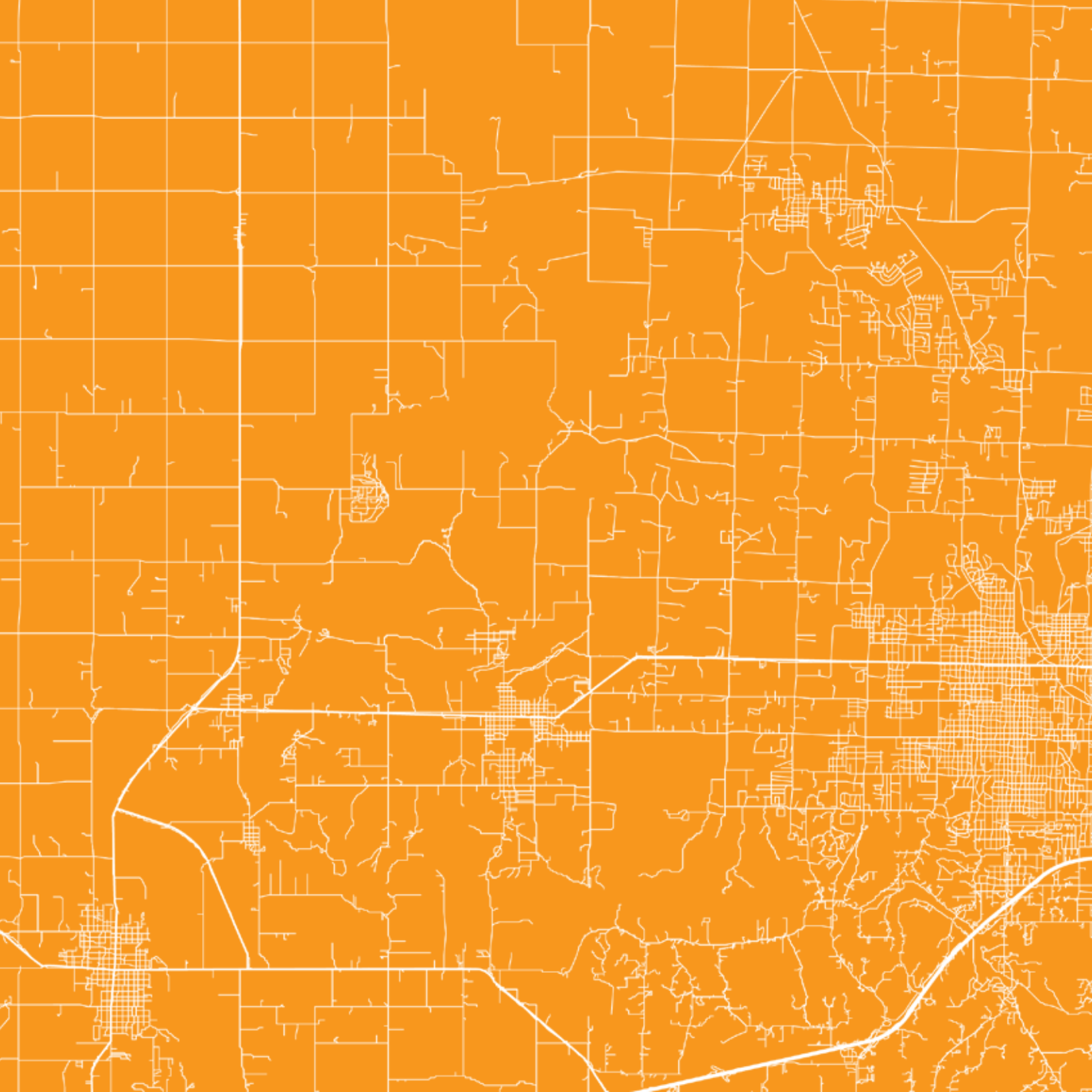
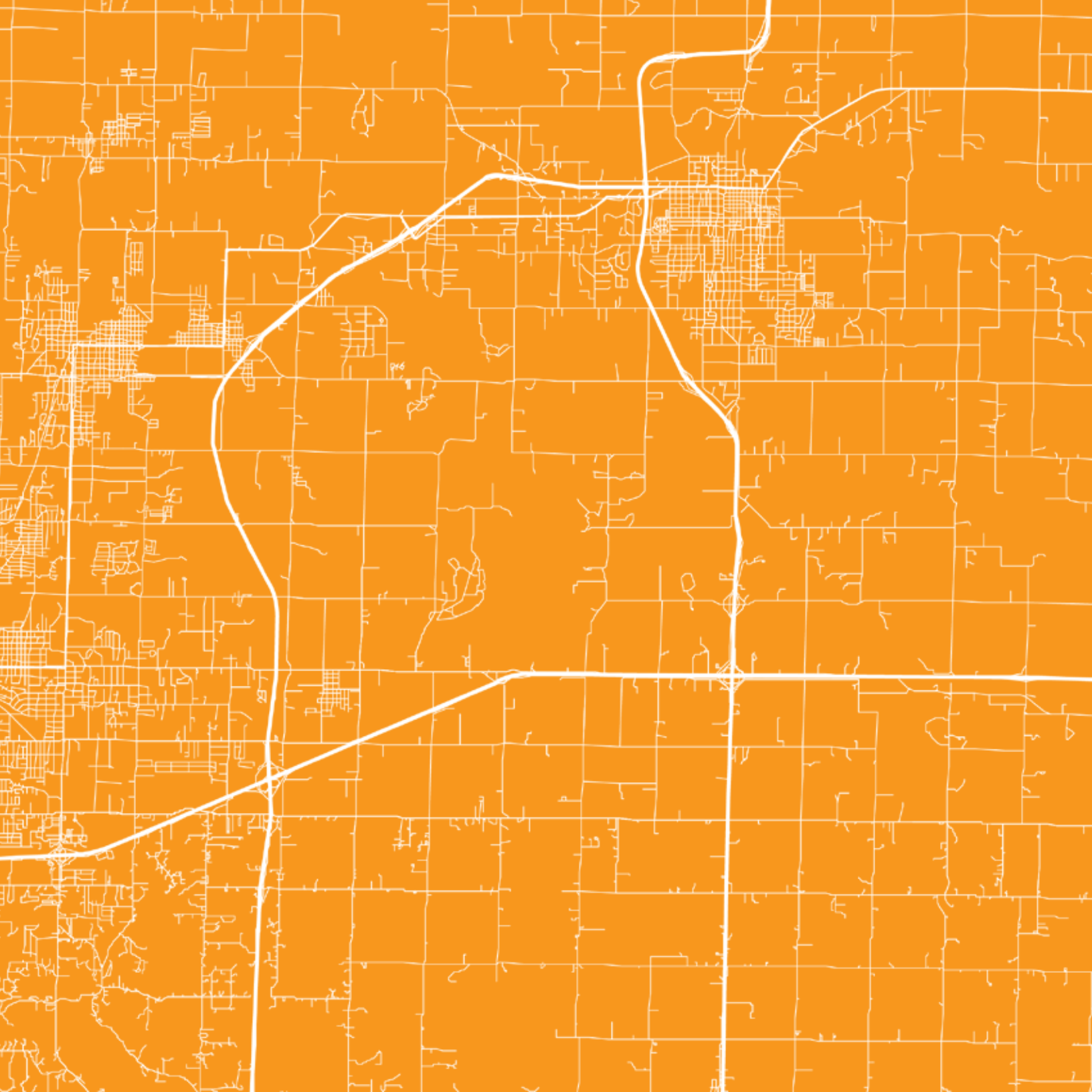


bnim

The Planning Practice of BNIM

CATALYST





Kansas City

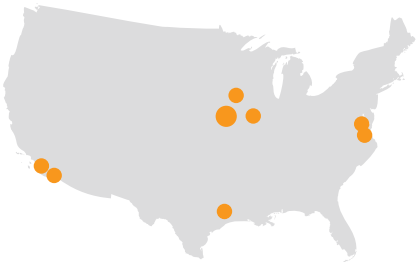
1735 Baltimore
Suite 300
Kansas City, MO 64108
816.783.1500

Des Moines

317 6th Avenue
Suite 100
Des Moines, IA 50309
515.974.6462

San Diego

949 W Hawthorn Street
Unit 11
San Diego, CA 92101
619.795.9920



Houston

814 Redan Street
Houston, TX 77009
713.343.4100

Los Angeles

12920 Runway Road
Unit 330
Playa Vista, CA 90094
310.279.7685

Baltimore

301 W Franklin Street
Unit 405
Baltimore, MD 21201
913.669.2708

Washington DC

510 8th Street NE
Unit 2
Washington, DC 20002
816.783.1500

St. Louis

129 E Washington Avenue
Unit 1S
Kirkwood, MO 63122
816.783.1500

bnim.com



The Planning Practice of BNIM

CATALYST



When the same old thing is not good enough...

No earthquake had been registered and no tornado had struck our community. I simply thought that we needed to do things differently. With so much happening around us, as private developers, we must be sensitive to the impact we have on the communities we build in. It was time to question the status quo and to challenge our way of doing things.

On special occasions life gives you a true opportunity to make a difference. While it may not have been comfortable for us to be so vulnerable, we knew that the Petite Rivière Regenerative Plan project provided us a chance to do something meaningful and lasting. The many complexities of our project, however, made us pause and think. We had a vision for a truly sustainable community, but we did not know where to start. We needed professionals with the experience and ideals who could take on such a challenge, so we began to search. Like finding our soul mates, we knew we had found the right firm when we met the people of BNIM and started a conversation.

The whole is greater than the sum of its parts, and our newfound partners at BNIM embodied this sentiment. Each and every member of the BNIM team embraced our project's regenerative vision. Their dedication to the concept was evident in the lessons they shared with us and the expertise they brought to the process.

Professionalism and passion were givens, and good old fashion common sense was second nature to every BNIM individual we worked with. Their ability to interpret and appreciate the context, to work with professionals of various disciplines whose first language was not always English, and the respect they showed for all stakeholders gave us all the courage to do more with our project.

Having worked in the public sector for almost 20 years before becoming a developer, I firmly believe that the private sector should adopt similar methods to community engagement. Far from being an additional cost, BNIM and the dialogue they encouraged and facilitated was a worthy investment.

BNIM is one of the best business decisions I have ever made.

CLIENT VOICES
NICK TILSEN
EXECUTIVE DIRECTOR
THUNDER VALLEY COMMUNITY DEVELOPMENT CORPORATION



BNIM has been a true partner with Thunder Valley CDC and the Oglala Lakota people for a number of years. I remember first hearing the story of the EF5 Tornado that devastated the town of Greensburg, Kansas in 2007 and the way that the people of Greensburg united together to rebuild their community. I later learned the important role that BNIM played in the coordination and facilitation of the Greensburg master planning process that has been used to rebuild that community. To say the least, I was inspired and motivated by hearing this story.

In my first meetings with BNIM I said "I need your help. A Tornado has hit my community, too, the only difference is that it landed on the shores in 1492 and has been challenging ever since."

Since 2009, BNIM has played a vital role in helping build the capacity of the Pine Ridge Indian Reservation to tackle one of the most systemic cycles of poverty in America. We were a young organization made up of young Lakota people and families but we were visionary. We whole-heartedly believe that our vision needs to be as big as the challenges our people are faced with. BNIM supported our ideas, and through the process of engaging our community, dared us to think bigger, which resulted in the expansion of our shared vision.

BNIM and Thunder Valley CDC have worked tirelessly to create a master plan that has the potential to become a national and international model to alleviating poverty through the building of sustainable communities. The team at BNIM has been teachers, listeners, and partners for change. The most exciting part of this partnership is that working with BNIM has been a fascinating exploration into the intersection of Lakota and indigenous culture and modern planning and architecture. BNIM's highly skilled team of planners, urban designers, architects, and landscape architects have been able to adapt to the challenging, and often changing landscape, that defines Indian Country.

BNIM respects our local leaders, while at the same time challenges us to look at things from multiple perspectives. Most importantly, this partnership has been one of empowerment, capacity building, and the development of healthy pathways to accomplish our goals. BNIM has fully believed in our true potential as a community and people from the beginning, and worked with us to realize the genius of this place. The work we are doing in partnership will prove to impact communities all throughout Indian Country and around the world for generations to come.

Mitakuye Oyasin (We are all related)



From the beginning, BNIM's practice was focused on Kansas City. The partners had a passion about this town and about cities in general. Architecture, of course, is *planning*—within a limited boundary. But at BNIM architectural design went beyond the building perimeter. Part of the design challenge was how a building could influence the space around it and engage the larger urban environment. So, the seeds of planning at BNIM started with a keen desire to influence the shape of the City.

Slowly projects became more complex and involved multiple buildings—small office parks, multi-unit housing— and required thinking about how buildings related to one another and to the surrounding area. And on a small scale *this* was planning. It upped the ante on architectural design to include more elements: topography, utilities, traffic. It was an opportunity to make the whole greater than the sum of its parts. And the partners went beyond commissioned work; they often initiated volunteer projects to promote a particular civic idea or improvement.

Then came opportunities to plan for the redevelopment of entire neighborhoods—Columbus Park, Quality Hill, River Quai (now River Market). These early ventures into real planning focused mainly on the physical—and only tangentially included the complex social and economic issues that are now routinely part of a BNIM planning project. But these projects did involve high levels of community engagement, which was preparation for a more intense participation that is now common.

In the 70s, government's role in development took the form of enabling legislation, using eminent domain and tax exemptions to assist private development – proposals that required multi-faceted, broad-based comprehensive planning. BNIM successfully led several of these efforts. That experience led to the formation of a special BNIM studio concentrated on planning – all forms of planning. This studio, of course, works closely with other BNIM studios and offices in complimentary ways to take advantage of diverse talents and knowledge.

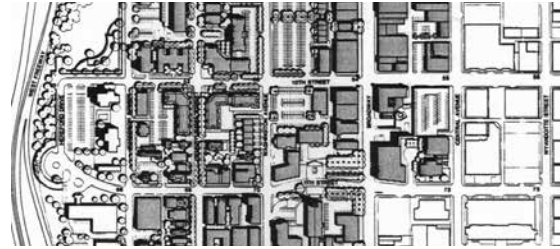
The metric on how well a project succeeds is based on how it positively affects people. BNIM's first task is to assemble a dynamic team, stocked certainly with seasoned professionals. But the core of the team is the Client, the Stakeholders—those most familiar with the territory and who provide a special energy— because, well, they are the ones with the most at stake. BNIM has developed a successful process that develops an environment that unlocks imaginations of all parties to produce a collective, interactive, creative energy. Imagination is by no means the exclusive province of the consultants. Collective imaginations, focused on a goal, are without question what get results in BNIM's planning projects.





COLUMBUS PARK URBAN VILLAGE

The concept plan for the Columbus Park Urban Village provided important design guidelines and suggestions for the overall development of this urban Kansas City, MO neighborhood. The major components of the plan included: mapping of existing land uses; a proposed land use concept plan; analysis of existing and new housing opportunities; design concepts and phasing for streetscape improvements; and recommendations for amendments to the Columbus Park Area Plan. The plan contributed to and built upon existing development successes and opportunities.



QUALITY HILL

This plan for the Kansas City's Downtown Council included redevelopment plans for land use, traffic, parking, housing, public improvements, infrastructure and development controls. The redevelopment plan guided coherent improvement and rehabilitation of the Quality Hill area to ensure new development was complementary and that individual developments were mutually supportive and enhancing. The framework provided for the streetscape improvements offer standards, guidelines, and a consistent vocabulary of entry markers, street furniture, lights, and other elements that provide a unique character for the historic area.



CITY OF RIVERSIDE COMPREHENSIVE MASTER PLAN

This Comprehensive Master Plan and Implementation Guidelines was created to lead the City into a new decade. Riverside has many amenities a great town would hope to have: access to a significant river, a highly accessible link to a major downtown core, beautiful views from its limestone hills and a riverboat casino that generates significant tax revenue. BNIM conducted community workshops, stakeholder interviews, and detailed land-use, economic, and social analysis, while also working with a team of professionals to carry out a citywide community survey and an economic market study to guide implementable goals.



NORTH CHARLESTON COMMUNITY "NEW AMERICAN CITY" MASTER PLAN

This massive redevelopment plan, with a three-quarter-mile waterfront site as its catalyst, covers 3,000 acres, including 350 acres that the City of North Charleston, South Carolina, acquired from the Charleston Naval Complex Redevelopment Authority. The major objective for this public-private sector collaboration in North Charleston is to offer an alternative to urban sprawl by setting the benchmark for smart growth, reclaiming the waterfront for public use while integrating the former Navy base into the city. The plan transforms the ways in which the community functions, interacts and lives.



RIVERFRONT WEST MASTER PLAN

Reconnecting and revitalizing the riverfront area has been a goal of Kansas City for a long time. At the time that Berkley Park was constructed, the Port Authority made a commitment to River Market residents, owners, and merchants to make a direct pedestrian/bicycle connection from River Market to the riverfront and on to Berkley Park. The result is a 635-foot long bridge, spanning over the Town of Kansas and the Union Pacific tracks, with a stair and elevator link down to the old wharf building site. This makes Main Street, appropriately, the only Kansas City street that concludes at the river's edge.



FLINT HILLS REGIONAL PLAN

The Tallgrass Prairie was once North America's largest continuous ecosystem, covering 140 million acres. Today, 4% this ecosystem remains; Kansas has a larger portion than all other prairie states combined. The Flint Hills plan promotes economic development, protects natural resources and strengthens the communities that call the Flint Hills home through a toolbox of solutions for local governments, landowners, and other organizations. The holistic approach will secure the work of the people that live there while expanding a variety of tourism opportunities and caring for the ecosystem that nourishes the opportunity.



EDMONTON CITY CENTRE AIRPORT REDEVELOPMENT PLAN

As part of a design competition for the redevelopment of the Edmonton City Centre Airport (ECCA), this conceptual master plan transformed the Airport Lands into a sustainable and nurturing environment while memorializing its history. The design was geared towards making Edmonton a leader in 21st century city living and a model for all of North America via the restoration and reclamation of rich ecosystems and habitat within the city. The conceptual master plan was driven by four design principles: Making the Invisible Visible; Living in Nature in the City; A One Planet Community; and Catalyzing Transformation.



OVERFLOW CONTROL PLAN

The Overflow Control Plan addresses Kansas City's 150-year-old combined sanitary sewer system. The ambitious plan promotes improvements that transform the appearance of neighborhoods using green solutions, while meeting the regulatory requirements of the Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources. This innovative plan was recognized by the EPA as one of the greenest in the country. Key initiatives include: rain gardens and downspout disconnects, green collar jobs and workforce development, enhanced monitoring and modeling, development of the Blue River Watershed Plan and proposed public policy changes.

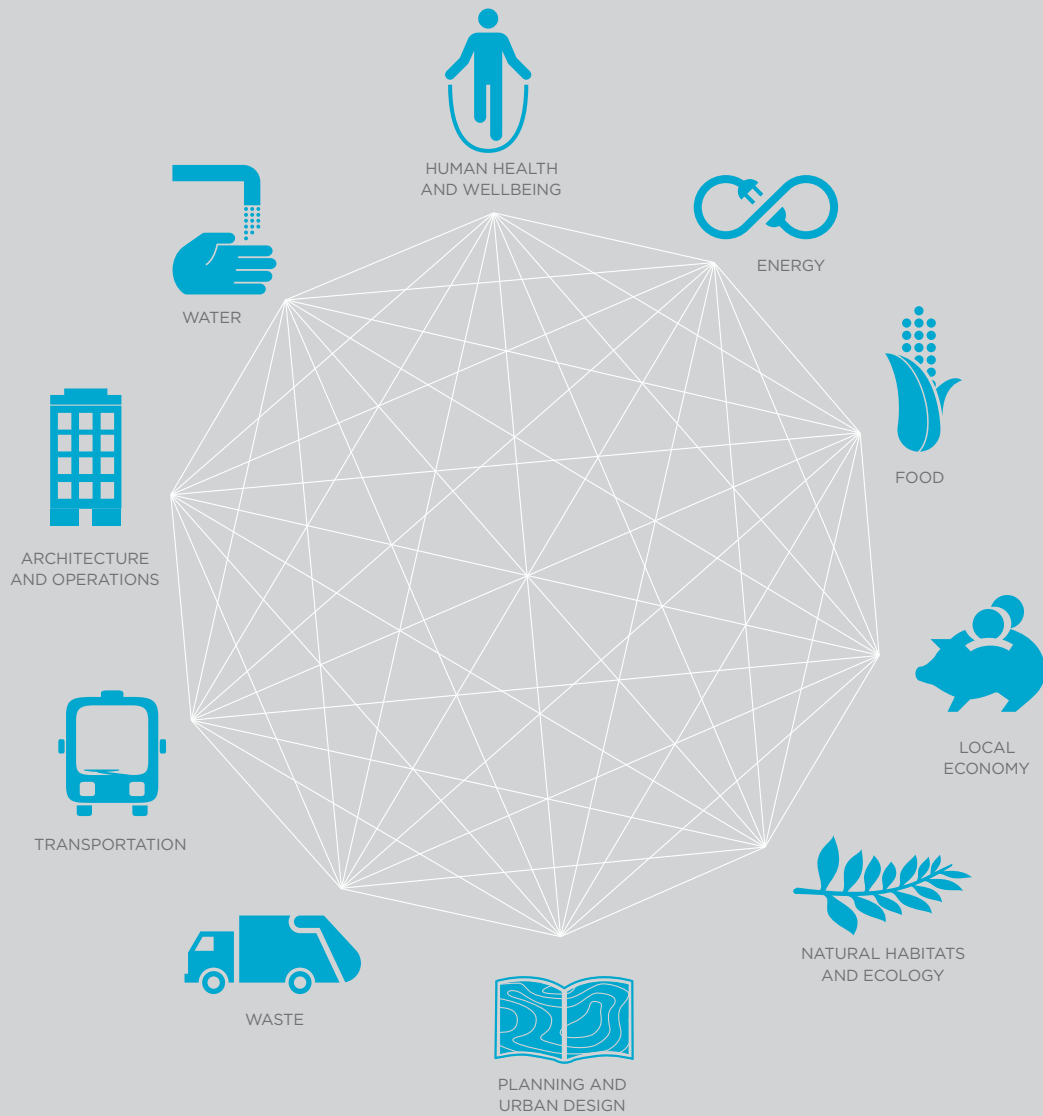




Blessed with a unique opportunity to create a strong community devoted to family, fostering business, working together for future generations.

GREENSBURG KANSAS

IN AN INCREDIBLE GESTURE TO REBUILD, AND REBUILD STRONG, THE COMMUNITY IMAGINED A NEW FUTURE WITH THIS VISION STATEMENT



HUMAN PURPOSED INTEGRATED DESIGN

BRINGING A WORLD OF CHALLENGES AND OPPORTUNITIES INTO A SINGULAR,
ALL-ENCOMPASSING AND EMERGENT SET OF SOLUTIONS

Our Core Purpose: We deliver beautiful, integrated, living environments that inspire change and enhance the human condition.

Planning is a social enterprise. As community planners, we are designers of the built and social environment, and protectors of our natural systems. We help communities create a vision for their shared future that both respects the interdependent functions of natural systems and enhances the vibrancy of a unique place. Planning is an act of implementing environmental justice, economic opportunity, and social equity — carried out through the application of technical expertise and facilitation of a catalytic process. The communities we work with are both our clients and our partners. With them, we create policies, practices, and places that fundamentally shape our quality of life.



KIOWA COUNTY SCHOOLS
THE NEW SCHOOL REDUCED OPERATING COSTS, INCREASED EFFICIENCY, AND
IMPROVED STUDENT PERFORMANCE

The creation and revitalization of neighborhoods and districts, cities and towns, rural areas, and larger regions is a responsibility shared by everyone. In our democratic society, **all stakeholders have a fundamental right to influence the future of their community.** As planners, we are ethically bound to advance this conversation, expand public understanding of our complex and interconnected systems, and advocate for a better way forward.

Over the past four decades, BNIM has crafted a unique approach to the practice of community planning. Our multi-disciplinary firm brings diverse skills and perspectives to provide both breadth and depth in our expert execution of any planning process. **We are planners, architects, and designers committed to empowering communities by sharing knowledge and building capacity.** We discover and then leverage strengths and opportunities. We are passionate about creating thriving, sustainable communities, and we have built an international reputation for design excellence and conscientious service.

We consider the implications of today's choices on future generations. We apply planning and design as tools to renew communities and promote healthy living. At the root of our dedication — anchored inside each of our collaborations — is our sincere belief that **informed, sustainable decisions are economically beneficial, socially responsible, and environmentally sound.**

Our core purpose: We deliver beautiful, integrated, living environments that inspire change and enhance the human condition. Real progress occurs when a community and its champions realize they have the power and the ability to determine their future and implement their vision. **We tap into and develop the potential of a community to instigate an enduring change in its trajectory.**



PLANNING | LANDSCAPE ARCHITECTURE STUDIO
WE ARE SYSTEMS THINKERS, CONSENSUS BUILDERS, SUSTAINABLE
DEVELOPERS, EDUCATORS, BIOLOGISTS, DESIGNERS, ARTISTS & WRITERS

We believe that no one knows as much as everyone.

What are the convictions that we share as the foundation for our future? While we do not know exactly what the future holds, we know every day when we come to work we are working with bright and dedicated people who are challenging us with diverse perspectives and that there is nowhere else where we will have a greater potential to do good in the world.

To us, the practice of planning is an act of servant leadership. Working alongside our clients, we challenge a community to think differently about itself and its surroundings. This process holds the power to unlock a community's true potential, and our team does it with grace, strength, compassion, and courage. We are experts at hosting the exchange of ideas between people within a community, empowering them to make choices to create a better future.



2014 BNIM FIRM SYMPOSIUM

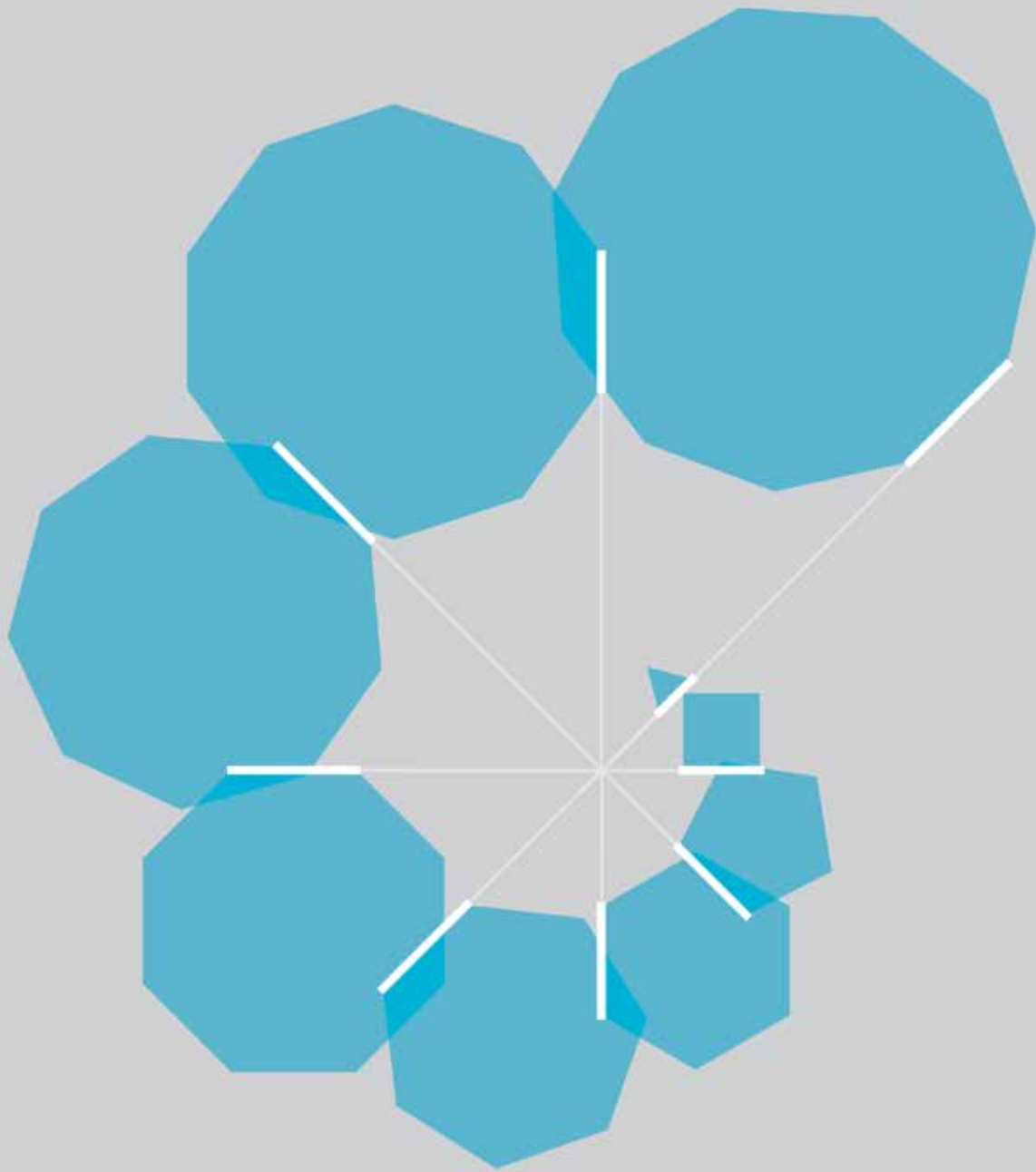
OUR MULTI-DISCIPLINARY TEAM BRINGS ALL OF OUR COLLECTIVE EXPERTISE AND
UNIQUE EXPERIENCES TO OUR PROJECT IN A COLLABORATIVE FASHION

While we bring expert facilitation and technical ingenuity to the table, we believe that no one knows as much as everyone. Because of this, we bring together experts, stakeholders, and the public to contribute as part of every process. We employ highly collaborative and inclusive methods in our planning practice. **Our team does not assume that we already have all the answers, but we know that together we can solve every problem.**

BNIM has the breadth and depth to customize the players and our approach within the context of any situation. We have access to a wealth of institutional knowledge, and our forward-thinking firm is always developing new ways to innovate best practices. **We leverage what we have learned in communities across the globe to tailor a unique process for each project.** Our in-house staff of planners, urban designers, landscape architects, architects, interior architects, development specialists, graphic designers, and artists works to ensure each project is informed by diverse perspectives. Each member of our staff brings their own diversity of expertise — our professionals have backgrounds as systems thinkers, community organizers, sustainable developers, school board members, biologists, artists, and writers, among many other skills and talents — and each of us integrates our full experience when we tackle a problem.

Planning is our calling. We take pride in living out our values. Through our own choices — where we live, how we move around, where we volunteer and what we do every day — we embody the ethics of our profession. Extending to our families, our friends, our colleagues, and our own communities, we embody our principles through the lives that we lead and in the work that we do.

How we build our community has a deep and lasting impact, and as planners, we live by the creed that we can improve the human condition. In practice, we strive to take communities beyond sustainability and focus on the regenerative power of our choices. The structures, operations, and connections of our built and social systems must go beyond just sustaining our communities. Instead, **we work to restore and regenerate our planet and its people.**



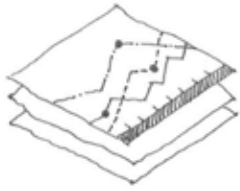
REPLICATION / INNOVATION

WE USE WHAT WE HAVE LEARNED ON PAST PROJECTS, AND APPLY THAT KNOWLEDGE TO ADVANCE NEW BEST PRACTICES WITH EVERY PROJECT BEFORE US

There is no power greater than a community discovering what it cares about.

We connect complex systems, bring people together to strengthen their networks, and capacity, and energize leaders to work together to create change.

Planning is the organization of hope. It is an act of optimism, an intention, and an opportunity to create a more vibrant community. To accomplish a community's goals requires a deep dive into the dynamic economic, social, political, and physical systems embedded in every place. Successful planning ultimately comes from this comprehensive analysis and results in smart policy, a culture of contribution and stewardship, and transformative development.



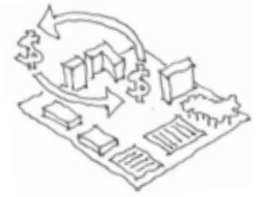
DATA & TRENDS



COMMUNITY PARTICIPATION



ECO REGIONS



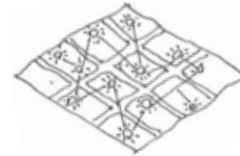
ECONOMY



POLITICS



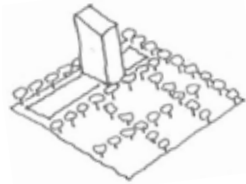
EDUCATION



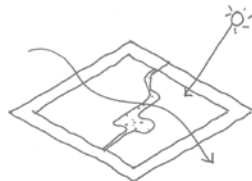
ART & CULTURE



FUNDING



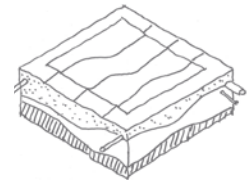
PUBLIC/PRIVATE PARTNERSHIP



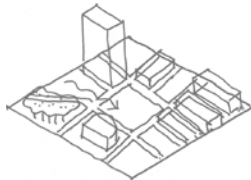
ENVIRONMENTAL SYSTEMS



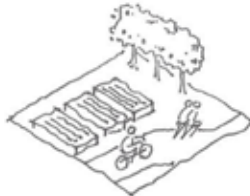
NEIGHBORHOOD



SITE



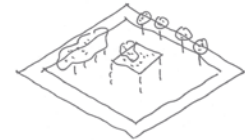
COMMUNITY CONTEXT



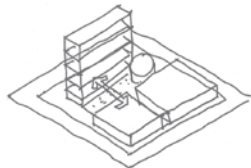
HEALTH



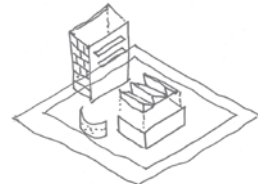
SAFETY



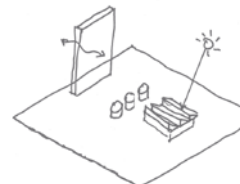
LANDSCAPE



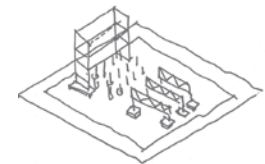
FUNCTION



ARCHITECTURE



SUSTAINABILITY



STRUCTURE

LAYERS OF PLANNING

AT ALL LEVELS, WE IDENTIFY AND ANALYZE EACH RELEVANT ASPECT OF A PROJECT IN ORDER TO CREATE A UNIFIED PATH TOWARDS IMPLEMENTATION

Planning is the integrated, whole-systems engagement of a community in the design of its surroundings. Systems-based planning is grounded in an interconnected and multi-dimensional world view. It seeks to identify and integrate the many layers of our environs from geopolitical forces to neighborhood leadership; from macroeconomics to the balance sheet of the local corner store; from industrial agriculture to community gardens; and from federal, state, regional, and local governmental agencies. By relating these existing conditions to one another through a public dialogue, creative solutions emerge from stakeholders that result in innovative new solutions for stakeholders to achieve community goals.

At BNIM, we place equal value on the end product and the process itself. Plans are not meant to sit on shelves. We realize that to build a place, you have to build the people; so we design each planning process to develop readiness, expand capacity, and foster champions to carry out implementation and create the change they want to see. In our increasingly complex world, a planning process helps a community visualize, strategize, and, ultimately, act.

Our team has the experience to address a wide range of community challenges. In the spirit of the planning profession's all-encompassing approach, we provide many services and areas of focus, including comprehensive planning, land use, transportation, campus planning, disaster recovery, economic development, housing, open space, natural resource conservation, food systems, social services and safety. **We bring our understanding of these interrelated systems and share their complexity in a way that everyone can understand.**

There is no power greater than a community discovering what it cares about. Using a systems-based approach, we develop inspired solutions by empowering a community to identify the strategic initiatives that address multiple goals with a single focused effort.

The success of our process is tied to meeting the goals of our clients' organizational and project-specific vision.

Our Vision-Driven Design methodology is a highly refined procedure that focuses on thoughtfully integrating an organization's mission and vision into the design process to ensure that we are designing spaces and places that support and advance the mission of that organization, while inspiring them and propelling them forward.

This method begins and ends with the client's vision of success. We work with all the stakeholders and their representative community early in the process to create a set of vision-based goals that we use as a compass to guide each design decision throughout the life of each project.

PROCESS

DISCOVER

- ENGAGE COMMUNITY
- GATHER DATA
- ESTABLISH VISION

ANALYZE

- ANALYZE DATA
- IDENTIFY NEEDS AND OPPORTUNITIES

PLAN

- DEFINE VISION AND GUIDING PRINCIPLES
- EXPLORE SCENARIOS
- IDENTIFY STRATEGIES
- DRAFT PLAN DOCUMENT

ALIGN EXPECTATIONS

- IDENTIFY COMMUNITY OUTCOME AND CLIENT OUTCOME
- ALIGN EXPECTATIONS AND OUTCOMES

ALIGN RECOMMENDATIONS

- REFINE STRATEGIES

ADOPT

COMMUNITY MEETINGS



DELIVERABLES



VISION
DOCUMENT



FIRST
DRAFT



SECOND
DRAFT



FINAL
REPORT

OUTCOMES

IMPLEMENT PROJECTS

RIISING CULTURE OF CONTRIBUTION AND STEWARDSHIP

BNIM has a comprehensive toolbox of techniques and technologies that we tailor to the uniqueness of each community. We are constantly innovating and replicating our processes as we learn from each interaction and client.



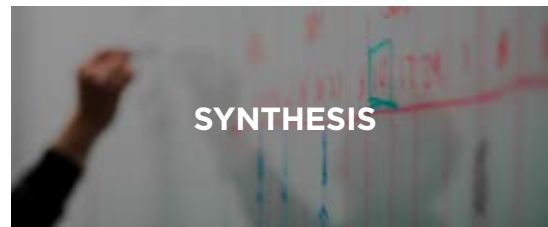
It seems simple enough, but we are amazed at how much we can learn just by listening to our clients, partners, and stakeholders. When you come to a place and listen and be truly inquisitive, we have found most people want to talk about their lives, struggles, and aspirations. This is a great foundation for any planning process.



Engagement is a critical component of listening. Not everyone knows that they have the opportunity to participate. Drawing stakeholders into a community conversation about their future sets the course for a shared vision. We do this in person through public engagement, and through social media, websites, and tools like *mySidewalk* and *Textizen*.



We begin our search for the most relevant and meaningful data. From a universe of available data from engagement and online tools, our research filters information to identify the most meaningful pieces to be cross-referenced with identified community goals. We build peer groups to define benchmarks and a framework to review the data.



An analysis of the data reveals a certain reality about a community. This information can either support or oppose the community's stated goals. By creating scenarios we can test potential outcomes, and then generate strategies that mitigate pressing issues and help a community realize its aspirations.



The development of an implementation plan is an iterative process to identify actions that optimize outcomes. After a deep dive during the analysis, we resurface with stakeholders to verify the community's goals and set short-, mid-, and long-term targets for success. This continued conversation builds consensus on the best path forward.



Creating a roadmap to long-term implementation of the community's vision builds a framework for future decision-making and a foundation for further conversations. The planning process will have built the community capacity to handle changes, and set up a mechanism to constantly monitor progress. Things can change after a plan is complete, and this ensures the community can evolve, too.

BNIM's Planning | Landscape Architecture Studio has as diverse experience to match the diverse levels and types of planning. We know that the lines of these planning sectors overlap, and we actively seek to blur them as each project is unique and requires its own approach. Below is a comprehensive list of our services:

Campus Planning

The focus of campus planning is to support the unique mission of each institution in an integrated, stakeholder derived process that addresses a set of complex campus and facility planning issues including space needs, transportation and circulation systems, infrastructure, landscape design, community connectivity, sustainability, and capital and maintenance costs.

Comprehensive Planning

Properly undertaken, comprehensive planning enables a community to view the big picture, coordinate local decision making, and form a basis for strategic implementation of the shared goals.

Corridor Planning

Whether planning for mobility or creating a destination, corridor planning works to identify common interests and break down the barriers between communities so that each can thrive.

Disaster Recovery

Through smart decision making, strategic action, and a powerful community dialogue, our experience has shown that citizens can respond with a new shared vision that strengthens their communities for the future.

Fiscal and Economic Planning

Building on a body of planning research, and BNIM's nuanced understanding of community fiscal structures and challenges, we can analyze, measure, and create a defensible basis for the fiscal and economic impacts of planning, policy, and infrastructure decisions.

Food Systems Planning

BNIM partners with communities to develop vibrant local and regional food systems through innovative solutions for land use, transportation, economic development, natural resource management, and community partnerships that focus on increasing food security, strengthening coordination between stakeholders, and supporting overall community health.

Neighborhood and District Planning

Working in partnership with stakeholders, we develop an understanding of the neighborhood's built and social character and local economy to build capacity and identify creative and pragmatic opportunities to propel the community's vision for itself into the future.

Regional Planning

By engaging a critical cross section of stakeholders over a large geographic area, this scale of planning brings together diverse jurisdictions and communities to create a regional vision and a framework to work together to achieve common goals.

Transportation & Mobility Planning

This service identifies existing transportation patterns, gaps in existing service, and opportunities to connect people and places in ways that catalyze the implementation of a community's long-term goals and shapes the built environment to accommodate people from all walks of life.

Development Guidance

By fusing together the opportunities and impacts of areas such as economic development incentives, sustainable utility design, community engagement, stormwater management, neighborhood connectivity and effective long-range maintenance planning, we use the specialties within our ranks to offer a "one stop shop" for development services.

Tribal Planning

With an innate focus on the deep connections between the people and place – environmentally, socially, and economically – we listen closely to the assets and challenges of each community and build deep relationships with the people who embody their culture to facilitate meaningful recommendations that can have the greatest impact.

Urban Design and Healthy Community Planning

A holistic design process that explores the interrelated issues of walkability and bikeability, access to critical services and healthy food options, and creating diverse, mixed-income neighborhoods, intersects people, planet, and place to create tangible and implementable strategies.

Design Guidelines and Historic Preservation

Evolving from many years of experience on all aspects of the preservation development process, including design, compliance, and financing, guides our respect of the context of the past to improve the future in a range of preservation projects from crafting neighborhood infill standards to overseeing adaptive reuse of historical spaces.



CONSENSUS BUILDERS

WORKING WITH DIVERSE COMMUNITIES AND OFTEN DIVERGENT PRIORITIES,
WE BRING STAKEHOLDERS TOGETHER TO MOVE FORWARD

We seek to find the spark within each community and build a culture of collaboration focused on implementation.

A successful plan is measured by its impact on the community. At BNIM, we see ourselves as facilitators of a community's aspirations. We seek to find the spark within each community and build a culture of collaboration focused on implementation. We know from experience that once a community organizes around a common goal, they can accomplish whatever they set their minds to.

You don't know what you don't measure.

The following metrics outline the many ways in which we determine that our projects have been successful. The organization of these metrics and the infinite number of potential data sets used to monitor them over time are as unique as the communities we work with. Ultimately, a project's success is determined by the outcomes they are able to realize, as well as the creation of a system to ensure on-going engagement and implementation. It is more of an art than pure science.



Stakeholders Engaged

How many people we connect with on our projects matters. If no one knows as much as everyone, than maximizing our reach makes a project more in tune with public sentiment, elevates the public discourse, builds stronger awareness, and ultimately ensures community buy-in that is critical for successful implementation.

DATA SETS

- Public Meeting Attendees
- Engaged Organizations
- Citizen Satisfaction
- Digital Participation Rates



Environmental Stewardship

Today's choices have implications on future generations. It is our mission to use planning and design as tools to renew communities. We believe that plans and projects must go beyond doing no harm and regenerate our environmental systems.

DATA SETS

- Contaminated Sites Remediated and Redeveloped
- Reduction in Criteria Pollutants and Greenhouse Gases
- Volume of Stormwater Captured and Reused
- Reduction in Municipal Solid Waste Volume
- Increase in Volume of Locally-Produced Food
- Renewable Energy Produced



Increased Capacity

Our clients are our partners. We share and impart our expertise and knowledge to the people we work with so that they are more capable to effect positive change. Our projects are vehicles for improvement, and part of that is helping our clients think through the complex systems that we live in to make better decisions.

DATA SETS

- Committees Formed
- Dashboards Created
- Duration of Monitoring
- Leadership Succession Planning



Implementation Actions

Plans mean nothing unless they are implemented. We start implementation from day one by engaging stakeholders and building local capacity. Part of that effort is creating an organizational framework to advocate for and complete the strategic implementation initiatives developed during the planning process, and then tracking their long-term progress.

DATA SETS

- Number of Projects Completed
- Construction Value of Building Permits Issued
- Grants Awarded
- Return on Investment of Public Dollars
- Plans Updated



Social Equity

United we stand. Through the process of building community consensus, we bring often divergent points of views together to collaborate. By creating a shared vision of the future, we help communities work together.

DATA SETS

- Income Equality and Mixture
- Isolation and Diversity Indices
- Housing and Transportation Affordability Relative to Income
- Transportation Access to Work
- Educational Access and Attainment
- Wage Growth



Economic Prosperity

Limited financial resources are being strained by an ever increasing amount of needs. We help our partners define and then make strategic investments that are equitable and impactful. Improving the economic condition of communities is inherent in the work that we do.

DATA SETS

- Population Growth
- Median Household Income
- Sales Tax Receipts
- Workforce Participation and Unemployment
- New Local Jobs Created
- Household Savings Realized



Health and Wellbeing

Human-purposed design focuses on improving the quality of life for the people that occupy a community. Physical planning efforts combined with strategic policies and growing community capacity can result in happier and healthier communities.

DATA SETS

- Number of People with Access to Healthy Food
- Reduction in Incidences of Preventable Illness
- Reduction in Traffic Injuries and Fatalities
- Reduction in Violent Crime

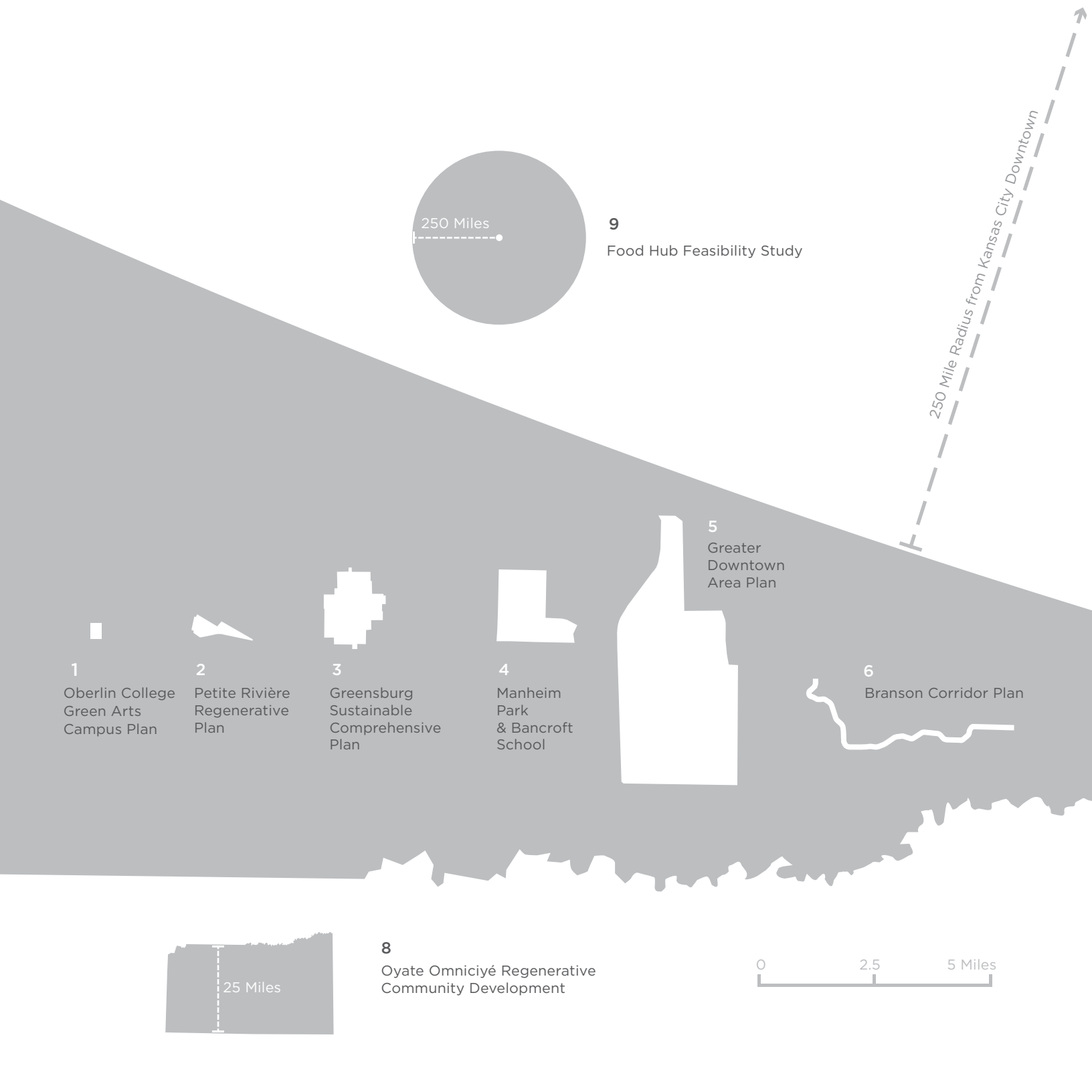


7
NextRail KC

PROJECTS BY SCALES

From neighborhoods to vast regions, we have worked in communities at every scale.

1. Oberlin College Green Arts District
0.02 sq miles Oberlin, OH
2. Petite Rivière Regenerative Plan
0.22 sq miles Montreal, QC
3. Greensburg Sustainable Comprehensive Plan
1.48 sq miles Greensburg, KS
4. Manheim Park & Bancroft School
1.78 sq miles Kansas City, MO
5. Greater Downtown Area Plan
10.06 sq miles Kansas City, MO
6. Branson Corridor Plan
5.4 miles Branson, MO
7. NextRail KC
158.1 sq miles Kansas City, MO
8. Oyate Omniciyé Regenerative Community Development
4,357.39 sq miles Pine Ridge Indian Reservation, SD
9. Food Hub Feasibility Study
229,837 sq miles MO, KS, IA, IL, NE, OK, AR



9
Food Hub Feasibility Study



5
Greater
Downtown
Area Plan

6
Branson Corridor Plan

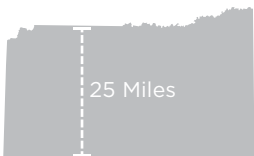
4
Manheim
Park
& Bancroft
School

3
Greensburg
Sustainable
Comprehensive
Plan

2
Petite Rivière
Regenerative
Plan

1
Oberlin College
Green Arts
Campus Plan

8
Oyate Omniciyé Regenerative
Community Development

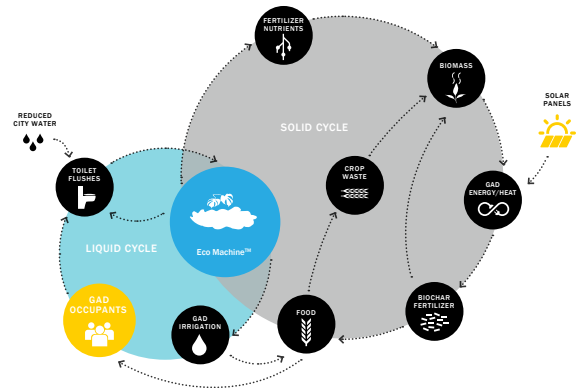


Oberlin College Green Arts District

Oberlin College is a national leader in both the arts and environmental sciences. BNIM worked with Oberlin College to develop a plan for a Green Arts District that will augment Oberlin's world-class reputation with facilities that bring the arts and sciences together in a way that transforms human potential. The Green Arts District is envisioned as a living laboratory for exploring possibilities, promoting innovation in arts, music, sciences and sustainable design to reweave community, transform the way we learn, and create new post-carbon economies.

The Green Arts District begins with a foundation of arts and science education, but its real potential is with the intentional connections between arts and science, between the academic environment and its physical setting, between the college and the surrounding community, and between existing community resources and new models for engagement, learning, and sustainable communities. By combining cutting edge green building technologies and people-centered design with the site ecology, the Green Arts District will create an inspirational learning environment that promotes collaboration and innovation and reveals our connection to nature. The District will be a global model for high performance buildings and whole systems thinking, maximizing the ability to build synergistic relationships between infrastructure, ecology, economy and human productivity and prosperity.

This project is a part of the Climate Positive Development Program, a joint initiative of the Clinton Climate Initiative, a program of the William J. Clinton Foundation, and the U.S. Green Building Council.



(top) Addressing existing neighborhood character;
(bottom) Diagram of integrated systems planning

“Optimism is blindly believing that things are going to turn out all right. On the other hand, hope is a verb with its sleeves rolled up, an endeavor to change the odds.”

DAVID ORR

SPECIAL ASSISTANT TO THE PRESIDENT OF OBERLIN COLLEGE ON SUSTAINABILITY AND THE ENVIRONMENT



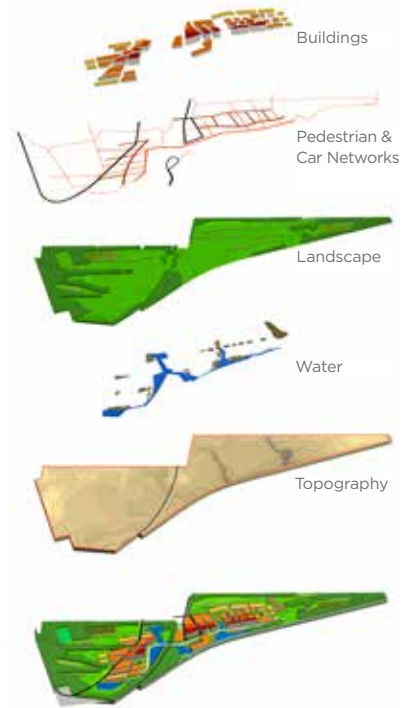
Green Arts District Integrated System



Petite Rivière Regenerative Plan

The Petite Rivière Redevelopment Plan aimed to transform an existing golf course site in Montreal, Québec into a vibrant, sustainable community. The goal is simple: this project envisioned a neighborhood that strengthens community, provides a healthier quality of life, is economically viable, and restores nature to live within the limits of our finite resources. Achieving “true sustainability” meant stretching beyond the highest green building standards for materials, water, energy and indoor air quality. It means designing for zero carbon and zero waste, while improving a community’s health, happiness, culture and heritage. It required a sophisticated and highly integrated design team creating an elegant and powerful solution.

BNIM partnered with Groupe Pacific and L’OEUF Architects, a local developer and design team, respectively, to create a 1,900-unit mixed-use development, guided by the principles of One Plan Living and founded on the urban design principles of walkability, connectivity, compactness, regeneration, and community. When complete, this development will take the area of a former golf course and transform it into a sustainable community with multigenerational housing, community amenities, activities, and other supportive frameworks for better living.



Analytical layers inform the design process



Zero
Carbon



Zero
Waste



Sustainable
Transport



Sustainable
Materials



Local and
Sustainable Food



Sustainable
Water



Land use
and Wildlife



Culture
and Community



Equity and
Local Economy



Health and
Happiness

“True sustainability begins with a conversation.”

SUZANNE DESCHAMPS
VICE PRESIDENT OF DEVELOPMENT AND LEGAL AFFAIRS GROUPE PACIFIC

View of internal circulation and open space



(left) Plan; (right) Pedestrian corridor and mixed-use development



Greensburg Sustainable Comprehensive Plan

On May 4, 2007, a two-mile wide EF-5 tornado swept through Greensburg, a town of 1,389 in southwestern Kansas. Emerging from the rubble, the citizens found that their town was leveled, but the relationships that formed the bedrock of their community remained intact. In the wake of this terrible disaster, the community rallied around a vision of a sustainable future.

At the request of former Kansas Governor Kathleen Sebelius, BNIM became involved in the comprehensive planning efforts to rebuild the town. The resulting plan, winner of the national APA Daniel Burnham Award for Outstanding Comprehensive Plan, goes beyond disaster recovery and aims to overcome population decline and a struggling economy. Plan recommendations follow a triple bottom line philosophy that balances the city's social, environmental, and economic needs. The rebuilding effort also represents an opportunity to create a replicable model for the sustainable rural community of the future.

BNIM partnered with the City to realize many of the key rebuilding projects identified in the plan, including the Business Incubator, City Hall, BTI John Deere Dealership, and the Kiowa County K-12 School, all of which achieved LEED Platinum status. BNIM also designed the Main Street streetscape, winner of a National ASLA Design Award.



(above) New high performance streetscape;
(below) Rebuilding consolidated school brought
community together
(opposite) Downtown Greensburg plan

“BNIM’s planning team has been a wonderful facilitator in guiding the community’s hopes and concerns. Their thoughtful synthesis of community feedback, government requirements, and technical analyses helped create a plan that was realized as it was created. The result of this work is not just an excellent plan, but also a community made stronger by the optimistic act of planning for our shared future.”

STEVE HEWITT
FORMER GREENSBURG, KS CITY ADMINISTRATOR





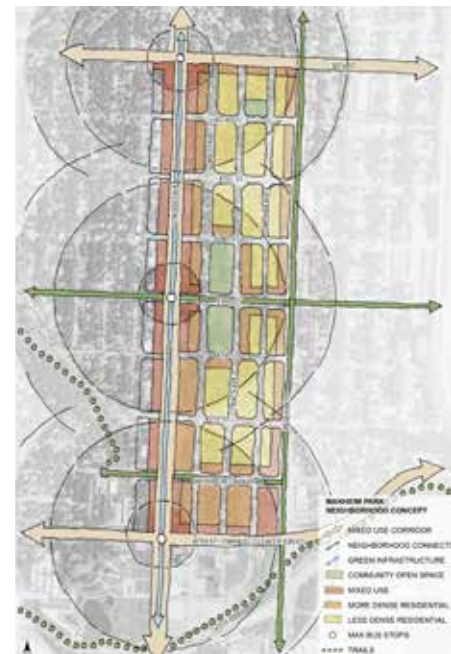
Manheim Park Neighborhood Plan & Bancroft School Redevelopment

Today, the Manheim Park neighborhood is experiencing a renaissance. Its revitalization is not a simple narrative of a single successful project, but rather a story of interconnected and layered initiatives, evolving partnerships, and the perseverance of its indomitable residents. Streetscapes throughout the neighborhood have been rehabilitated. Crime is down by 27%. The historic Bancroft School, after years of vacancy and neglect, has been renovated into an award winning project with apartments and community amenities, and planning for additional housing rehabilitation and construction is currently underway. Businesses are springing up on the adjacent commercial corridors and organizing a Community Improvement District.

The neighborhood was in a much different place when BNIM was invited to lead a vision process with the neighborhood association to prioritize community needs. The visioning process evolved into a unique partnership with the Make it Right Foundation to spur the catalytic transformation of the historic Bancroft School into new housing and community services. With BNIM's assistance, the neighborhood expanded its efforts to tackle community needs ranging from crumbling sidewalks to job training to health and wellness, and more.

BNIM's ongoing relationship with Manheim Park and partner organizations include the following major initiatives:

| | |
|------|---|
| 2009 | Manheim Park Healthy Neighborhoods Initiative |
| 2009 | Green Impact Zone Initiatives |
| 2011 | Bancroft School Redevelopment |
| 2012 | Manheim Park Development Strategy |



(top) Community meetings
(bottom) Neighborhood analysis map

“[...] Manheim Park is a neighborhood that found its ‘Why’ for change, then collectively [...] found the ‘Will.’ The partners, stakeholders, investors, and friends found the ‘Way’ and [...] hope was reborn in a neighborhood that had known blight for most of a century. [...] Because of the stakeholders making ‘good’ on the promise, the neighborhood now has ‘Wings’ and will continue to fly.”

SAUNDRA A. HAYES
PRESIDENT 2011 – 2013 HISTORIC MANHEIM PARK ASSOCIATION



Productive landscape



Reuse of adjacent vacant lots



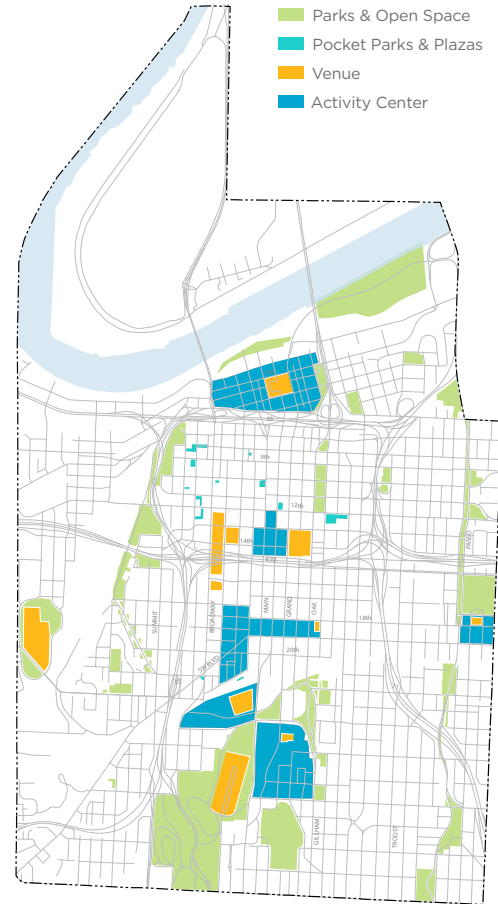
Ground-breaking with the community and city officials



Kansas City Greater Downtown Area Plan

In 2009, as Kansas City's Greater Downtown Area Plan (GDAP) was being finalized, something remarkable happened. A steering committee of diverse stakeholders met with City leadership to discuss concerns with implementation of the plan. This concern was not based on the ambitious vision of the plan to double population, increase employment, create walkable, safe, authentic neighborhoods, and promote sustainability. Through a collaborative and participatory process, the potential of this vision had unified downtown stakeholders in ways not thought possible before the planning process began. The concern of the steering committee was that effort and momentum that had been developed in the course of the planning process would be wasted if the City was not committed to following through with implementation.

In response, BNIM assisted the City in developing an implementation framework that has been transformative for all parties. The engagement and momentum built during the planning process has been institutionalized in a group focused on implementation of the plan's recommendations and realization of the plan's vision. The framework of the GDAP is being used as the vehicle to align City departments, secure funding, open new permanent channels of dialogue between stakeholders, and gradually build the engagement, and capacity of community organizations. In 2012, this success led to GDAP winning APA Missouri's Award for outstanding implementation.



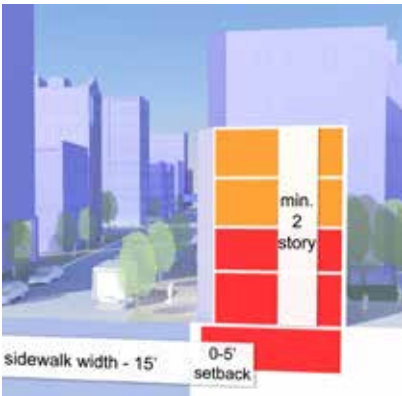
Existing conditions map

“The Greater Downtown Area Plan Implementation Committee has changed the culture of working with the public sector, bringing together public and private stakeholders around a set of shared goals and priorities embodied in the GDAP. Since its formation in early 2011, it has allowed business, City Hall, residents, and other downtown stakeholders to better understand each other, which has led to remarkable advancements within the plan area.”

BILL DIETRICH
DOWNTOWN COUNCIL PRESIDENT AND CEO



Community outreach



Massing study



Opportunity development site on Grand Avenue

“Spirit of 76” Corridor Plan



A combination of natural beauty, Ozark heritage, live entertainment, and family fun has created a visitor experience in Branson that is as unique as it is renowned. In Branson, Highway 76 represents the heart of the Branson community’s heritage, identity, and economic vitality. Despite its regional and national appeal as a tourist destination, Highway 76 is facing a number of challenges that impact its future.

BNIM and its partners are assisting the City of Branson with a project to enhance the visitor experience and reinvigorate its tourism economy along Highway 76 with multimodal infrastructure and creative urban design. The project envisions the transformation of Highway 76 into a “complete street” that is safe and inviting for all users. For this project, BNIM’s design expertise enabled Branson to expand the project far beyond basic road improvements. BNIM led a participatory design process, producing a corridor design that creates a fun, memorable, and unique visitor experience. Stakeholders embraced the potential of this concept to improve the economic vitality and sustainability of the corridor. Hand in hand with the design process, the project identifies funding strategies that turn good ideas into real projects. This project reflects BNIM’s fundamental approach to infrastructure as an economic catalyst that enhances quality of life in every community that is striving to create active, healthy, vital places.



“This project with Highway 76 has really been fascinating because it has allowed us to work with our community, our Board, and our City leaders to create a shared vision. We know what we want in amenities, but what we want to create—the experience and the way that you feel when you can connect with your family and friends—that’s what a vacation destination should be all about.”

RAEANNE PRESLEY
BRANSON MAYOR

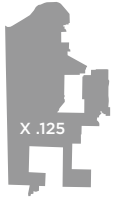


Precedent images

Streetscape design interventions



Initial phase of proposed plan currently being implemented

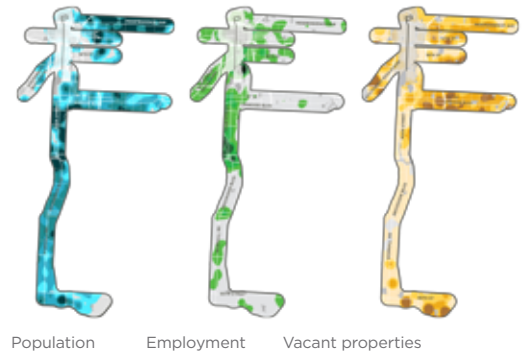


NextRail KC Streetcar Expansion Plan

In 2013, as Kansas City, Missouri began the construction of its downtown starter streetcar line — the first rail transit in Kansas City since 1957 — City leaders initiated the NextRailKC planning process to expand the starter line into a broader system for the urban core. BNIM led an experienced multi-disciplinary team to undertake the planning study, combining a data driven evaluation of benefits and impacts with a community-led dialogue of priorities for the system, and supporting these priorities with a detailed implementation plan to maximize the benefit of future streetcar investments.

The marriage of traditional transit planning methods with a corridor-wide community planning process yielded unique results. Rather than an alternatives analysis of several routes along a pre-defined corridor, the planning process allowed the community to first prioritize corridors based on future goals, and then to optimize the system to balance costs and benefits.

The project touched more than 20,000 stakeholders in an innovative outreach effort that engaged the community in the design of its future integrated transit system, ranging from crowd-sourced idea generation to a 30-by-30 foot interactive model of the streetcar expansion corridors. The study demonstrated that the recommended system would expand mobility (a 36% ridership increase system wide), and bring significant economic development and reinvestment across the city (\$800 million above the baseline over 15 years).



Proposed streetcar/BRT expansion plan map



Interactive model at kick-off event

“The streetcar expansion project has featured one of the most multi-faceted and participatory processes in Kansas City’s history. BNIM successfully led an expert team through a comprehensive list of community engagement, engineering, economic development, land use, planning and social equity issues.”

RUSS JOHNSON
KANSAS CITY COUNCILMAN



Community meeting



Linwood Boulevard existing conditions



Streetcar design option with cycle track

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

Beginning in 2010, BNIM worked with Thunder Valley CDC to coordinate a regional planning process for the Oglala Lakota Nation on Pine Ridge Indian Reservation. This regional plan is called Oyate Omniciyé | Oglala Lakota Plan, and has been adopted by two successive tribal councils, at this time.

Roughly translated, Oyate Omniciyé means “The Circle Meetings of the People,” but the phrase carries deeper meanings. First, “Oyate” does not just refer to humans, but can include all living beings. Second, calling for an “Omniciyé” is not to be taken lightly. This word signifies that very important things are to be considered, and in the way of the Lakota, the ultimate goal is to seek consensus for all who wished to remain in the conversation.

The Pine Ridge Indian Reservation faces severe and systemic challenges with roots in centuries of turmoil, trauma, and cultural degradation. Lifespans are shorter than anywhere in North America. Nearly half live below the poverty line. The Reservation faces severe housing shortages and health challenges. In this context, the scale and complexity of community challenges can create paralysis. Tackling problems in one area requires capacity, clarity, and resources from other areas that face their own chronic dysfunctions. To break this paralysis, BNIM introduced an iterative and action-based model to begin with small, strategic initiatives, take action, learn, share results, and build on these results in a process of ever-expanding capacity.

Among the initiatives of the plan is the Thunder Valley Model Community. This development is envisioned as a living laboratory to build skills, knowledge and capacity for residents that will explore new ways of living that build on traditional Lakota values to develop innovative, homegrown Native solutions to a variety of challenges.



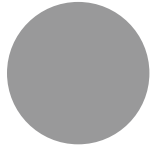
Thunder Valley development site plan



“How long are you going to let other people decide the future for your children? Are you not warriors? Don’t come from a place of fear, come from a place of hope. Start talking and start doing!”

MEMBER OF OGALALA LAKOTA COMMUNITY





The Greater Kansas City Food Hub Feasibility Study

Guided by the Greater Kansas City Food Hub Working Group, a coalition of organizations aspiring to strengthen our regional food system, BNIM worked with KC Healthy Kids, New Venture Advisors and FamilyFarmed to lead a food hub feasibility study in 2013-14. The study engaged more than 300 producers and buyers within 250 miles of Kansas City, as well as 25 food system organizations, in a dialogue to identify critical barriers and opportunities to increase supply of locally produced, healthy food in institutions such as hospitals and schools; increase the viability of family farms; improve regional food security; and strengthen collaboration between regional food system stakeholders.

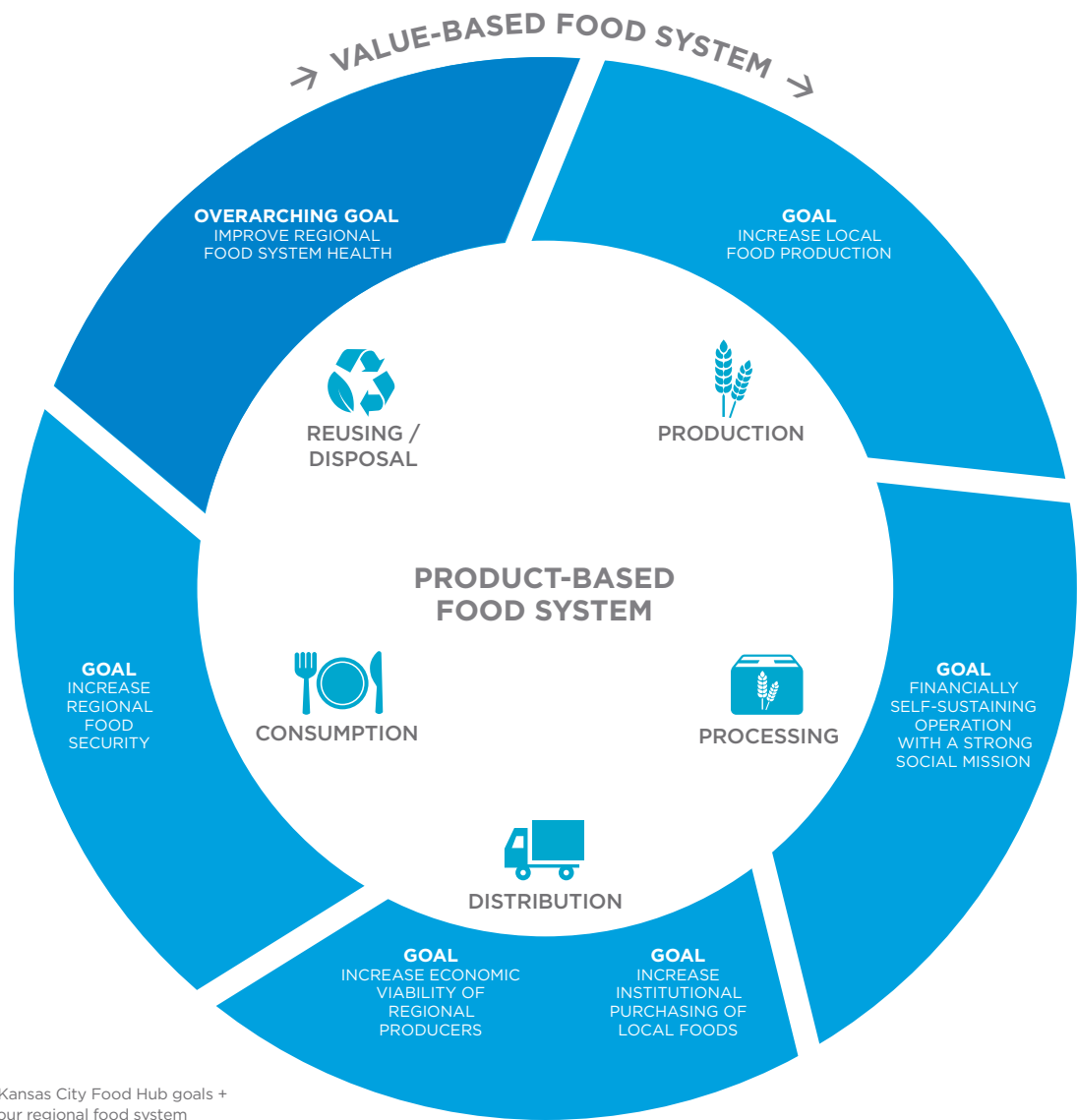
Identifying \$156 million in annual unmet demand for local produce and interest from 71% of surveyed producers to sell to wholesale markets through a values-based system, the study provides strategic recommendations for development of aggregation and distribution infrastructure in the region.

Through a deliberate process, the Greater Kansas City Food Hub Working Group developed a cohesive, multi-jurisdictional network of stakeholders who will continue the implementation of study recommendations. Strategic technical assistance partnerships will help producers reach wholesale success, meet food safety requirements, and develop infrastructure to increase available supply of produce in the region. Over time, the food hub will work to increase regional food security through institutional buyers, and through partnerships with organizations that bring healthy produce to consumers of all income levels.



“People tell me all the time that small farming is not profitable. I am on a mission to help remedy this and I think the Food Hub is part of the solution. I am excited about the opportunity to strengthen our local food economy and the livelihood of farming through infrastructure that truly supports our regional producers.”

KATIE NIXON
CHAIR OF THE KANSAS CITY FOOD HUB WORKING GROUP; CO-OWNER/OPERATOR, GREEN GATE FAMILY FARM;
SMALL FARM SPECIALIST, LINCOLN COOPERATIVE UNIVERSITY EXTENSION



EPILOGUE
VINCENT P. GAUTHIER, AICP
DIRECTOR OF PLANNING, BNIM



Why do people plan, enhance, and implement? It is an innate desire to improve the human condition—and the condition and environment of all living things. As professionals trained in the varied ways of shaping the built environment, BNIM's Planning Studio is fully committed to creating plans that can be fully actualized. These plans work because they are crafted with an understanding of the interconnectedness of systems and the value of holistic thinking. As our clients and partners have shared herein, this requires common sense, listening, empowerment, encouragement and perhaps most importantly, respect.

We at BNIM aspire always to respect the magic of place, the process of discovery, and the value associated with how a final plan can be used to create a healthier, more engaging place. At the core of this respect and understanding is a genuine partnership with the communities that choose to work with us—with a real voice for all. Such work fires within our team a passion to solve complex issues, engender stewardship of resources, and build visions that inspire future thoughtful actions.

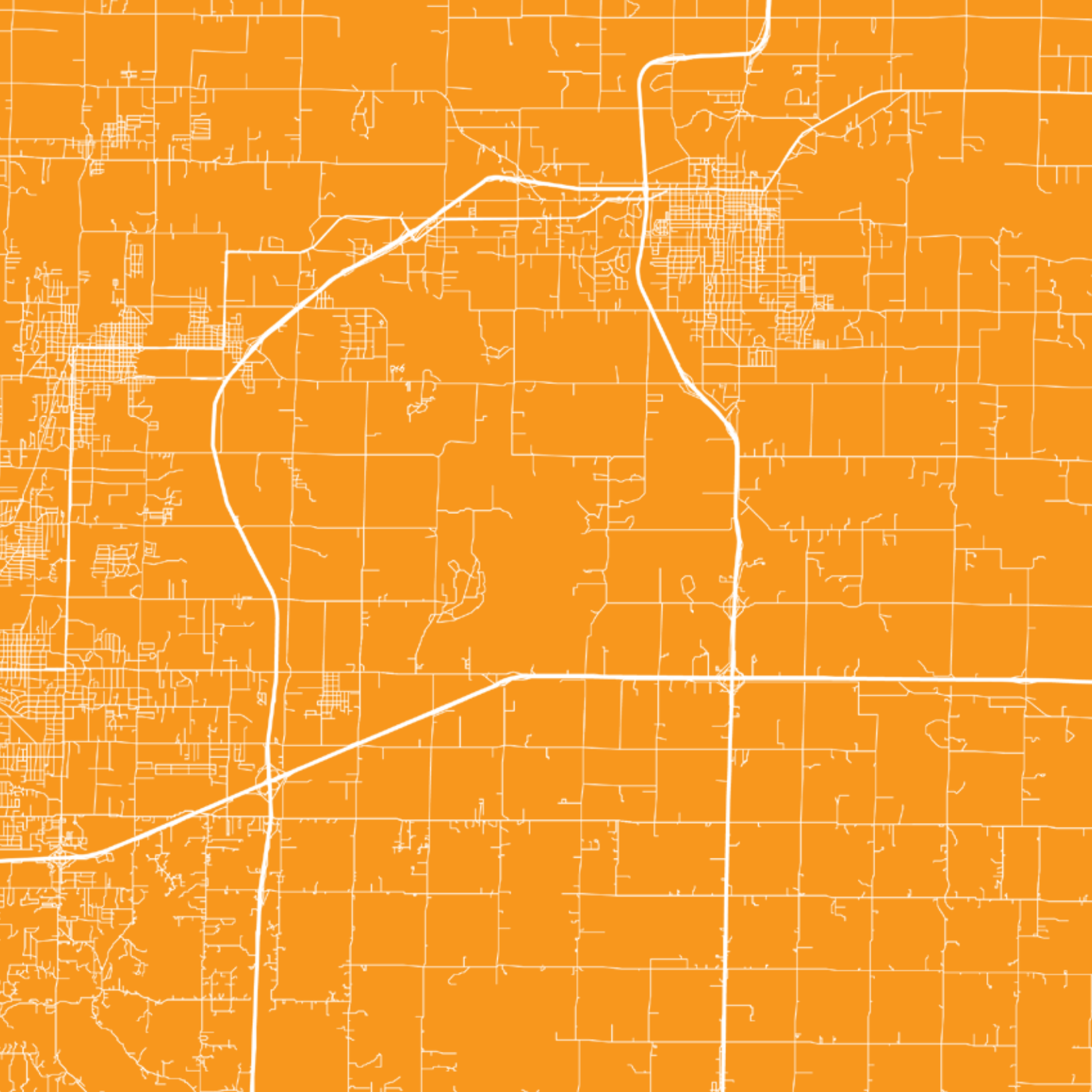
Much of our strength and creativity comes from the diversity of backgrounds and experiences that our planning team brings to each project. Our studio thrives on doing different types of planning, design and engagement in order to most effectively meet our clients' needs. This includes expanding into new challenges—because, as illustrated in this book, every project and process is new, with no two communities being truly alike. We focus on the evolving issues of the 21st century, and we ardently stay on the cutting edge of best practices while constantly advancing solutions.

Being multi-disciplinary, BNIM has historically viewed planning as another critical tool for our firm to cover the broad range of activities related to shaping the environment we all share. Our call to you is simple. Will you reveal to us your needs, values, desires and aspirations for how you envision your neighborhood, city, or region? We promise to roll up our sleeves and work alongside you to truly distill the essence of the vision you share. So, let's embark on the next journey together, and let's enhance this place we all call home.

Why do people plan, enhance, and implement? It is an innate desire to improve the human condition—and the condition and environment of all living things.

IMAGERY

Heratch Ekmekjian pages 2 | Farshid Assassi, Assassi Productions pages 12, 38 | Mike Sinclair pages 41, 43, front and back cover | Dan Videdich pages 4, 16, 25, 28, 52 | Aaron Huey pages 48-49 | New Venture Advisors pages 50 | BNIM All others



ABOUT BNIM

With the support of our visionary clients, BNIM is redefining the national and global agenda for progressive planning strategies, responsible architecture and design excellence. We design creative environments that inspire behavior change and enhance the condition of people and the planet.

With more than four decades of experience, BNIM has a reputation for thoughtful and responsive design, thorough technical competence and conscientious service. Throughout its history, the firm has focused on building healthy facilities through a balance of social, economic and environmental solutions. BNIM has emerged as a national leader in sustainability and innovative design while remaining committed to the regional community.

BNIM people. innovation. design.

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