PIONEERING WELLNESS & DESIGN AT GRAND PLACE

3D DEVELOPMENT | VINCE BRYANT | VB@DREAM-DESIGN-DEVELOP.COM
PIONEERING WELLNESS & DESIGN AT GRAND PLACE

At Grand Place, a new benchmark and expectation for office development is being set. Grand Place is going beyond energy efficiency and green building practices, to focus on what is next; the health and wellbeing of building occupants.

Developers and business owners have pursued and benefited from green design and energy efficient projects. Now health and wellbeing for the building occupants, or tenant employees, is the next pursuit. Similar to how the LEED building rating system measures sustainability and energy efficiency, the WELL standard measures how a building performs when it comes to health and wellness, putting emphasis on the occupants.

When complete, the historical adaptation of Grand Place, the former Kansas City Star building, will include 200,000 square feet of state-of-the-art office space, with floor plates ranging from 5,000 square feet up to 40,000+ and a European-style market and boutique grocery.

Grand Place is slated to be the very first WELL Core* certified project in KCMO, while also pursuing LEED gold certification.

WELL is premised on a holistic view of health: human health as not only a state of being free of disease - which is indeed a fundamental component of health - but also of the enjoyment of productive lives from which we derive happiness and satisfaction. Healthy spaces protect us from that which can make us sick, promote practices that can keep us well, and facilitate opportunities for us to connect with one another and live our lives to the fullest.
INTEGRATED WELLNESS INITIATIVES

BUILDING SYSTEMS

+ Active monitoring of the building systems and maintenance for WELL standards.
+ Ongoing contracts with local and expert third-party consultants to stay on top of key industry WELL trends and implementation of new standards.
+ On-site active and professional property management to ensure sanitary conditions and react quickly to unforeseen situations.

AIR QUALITY

+ Operable windows throughout for more fresh air vs. reliance on HVAC systems.
+ New mechanical systems are designed with Daikin Dedicated Outside Air Systems (DOAS) and an ionization system to mitigate airborne contaminants. MERV 13 filtration will be included in the mechanical units as well.
+ The ventilation performance will be calculated in the design phase and ultimately the air quality will be tested by a third-party who sends it to a lab for careful analysis.

WATER QUALITY

+ The water in the building will be filtered to standards that exceed any typical office environment with a whole-building water filtration system and Reverse Osmosis in kitchen faucets. WELL aims to promote hydration of building users and reduce health risks due to contaminated water and excessive moisture within the building through better awareness and maintenance of water quality and management.
PHYSICAL HEALTH

+ As a low-rise structure, the design of the central atrium with stairs makes it easier and more pleasant to walk and take the stairs rather than use elevators (vertical movement). Additionally, the large floorplates make it more likely for horizontal movement.

SUNLIGHT

+ Abundant natural light through windows and original skylights from the 1910 design.
+ Glare control devices will also be installed on most windows.
+ Rooftop patios and grand plaza areas to get outside and work or take a break.

HEALTHY FOOD OPTIONS

+ Grand Place Market will occupy nearly 30,000 square feet of the building. The Market will feature between 15-20 food vendors, a boutique grocery, promoting fresh and healthy meals.
+ Curbside pick-up for online ordering from the Market.

“Retrofitting a historic building has its unique challenges but 3D Development set this goal from the beginning.”

– SARAH GREENWOOD
PRINCIPAL, GREENWOOD CONSULTING
ON-SITE SPA

+ Just as physical health is important, so is mental and emotional health. The spa will deliver respite and rejuvenation for additional wellbeing.

ABUNDANCE OF SPACE

+ Clubroom, meeting rooms, family/mother’s rooms, and other open spaces for a variety of work settings.
+ Multiple entries into the building to avoid crowded spaces.
+ On-site, connected parking facilities.

ECONOMIC HEALTH

+ Grand Place has been and will continue to be committed to the health of the local and regional economy.
+ Deep engagement with local businesses, contractors, M/WBEs to support the KC regional economy.
+ Strong engagement with local artists and neighborhood community to support economic welfare of a variety of cultural endeavors.

“The benefits just stack up: saving a beautiful and significant historic building in the Crossroads cements the neighborhood transformation; meeting WELL standards for buildings means tenants will be choosing, hands down, the healthiest place to work in a time where it now really matters.”

– Thomas J. Proebstle, AIA, Founder & Design Director

Generator Studios
If you are interested in learning more about our commitment to providing the best buildings in Kansas City, we would be happy to give you a tour of Grand Place.

email Vince Bryant at vb@dream-design-develop.com or visit GrandPlaceKC.com

For more info about WELL standards, visit wellcertified.com