

A photograph of a three-story red brick building. The facade is composed of a grid of 24 windows, arranged in 4 rows of 6. Each window is a double-hung style with a dark brown frame and a small arched brick lintel above it. The ground floor features two sets of double doors, also with dark brown frames and arched brick lintels. A person in a light blue shirt and dark pants is standing on the steps of the left entrance, looking towards the right. The building is set against a clear sky.

Multifamily Housing

THE PRACTICE OF BNIM

bnim

ABOUT BNIM

BNIM is an innovative leader in designing high performance environments. BNIM's instrumental development of the USGBC, LEED, and the Living Building concept, combined with projects, methods, and research, shaped the direction of the sustainable movement. Through this involvement, the firm has redefined design excellence to elevate human experience together with aesthetics and building performance. In practice, this multifaceted approach to design excellence has yielded national acclaim, including the AIA National Architecture Firm Award, and consistent design recognition nationally and internationally. BNIM is **Building Positive**, a notion that describes how our practice leverages its collective capacity for design thinking to solve issues at every scale in a way that is focused on building the positive attributes of community and the built environment. Through an integrated process of collaborative discovery, BNIM creates transformative, living designs that lead to vital and healthy organizations and communities.

Multifamily Housing

THE PRACTICE OF BNIM

The Future of Housing

What is a home?

At its most basic, it is shelter from weather and safety for person and belongings. At its best, it provides comfort, sanctuary, health, and well-designed spaces for daily needs: sleeping, eating, cooking, cleaning, studying, working, playing.

The coronavirus pandemic has made home even more important and has tested its adaptability. It also has reaffirmed that core design goals remain as critical as ever before.

We believe that all houses and apartment buildings that become our homes should offer a healthy, efficient, and restorative place that supports an individual, a family, or friends to thrive. This place should also be integrally interconnected with nature so that the physical and mental health that nature nurtures isn't but a few steps away. We also believe that the cost of a home should not add to the stress of any socio-economic situation.

BNIM's housing practice is about balancing function, economics, beauty, health, and performance.

It is about innovating design solutions that address the growing diversity of family and what is being required from one's home. It is about equitable thinking that considers the wrongs of past systems and designs spaces and models that respond to equity-building, trauma, and cost of housing. And it is about engaging and designing within the context of a neighborhood and city so as to build upon the strengths and needs of each place.

The act of designing a place to live is a serious undertaking, one that should be thoughtful at all scales and restorative to both the residents as well as the community.







Innovations in Housing Design

To create a place that serves as both shelter and sanctuary, comfort and community, work and play, housing design should encompass innovative solutions that serve a variety of needs, priorities, and perspectives. The following design practices and models can lead to meaningful outcomes in housing.

High Performance

High performance design strategies simultaneously contribute to environmental and human health and well-being. Sustainable buildings reduce carbon emissions, establish healthy environments, and help stabilize energy costs for residents who can face high monthly costs if homes are only meeting baseline energy performance.

Resiliency

Public realm and infrastructure improvements contribute to healthy and resilient housing environments. For the West Bottoms Flats in Kansas City, Missouri, BNIM developed innovative strategies to capture, store, and infiltrate stormwater from the building roofs and the ground. Bio-filtration zones were added in areas with poor drainage to alleviate flooding and support plant ecologies within the district.

Health and Wellness

Housing should support health and wellness, providing a nurturing atmosphere for occupants. In the design of the Longfellow Park Ronald McDonald House, BNIM focused on creating a restorative environment for families by providing a stress-free environment that centers on wellness. The design considered human-purposed strategies including air quality, energy-efficiency, access to daylight, natural amenities, color, noise control, spatial comfort, and privacy.

Trauma-informed design

Design of housing environments is significant in its ability to provide places of healing. Projects such as the Christian Life Center, which aims to renew the lives of homeless men by breaking the cycle of homelessness, is an example of providing design that promotes and supports healing, recovery, community building, and education.

Supportive Housing

Supportive housing focuses on helping residents to live more stable, independent lives. Ivy Senior Apartments of San Diego will provide supportive, affordable housing for seniors with chronic medical needs who have experienced homelessness. This model of housing has been proven as an effective solution for homelessness, helping some U.S. communities reduce chronic homelessness by as much as 90 percent.

Equity and Community Engagement

BNIM has worked closely with community partners and residents in development initiatives to understand priorities and goals that help establish models for transformation. For projects and initiatives including the KC-CUR 31st and Troost Revitalization Scenario and Bancroft School Redevelopment, BNIM and community members collaborated to find solutions for affordable, mixed-income housing, building resident equity, and contributing to the broader community.

Model for Equitable Development (*Address*)

For health, safety, and security, everyone needs an address, yet the current housing crisis in the U.S. has led to housing insecurity, economic burdens, and continued homelessness. BNIM's initiative for equitable development, *Address*, aims to play a part in shifting this housing situation through creating solutions, forming partnerships, and replicating models that address the current reality but also push for reimagination of what housing can be.

How does *Address* work?

Address is focused on a collaborative process to create healthy housing and community. The *Address* process begins with community vision. Through community and individual dialogues, planning initiatives, and previous efforts, we can explore opportunities for impactful design to carry out community vision. With each project, we focus on collaboration through building partnerships to aid in project creation, synergistic expertise, community investment, and funding. Financing is critical to the success of a visionary project, and *Address* will explore and utilize diverse financing strategies to fund projects. It is our goal to seek the best solutions for each situation while also creating efficient and replicable strategies. With each project, we will strive to achieve beautiful, sustainable, integrated, and efficient outcomes.

[LEARN MORE HERE](#)

BNIM's HUD Funded Projects

The following represent BNIM projects that utilized HUD Funding:

- Monogram Building, St. Louis, MO
- Ivy Senior Apartments, San Diego, CA
- Justin Place, Kansas City, MO
- Santa Fe Apartments, San Diego, CA
- Commerce Tower, Kansas City, MO
- Flint Hills Frontiers Regional Plan, Strong City, KS
- Oyate Omniciyè: Oglala Lakota Plan (HUD Sustainable Community Grant, Pine Ridge Reservation, South Dakota)





Keeler Court Affordable Housing Units

SAN DIEGO, CALIFORNIA





Keeler Court Apartments will provide 71 studio, one-, two-, and three-bedroom apartment homes on a 1.61-acre site at Keeler Court and Alpha Street in the Southcrest neighborhood of San Diego.

The site is immediately adjacent to many amenities – CVS, Northgate Market, the Southcrest Park and Recreation Center, and ample public transportation. The site offers views to downtown and the Coronado Bridge. Keeler Court is also in close proximity two of CHW's other affordable complexes, Mayberry Townhomes and Las Serenas.

CHW's commitment to the Southcrest neighborhood includes quality design and enhanced resident services to help families to achieve their goals. Our portfolio of services includes resident empowerment, math and reading support for children, teen leadership and family financial fitness.

Originally zoned for industrial development, the site was re-zoned to allow residential development of 29 units per acre with the adoption of the Southeast Community Plan in January, 2016.

Keeler includes two 4-story buildings connected with exterior bridges. The design allows the minimization of solar heat gain to the units, allows views, and promotes natural ventilation. The project includes a manager's unit, laundry room, multi-purpose room, bicycle storage, accessible exterior circulation, on-grade covered and open parking, and common landscape, hardscape, and family areas. The design is registered for Green Point Certification.

76,500 SF
UNDER CONSTRUCTION









Bancroft School Redevelopment

KANSAS CITY, MISSOURI



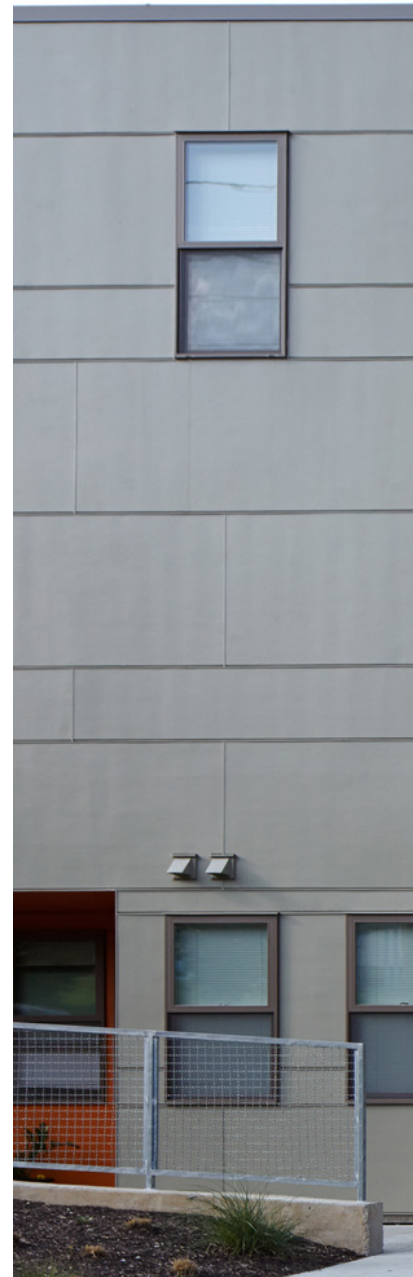
The redevelopment of the historic Bancroft School in the Manheim Park neighborhood of Kansas City, Missouri is critical to the healthy transformation of the neighborhood. It will provide an economic catalyst for the Troost corridor and the neighborhood through the revitalization of infrastructure and housing, connection to a new transit corridor to spur economic development and job creation, as well as community education and support programs.

BNIM worked with a development team including Dalmark Development Group and Make It Right, facilitating neighborhood meetings to brainstorm and prioritize desired spaces and potential partners that will help meet the community's needs. Ideas included daycare facilities, community greenhouses, job training programs, cultural arts spaces, exercise programs and affordable housing, to name a few.

BNIM developed a conceptual design package for the reuse of the existing building (29 housing units), landscape design, a below-grade parking structure and the proposed new housing (21 housing units). The design package, including rigorous sustainability measures and financial models was submitted for Low-Income Housing Tax Credits. In late February 2012, the project was selected to receive the tax credits.

The project was completed in October of 2013 and fully occupied before the end of that year. The final design achieves an Energy Star 68 energy rating and is performing 40-50% better than industry standards, due in part to the high performance historic window replacements that stay true to the historic profiles of the original windows. The 75kW solar array provides all of the power for common spaces in the building. The pervious pavement and rainwater capture system holds a full 100yr storm for this area. The building contains no red list materials including PVC and vinyl. Due to these sustainable features, Bancroft has received LEED Platinum certification.

94,050 SF
Completion in 2013







Apartment Interior (Before)



Apartment Interior (After)

AWARDS

2015 Missouri Preservation
Preserve Missouri Award

2015 Architizer
A+ Award - Finalist, Urban Transformation

2014 AIA Kansas City
Runner-up, People's Choice Award

2013 Mid-America Regional Council (MARC)
Sustainable Success Stories Award

2013 Concrete Promotional Group (CPG)
Excellence in Concrete Award – Sustainable/Green

2012 Social Economic Environmental Design (SEED) Network
SEED Competition - Design Award

"I have been deeply moved by the 'will' of BNIM and others to help make the Bancroft dream a reality for our community!"

SAUNDRA A. HAYES

President 2011-2013
Historic Manheim Park Association





BANCROFT SCHOOL

4300

Rowat Lofts

DES MOINES, IOWA





The Rowat Lofts sit on the site formally occupied by Rowat Cut Stone, within the Market District, a historically industrial area of downtown Des Moines, Iowa. Material selections were made to complement the surrounding historic warehouse structures, such as brick and metal cladding on the exterior facade and cedar plank siding within interior spaces. A careful balance of materials and contemporary overall design provides a holistic composition that is both respectful to its context while providing the area with a new housing development to contribute the revitalization and economic growth of the area.

The four stories of the building, totaling 127,000 SF, includes 162 units. Floor one includes the residential lobby, amenity spaces, mechanical support spaces, and leasing/tenant office space. There are also two amenity "guest suites" for overnight visitors of tenants. Walk-up units are provided at all street fronts plus the inner courtyard, and include both interior and exterior access. Floors two and three includes all residential units with a diversity of unit type options, including: micro, studio, one bedroom, and two bedroom units. Floor four includes a diversity of unit type options, plus amenity space that consists of social commons with outdoor terrace space.

Owner: Nelson Construction & Development

127,000 SF
Completion in 2019





Park Boulevard

SAN DIEGO, CALIFORNIA





Located 2 miles north of downtown San Diego within the Hillcrest neighborhood, the Park Boulevard project provides 58 dwelling units within an 8-story building with 2 levels of underground parking. The unit plans are a mix of 1 and 2 bedroom units with upper level units designed as double height spaces with mezzanines. Retail space is located on the ground level, and parking levels include car lifts to maximize parking provided while limiting the construction area. The design takes advantage of San Diego's climate by expanding the living space to the outdoors for a seamless indoor/outdoor living experience. Building amenities include a fitness terrace, resident roof deck to enjoy views of downtown, and a green roof.

95,888 SF
Estimated Completion in 2021







West Bottoms Flats

KANSAS CITY, MISSOURI





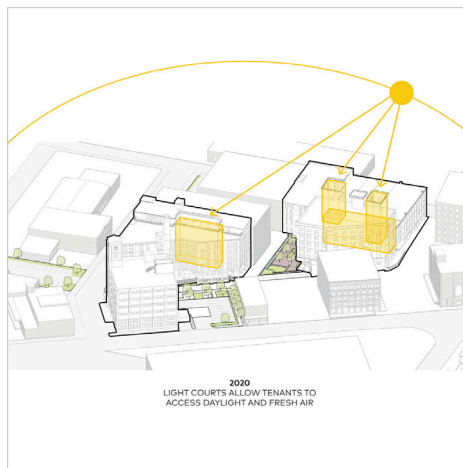
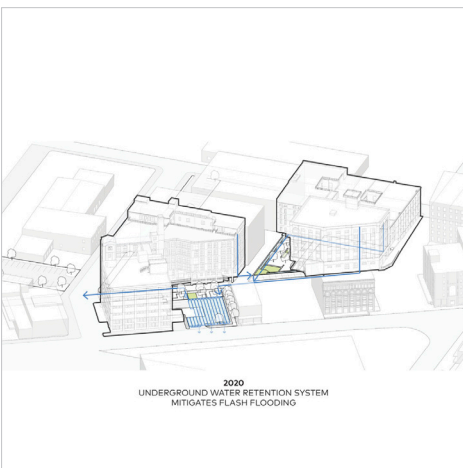
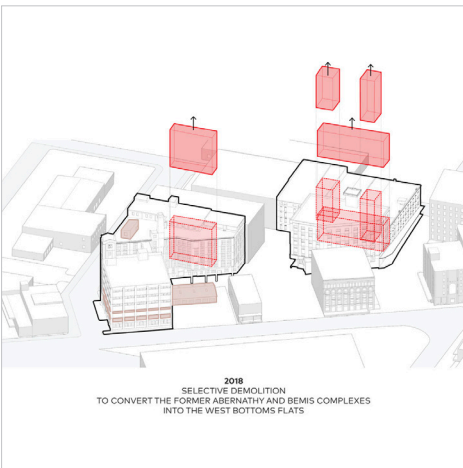
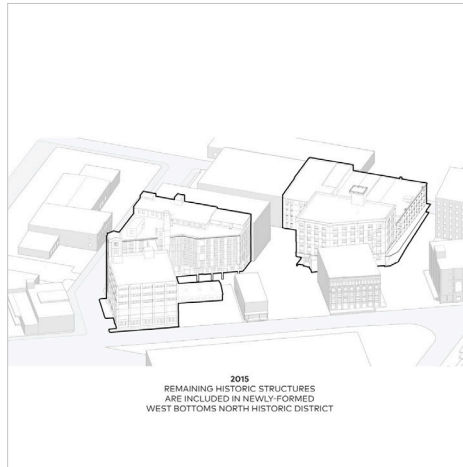
The West Bottoms Flats are a market-rate housing project in the West Bottoms area of Kansas City, Missouri, that have transformed four historic warehouse and manufacturing buildings into apartments, micro-retail, indoor/outdoor amenity space, and parking. While retaining the historical facades and many of the interior architectural features of the buildings, the West Bottoms Flats includes four unique buildings – Abernathy, Liberty, Wyoming, and Bemis – that provide 265 residential units, courtyards, tenant amenities, ground-level commercial spaces to activate street-level, and a valet parking structure, to help revitalize this historic, formerly industrial area.

The West Bottoms Flats create a revived atmosphere for residents while acknowledging and respecting the historical integrity of the area. The exterior facades of each building were rejuvenated with a light touch. Windows and doors are replaced with new historic replicas, masonry is repaired and cleaned. The differing interior geometries and deep floor plates of these former warehouse and manufacturing buildings are addressed by removing portions of floor and roof structure in the centers of three of the buildings to create new “light courts” that grant access to daylight and fresh air for all apartments.

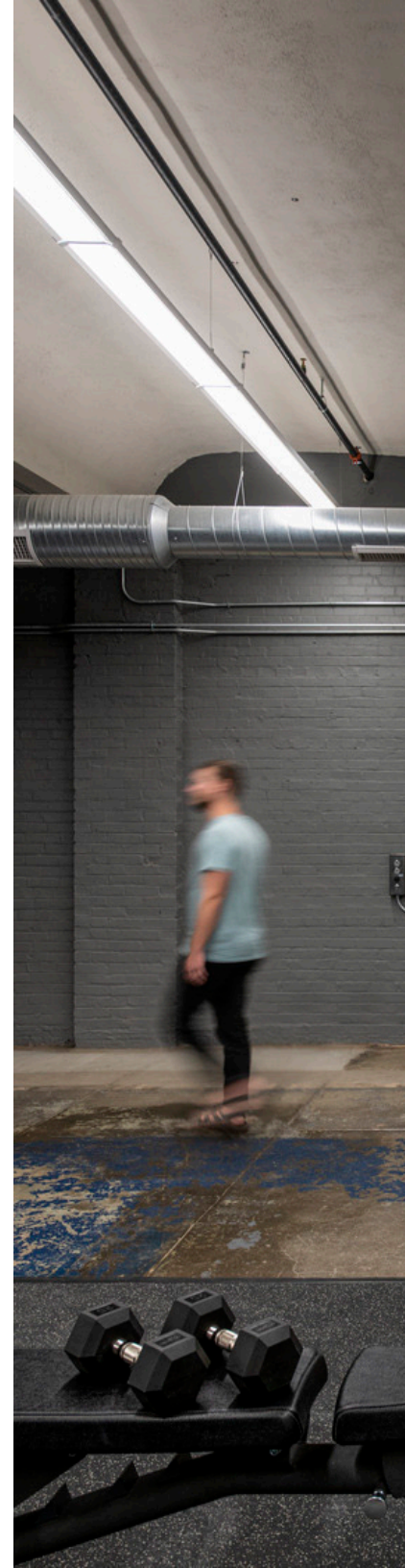
A large mid-block courtyard provides a place for community and features native plantings to accentuate a post-industrial landscape returning to nature. Over the past few decades, talented street artists from across the region have transformed the brick walls of this neighborhood into an open-air art gallery. This informal invitation remains open, and new murals have continued to appear on the courtyard and alley walls.

The project also integrates innovative stormwater strategies into the amenity courtyards and historic alleys as part of a larger system of green infrastructure and public realm improvements.

350,000 SF
Completion in 2020



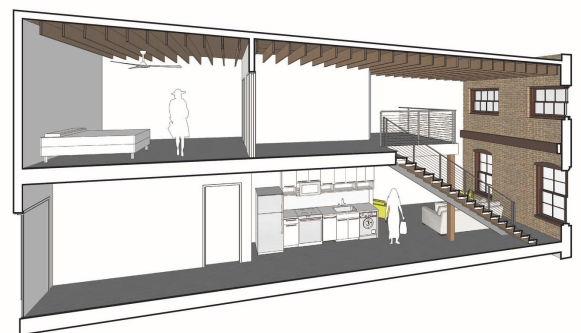






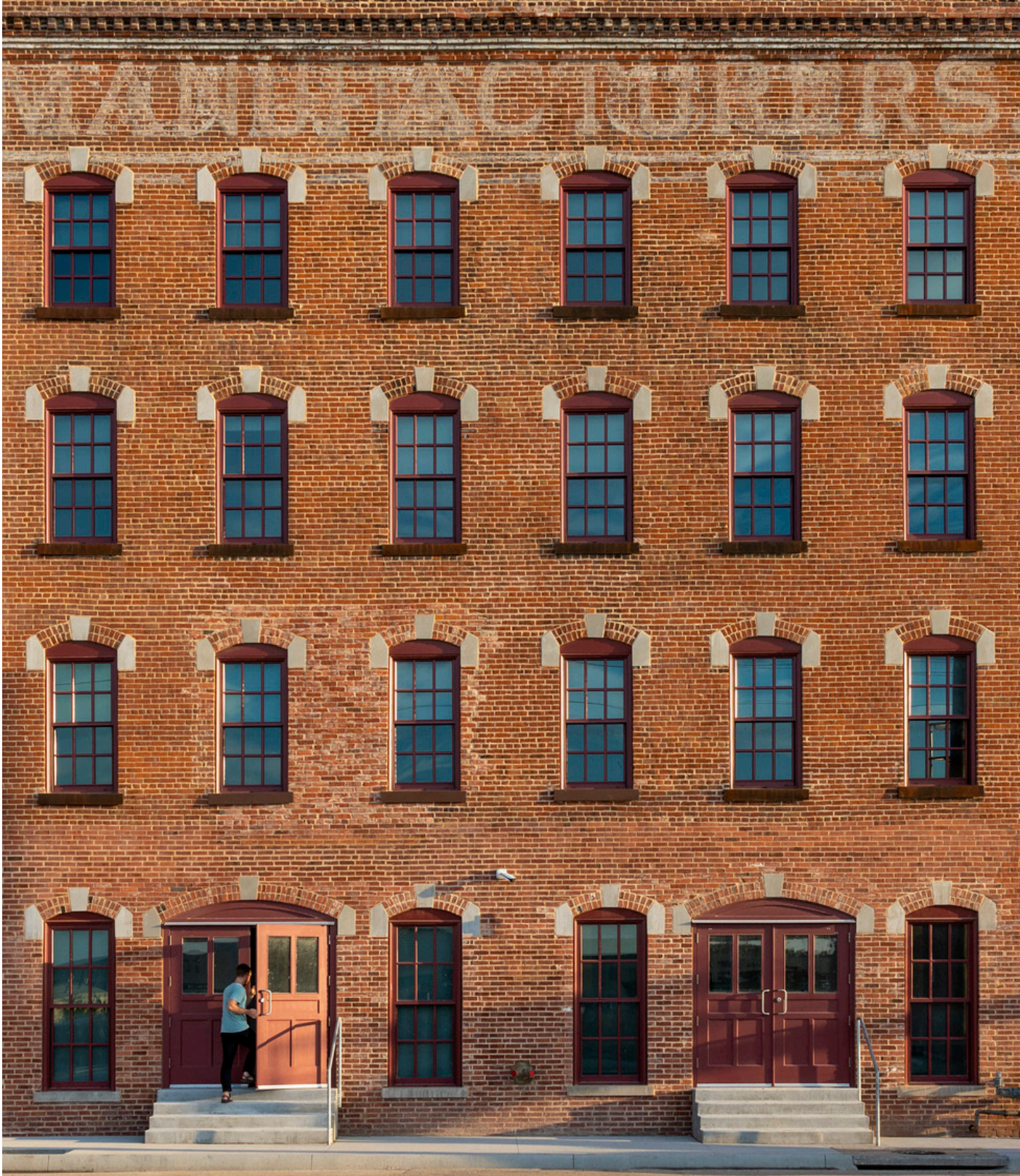
Fitness Section





Two Story Unit





KC-CUR 31st and Troost Revitalization Scenario

KANSAS CITY, MISSOURI





BNIM, along with Urban Neighborhood Initiative, developed a proposal for a non-profit, mixed-income cooperative housing proposal at 31st and Troost that incorporated social services and created a new model for residents.

Working together for the area's development plan, both understood that affordable and innovative housing was a high priority for residents and the city as a whole. The proposal at the corner of 31st and Troost would have developed almost 100 living units ranging from studios to two-bedroom units.

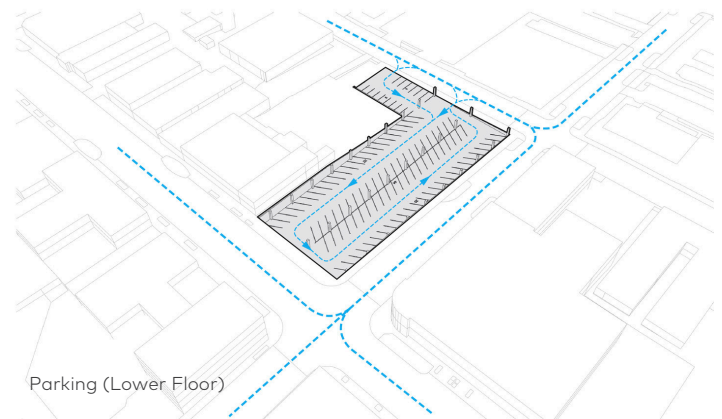
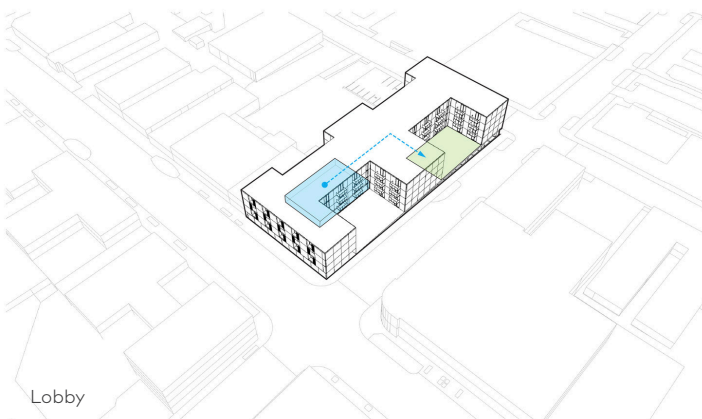
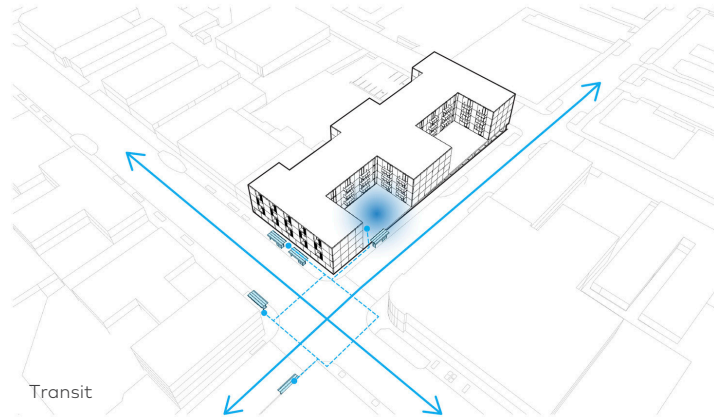
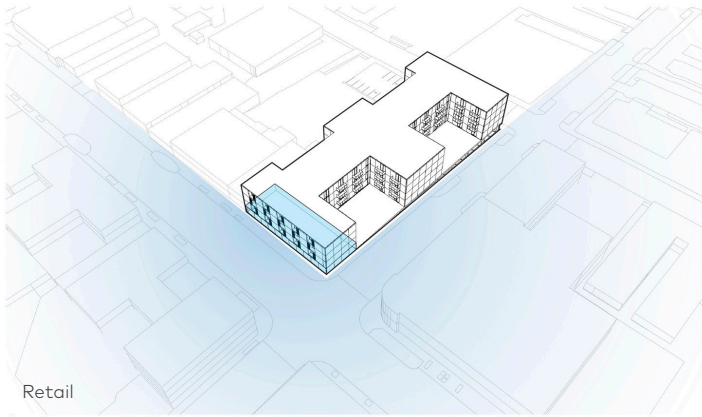
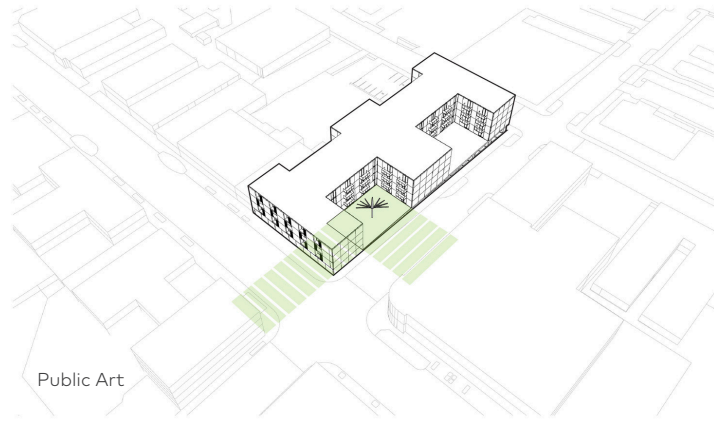
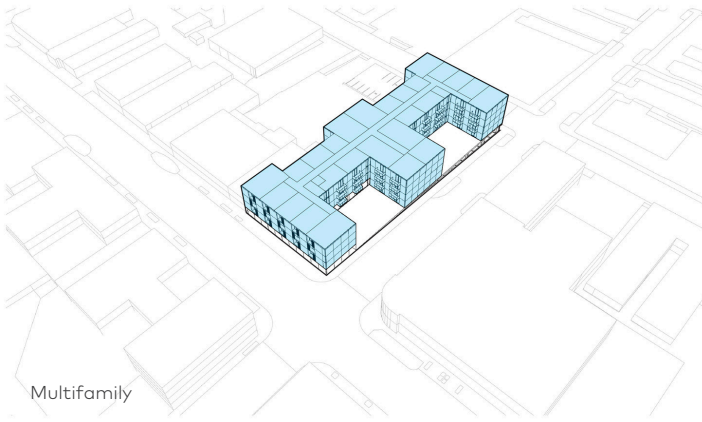
Using HUD's cooperative lending program and philanthropic and grant fundraising, the project would have created 40% affordable units at low-income and moderate-income levels in addition to market-rate. The residents would all build equity through their down and monthly payments and eventually own the building and decide on its operations. Working with CHES, Inc., the team would have developed a pipeline of residents of all income levels and ensure they were knowledgeable about the cooperative model and its benefits.

The project also aimed to incorporate a social service worker for residents and surrounding neighbors funded in part through market-rate residents' monthly payments and community partnerships with Reconciliation Services.

This project proposal, using traditional and long-standing federal lending, is an example of how bringing together the right partners and ideas could create new ways for housing to be affordable, mixed-income, build resident equity, and contribute to the broader community.

BNIM's *address* initiative continues to explore different ways of creating housing that supports residents and the community.

Equitable Development Concept
Unbuilt





Ivy Senior Apartments

SAN DIEGO, CALIFORNIA





Ivy Senior Apartments will provide 52 supportive homes in San Diego's Clairemont neighborhood for seniors with chronic medical needs who have experienced homelessness. These affordable homes are coupled with robust support services that help residents live more stable, independent lives. This model is known as "Housing First" and has been proven as an effective solution for homelessness, helping some U.S. communities reduce chronic homelessness by as much as 90 percent. Just as in traditional apartment complexes, residents sign long-term leases and must follow specific house rules that ensure quiet, safe enjoyment of the residential community.

The proposed design includes a mix of one-bedroom and studio apartments, along with parking, lounges, a community room with teaching kitchen, a laundry room and office space. There will also be outdoor gathering spaces, such as a courtyard or rooftop deck.

Ivy Senior Apartments will help alleviate the City of San Diego's growing need for supportive housing for the homeless by using a proven model for reducing homelessness. It will also help to spur revitalization by replacing an outdated office building with a beautiful, new community of affordable homes.

39,487 SF
UNDER CONSTRUCTION





Makers Quarter Block A

SAN DIEGO, CALIFORNIA





Makers Quarter™ is both a place and a collective ethos inspired by the Maker Movement, which provides a creative environment to inspire entrepreneurs and artists to challenge convention and achieve new heights in innovation. This five-block development in downtown San Diego will become a community with the conscious development of lifestyle, residential, and business properties, designed to reflect the artistic integrity of the neighborhood.

BNIM has developed a vibrant concept design for the Block A development in Makers Quarter. This development is a 35-story mixed-use building, comprising of a residential tower, commercial office tower, retail suites on grade, a grocery store that utilizes an existing historic façade, and a movie theater venue. This dynamic development engages strongly with the public realm in activating the street with highly active retail uses. The public amenity spaces include sidewalk cafes and multiple elevated green roof plaza decks, which would be shared by building occupants. The residential and office towers take advantage of east/west solar orientation for passive design strategies to optimize its energy performance and sustainability goals for the project. The office tower was developed on shallow floor plates dimensions to promote daylighting throughout the interior space and develop a highly flexible and creative office environment. The overall development integrates public art installations with the architecture, promoting culture and creativity within this development.

572,000 SF

Development Concept for Makers Quarter Master Plan

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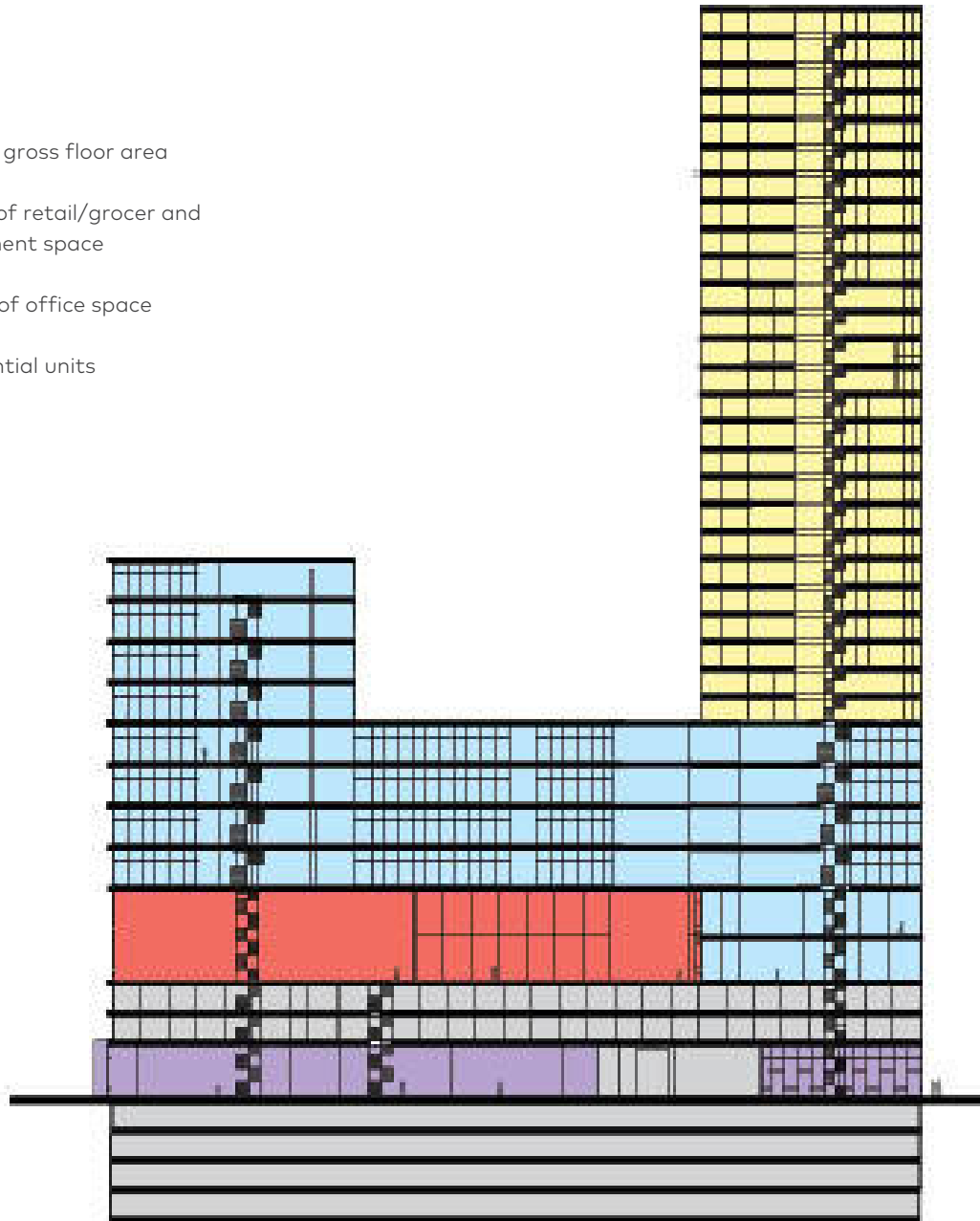
35 stories

572,000 sf gross floor area

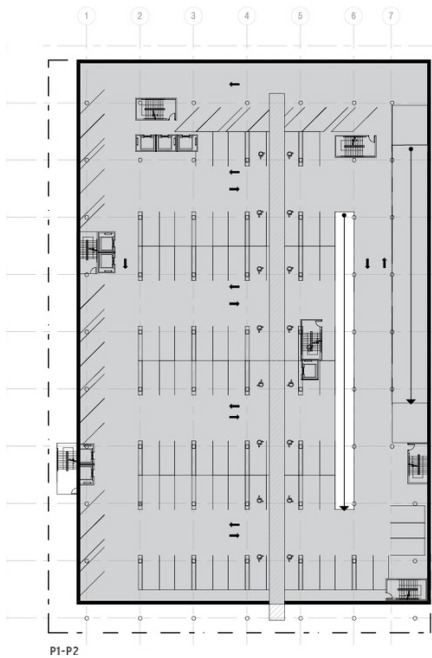
90,000 sf of retail/grocer and
entertainment space

231,400 sf of office space

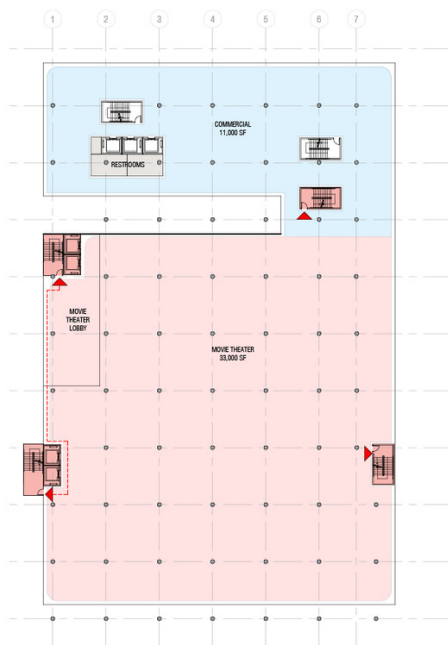
250 residential units



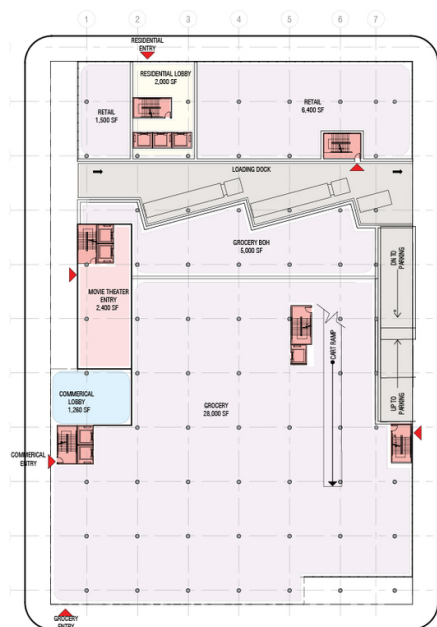
Movie Theater



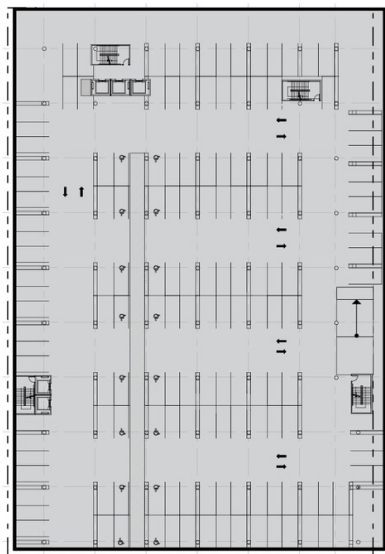
Parking Level



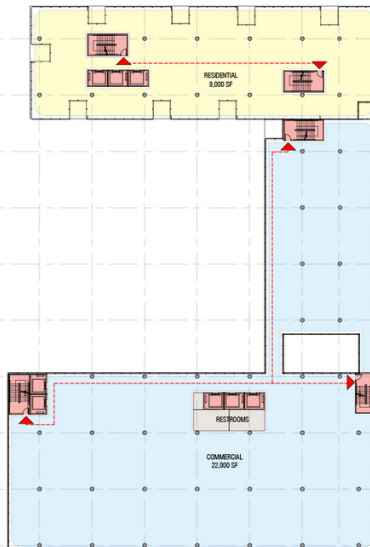
Movie Theater Level



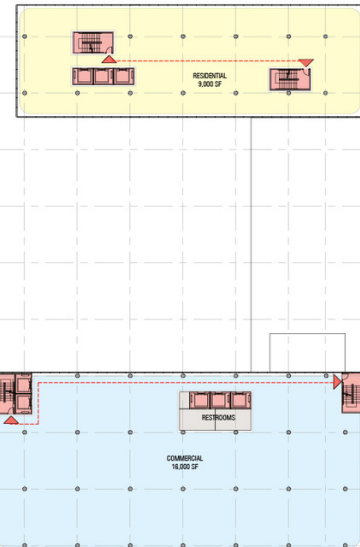
Ground Level



Parking Level



Commercial Level



Commercial Tower

Oyate Omniciyé: Oglala Lakota Plan and Thunder Valley Regenerative Community Development

PINE RIDGE INDIAN RESERVATION





BNIM has worked with Thunder Valley Community Development Corporation since 2009. The first project was the regional sustainability plan for the Oglala Lakota Nation on Pine Ridge Indian Reservation. From public engagement and professional insight, 12 interrelated initiatives emerged. One of the initiatives was the development of a Model Regenerative Community in Thunder Valley. The goal is to create a sustainable and interconnected community that provides housing, businesses, and a supportive environment for families. The community was envisioned as a living laboratory to build job skills and capacity for residents to own homes and businesses.

(with Pyatt Studio)

34 acres
Completion in 2009
HUD Project



Harrisonburg, VA Housing

HARRISONBURG, VA





The project is a new-construction mixed use housing development located in Harrisonburg, Virginia. The project is one of the last undeveloped sites surrounding the city, and is envisioned to spur redevelopment, density, and walkability along Lucy Drive. Conceptually the building is a pair of 'L' s strategically broken to step across the site forming a central courtyard between the two. Along the street level there are a series of commercial and offices spaces. Dispersed throughout the buildings are smaller amenity spaces ranging from public lounges, group conference rooms, fitness center, community kitchen and a large elevated "living room." The project is aimed at using a "kit of parts" ranging from unit layouts to the use of building façade materiality in order to create a repetitious, economical, and efficiently constructed design solution.

170,000 SF
On the Boards



Meadowbrook Golf Course Redevelopment

COTE - SAINT - LUC, QUEBEC



The Petite Riviere Redevelopment Plan aims to transform an existing golf course site in Montreal, Quebec, into a high performance, sustainable community. Montreal developer Groupe Pacific envisions a neighborhood that strengthens community, provides a healthier quality of life and restores the environment with a 60% ecological footprint reduction. The design team worked towards achieving ten principles set forth in a One Planet Communities Sustainability Action Plan for the site: zero carbon; zero waste; sustainable transport; local and sustainable materials; local and sustainable food; sustainable water; natural habitats and wildlife; culture and heritage; equity and fair trade; and health and happiness.

Petite Riviere will use these performance measures: reduce building emissions by 100% (carbon-neutral); enhance local culture and heritage; source at least 30% of materials regionally; reduce construction and solid waste by 98%; produce 1 job per 5 units of housing; have 15% affordable housing; reduce municipal water use by 627 liters per day (80% reduction); reduce transport emissions by 71%; leave 54% of site as natural habitat and green spaces; and obtain 40% of all food from local farms and on-site gardens.

The design team of BNIM and L'OEUF – with a highly integrated team of energy, landscape, water and transportation experts – incorporated the urban design principles of walkability, mixed-use, connectivity, compactness, sustainability and community to design a development that meets the carrying capacity of one planet and is also economically viable for the developer.

1,561,500 SF
Completion in 2010





Surfaces			
	Hectares	m2	
Total area site (VdM/Lachine borough)*	23,72	237 190	100%
Total area public (to be ceded to municipality)	16,49	162 861	69%
■ Park (Rivière St Pierre and east)	8,54	85 377	36%
■ Public road (right of way) and community gardens	4,21	40 089	18%
■ Public spaces (public square, park, wetlands)	3,74	37 395	16%
■ Place/public square		3 506	9% (of Public spaces)
Development area	7,23	75 029	31%
■ Horizontal condo		827	0,3%
□ Private development		74 202	31,2%
Option Parcelle D4: School 2 084 3,7%			
Housing			
■ Affordable housing	278 units	18,1%	
■ Social housing	46 units	3,0%	









Ronald McDonald House Longfellow Park

KANSAS CITY, MISSOURI



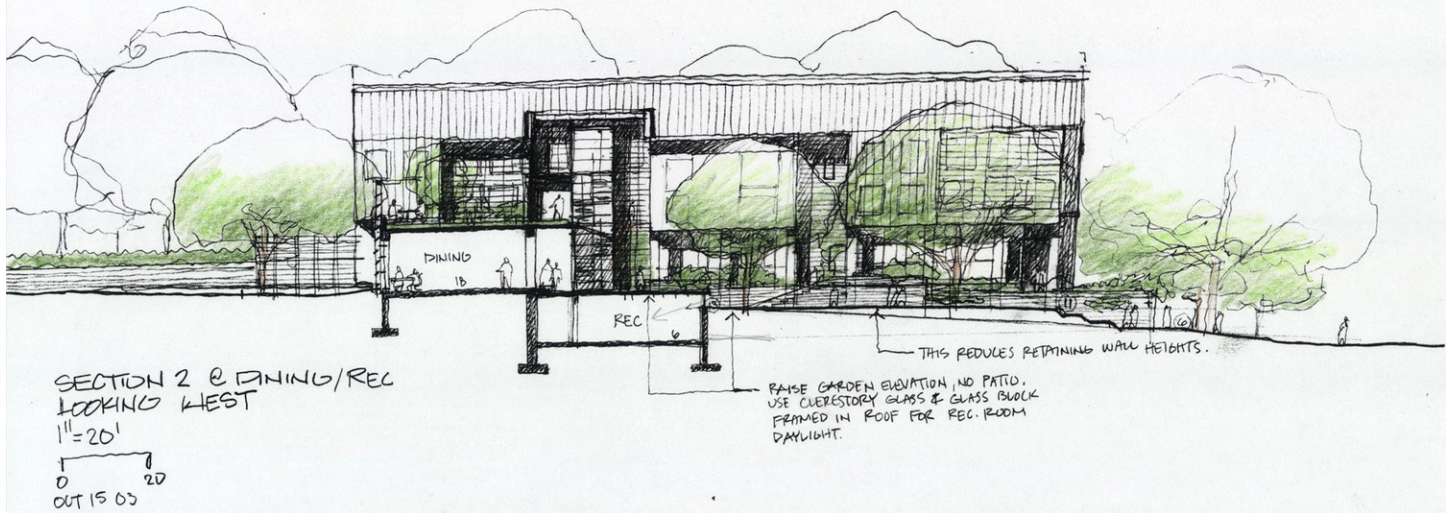


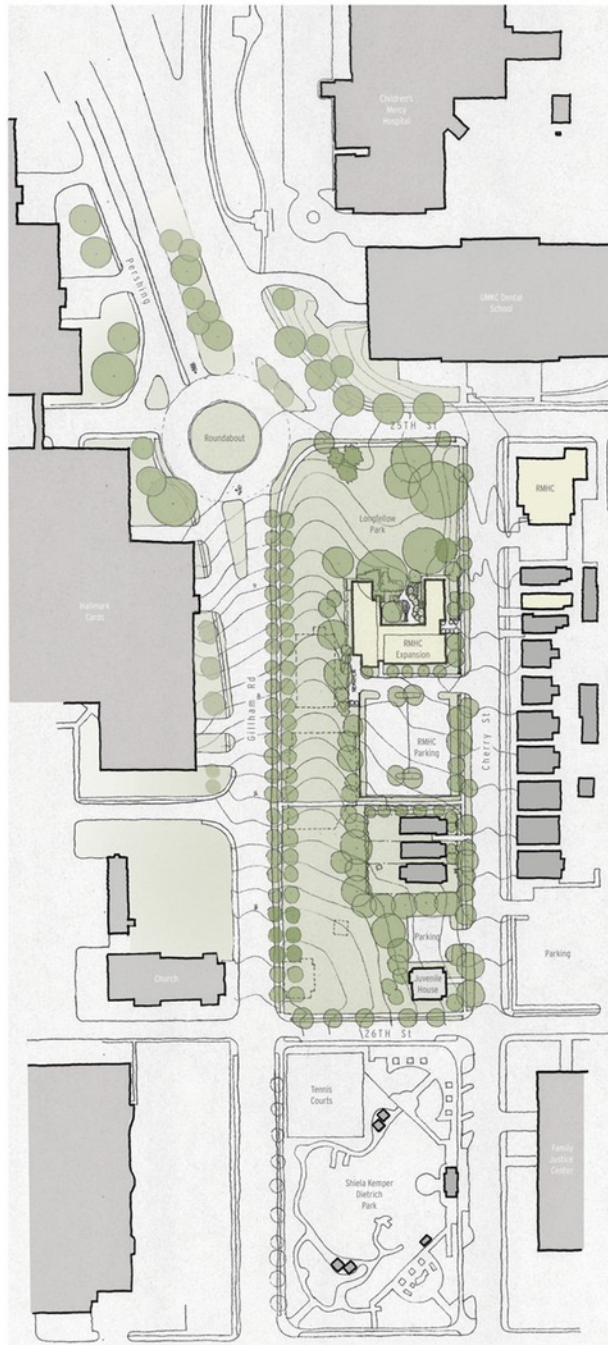
In an effort to keep pace with the demand, Ronald McDonald House Charities (RMHC) added capacity with a new facility offering forty-one guest rooms to augment their existing facility. The site occupies the southern end of Longfellow Park, within easy walking distance of the existing house. The new building occupies less than half of the 1.65-acre park; the remaining parkland was redesigned as a "Healing Garden" to revitalize and serve the Hospital Hill community. The design goal was to use the positive qualities of the park and the community to promote a comfortable, stress-free environment for the families of critically ill children.

The design for the Ronald McDonald House in Longfellow Park explores the notion of restorative environments as it aids to the healing process. Every aspect of the design promotes a stress-free environment where families with critically ill children can rest and retreat from the pressures of hospitals, treatments and the inconveniences of being away from home for up to six months. Likewise, the design will actively promote a sense of healing and safety via air quality, energy-efficiency, access to daylight, natural amenities, color, noise control, spatial comfort and privacy.

The design is organized around a courtyard garden defined by east and west living wings and a central dining commons and roof garden. Given the House's size and urban focus, the courtyard serves as an effective response to the site, creating clear public/private boundaries and transitions between the different house functions, adjacent park and surrounding community. The first floor is an open plan of light, airy community spaces and administrative offices tucked under cantilevered living wings. Its public nature is clearly expressed through transparency, open-ended spaces and inside-outside relationships to the site.

44,083 SF
Completed in 2006

















AWARDS

2007 Economic Development Corporation of Kansas City, Missouri
Cornerstone Award

2007 AIA Kansas
Commendation Award, Architecture

2006 AIA Kansas City
Citation Award

2006 ABC Heart of America
Excellence in Construction Award

2005 AIA Kansas
Merit Award, Unbuilt

"BNIM has worked closely with Ronald McDonald House Charities to help us understand how a sustainable approach to our new House can benefit the health and well-being of our guest families, and equally importantly, how it can improve the overall performance of the building while lowering our long-term operating costs. Sustainable design was a new concept to us when we started our project, but BNIM helped us make the obvious connection between ill children and healthy environments. Our new Ronald McDonald House will positively impact the children's physical and psychological health. Essentially, BNIM has shown us better ways to support families through smart and thoughtful design. The architect and the executive director from the Wellington New Zealand Ronald McDonald house have recently been on a world-wide tour in preparation for building their new house. The architect was 'blown away' by Kansas City's Ronald McDonald house and both said it was the best out of all the houses they have seen. It was 'hands down their favorite.' They loved the 'contemporary style, the light, airy feel and the smart design."

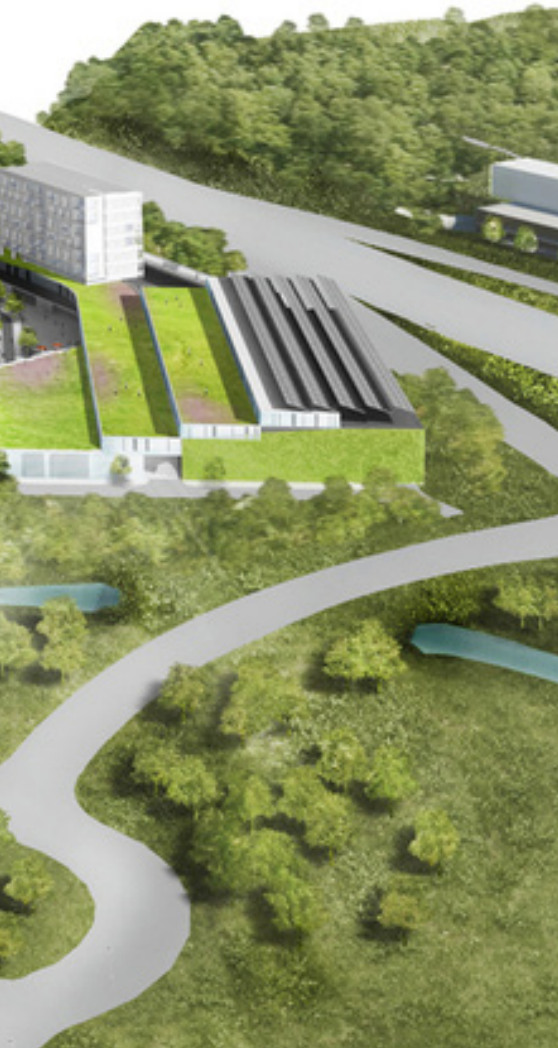
MRS. ANN JEROME

Executive Director,
Ronald McDonald House Charities, Kansas City

View High Mixed Use Development

LEE'S SUMMIT, MISSOURI





BNIM worked with a developer and property owner to conceptualize a new mixed-use development in Lee's Summit, Missouri. On the northeast quadrant of the I-470 and View High Drive intersection will be a state of the art sports complex and village that will feature new hotels, restaurants, entertainment venues, office space and housing. The Sports Complex's amenities will include concession stands, a championship field, and a multi-purpose facility that will include a clubhouse. The proposed clubhouse is envisioned as a signature building that will offer office space for local sports teams, feature outdoor sand volleyball courts and include a restaurant. Innovative sports features will include heated and cooled fields, shade structures, and interactive traffic and pedestrian signage. The Sports Complex will be surrounded by the beautiful Missouri landscape and connected to open space amenities and the mixed use village by a variety of pedestrian trails. The integration of sports facilities with open space amenities will position the project as an important regional landmark for health and fitness.

Proposed amenities include a 200-room hotel, a small grocery store, cinema, ground floor retail spaces, flexible office spaces, and a mix of loft, condo, and apartment units. The village would include a strategic mix of restaurants that complement existing restaurants in Lee's Summit, while offering alternatives not currently found within the city. Similarly, housing options on site would attempt to complement other local options.

34 acres
Completion in 2009
HUD Project



Lenexa City Center

LENEXA, KANSAS





BNIM, together with local developers Copaken, White & Blitt, was selected to create a plan for a compact, mixed-use development for the City of Lenexa, Kansas that fulfils the city's vision for its new City Center. Focused on six specific design principles – walkability, mixed use, connectivity, compactness, sustainability and community – the plan seeks to balance social values, environmental sustainability, and economic viability – the triple bottom-line – to produce a truly urban place that realizes the objectives in the City of Lenexa's aspirations for high quality architecture and planning.

Many different uses are planned for City Center. The design is a place for living, working, shopping, playing and civic activities. The planning strategy anticipates both vertical and horizontal integration of different types of occupancy and use in buildings and precincts. The building typologies are designed to be adaptable to other uses as market demand evolves, making the buildings flexible and lasting to accommodate long-term adaptability.

The housing component of the plan includes 603 residential units in 1,037,200 square feet within a variety of housing options proposed to serve the needs of future residents. In the shopping core, there are mixed-use buildings with 136 residential "flats" above retail. 300 mid-rise condominium units and 167 townhouse units form a dense residential district at the southern portion of the center that encourages a sense of community.

Conservation of the natural prairie resources and hydrology play an integral role and ultimate function of the new community. The approach includes best practice methods for storm water management, restoration of healthy ecological systems, and sustainable design principles for the proposed buildings. Like a city that has evolved over time with many different influences—City Center is designed to be home to individuals and businesses that contribute to the sense of urban richness and diversity, economic soundness and long term sustainability.

69 acres
2005



Freight House Flats

KANSAS CITY, MISSOURI

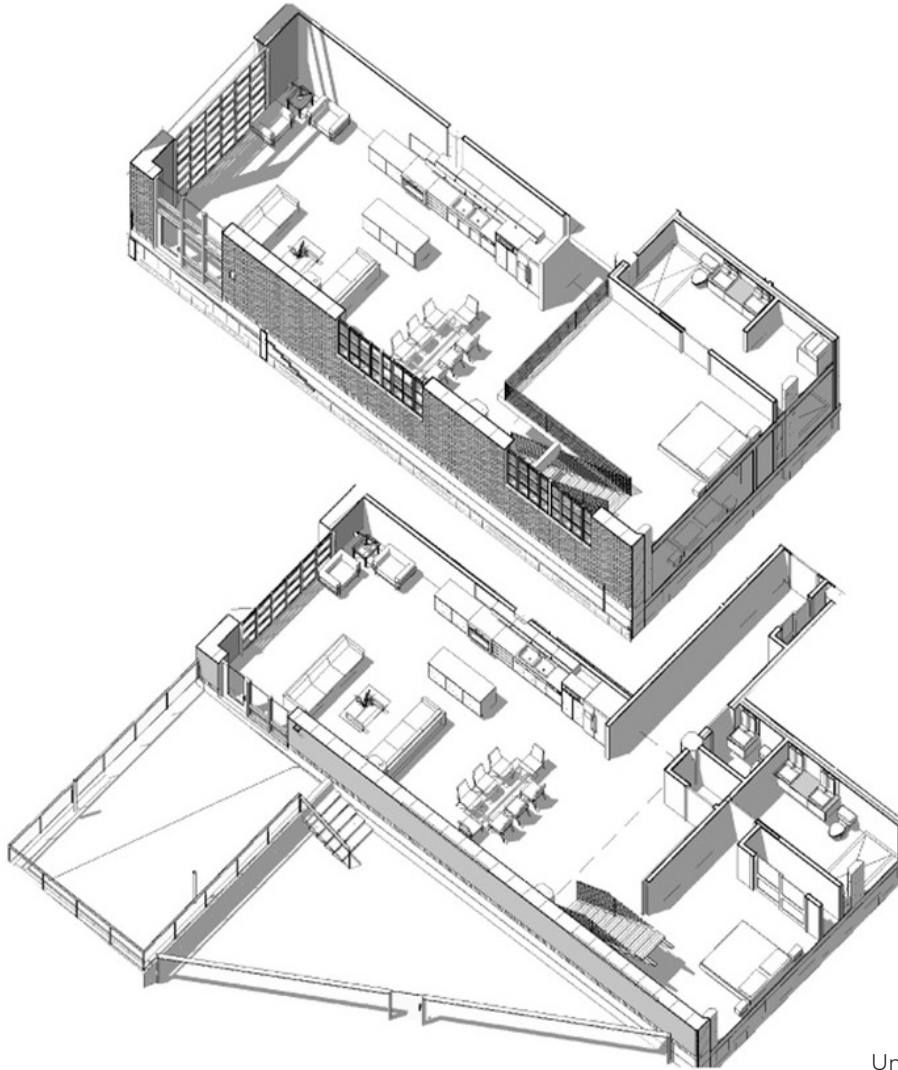




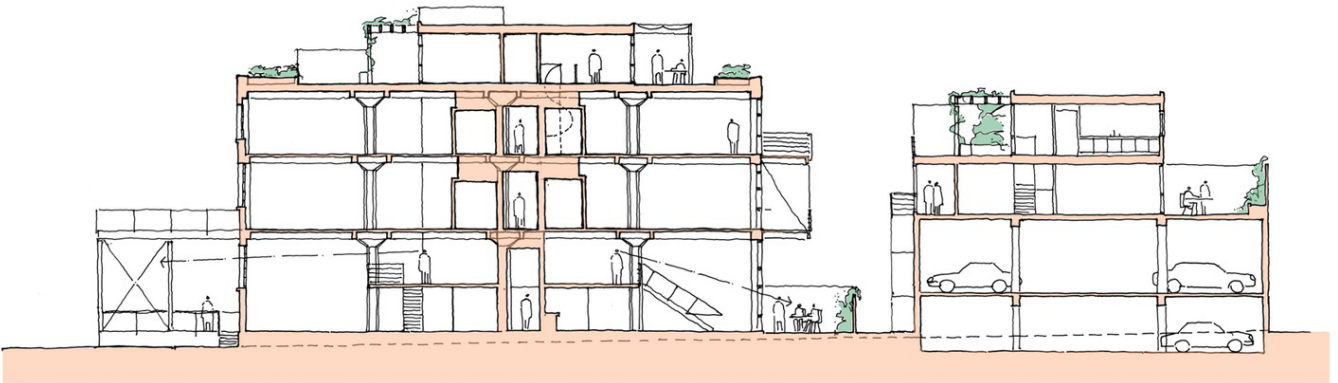
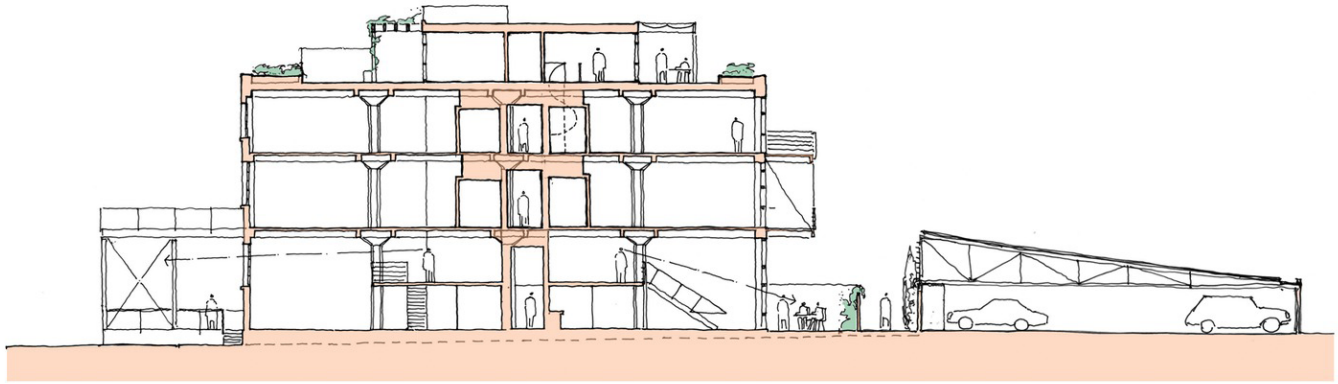
Located in Kansas City's popular Crossroads Arts District, the Freight House Flats are the renovation of a historic three-story warehouse into new urban luxury loft living spaces. BNIM converted the existing building into a 22-unit condominium complex featuring concrete floors, lofty ceilings, balconies and a roof garden. Because the building received historic tax credits, the existing building shell was maintained and restored. The additional fourth floor and non-historic north facade were modernized to include a fourth floor penthouse, exterior fire stairs and north-facing balconies for the second and third floor units. The project also includes a new 33-stall covered parking lot on the north side.

This project was a response to the increasing shift in urban living that involves revitalizing existing warehouse and historic buildings in the urban core to create desirable living spaces in the heart of Kansas City.

38,470 SF
Completion in 2006



Unit 7





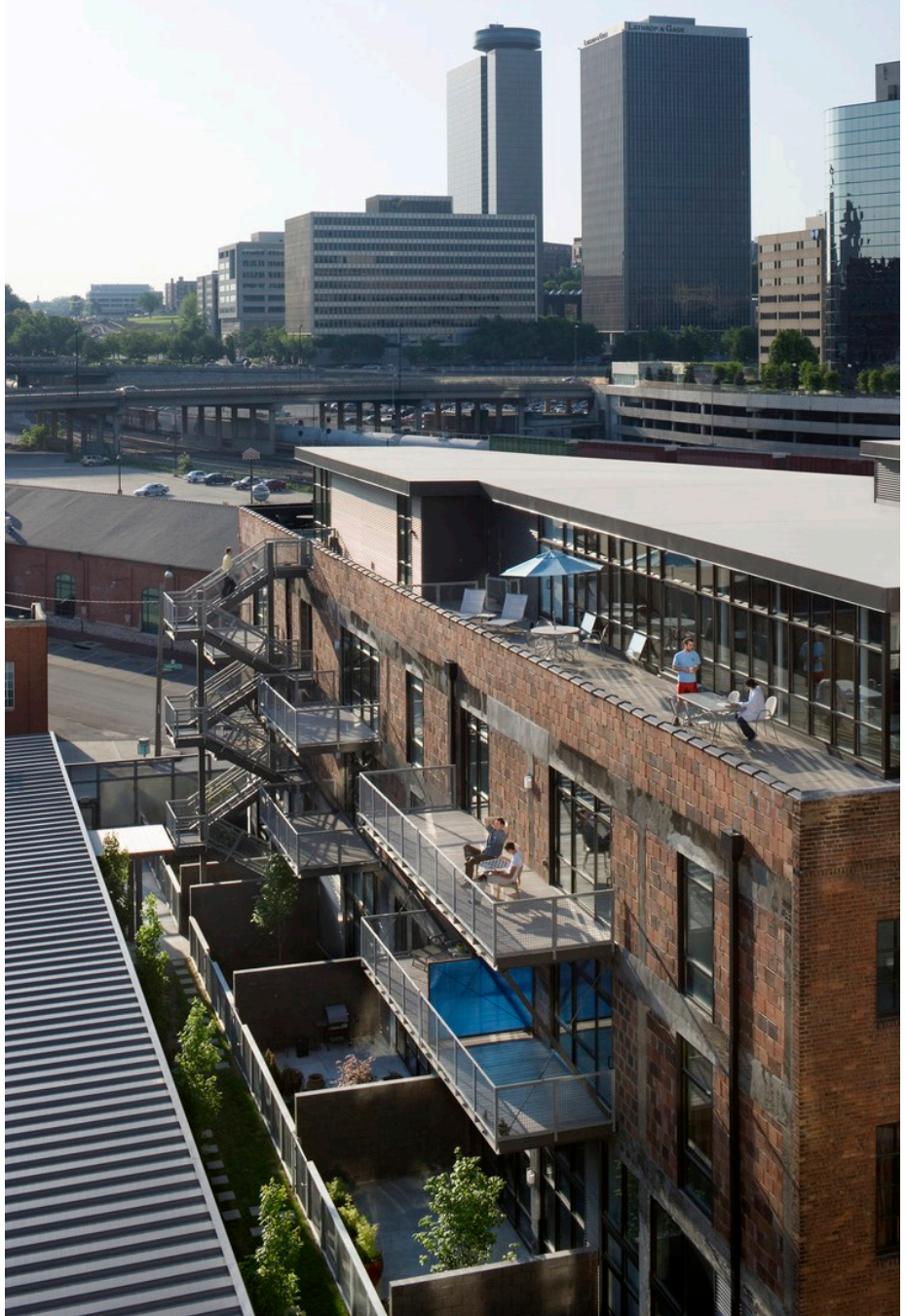














Monogram Building

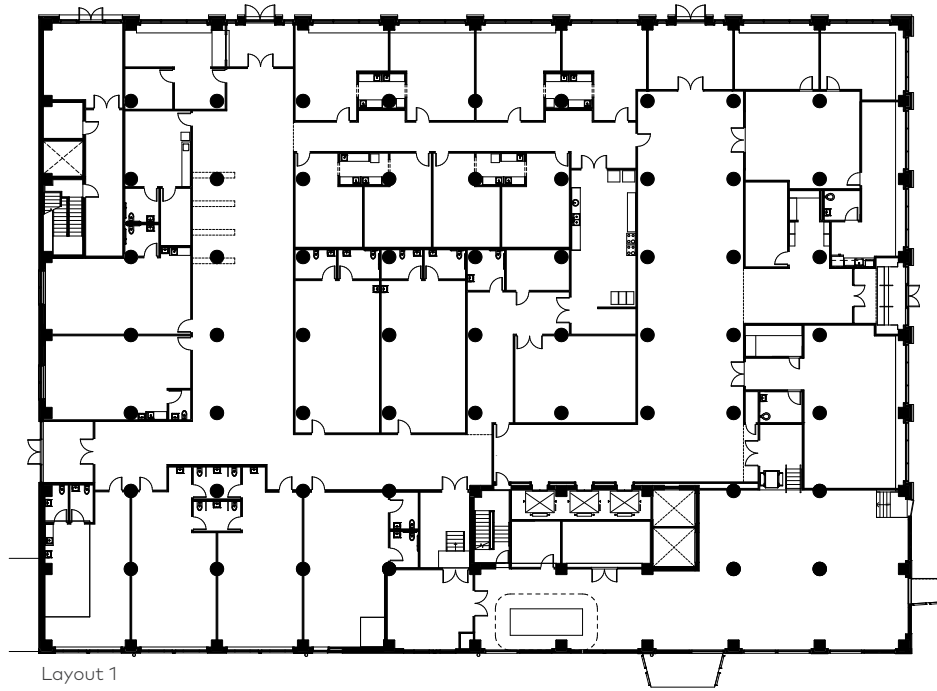
ST. LOUIS, MISSOURI



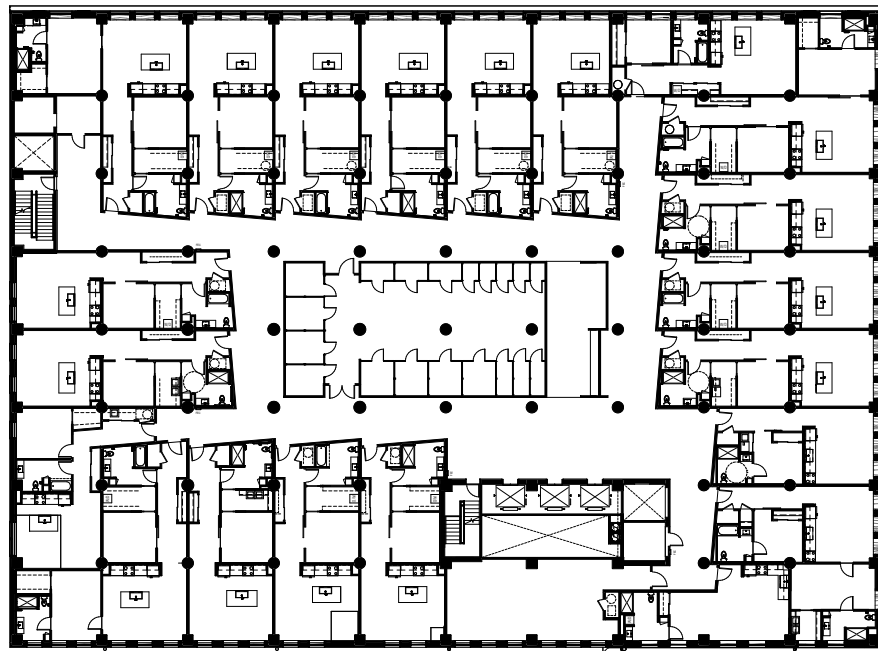
BNIM lead the rooftop design for the nine-story Monogram apartment building, which functioned as a millinery factory and warehouse in the early 1900s, and is now home to 168 luxurious apartments in St. Louis, Missouri. The upscale rooftop features a pool, cabana, fire pits, and tasteful landscaping. The unique nature of the topography suggests a dramatic solution to span the ravine that runs down the middle of the site. The entrance and bedrooms are located on opposite banks, and the primary living areas serve as a bridge between the two sides.

320,465 SF
Completion in 2018
HUD Project

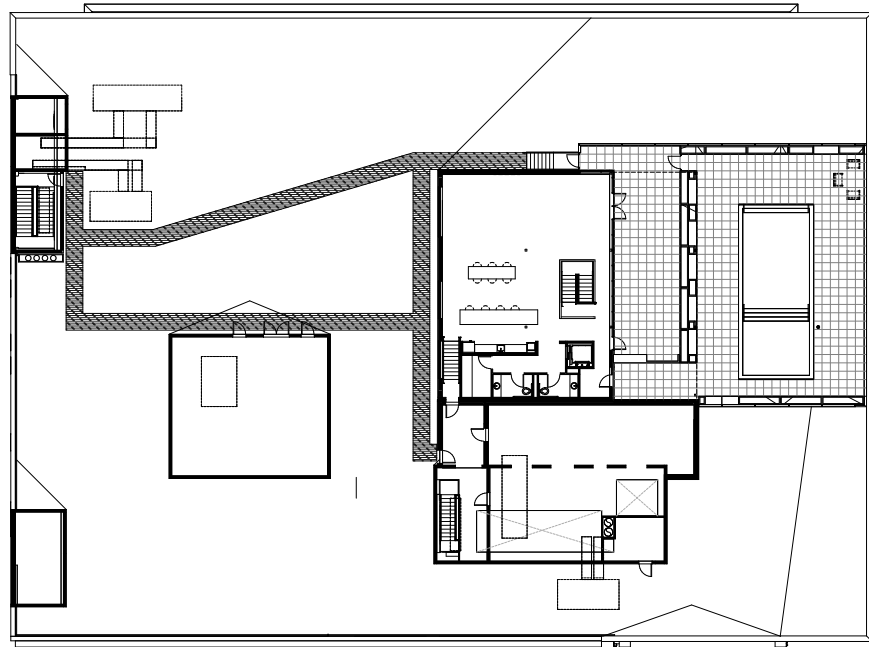




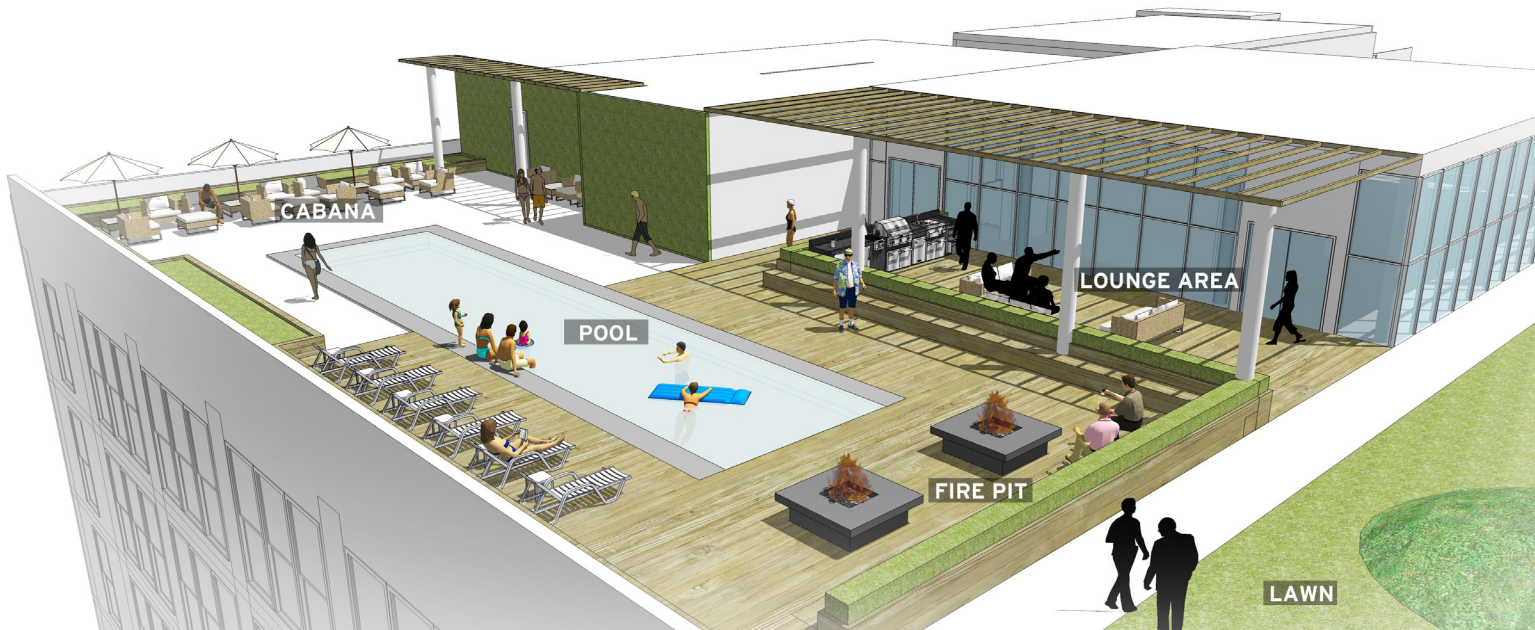
Layout 1



Layout 2



Roof Layout





- | | | |
|-----------------|----------------------------|--------------------|
| 1. BUILDING | 6. TRANSIT STOP | 11. PARKING CANOPY |
| 2. PLAYGROUND | 7. STREETScape IMPROVEMENT | |
| 3. DOG PARK | 8. TO THE CITY MUSEUM | |
| 4. LOADING DOCK | 9. TO THE CITY PARK | |
| 5. PARKING LOT | 10. ROAD RECONFIGURATION | |





Make It Right

NEW ORLEANS, LA



After



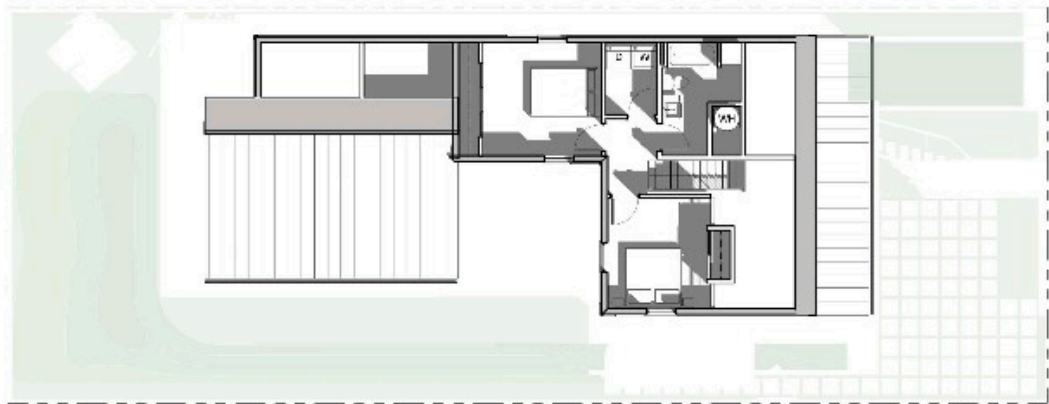
BNIM has been a part of the Make It Right project since it started in 2007 with the goal to build 150 green, affordable, high-quality homes in the neighborhood closest to the levee breach after Hurricane Katrina. In addition to developing a single-family and duplex home design for Make It Right, BNIM was asked to address a segment of the community-wide pilot street design within the area in a way that considers lighting, stormwater management, landscaping and creating community. A new approach to infrastructure design was greatly needed, so by bringing together innovative landscape architects from across the United States, a new approach to streetscape design evolved. Working with the Public Works Department, BNIM explored alternative streetscape strategies and employed alternate roadway alignments, pervious paving technologies, and living systems approaches in the final design approach.

5 Houses (940 SF each)
Completed in 2008

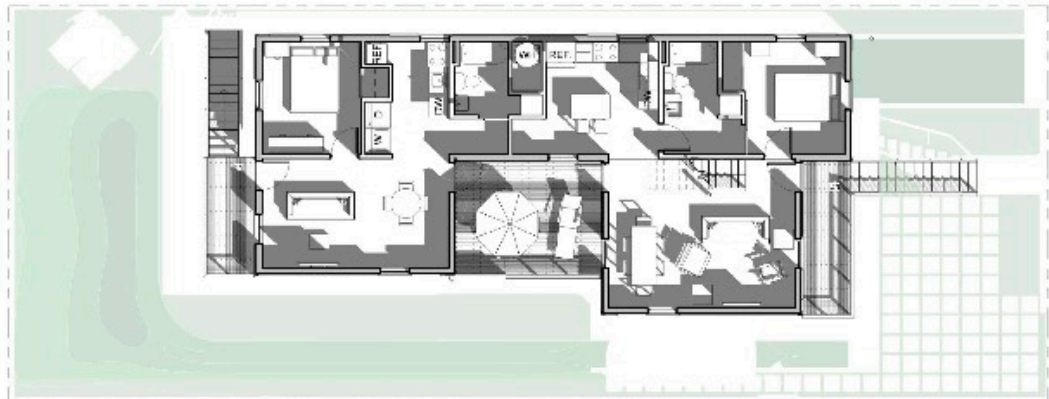
AWARDS

2008, D&AD, Environmental Design Award

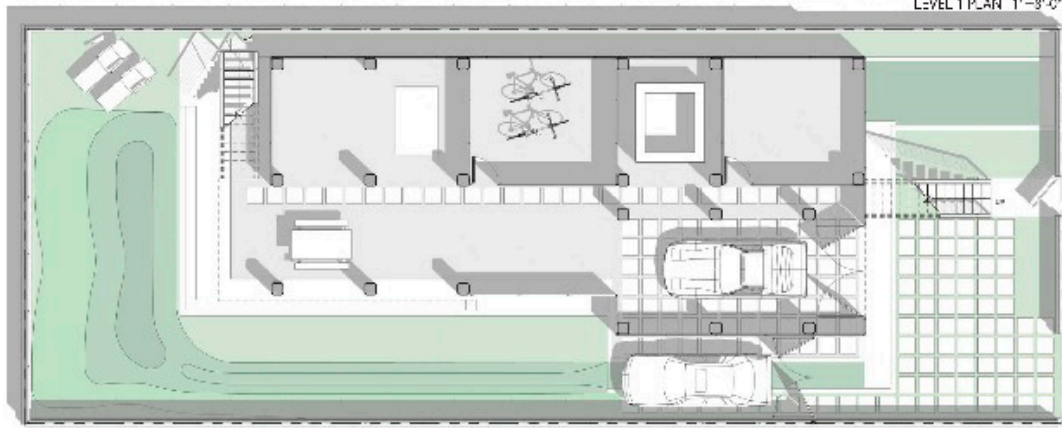




LEVEL 2 PLAN 1"=8'-0"



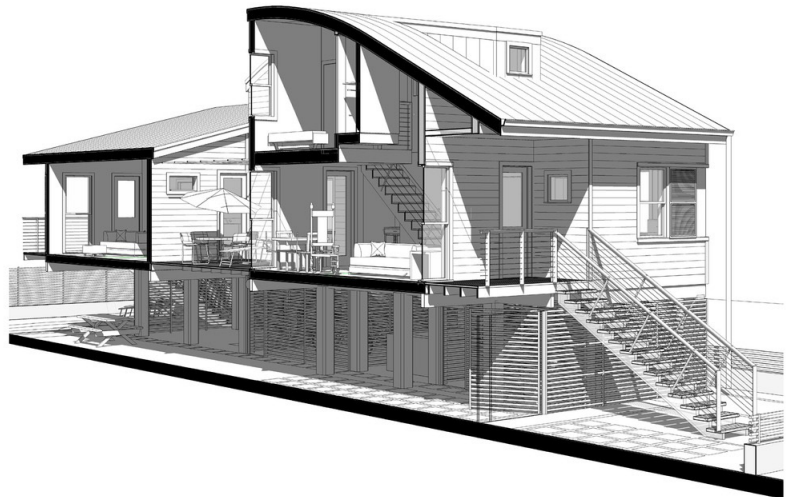
LEVEL 1 PLAN 1"=8'-0"



GROUND LEVEL PLAN 1"=8'-0"







Christian Life Center

KANSAS CITY, MISSOURI

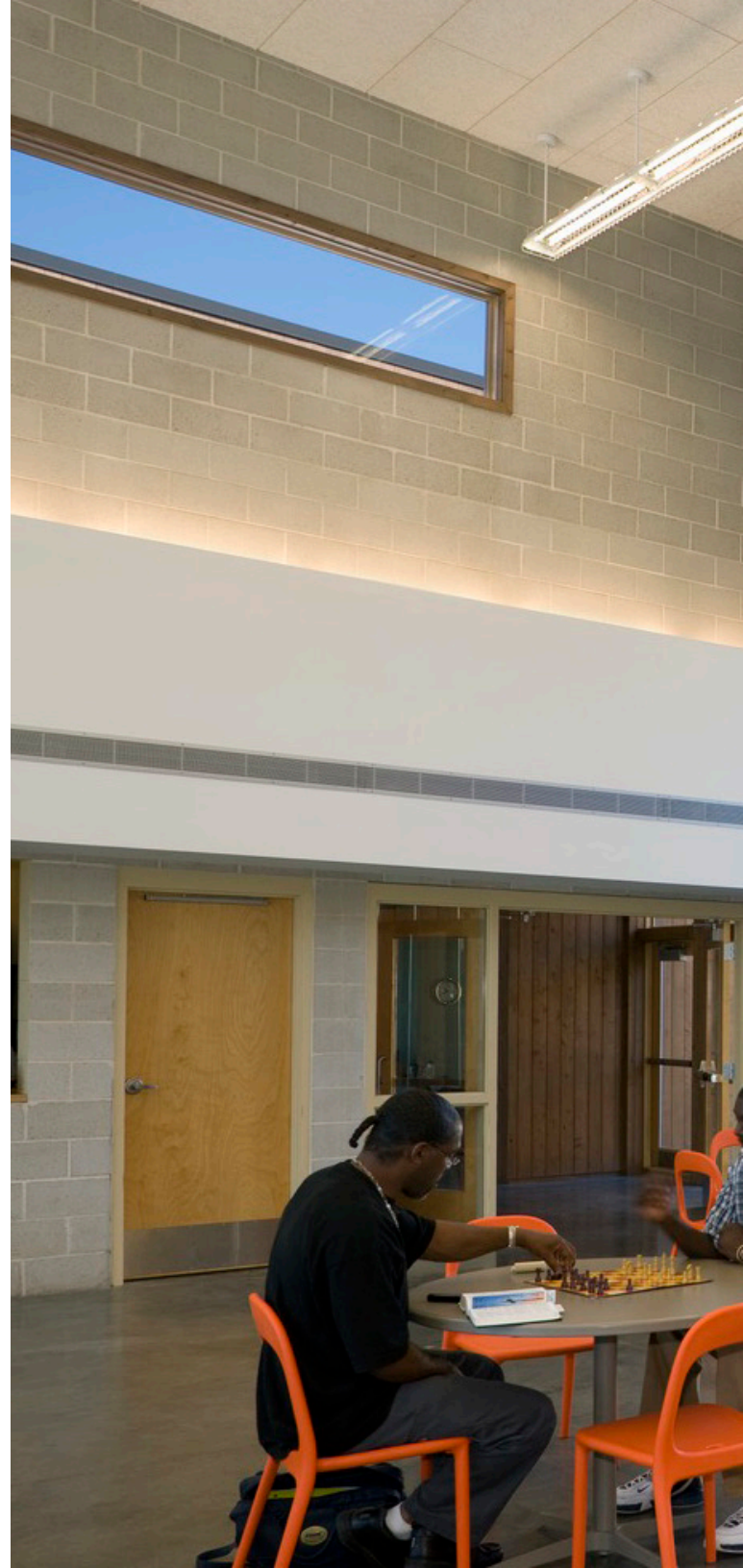




The newest facility at City Union Mission is dedicated to renewing the lives of homeless men by breaking the cycle of homelessness through support, education, recovery and addiction programs. The facility houses the Christian Life Program, a one-year curriculum that prepares students for re-entry into the community. The center supports the Mission's belief that each person deserves to be surrounded by a healthy, well-designed environment that helps them establish a new direction for their lives. The project is also participating in a stormwater grant from the USGBC that will help establish best practices for stormwater management.

The Christian Life Center strives to be regenerative, with both people's lives and the design strategies that support the mission and community. The bright and open spaces provide views and promote healing, community building and education. The building reuses gray water and uses energy efficient light fixtures, daylighting and ground source heat pumps to conserve financial resources for this non-profit.

35,840 SF
Completed in 2009









Recycled materials, such as the cedar wood siding, are used as a metaphor for repurposing the lives of these men who will live and find new purpose at the center. Other finish materials are juxtaposed, such as masonry that is used outside and reflected on the inside, to suggest the notion of "turning one's life around."









AWARDS

2010 AIA Kansas City
Merit Award

2009 Kansas City Business Journal
Capstone Award - Community Impact

2009 AIA Kansas
Honor Award

2008 AIA Central States Region
Merit Award

"I fell in love with BNIM from the first time I met some of the staff. I've appreciated their responsiveness, creativity and genuineness. Our finished products (a brand new sustainable facility and a fully renovated older facility) are everything and more than we hoped for. It is a building that not only provides for the men's needs, but creates them in a manner that elevates the experience."

DANIEL DOTY
Executive Director
City Union Mission

Glassberg Container House

KANSAS CITY, MISSOURI





BNIM collaborated with Debbie Glassberg to design her new residence constructed from five shipping containers in the Brookside neighborhood of Kansas City, Missouri. The containers, pieced together with a steel and concrete framework, create space for two bedrooms, an office, television room, kitchen, dining area, living room and three bathrooms. The pre-fabricated containers are taller than typical shipping containers, allowing for large windows that create an open and light-filled space. The roof of the two-story residence includes an edible garden and patio.

2,000 SF
Completed in 2008



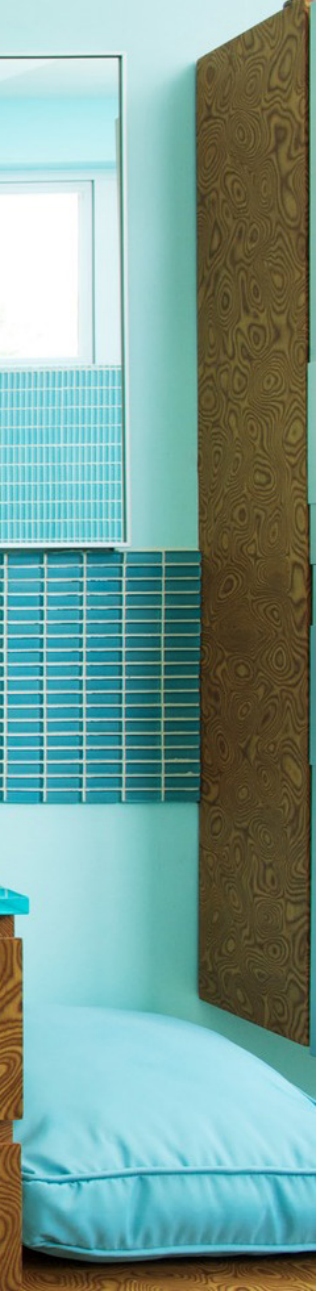


















bnim is building positive

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