



New Polsinelli Headquarters Opens on the Country Club Plaza

Kansas City, Mo. - National law firm, Polsinelli celebrated the official opening of its new headquarters in the Plaza Vista development on the Country Club Plaza today. The project, designed by 360 Architecture, involved close collaboration between the design team, Polsinelli, JE Dunn Construction and Plaza Vista developer, VanTrust Real Estate, to deliver a signature building that celebrates the world-class work environment housed within.

Polsinelli had clearly defined goals for the space and a vision for the type of environment they wanted to create for their staff and clients. The design team at 360 Architecture transformed this vision into an office space that embodies their culture and values.

"We could not be more pleased with how every aspect of the building and design came together," said Russ Welsh, Chairman and CEO of Polsinelli. "Throughout the design process, 360's commitment and leadership was exceptional. They listened to our ideas, our goals, our vision and translated them into an end result that has far exceeded our expectations. They have created an incredible space that truly reflects our national brand while furthering our commitment to excellence for Kansas City."

The interior environment is at once timeless and metropolitan; designed to showcase the abundant views of the Country Club Plaza. "Every detail, from the space planning to the material and color selection was planned with this goal in mind. Our use of natural light, textures and color was very intentional," said Peter Sloan, Principal with 360 Architecture. The design execution is meticulous, providing a balance of refinement and control. Specular materials are integrated throughout the space to reflect the light and art. Glass walls provide transparency. Solid elements are strategically placed to frame the views and finishes become progressively lighter as you move from the interior of the space outward creating a feeling of openness and lightness throughout.

A seven-story cantilevered stairwell winds through the center of the building like a sculptural wood ribbon creating visual and physical connectivity. As the primary architectural element in the space, the stairwell provides a graceful elegance that balances the rectilinear forms of the building. Although it appears effortless, the structure is a feat of engineering and craftsmanship.

To assist in reducing the visual scale of the building, the massing of the structure is designed to appear as two separate precast and glass elements that are connected by a central glass link. By sliding the northern building wing to the east and the southern building wing to the west, the team was able to create an "H" shaped footprint that creates outdoor spaces at the entries while maximizing the window offices at the perimeter of the building. A distinct precast texture along with the vertical proportions of the building pays homage to the adjacent Plaza architecture.

The spaces within the building are organized to provide strategic adjacencies that optimize operational efficiency, and allow long-term flexibility over the life of the firm's 20-year lease. 360 Architecture paid close attention to the size of offices, the ratios of professionals, and allocation of square footage for libraries, attorney lounges and other ancillary spaces. Multi-purpose/training rooms provide flexible space for mock trials, conference space on the 9th floor can support an increased capacity and the attorney lounge offers varied seating options for informal meetings, individual workspace and client entertainment. Furnishings reflect the modern work environment with collaborative seating areas located throughout the building and sit-stand workstations in all administrative and associate offices.

360 Architecture also served as the designer for the shell of the Plaza Vista office building that houses Polsinelli's new headquarters. Purchased by VanTrust Real Estate in 2010, the Plaza Vista site offered both challenges and opportunities. The design team evaluated extensive options, providing visual imagery as well as financial implications of each option to aid VanTrust Real Estate in creating the best real estate solution.

360 Architecture is an innovative architectural practice widely recognized for excellence in planning, design and execution across a wide range of project types, including corporate and commercial office buildings, sports arenas and stadiums, mixed-use districts, recreation centers, residences, restaurants and municipal facilities. 360 Architecture is headquartered in Kansas City, Missouri and has offices in, San Francisco, and Columbus.

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"The 360 team of professionals provided exceptional vision and expertise for a project that was very complex. Their ability to drill down on the details, while keeping the big picture in mind, was extremely valuable," said Bret J. Sheffield, Vice President Development Services for VanTrust Real Estate.

At the forefront of the process was the importance of this prominent location to the community. The addition of Polsinelli's 450 employees, combined with ground floor retail spaces and the adjacent Hotel Sorella will bring increased activity and vitality to the west side of the Country Club Plaza. The project has also achieved established objectives for environmental responsibility and is currently pursuing LEED certification.

For Polsinelli, Plaza Vista provides a new home that celebrates their values, their culture and their commitment to Kansas City and the Country Club Plaza. For Kansas City, it brings a complex real estate challenge to a successful conclusion.

"This is one of the rare instances where everyone wins," said Kansas City Mayor Sly James. "360 Architecture, Polsinelli, JE Dunn, and VanTrust all put the good of the community first with this project. I appreciate the commitment of every organization involved in this signature building and look forward to the long-term benefits of Polsinelli's headquarters staying on the Country Club Plaza."

In addition to designing Polsinelli's new headquarters in Kansas City, 360 Architecture has also designed the firm's new offices in Dallas, Washington D.C and New York City.

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