



# REPORT TO THE CITY OF SCOTTS VALLEY

## Section 5: MacDorsa Park

November 30, 2015

### Legend of Abbreviations

<b>aff...</b>	Above the finished ground
<b>AR...</b>	Accessible Route
<b>CIL...</b>	Change in Level
<b>CFS...</b>	Clear Floor Space
<b>CGS...</b>	Clear Ground Space
<b>EPC...</b>	Elevated Play Component
<b>GLPC...</b>	Ground Level Play Component

**Background**

The RAC staff visited MacDorsa Park to conduct an access audit. The findings are below.

There are three format additions in this report. We included cells for these items: responsible employee (required by regulation), progress towards completion (best practice), and date of completion (required by regulation). We have added the projected costs of work as a best practice, and costs are found in the transition grid.

- 1.1 Parking - [CHECKLIST]** insufficient number of accessible spots (checklist); space is 8'10" [MP56](#); faded striping and painted symbol [MP57](#); access aisle incorrect paint (checklist); lacks van space (checklist); slopes- 5.3% stall [MP58](#), [MP59](#), 4.1% aisle [MP60](#), [MP61](#); signage not reflectorized and lacks proper language (checklist)

***Recommendations (MacDorsa Park is a site designated with accessible features so 1.1.1 through 1.1.5 is integral to compliance with title II program access test):***

- 1.1.1 **Create one or more** 9' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping (checklist)
- 1.1.2 **Repaint** stalls and access aisles to be 9' and 5' each with high quality blue paint and symbols (MP56, MP57, checklist)
- 1.1.3 **Add one van parking sign** to one accessible stall and repaint stall and access aisle to 12' and 5' or 9' and 8' (checklist)
- 1.1.4 **Repair or correct slope** of parking space and access aisle to max 2.08% in any direction (MP58, MP59, MP60, MP61)
- 1.1.5 **Acquire and mount** at appropriate heights and locations compliant reflectorized accessible parking signs for all the stalls (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

- 1.2 Exterior Accessible Route - [CHECKLIST]** brick walkways lead to grass from all entries of the Scotts House [MP44](#); lacks AR to accessible picnic table (checklist); CIL due to cracks on [MP40](#); stairs up to police station parking lot [MP43](#); gap due to drain at play area [MP32](#), [MP33](#); cross slope 5.3% near shelter [MP35](#), [MP36](#); running slopes-5.9% near shelter [MP37](#), [MP38](#), 10.6% to bathrooms [MP41](#), [MP42](#); AR lacks turning space where narrow and resting area where graduated (checklist)

***Recommendations (MacDorsa Park is a site designated with accessible features so 1.2.1 through 1.2.7 is integral to compliance with title II program access test):***

- 1.2.1 **Create AR** with crushed and compacted stone or similar outdoor material from parking or sidewalk to Scotts House entries (MP44)
- 1.2.2 **Relocate** picnic table to be along AR (checklist)
- 1.2.3 **Repair, bevel, or ramp** CIL along AR (MP40, MP43)

- 1.2.4 **Correct or fill** gaps along AR (MP32, MP33)
- 1.2.5 **Correct or repair** sidewalk cross slope along AR to max 2.08% (MP35, MP36)
- 1.2.6 **Correct or repair** sidewalk running slope along AR to max 5% (MP37, MP38, MP41, MP42)
- 1.2.7 **Create** a compliant 60" by 60" turning space every 200' or every 400' with constant gradient (checklist)

<b>Responsible Employee</b>	<b>Progress Towards Completion</b>	<b>Recommended Phase</b>
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.3 Playground Designated Entry - [CHECKLIST] CIL and 2" gaps at tiles [MP63](#), [MP64](#), [MP65](#)**

**Recommendations (in the alternative, leave as is and designate playgrounds at other sites in the City as accessible):**

- 1.3.1 **Repair or reset** tiles to eliminate CIL and gaps (MP63, MP64, MP65)

<b>Responsible Employee</b>	<b>Progress Towards Completion</b>	<b>Recommended Phase</b>
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	COUNTY OPTION

**1.4 Playground Surface/Accessible Route within - [CHECKLIST] loose and various slopes throughout due to uneven fill; CIL due to low fill at border [MP66](#), [MP68](#), [MP69](#)**

**Recommendations (in the alternative, leave as is and designate playgrounds at other sites in the City as accessible):**

- 1.4.1 **Fill and compact EWF surface** so that it maintains its accessibility characteristics (checklist)
- 1.4.2 **Frequently inspect and regularly maintain** accessible portions of play area surface that are comprised of loose fill such as EWF so that surface is level with other surfaces (MP66, MP68, MP69)
- 1.4.3 **Establish protocols** for regular and frequent inspection and maintenance of accessible playground surface (checklist)

<b>Responsible Employee</b>	<b>Progress Towards Completion</b>	<b>Recommended Phase</b>
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	COUNTY OPTION

- 1.5 **Transfer System** - [\[CHECKLIST\]](#) tiles create large CIL at transfer system [MP65](#); gaps in tiles obstructing CFS

**Recommendations (in the alternative, leave as is and designate playgrounds at other sites in the City as accessible):**

- 1.5.1 **See 1.3.1** for correction to tiles (MP65, checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	COUNTY OPTION

- 1.6 **Ramps** - [\[CHECKLIST\]](#) not applicable
- 1.7 **Elevated Play Components** - [\[CHECKLIST\]](#) 4 of 6 components accessible (checklist); apply incentive scoping due to lack of ramp (checklist)
- 1.8 **Ground Level Play Components** - [\[CHECKLIST\]](#) corrections needed to meet incentive scoping: rocker has CIL at entry due to mats [MP72](#)

**Recommendations (in the alternative, leave as is and designate playgrounds at other sites in the City as accessible):**

- 1.8.1 **See 1.4.2** for correction to CIL at mats (MP72)

Responsible Employee	Progress Towards Completion	Recommended Phase
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- 1.9 **Sand box/Play tables** - not applicable
- 1.10 **Park Site** - [\[CHECKLIST\]](#)

Horse shoes: lack AR (checklist)

Grill counter: lacks reach range; not designed for wheelchair use 37" high counter; 38" to grill; 35" sink with knobs [MP51](#), [MP52](#)

Bike rack: lacks AR [MP47](#)

Drinking fountain: Single bowl [MP53](#)

Garbage Cans: 6 of 10 accessible; cans in play area and by Scotts House lack AR  
[MP46](#), [MP55](#)

Benches: 0 of 2 accessible; lack CFS and too high [MP45](#), [MP50](#)

Picnic Tables: 1 accessible of 5, but lacks AR to element [MP54](#)

**Recommendations (MacDorsa Park is a site designated with accessible features so 1.10.1 through 1.10.8 is integral to compliance with title II program access test):**

- 1.10.1 **Create AR** with crushed and compacted stone or similar outdoor material from parking or sidewalk to the horse shoes (checklist)
- 1.10.2 **Lower** counter, grill, and sink at grill counter to be max. 34" aff (MP51, MP52)
- 1.10.3 **Replace** faucet controls with lever controls at grill counter (MP51, MP52)
- 1.10.4 **Relocate** bike rack to be along AR (MP47)
- 1.10.5 **Replace drinking fountain** with a hi-lo bowl fountain (MP53)
- 1.10.6 **Construct firm, stable, and slip resistant pads** at least 36" by 48" adjacent to 20% of benches, and locate along an AR as a smart practice (MP45, MP50)
- 1.10.7 **Add** surface fill to achieve 17" to 19" bench height as a smart practice (MP45, MP50)
- 1.10.8 **Relocate** accessible picnic table to be along AR with a 36" AR around table as a smart practice (MP54)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE TWO

**1.11 Shelters/Picnic Areas** - [\[CHECKLIST\]](#) lacks AR [MP84](#); CIL due to step to entry [MP81](#); lacks 60" turning space due to picnic table [MP84](#)

**Recommendations (in the alternative, leave as is and designate shelters at other sites in the City as accessible):**

- 1.11.1 **Create AR** with crushed and compacted stone or similar outdoor material from parking or sidewalk to shelter (MP84)
- 1.11.2 **Repair, bevel or ramp** CIL at shelter entry (MP81)
- 1.11.3 **Relocate** table to provide 60" turning space in shelter interior (MP84)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	COUNTY OPTION

1.12 Park Buildings

**Interior Accessible Route:** [\[CHECKLIST\]](#) door passages all too small for AR throughout interior of Scott's House

**Recommendations (MacDorsa Park is a site designated with accessible features so 1.12.1 is integral to compliance with title II program access test, consult with SHPO and local and federal officials before making site changes that threaten or destroy historic significance): (IAR)**

1.12.1 **Widen** AR to 36" wide at door passages if not an historic building (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**Doors:** [\[CHECKLIST\]](#)

Maneuvering Clearance: back entry- antique on pull [MP2](#); porch entry- storage on pull [MP7](#); front door- pull side 13" to wall [MP15](#), stairs to door; bathroom from outside-inaccessible room/locked door (checklist); women's restroom- push recessed [MP30](#); men's restroom- recessed [MP31](#); storage by restrooms- storage inside [MP1](#); kitchen to dining- buffet on pull [MP13](#); dining to foyer- dining table on pull; foyer to parlor- chair on pull [MP20](#); dining to bedroom- dresser on pull [MP22](#); bedroom to pantry- counter on pull [MP28](#)

Floor Surfaces: Porch entry- 5% on push [MP8](#), [MP9](#); front door- 3.3%, stairs to door [MP18](#), [MP19](#)

Dimension (32"X80"): back entry- 30" [MP3](#); Porch entry- 30" x 77.5" [MP10](#); front door- 31" [MP17](#); women's restroom- 32" wide; men's restroom- 32" wide (checklist); kitchen to dining- 27.5" [MP14](#); dining to foyer- 27.5"; foyer to parlor- 27.5"; dining to bedroom- 30.5" [MP21](#); bedroom to pantry- 24.5" [MP24](#)

Threshold: back Entry- 1.5", not beveled [MP4](#), [MP6](#); porch entry- 2", not beveled [MP11](#), [MP12](#); dining to bedroom- 1.25", not beveled; bedroom to pantry- 1.25", not beveled (checklist)

Hardware: 9 of 11 doors have knobs (checklist); dining to bedroom- pinch and small hardware [MP26](#); bedroom to pantry- pinch and small hardware (checklist)

LBF: 2 of 2 doors with closers exceed 5 lbf (checklist)

**Recommendations (MacDorsa Park is a site designated with accessible features so 1.12.1 through 1.12.6 is integral to compliance with title II program access**

**test, consult with SHPO and local and federal officials before making site changes that threaten or destroy historic significance): (Doors)**

**NOTE: providing maneuvering clearance is sometimes accomplished by removing temporary barriers such as garbage cans or chairs, or removing and rehanging doors to open in opposite direction, removing closers, providing power door openers, or other similar means. For reference to the technical standards for doorway maneuvering clearance, see Chapter 4, [section 404](#) of the 2010 Standards.**

- 1.12.1 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (MP2, MP15, MP30, MP31, MP28, MP7, MP1, MP13, MP20, MP22, checklist)
- 1.12.2 For all doors along the public circulation route, **correct or repair slope** at doorway landing to max 2.08% in any direction for level CFS (MP8, MP9, MP18, MP19)
- 1.12.3 For all doors along the public circulation route, **replace doors** with ones having 80" overhead and 32" clear width where indicated (MP3, MP10, MP17, MP14, MP21, MP24, checklist)
- 1.12.4 For all doors along the public circulation route, **replace thresholds** at exterior doors with ADA thresholds (MP4, MP6, MP11, MP12, checklist)
- 1.12.5 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (MP26, checklist)
- 1.12.6 For all doors along the public circulation route, **inspect, adjust, and maintain** 5 lbf to open exterior doors as a smart practice (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**Rooms:** [\[CHECKLIST\]](#)

36" Access Aisle: foyer- narrow [MP74](#); parlor- furniture placements [MP73](#); front bedroom- [MP76](#); upstairs- no entry, stair access only/storage space [MP70](#), [MP69](#), [MP68](#); storage- storage placement [MP67](#)

80" Overhead: dining- chandelier overhead [MP75](#); back bedroom- light overhead 75.5" [MP71](#), [MP72](#)

60" Turning Space: butler- narrow [MP79](#); storage- small [MP1](#)

Sinks: butler- 36" high [MP77](#)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**Recommendations (MacDorsa Park is a site designated with accessible features so 1.12.1 through 1.12.5 is integral to compliance with title II program access test, consult with SHPO and local and federal officials before making site changes that threaten or destroy historic significance): (Rooms)**

- 1.12.1 **Relocate obstacles** to create AR through spaces indicated (MP74, MP73, MP76, MP67)
- 1.12.2 **Leave as is**, lack of access to upper level storage; correction may be technically infeasible (MP70, MP69, MP68)
- 1.12.3 **Raise obstructions** to min 80", or pad object to prevent hazard in overhead clearance (MP75, MP71, MP72)
- 1.12.4 **Relocate obstacles** to create turning space in spaces indicated if feasible (MP79, MP1)
- 1.12.5 **Lower** sink height to max 34" aff (MP77)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**Restrooms:** [\[CHECKLIST\]](#)

Single User: inside Scotts House- no entry/locked door

Multiple Users:

**Both:** signage lacks Braille and accessibility symbol [MP73](#); mirrors mounted at 42" [MP74](#); center of sink 14" from wall [MP76](#), [MP77](#); push sink controls do not stay on for more than 10 seconds (checklist); exposed pipes under sinks [MP78](#); hooks installed at 64.5" [MP79](#); side grab bar mounted 15" from wall [MP82](#), [MP83](#); stall doors have small exterior hardware and are not self-closing [MP84](#)

**Men:** urinal mounted at 18" [MP88](#); door in CFS of urinal [MP90](#); centerline of toilet at 18.5" [MP92](#), [MP93](#); accessible compartment only 59" wide [MP91](#); rear grab bar 5" to centerline of toilet (checklist); toilet flush control on incorrect side [MP96](#)

**Women:** centerline of toilet at 20" [MP80](#), [MP81](#); rear grab bar 6" to centerline of toilet (checklist); slope of 3.8% in CFS of sink [MP85](#), [MP86](#)

**Recommendations (MacDorsa Park is a site designated with accessible features so 1.12.1 through 1.12.15 is integral to compliance with title II program access test): (Restrooms)**

- 1.12.1 **Acquire and mount** signage, including Braille and access symbol mounted on wall, latch side of door, 48" to baseline of Braille characters and 60" to baseline of highest character (MP73)
- 1.12.2 **Lower mirror** so reflective surface is max 40" aff in both (MP74)
- 1.12.3 **Remount** sink so centerline is min 18" from side wall in both (MP76, MP77)
- 1.12.4 **Adjust timing** of sink faucets to remain on for min 10 seconds in both (checklist)
- 1.12.5 **Insulate exposed pipes** under one sink in both (MP78)
- 1.12.6 **Lower hooks** in accessible stalls to max 48" aff in both (MP79)
- 1.12.7 **Remount** side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff in both (MP82, MP83)
- 1.12.8 **Replace** stall hardware with hardware operable without a tight pinch or grasp and **adjust** stall door to be self-closing in both (MP84)
- 1.12.9 **Lower** urinal so that rim height is max 17" aff in men's (MP88)
- 1.12.10 **Relocate** urinal to have required CFS outside swing of stall door in men's (MP90)
- 1.12.11 **Remount** toilets to 17" to 18" from the side wall to centerline in both (MP92, MP93, MP80, MP81)
- 1.12.12 **Widen** accessible stalls to min. 60" clear width, 59" depth in men's (MP91)
- 1.12.13 **Remount rear grab bar** to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff in both (checklist)
- 1.12.14 **Replace** toilet tank with one having flush mechanism on the open side, in the alternative, install an auto flush unit in men's (MP96)
- 1.12.15 **Correct or repair slope** at sink to max 2.08% in any direction for level CFS in women's (MP85, MP86)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

1.13 **Other** - not applicable

CITY OF SCOTTS VALLEY MACDORSA PARK