



3710 MAIN STREET

Taking an urban 1929 textile factory in the heart of the city and giving it a new purpose is already challenging. But when the building needs to be adapted for use by a nonprofit that works with people with disabilities, not just incorporating Universal Design but exemplifying it in an environmentally responsible way, then the project starts to get interesting.

THE PROJECT

In 2010, The Whole Person purchased the historic Goodenow Textile Building at 3710 Main Street in Kansas City, Missouri, originally built in the 1920's, and renovated it according to universal design principles. This renovation was not a typical construction project, it was carefully thought out and designed to provide a work environment that would allow equal access to everyone regardless of physical abilities. The new headquarters allowed us to consolidate three area offices, bringing together over 90 employees, and providing a community gathering space.

The project demonstrated that even buildings on the National Register of Historic Places can be renovated to be accessible for people with disabilities. Interior spaces are flexible, intuitive, efficient, and easy to navigate regardless of body size, posture, or mobility. An automatic sliding entry door opens hands-free. A raised floor system allows better air quality and a quieter environment. Interior paint, floor colors, and patterns are suited for way-finding and elevators are oversized to accommodate multiple wheelchairs. *"We wanted to create something that was extraordinarily happy, something that was joyful that celebrated life beyond belief... that ultimately opened its arms to anybody that would want to enter into the building,"* said Peter Sloan, principal architect, 360 Architecture. *"It was intentional to create an environment that is very welcoming for others, and for all, and ... no matter who you are, it will work for you."*

GOALS

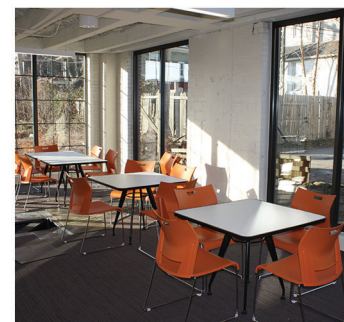
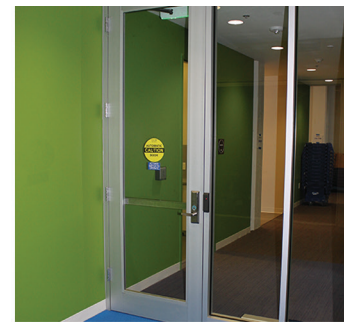
As a building on the National Register of Historic Places, the former textile manufacturing building at 3710 Main needed to accomplish several things for its new tenant, The Whole Person:

- Make use of historic tax credits
- Bring new significance to a once-thriving area of town
- Be a demonstrative example of Universal Design for adaptive reuse buildings
- Provide offices, meeting space and community rooms for its employees and those it serves

SEVEN PRINCIPLES OF UNIVERSAL DESIGN

The principles of Universal Design ensure that a space is intentionally created to be accessible to both people with disabilities and those without. The design becomes aesthetically pleasing and usable to the greatest extent possible by everyone regardless of age, ability or status in life.

1. **Equitable Use:** Useful and marketable to people with diverse abilities
2. **Flexibility in Use:** Accommodating a wide range of preferences and abilities
3. **Simple & Intuitive Use:** Easy to understand regardless of user's experience, knowledge, language skills, or concentration level
4. **Perceptible Information:** Communicates effectively regardless of ambient conditions or user's sensory abilities
5. **Tolerance for Error:** Minimizes hazards and negative outcomes from accidental or unintended actions
6. **Low Physical Effort:** Efficient and comfortable use with minimum fatigue
7. **Size & Space for Approach & Use:** Appropriate for approach, reach, manipulation, and use regardless of body size, posture or mobility



The Whole Person headquarters reflects the best that Universal Design has to offer, with an environment that is not only aesthetically enjoyable, but usable for everyone regardless of age, ability, or status in life. The following list illustrates elements that were included:

1. Parking lot grading: Completely accessible (vs. only at accessible parking spaces)
2. Provided more accessible parking spaces than required by code
3. Tooled detectable warning strip continued around perimeter of parking
4. Ramped primary entry
5. Second accessible exit at ground floor
6. Automatic sliding entry door system at primary entry (for hands free access)
7. Reception desk designed to easily accommodate both wheelchairs and abled-bodied users
8. Raised access floor system with under floor HVAC – better air quality, quieter system*
9. Interior paint/floor colors and patterns as visual wayfinding*
10. High color contrast between floor and walls*
11. Use of textural carpet to create detectable zones adjacent to columns*
12. Installation of two elevators to serve as vertical circulation for the building
13. "Oversized" elevator cabs to more easily accommodate wheelchairs
14. Eliminated restroom doors to allow for hands-free access
15. Provided additional 5' wide restroom stalls
16. Elevators are connected to the emergency generator
17. Provided enhanced acoustical treatment to absorb sound*
18. Provision of a family/private rest room at each floor
19. Lighting that is designed to provide even light levels in work areas*
20. Included a shower to allow service dogs to wash off salt/dirt
21. 7-foot wide hallways
22. All universally designed room signage*
23. Door hardware that requires low physical effort*
24. Ample areas of refuge provided at stairways

** Universal Design element applied throughout building*

FLOOR PLANS

LEVEL 1: 10,266 sf LEVEL 2: 14,059 sf LEVEL 3: 14,059 sf TOTAL: 39,334 sf

COMMENTS BY PETER SLOAN, PRINCIPAL AT 360 ARCHITECTURE AND LEAD ARCHITECT AND DESIGNER FOR THE RENOVATION OF THE WHOLE PERSON BUILDING AT 3710 MAIN:

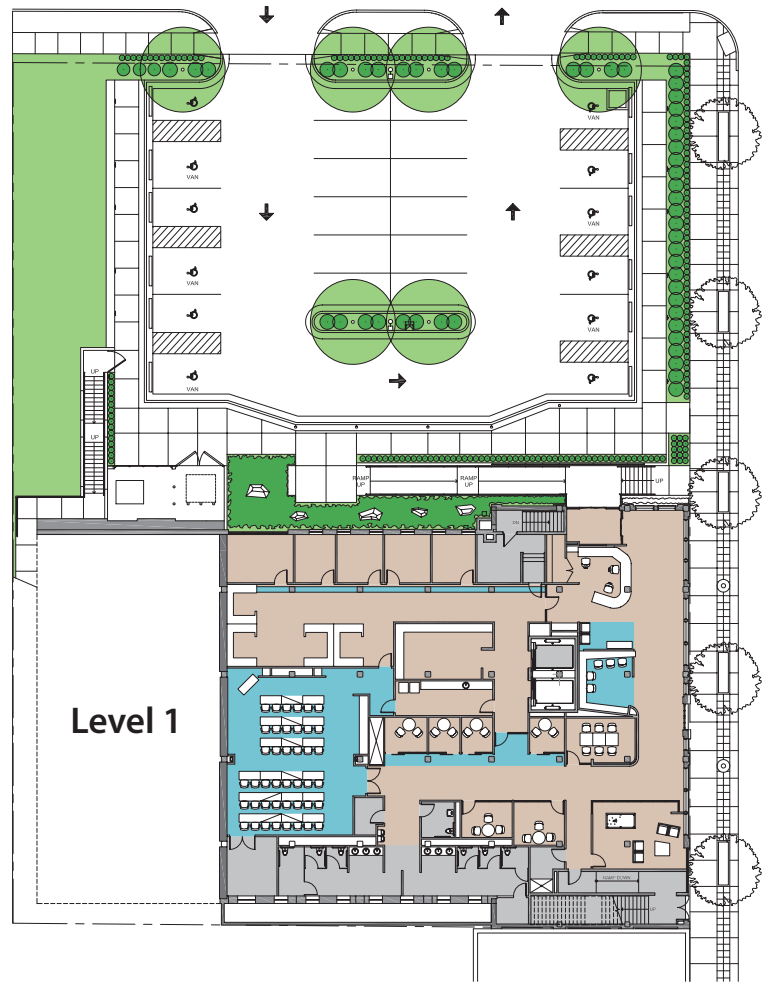
"It was a really great building that just needed a little bit of love. But as with any historic building, it required a lot of thinking; particularly for the use by The Whole Person, which really was about finding users that had a universal design need that would be supportive and encouraging and ultimately be a demonstrative example of what they are wanting to promote within the community with their own clients and even with their own staff."

"...it really began as a very collaborative effort to look at the building and understand what the past was and how to support that; to maintain the historic aspect of the building because part of the process was going after historic tax credits."

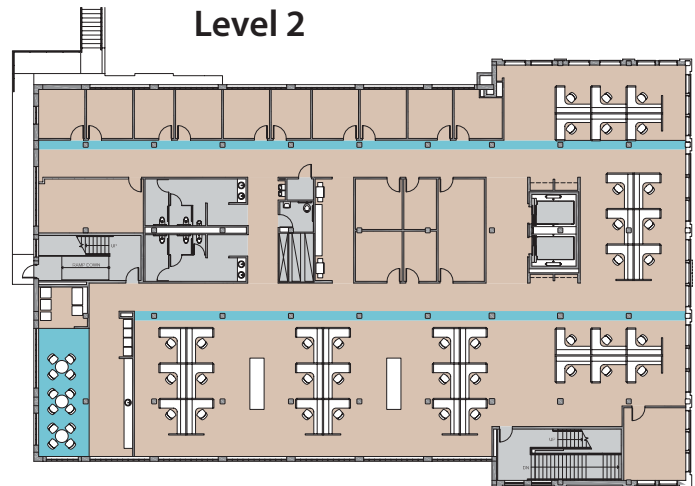
"Locating the entry on the north side of the building was a big decision along with positioning the parking lot to create a very welcoming feel for anybody that would come, whether you are in a chair or whether you have a guide dog, or whether or not you are just coming off the street and are just curious about it."

"One of the big decisions we had in the building had to do with putting underfloor access and underfloor air in the building. Initially this was a small premium, particularly for an adaptive re-use type building. It created a much quieter environment because it delivered air as quietly as possible. It was also very cost efficient from an energy perspective, which was an important criteria for this building. We wanted to be very green and focus on sustainability in all decisions."

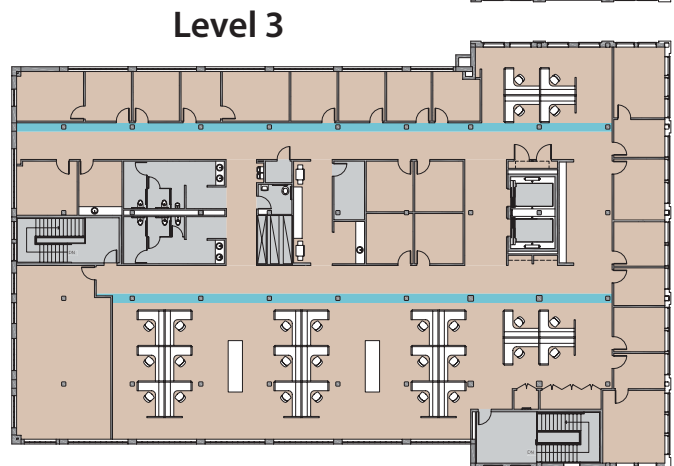
"The colors used within the building were chosen to create high contrast for individuals that had some challenges with usability. We were intentional in choosing carpet and floor surfaces knowing that there is a different need for chairs and the tactical aspects within it. There are a lot of columns in the building, so we worked very carefully to use color and surface textures to guide an individual with sight disabilities through the space. Within the color scheme we thematically created zones that were intuitive. Green areas had to do with circulation areas and blue areas had to do with water. Orange areas were work areas. This palette became thematic throughout and became part of the branding as well."



Level 1



Level 2



Level 3



COMMUNITY RELATIONS

The Whole Person provides education on disability etiquette including reasonable accommodations and accepted social interaction as well as why disability awareness is important.

To arrange a presentation, take a tour of our building, or invite TWP to share information at your event, contact us at 816-61-0304 or info@thewholeperson.org.

SOCIAL MEDIA



“Like” our Facebook page to view photos, videos, articles, industry updates, event announcements, volunteer opportunities and more! It is a great place to see what is going on at The Whole Person! We are also on Twitter, Pinterest, LinkedIn, YouTube, Vimeo, Google+ and Instagram.

JOIN OUR EMAIL LIST

Signing up for our email list is a great way to stay connected to TWP. You'll receive information on upcoming events, updates on our programs, volunteer opportunities, and ways that you can contribute. Visit our website to sign up.

MEDIA CONTACTS:

For media inquiries, interviews or statements, please contact Laura Casselman at lcasselman@thewholeperson.org or 816-627-2230.

CONTACT US

For information regarding our full range of programs and services and ways you can make a difference, contact us at:

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Office hours: Mon.-Fri., 8:00 a.m. - 5:00 p.m.

ADDITIONAL COMMENTS BY PETER SLOAN, PRINCIPAL AT 360 ARCHITECTURE AND LEAD ARCHITECT:

“Acoustics were always a very big deal. We were careful with the existing structure, which was a lot of exposed concrete. We were very methodical about using materials that kept work areas as quiet as possible.”

“...Other interesting decisions had to do with creating doors and entryways that required low or no dexterity, such as removing doors from restroom areas and making sure that they worked well. A hands-free door when you come in the building was a top priority.”

“Organizing the parking lot in a way that made the ramp the main entry and the stairs a side entry; as opposed to what most people have done ... the accessible parking spaces have a direct path to get to the front door, you don't have to cross and traverse the parking lot. Creating opportunities for nice buffers between the landscape outside and the color on the inside humanized the space in a way that goes as far away from an institutional aspect as possible.”

“...every thought for this building was intended to let the building speak to the users that come inside and have them understand that this is a special place. To create an environment that is very welcoming for all and that no matter who you are, it will work for you. One of the design testaments is that even though this building was designed for The Whole Person and their uses, if they left this building someday, it would work extraordinarily well for any other business. This is the true definition of what universal design really is. To create something that is universally applicable no matter who the user is; but sensitive enough to be specific, and humble enough to take into account the things that are really important to all.”