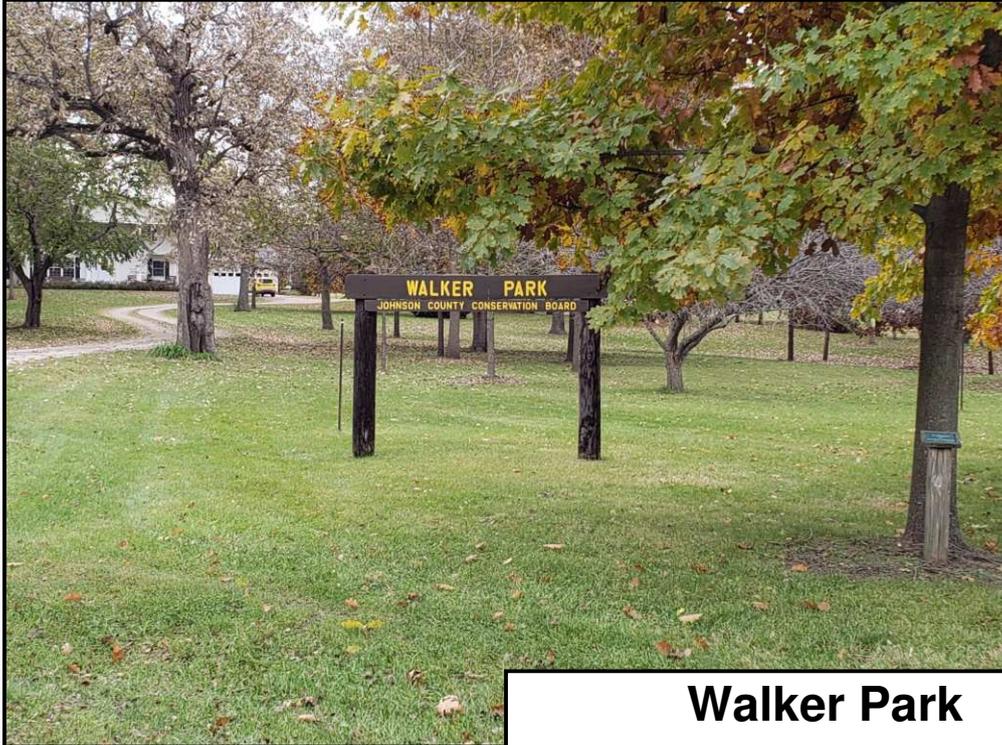


# Site Accessibility Evaluation



## Walker Park

6078 Otter Creek Rd SE  
Lone Tree, IA 52755

ADA Only

*Inspection Date: 10/24/2018*

*Inspector: Shelley Zuniga*

Prepared By

**WT** Group

Engineering with Precision, Pace & Passion.

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February 3, 2019

Donna Brooks  
Grants Assistant  
Johnson County  
913 S. Dubuque St.  
Iowa City, IA, 52240

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Walker Park located at 6078 Otter Creek Rd SE, Lone Tree, IA, 52755. The facility was inspected on 10/24/2018.

We recommended that all barriers that are identified in this evaluation recommended in one of the phases below, be removed as soon as possible. A transition plan should be developed to assist in planning the removal of all barriers. To help with this, we have identified all barriers on a finding by finding basis with a phase identifier as follows:

1 (Phase 1): Should be completed immediately. This category includes findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat.

2 (Phase 2): Should be completed as soon as possible. Includes findings that would remove barriers to the greatest number of people to your goods and services and finding new to the technical standards such as recreation elements

3 (Phase 3): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. This category includes findings that have a high financial impact on the entity, are subject to standards not yet final, or involve a partner entity.

4 (Option): Not necessary to complete, because other sites exist that meet Title II requirements for program access, or retrofit is technically infeasible, or variance is a construction tolerance.

5 (Smart Practice): Should be completed but not necessarily required. This category includes findings and or elements that were in compliance with previous editions of the codes and standards but have since changed. This category also includes techniques or elements that are not a part of the federal or state requirements, but are suggested in advisory language, or have been successfully implemented by other entities. Generally, these items are easily modified to provide the greatest degree of access as well as compliance with the most current codes and standards.

We have applied these priorities to the transition plan to create an order of retrofit for Johnson County sites. The transition plan is an Excel document that is easily modified, should circumstances or priorities change for the County. In addition, it is easily searched in many different ways.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me.

Sincerely,  
*Shelley Zuniga*  
Shelley Zuniga

## Parking

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 1

There are no accessible parking stalls.

Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

There are a total of unknown parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of one accessible stall with a minimum of one being designed as van accessible.

### Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

### As Built:

no parking, gravel  
pull up lot

### Recommendation:

Create one or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping based on the total number of stalls



Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

**Finding #1 Additional Finding Photos**



## EAR

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 2

The building entrance is not located on an accessible route.

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way.

All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route must comply. An accessible route of travel must not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

#### Citation:

2015 ABAAS Section: F206.2.1

2010 ADAS Section: 206.2.1

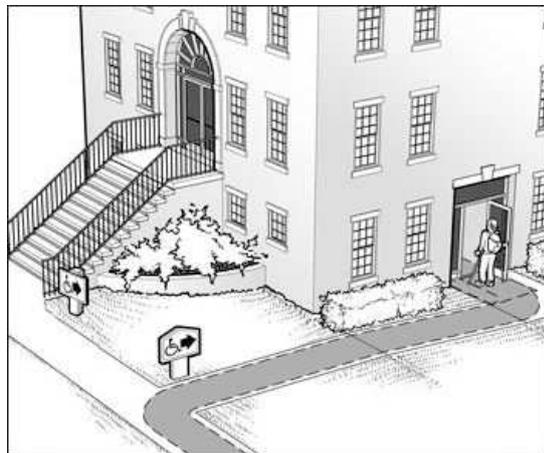
1991 ADAAG Section: 4.1.2

#### As Built:

grass to cabin

#### Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to building entrance



## Park Site

Lat: 41.4912300000, Long: -91.4962500000

## Finding: 3

There is no accessible route to the park sign.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

## Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

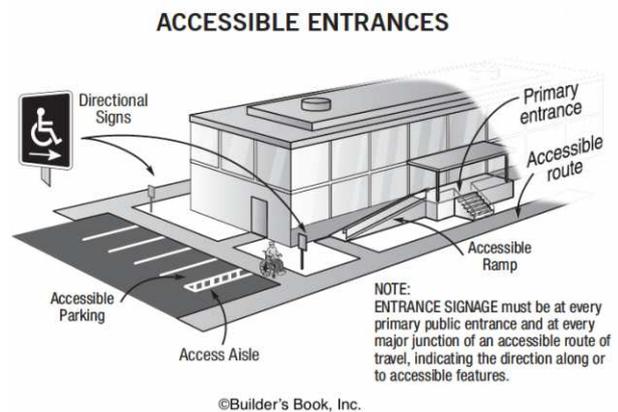
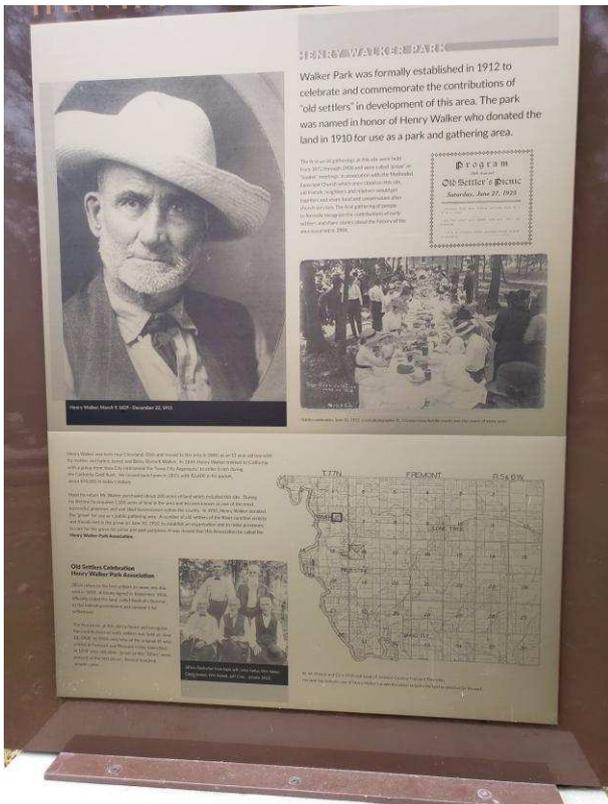
1991 ADAAG Section: 4.1.2

## As Built:

park sign- lacks AR,  
grass, text small in  
some spots

## Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking to the sign and consider replacing with one having larger font



**Finding #3 Additional Finding Photos**



## Park Site

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 4

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

#### Citation:

2015 ABAAS Section: 1011.4.2

#### As Built:

0 of 2 accessible,  
neither have route

#### Recommendation:

Replace picnic table with one of an accessible design as a smart practice and place along an accessible route



## Park Site

Lat: 41.4912300000, Long: -91.4962500000

## Finding: 5

There is no accessible route to the memorial building

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

### Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

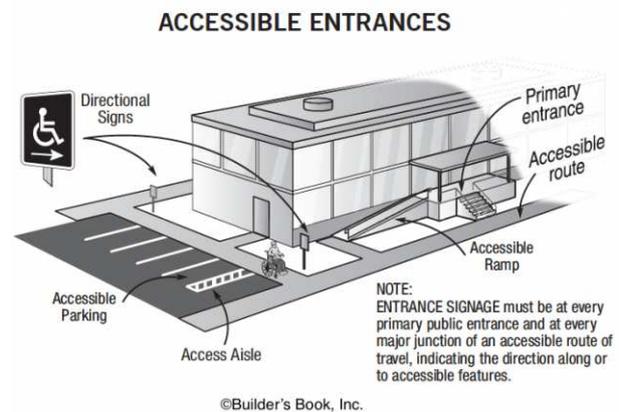
1991 ADAAG Section: 4.1.2

### As Built:

no route to memorial building, unable to access interior, change in level at door

### Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to memorial building



**Finding #5 Additional Finding Photos**



## Shelter

**Lat: 41.4912300000, Long: -91.4962500000**

**Finding: 6**

**At least one outdoor recreation access route shall connect accessible elements, spaces, and facilities provided within picnic units with mobility features**

**Citation:**

2015 ABAAS Section: F245.4.1

**As Built:**

lacks AR to shelter,  
grass

**Recommendation:**

**Extend an AR to features and elements in the shelter or picnic area as a smart practice.**



## Shelter

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 7

Where provided, at least one of each type of outdoor constructed feature shall comply with 1011. Where more than one of the same type of outdoor constructed feature is provided, at least two of the same type of outdoor constructed features shall comply with 1011.

#### Citation:

2015 ABAAS Section: F245.2.5.1

#### As Built:

0 of 3 picnic tables  
are accessible

#### Recommendation:

Replace one table with an accessible table and locate in an area providing access to the accessible end



## Shelter

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 8

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

#### Citation:

2015 ABAAS Section: 304.3.1, 304.3.2

2010 ADAS Section: 304.3.1, 304.3.2

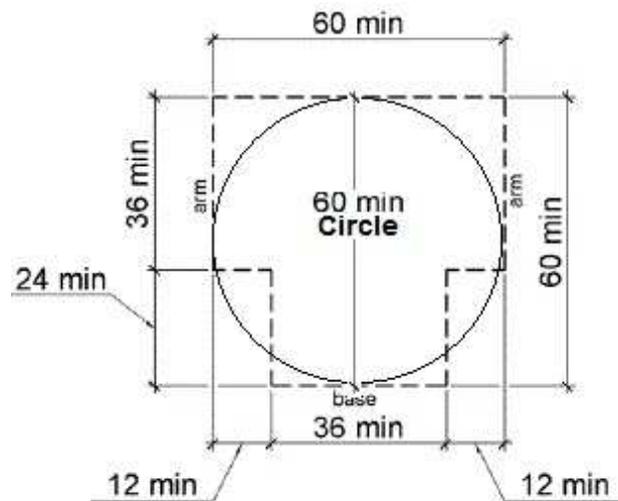
1991 ADAAG Section: 4.2.3\*

#### As Built:

lacks turning space  
due to table  
configuration

#### Recommendation:

Relocate obstacles to create turning space in shelter



## Shelter

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 9

There is no accessible route to the grill..

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

#### Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

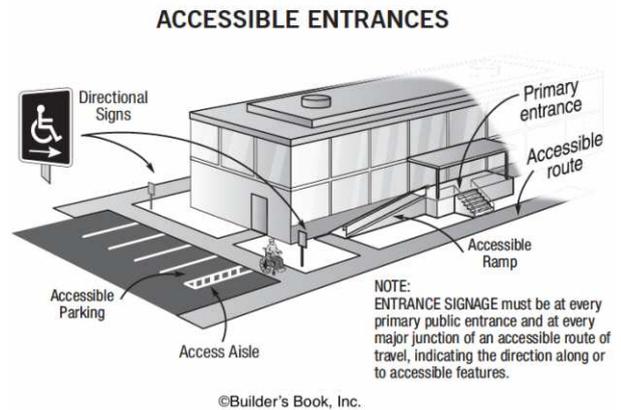
1991 ADAAG Section: 4.1.2

#### As Built:

lacks AR at grill

#### Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking to grill



## Log Cabin

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 10

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

#### Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,  
404.2.11, 404.2.11 Exception

1991 ADAAG Section: 4.13.1

#### As Built:

cracked cement in  
MC, no hardware,  
overhead clearance  
73"

#### Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with doors having 80" overhead clearance and 32" clear width

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

**Finding #10 Continued**



**Finding #10 Additional Finding Photos**



## Log Cabin

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 11

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

#### Citation:

2015 ABAAS Section: 403.5.1

2010 ADAS Section: 403.5.1

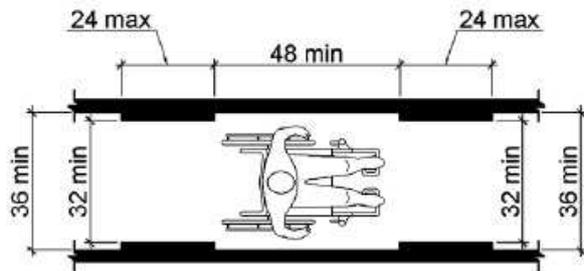
1991 ADAAG Section: 4.3.3

#### As Built:

interior full of storage

#### Recommendation:

Widen AR to compliant 36" clear width by removing or relocating storage



Finding #11 Additional Finding Photos



## Restroom

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 12

The restroom is not nearly compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet, The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory, The entry door does not contain the required minimum maneuvering spaces on the pull/push sides, The entry door encroach into the required clear floor space for fixtures, Grab bars are missing and/or incorrectly installed, Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both, The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.

#### Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

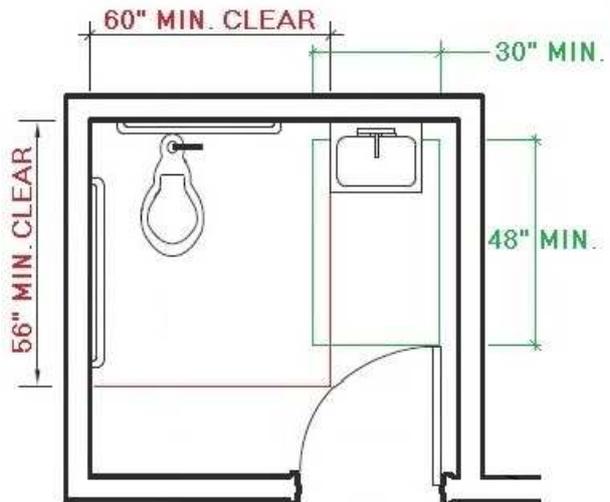
1991 ADAAG Section: 4.17.1

#### As Built:

lacks accessible  
restrooms, 1 men and  
2 women

#### Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible



Finding #12 Additional Finding Photos



## Restroom

Lat: 41.4912300000, Long: -91.4962500000

### Finding: 13

There is no accessible route to the restrooms.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

#### Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

1991 ADAAG Section: 4.1.2

#### As Built:

lacks route

#### Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restrooms

