

Applebee's Support Center

Goal:

Applebee's Support Center was designed with nature in mind, built in a non-traditional manner which bodes better for climactic changes and allows for natural planting and landscaping surrounding the exterior.

Project Description:

The project includes a new restaurant support center on a restored 31-acre site for Applebee's Services, Inc., accommodating 500 associates. Avoiding a more traditional, closed-in rectangular form that does not respond to climatic conditions, the two-story building is nestled into the sloped terrain. Four open office wings extend out from the building services and circulation like "fingers", separated by exterior landscaped courtyards that connect down to the water and trail system. Three, 2-1/2 story atriums allow daylight entry and views outward from the wings. The courtyards each have a unique character and design and extend the uses in each atrium. Runnels and rain gardens direct the flow of stormwater from the roofs through each courtyard. The center is expected to achieve a LEED® Silver certification.

Community Benefits and Lessons Learned:

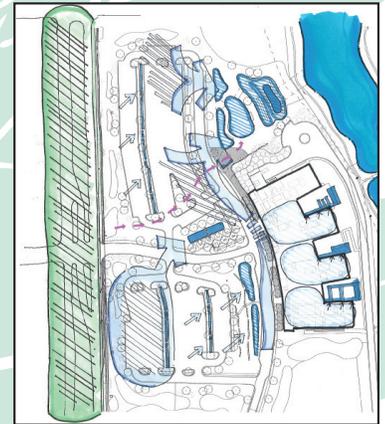
The design for the site is restorative, incorporating native landscaping with drought-tolerant and low-maintenance prairie grasses, wild flowers, and best management practices for stormwater management. All on-site water, as well as seven acres of off-site public stormwater from the streets and neighboring west property, is cleaned through bioswales, rain gardens, sediment traps, sand filters and constructed wetlands prior to reaching the existing ponds. The sustainable building design also substantially reduces potable water consumption and energy usage. Only a small percentage of the 31-acre site is irrigated.

Funding Sources and Partnerships:

Applebee's relied on private funding for the project, however, it worked closely with the city of Lenexa, Kansas, to allow public stormwater to be cleaned with on-site filtration measures.

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A sketch of the site plan shows the water collection/cleaning/infiltration process. At least ninety percent of all of the roof water is filtered through rain gardens and rock infiltration basins prior to release to the lakes.



An aerial photo of the site shows the four office wings. In between each wing are landscaped courtyards that connect to the water and trail system.