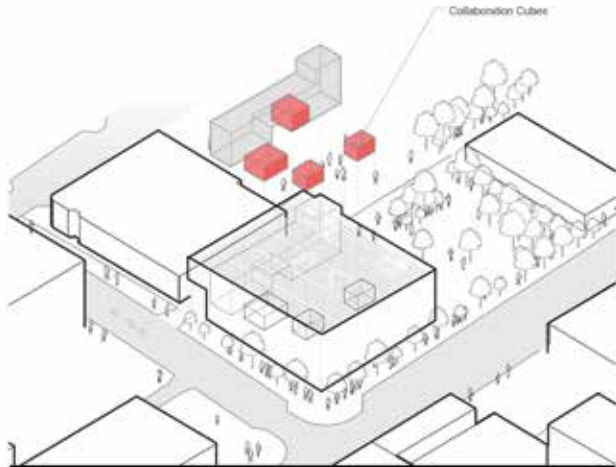
RENEW Preserve the Structure, Create new Terracotta Facade



COMBINE Encourage Wellness, Mix Social and Active Programs



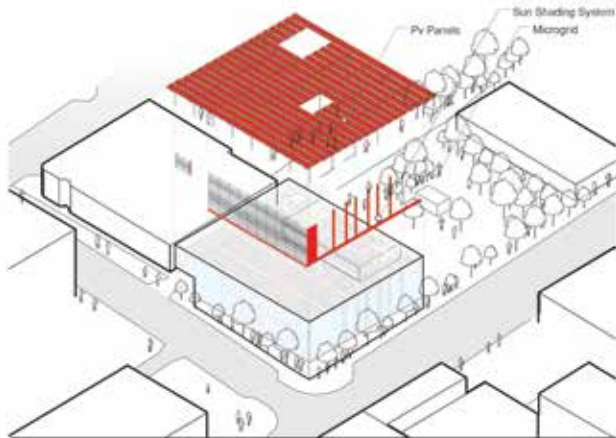
OPTIMIZE Localize Thermal Comfort, Promote User Preference



ENGAGE

Insert Collaboration Cubes, Promote Exchange

The design of 1640 Baltimore allows diverse users and programs to mix, facilitating learning and new ideas. Created as a new headquarters, the design experiments with collaborative, flexible, active, and engaged models for the workplace of the future. Organized with collaboration cubes throughout the building structure, different spatial types form a high-performance laboratory for new and flexible workplace configurations. Common areas of the interior provide space for shared meals and celebrations that promote social connections. Connecting internal staircases and sit/stand work surface options fosters activity and promotes changing posture throughout the workday.



MEDIATE


Harness Solar Energy, Control through the Envelope











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