CONCRETE CASE STUDY: VALUE

SECOND AND DELAWARE

Delaware St & E 2nd St, Kansas City, MO 64105

Completed: Scheduled to open fall 2016
Floors: 4
Claim to Fame: Largest Passive House-certified structure in the U.S.

BUILT FOR LASTING VALUE.

Look no further than the Kansas City-based Second and Delaware project for a true example of concrete's energy efficiency benefits in action. Second and Delaware is the nation's largest multi-family apartment project using Passive House Institute-certified construction, a system that's more energy efficient than the highest LEED® building standard.

01. Innovative and contemporary design.
Use of concrete will mirror the durable precedent set by adjoining historic River Market buildings.

Modern design will interest 21st century real estate investors.

02. Virtually sound-proof.
Units will feature polished concrete floors. Because of its mass and rigidity, concrete is especially effective in reducing the transmission of unwanted noise and sound. Sound control is one of the most important components that affect the quality of life of a resident.

03. If these walls could talk.
16-inch-thick walls sandwich insulation between concrete panels. This design will not only make the apartments quieter, but will require 70-80% less energy to heat and cool units.

04. Stands the test of time… and Mother Nature.
Concrete walls will withstand all extreme weather and are built to last at least two centuries. This durability will give investors more building for their money as insurance rates are lower for concrete than other types of construction.

BUILDING ATTRIBUTES:

Only multi-family apartment project using Passive House Institute-certified construction in the United States

Energy costs are projected to be 70-80% less than other residential buildings

By using concrete, the building is expected to withstand all types of weather and last for 200 years

Developer: Arnold Development Group

Architect: Direct Design Enterprises

Built by Kansas City-based team organized as the Smart Growth Group