



CERTIFIED ACCESS SPECIALIST (CASp) REPORT

WILLIAM S. HART DOG PARK

City of West Hollywood

As part of MIG's scope of services, we were asked to confirm the requirements of access compliance associated with the potential enhancement of the existing dog park area in William S. Hart Park. Specifically, there is a desire to provide a level surface on the dog park area to better contain the wood mulch material for improved maintenance. This would require building a retaining wall on the south edge of the fenced dog area and bringing in fill material to level the site. This park alternation would trigger accessible path of travel improvements in accordance with the following California Building Codes:

Section 11B-202.3 Alterations

Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of Division 2, including Section 11B-202.4 (unless the enforcing authority determines compliance with applicable requirements is technically infeasible, then the alteration shall provide equivalent facilitation or comply with the requirements to the maximum extent feasible. The details of the finding that full compliance with the requirements is technically infeasible shall be recorded and entered into the files of the enforcing agency."

11B-202.4 Path of travel requirements in alterations, additions and structural repairs

When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

1. A primary entrance to the facility
2. Toilet and bathing facilities serving the area
3. Drinking fountains serving the area
4. Public telephones serving the area, and signs

The valuation threshold for Construction Cost Index, as published annually by Engineering News-Record, determines that when the construction cost is less than \$156,162 the cost of compliance with Section 11B202.4 shall be limited to 20% of the construction cost of the alterations. When the cost of full compliance would exceed 20%, compliance shall be provided to the greatest extent possible without exceeding 20%. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. an accessible entrance
2. an accessible route to the altered area
3. at least one accessible restroom for each sex or one accessible unisex restroom
4. accessible telephones
5. accessible drinking fountains

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6. when possible, additional accessible elements such as parking, signs, storage, and alarms

Site Assessment Form and Evaluation Summary

With these requirements in mind, our CASp (certified access specialist) performed a thorough review of the park site and prepared a detailed description of accessibility improvements, cross referenced to the Building Code. The proposed accessibility improvements are listed by priority category (1-4) with estimated construction costs. The Site Assessment Forms and evaluation letter from our CASp summarizing the accessibility assessment are included as attachments in this report.

Priority Levels:

The following prioritization process addresses the logic of access to facilities. The principle is to ensure that basic access is provided, access to activities is provided, amenities are accessible and alternatives to architectural modifications are allowed when appropriate. Translating these priorities into action plans must be accomplished using a programmatic approach. A draft priority level for barrier removal has been included with the facility report.

These priorities will be refined over time as facilities programs are evaluated and barriers are removed over time. The following is a descriptor of the priorities:

- Priority One: The highest priority is placed on those barrier removal items that provide accessibility at the main entrance of a facility or improve a path of travel to the portion of the facility where program activities take place (e.g., parking, walks, ramps, stairs, doors, etc.).
- Priority Two: A second priority is placed on those barrier removal items that improve or enhance access to program use areas (e.g., transaction counters, conference rooms, public offices, restrooms, etc.).
- Priority Three: A third priority is placed on those barrier removal items that improve access to amenities serving program areas (e.g., drinking fountains, telephones, site furnishings, vending machines).
- Priority Four: A fourth priority identifies areas or features not required to be modified for accessibility (no public programs located in this area, or duplicate features).

Some barriers will require further evaluation for programmatic solutions. These barriers have been assigned two category values (i.e. 1 or 4, 2 or 4, and 3 or 4), indicating the barrier will need to be assigned one of the values but not both.



February 01, 2017

Ms. Helen Collins
City of West Hollywood
William S. Hart Park
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Subject: CASp Report for William S. Hart Dog Park

Dear Ms Collins:

On December 20, 2016, Timothy Gilbert, ICC Accessibility Inspector/Plans Examiner 1091334-21 and California CASp #032, and MIG associate Melissa Butler conducted a site evaluation of the William S. Hart Park property. Outdoor facilities on site of the property were observed to identify areas where the existing facility may not be consistent with the accessibility standards found in the 2010 ADA Standards for Accessible Design and the California Building Code, Chapter 11B. The two buildings on the property are not included in this evaluation or report. This report is a summary of observations during the site visit and includes a listing of each barrier, the standard under which it was evaluated, and a diagram indicating the locations where barriers were observed.

ARCHITECTURAL BARRIERS

Architectural barriers are physical features that limit or prevent people with disabilities from obtaining the goods or services that are offered. They can include access aisles in parking lots that are too narrow to accommodate people who use wheelchairs; stairs without handrails; ramps without level landings; objects that overhang a route or protrude into the path of travel, and drinking fountains that cannot accommodate a person who uses a wheelchair.

A review and inventory of physical barriers assist facility managers to plan the removal of barriers in order to accommodate individuals with disabilities or to identify other programmatic solutions to provide accommodation.

ACCESSIBILITY EVALUATION

The accessibility evaluation of Hart Park involved an inspection of the accessible parking area, the path of travel to outdoor facilities, and the public restroom facility. A report of the findings of these elements is included as part of this report and includes code references.

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The **last page** of the detailed report contains the diagram of the facility with notations regarding the barriers identified during the evaluation. The barriers are keyed on the diagram by an item letter that corresponds with a particular barrier (i.e. 4-1 is walk number one, 4-2 is walk number two, etc.). The elements and their related features addressed in the facility report include:

- 1 – Parking Area
- 4 – Walk
- 5 – Ramp
- 6 – Stair
- 8 – Door/Gate
- 9 – Sign
- 10 – Drinking Fountain
- 19 – Multiple User Restroom
- 33 – Outdoor Constructed Features

Parking Area (1-1)

There are currently two spaces designated as accessible parking. However, one space must be designated as a van accessible parking space per ADA 208 & CBC 11B-208 standards, and will require a “Van Accessible” sign, a passenger-side (shared) access aisle with proper paint striping and dimensions, and “NO PARKING” painted in the access aisle. In addition, the slope for accessible parking spaces exceeds 2.0%, in any direction, and will require that the parking space and access aisle be re-graded per ADA 502 & CBC 11B-502 standards. A tow-away warning sign is also not provided, including contact information per CBC 11B-502 standards. This required sign can either be located at each accessible parking space, or a single sign can be located at the entrance to the parking lot.

Path of Travel to Outdoor Facilities

The site is approached by pedestrians by a stairway from Sunset Boulevard or from De Longpre Ave via the driveway, two separate stairways, or a ramp entry. Signage is not available at any stair entrances indicating the direction to the nearest accessible route (ramp), per CBC 11B-216 standards.

Stairways

All stairways will require modifications to the handrails following ADA 505 & CBC 11B-505 standards.

Ramps and Walks

An accessible path of travel is not provided to all outdoor elements. Due to the steep nature of the site, the pedestrian ramp at the De Longpre Ave entry (map location 5-1) will require re-grading, the installation of a bottom level landing, installation of handrails on both sides of the ramp and edge protection per ADA 305, 405 & CBC 11B-405 standards.

Other walking paths as indicated in the diagram exceed either running slope (5% maximum) or cross-slope (2% maximum) standards, or both, and will require re-grading per ADA 403 &

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CBC 11B-403 standards, or a reconsideration of the design for pedestrian paths of travel. At landings with benches, a clear ground space is required for wheelchair companion seating adjacent to benches per CBC 1011 standards.

All ramps on site will require handrail modification or additions (5-2 & 5-3) per ADA 405, 505 & CBC 11B-505 standards, as well as re-grading per ADA 405 & CBC 11B-405 standards (5-2).

Drinking Fountain

An accessible drinking fountain is not provided. The existing drinking fountain does not provide adequate knee depth for accessible use. The high-low drinking fountain is divided by a chain link fence so that the high portion, located in the off-leash dog area, is not on an accessible path of travel.

Multi-User Restrooms (19-1)

Two accessible restrooms were provided for park users, one for women, and one for men. In both restrooms, modification of stall partitions as well as new door hardware for self-closing doors are required per ADA 604 & CBC 11B-604 standards.

AIDS Memorial Garden Area (33-4)

An accessible route to the garden is not provided. An accessible path of travel is required to reach the seat wall per AGODA F206.2.2, 2015 CBC 11B-206.2.2.

Hart Park Off-Leash Dog Area

An accessible path of travel is not provided into or in the off-leash dog area. The ground surface of the off-leash dog area consists of a coarse mulch, approximately 4-6" deep. A significant grade break occurs on the south side of the enclosed area with a change of elevation from 367' to 364' over approximately 22 linear feet, or 13.6% slope. While the entire area within the off-leash dog area does not need to be accessible, the entrance gates and surfacing including access to a bench must be accessible and have accessible surfacing.

Two gates provide access to the off-leash dog park area, one on the north side of the enclosure and another on the west side. The two gates require a 10" high kick-plate on the push-side of gates.

At the top of the stairs from De Longpre Ave, *Dog Area Rules* and *Dog Etiquette* signs are posted for users of the off-leash dog area. It is recommended that a web-link be added to the signage.

Summary

A sign at the entrance on Sunset Boulevard indicating the most direct route to the De Longpre entry would assist pedestrians from Sunset Boulevard to find the ramped entry. A similar sign at the stairway on De Longpre would direct people to the pedestrian ramp as required by state and federal codes.

While the pedestrian ramp from De Longpre Avenue is not fully compliant it does provide users of wheeled mobility devices such as wheelchairs and scooters, and pedestrians who cannot climb stairs an alternative stairway entrances. Handrails on both sides of the De Longpre ramp would provide assistance to people who use mobility devices, and to those who may need support while walking. Handrails on those portions of the walkways that exceed 5.0% would also assist pedestrians. Regrading the entire entrance ramp and steep walkways may not be feasible. Before beginning any site improvements, it is recommended to review preliminary plans with the local building official who will be able to provide direction and specific requirements for this property.

Handrail extensions on the existing stairs will improve safety.

Companion seating next to benches would provide resting intervals.

Path of travel improvement to the Memorial Garden would allow closer access.

Improvement to the surfacing material to provide a firm and stable surface for people entering and using the area at the entry of the off-leash dog park, including the drinking fountain and benches, would provide better access for those who cannot travel over loose wood chips.

Parking improvements including leveling the designated parking spaces and access aisle, and required signage/stripping would help those who arrive by car to safely park.

Thank you,



Tim Gilbert, ICC, ASLA, CASp
Principal, MIG

Attachments: Report and Site Diagram

West Hollywood

Hart Dog Park

Park-wide	
1 - 1	Parking Area Category: 1
Provide or modify accessible spaces	\$2,945
Notes: Two accessible parking spaces are provided. A van accessible parking space is not provided (1 van space min).	
CBC: 11B-208.2.4	
Other: ADA 208.2.4	
Install van accessible sign	\$375
Notes: A "Van Accessible" sign is not provided. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible.	
CBC: 11B-502.6	
Other: ADA 208.2.4	
Install reserved parking sign	\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space. Contact information is not provided on tow-away warning sign.	
CBC: 11B-502.8, 11B-502.8.1, 11B-502.8.2	
Other: -	
Regrade accessible parking space or access aisle	\$3,200
Notes: Slopes of parking spaces and access aisle are 11% to 12% (2.0% max, in any direction).	
CBC: 11B-502.4	
Other: ADA 502.4	
Provide or modify accessible access aisles	\$210
Notes: Shared access aisle does not have a blue border and diagonal striping spaced 36 inches maximum on center painted a color contrasting with the parking surface.	
CBC: 11B-502.3.3	
Other: -	
Provide adequate striping	\$100
Notes: The words "No Parking" are not painted in the shared access aisle.	
CBC: 11B-502.3.3	
Other: -	
4 - 1	Walk Category: 2
Regrade surface	\$1,200
Notes: Walkway at residential entrance has a cross slope of 2.4% to 4.5% (2.0% max) for 20 linear feet.	
CBC: 11B-403.3	
Other: ADA 403.3	

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Hart Dog Park

Park-wide	
4 - 2	Walk Category: 2
Regrade surface	\$1,260
Notes: Cross slope of concrete paving is 5.5% to 6.0% (2.0% max) for 21 linear feet.	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 3	Walk Category: 2
Regrade surface	\$900
Notes: Running slope of concrete paving is 5.4% to 6.0% for approximately 15 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 4	Walk Category: 2
Regrade surface	\$900
Notes: Running slope of concrete paving is 5.0% to 8.5% for 15 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 5	Walk Category: 2
Regrade surface	\$600
Notes: Running slope of concrete paving is 7.2% to 8.8% for approximately 10 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 6	Walk Category: 2
Regrade surface	\$600
Notes: Running slope of concrete paving is 5.2% to 7.0% for 10 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 7	Walk Category: 2
Regrade surface	\$1,500
Notes: Running slope of concrete paving is 8.5% to 10.5% for approximately 25 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	

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Hart Dog Park

Park-wide	
4 - 8	Walk Category: 2
Regrade surface	\$600
Notes: Running slope of concrete paving is 6.8% to 7.3% for approximately 10 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
4 - 9	Walk Category: 2
Regrade surface	\$900
Notes: Running slope of concrete paving is 6.8% to 12.2% for approximately 15 linear feet (5.0% max).	
CBC: 11B-403.3	
Other: ADA 403.3	
5 - 1	Ramp Category: 2
Regrade or replace ramp	\$27,625
Notes: Running slope of ramp is 8.9% to 14.7%. (8.33% max) and cross slope ranges from 2.3% to 4.8% (2.0% max) for 65 linear feet. Vertical rise is 88" for 65 linear feet (30" max).	
CBC: 11B-405.2, 11B-405.3, 11B-405.6	
Other: ADA 405.2, ADA 405.3, ADA 405.6	
Provide a level landing	\$900
Notes: Bottom landing is 55" long and 60" wide (72" min long and at least as wide as the ramp run) and the cross slope is 4.8% (2.0% max in any direction). The cross slope of the top landing is 2.4% to 3.1% (2.0% max in any direction).	
CBC: 11B-405.7.1, 11B-405.7.3.1	
Other: ADA 305.1, ADA 405.7.1	
Install a handrail	\$16,750
Notes: Handrails are not provided on either side of the ramp (handrails with continuous gripping surfaces must be provided on both sides of ramps that have a rise greater than 6" or a run longer than 6 feet).	
CBC: 11B-505.10.1, 11B-505.2	
Other: ADA 405.8, ADA 505.10.1	
Install curb, barrier or wheel guide-rail	\$1,625
Notes: No wheel guide or edge protection is provided.	
CBC: 11B-405.9	
Other: ADA 405.9	

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Hart Dog Park

Park-wide		
5 - 2	Ramp	Category: 2
Install a handrail		\$6,750
Notes: Handrails must be provided on both sides of the ramp (handrails with continuous gripping surfaces must be provided on both sides of ramps that have a rise greater than 6" or a run longer than 6 feet). Existing handrail on building wall is 16 feet long.		
CBC: 11B-505.10.1, 11B-505.2		
Other: ADA 405.8, ADA 505.10.1		
Regrade or replace ramp		\$10,625
Notes: The ramp is approximately 25 linear feet with a total vertical rise of 31" (30" max).		
CBC: 11B-405.6		
Other: ADA 405.6		
5 - 3	Ramp	Category: 2
Modify railing to return to wall, floor or post		\$800
Notes: Ends of handrails are not rounded or return to the wall, floor, or post.		
CBC: 11B-505.10.1		
Other: ADA 505.10.1		
6 - 1	Stairway	Category: 2
Install a handrail		\$500
Notes: A sloped extension of 10" is provided at the bottom of the handrail (one tread-width min).		
CBC: 11B-505.10.3		
Other: ADA 505.10.3		
Modify handrail to return to wall, floor, or post		\$0
Notes: Ends of handrails should return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		
6 - 2	Stairway	Category: 2
Modify handrail to return to wall, floor, or post		\$600
Notes: Ends of handrails do not return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		

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Hart Dog Park

Park-wide		
6 - 3	Stairway	Category: 2
Modify handrail to return to wall, floor, or post		\$0
Notes: Ends of handrails do not return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		
Install a handrail		\$500
Notes: A sloped extension of 10" is provided at the bottom of the handrail (one tread-width min).		
CBC: 11B-505.10.3		
Other: ADA 505.10.3		
6 - 4	Stairway	Category: 2
Install a handrail		\$500
Notes: A handrail is not provided on the building side of the stairway with two risers (handrails on both sides req).		
CBC: 11B-505.2		
Other: ADA 505.2		
Modify handrail to return to wall, floor, or post		\$300
Notes: Ends of the existing handrail does not return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		
6 - 5	Stairway	Category: 2
Modify handrail to return to wall, floor, or post		\$600
Notes: Ends of handrails do not return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		
Install tread striping		\$75
Notes: No tread striping provided on stair with five risers (required for all treads on an exterior stairway).		
CBC: 11B-504.4.1		
Other: -		

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Hart Dog Park

Park-wide		
6 - 6	Stairway	Category: 2
Install a handrail		\$250
Notes: A sloped extension of 10" is provided at the bottom of the handrails (one tread-width min).		
CBC: 11B-505.10.3		
Other: ADA 505.10.3		
Modify handrail to return to wall, floor, or post		\$300
Notes: Ends of the top handrail extensions do not return smoothly to the wall, floor or post.		
CBC: 11B-505.10.2		
Other: ADA 505.10.2		
8 - 1	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: A kick plate (10 inch min. height) is not provided on push-side of gate.		
CBC: 11B-404.2.10		
Other: ADA 404.2.10		
8 - 2	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: A kick plate (10 inch min. height) is not provided on push-side of gate.		
CBC: 11B-404.2.10		
Other: ADA 404.2.10		
9 - 1	Sign	Category: 1
Install or modify informational and directional signs		\$500
Notes: Directional signage to accessible entrance is not provided.		
CBC: 11B-216.6		
Other: -		
9 - 2	Sign	Category: 1
Install or modify informational and directional signs		\$500
Notes: Directional signage to accessible entrance is not provided.		
CBC: 11B-216.6		
Other: -		
9 - 3	Sign	Category: 1
Install or modify informational and directional signs		\$500
Notes: Directional signage to accessible entrance is not provided.		
CBC: 11B-216.6		
Other: -		

West Hollywood

Hart Dog Park

Park-wide		
10 - 1	Drinking Fountain	Category: 3
Replace fountain		\$3,000
Notes: Unit provides 8" knee depth (min. 17" knee depth).		
CBC: 11B-306.1		
Other: ADA 306.1, ADA 306.2.1		
19 - 1	Multiple User Restroom	Category: 2
Modify stall partitions		\$1,000
Notes: Compartment is 54" wide (60" min).		
CBC: 11B-604.8.2		
Other: ADA 604.8.2		
Provide or replace compartment door hardware		\$350
Notes: Compartment door is not self-closing.		
CBC: 11B-604.8.1.2		
Other: ADA 604.8.1.2		
33 - 1	Outdoor Constructed Features	Category: 2 or 4
Increase or provide clear floor area		\$500
Notes: Clear ground space is not provided for companion seating at bench (36" by 48" min).		
CBC: -		
Other: AGODA 1011.2.1		
33 - 2	Outdoor Constructed Features	Category: 2 or 4
Increase or provide clear floor area		\$500
Notes: Clear ground space is not provided for companion seating at bench (36" by 48" min).		
CBC: -		
Other: AGODA 1011.2.1		
33 - 3	Outdoor Constructed Features	Category: 2 or 4
Increase or provide clear floor area		\$500
Notes: Clear ground space is not provided for companion seating at bench (36" by 48" min).		
CBC: -		
Other: AGODA 1011.2.1		
33 - 4	Outdoor Constructed Features	Category: 2 or 4
Provide an accessible path of travel		\$900
Notes: An accessible route to garden is not provided. Approximately 15 linear feet from path to seat wall is required (48" wide minimum path of travel constructed with an accessible surface).		
CBC: 11B-206.2.2		
Other: AGODA F206.2.2		

WILLIAM S. HART DOG PARK
 8341 DE LONGPRE AVE
 WEST HOLLYWOOD, CA
 PARK

