

May 20, 2022

Mr. Bill Rush
City of Thornton – Risk Department
9500 Civic Center Drive
Thornton, CO 80229

Subject: City of Thornton – Loma Linda Park ADA Assessment

Dear Bill,

At your request, Alfred Benesch & Company (Benesch) has prepared this ADA assessment of City of Thornton Community Park at 351 E. 99th Place, Thornton, CO 80229. **Figure 1** identifies the area evaluated.

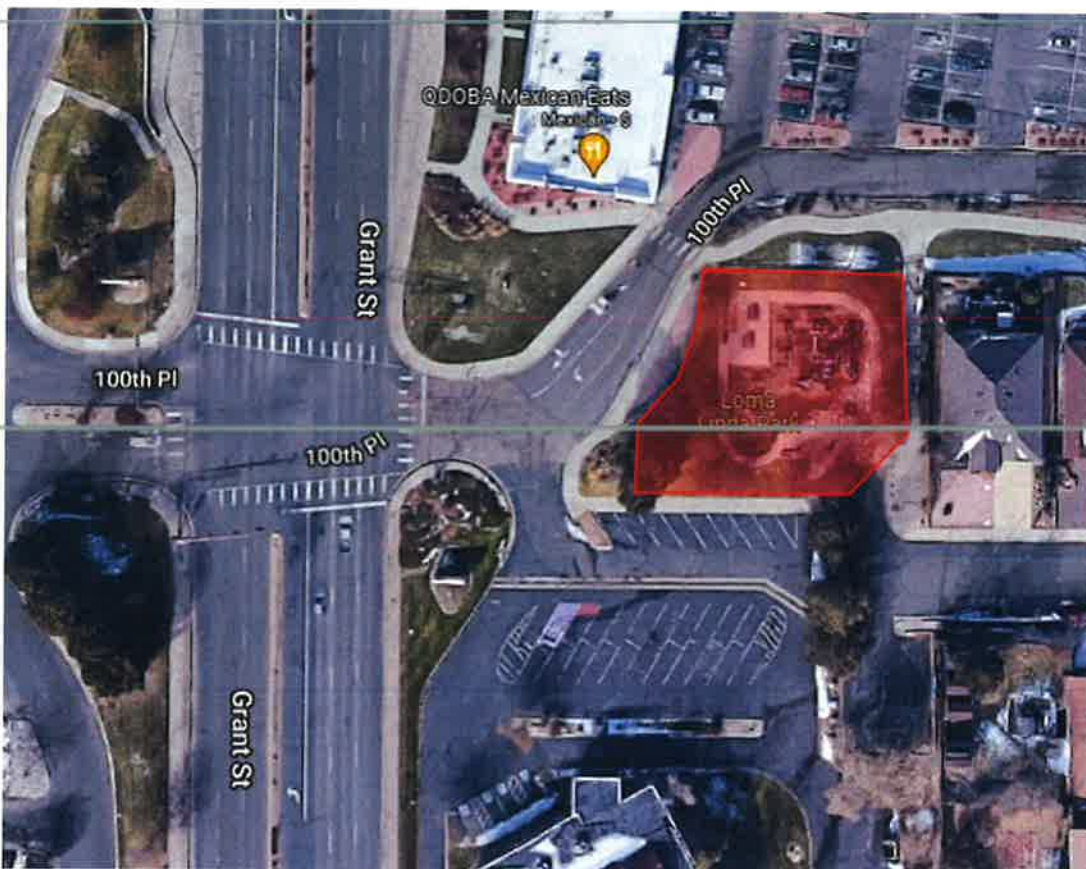


Figure 1: Loma Linda Park ADA Assessment Area

The purpose of our assessment was to determine if existing park facilities met current DOJ ADA standards (2010 ADA Standards for Accessible Design) and identify potential issues with recommended mitigation strategies.



Please contact us if additional information is required or if there are any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Travis Greiman".

Travis Greiman, P.E.
Project Manager

- Attachments
- Appendix A – ADA Field Evaluation Forms – Ramps
 - Appendix B – ADA Field Evaluation Forms – Sidewalks/Parking Areas
 - Appendix C – ADA Field Evaluation Forms – Playgrounds
 - Appendix D – Area Map
 - Appendix E – Assessment Data
 - Appendix F – Cost Estimate Detail
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Sidewalk / Crosswalk / Parking #

APPENDIX B

Adjacent Buildings / Features Names

	Yes	No	Concrete	Asphalt	Brick/Pavers	Other
Does the pedestrian route need to be extended?						
Existing sidewalk/crosswalk/parking aisle surface type?						
Is the running slope generally consistent with the adjacent street? (if parallel)						
Is the running slope less than 5%? (if not parallel)						
What is the width of sidewalk / crosswalk?	<4'	4'-5'		>5'		
Is the accessible path free of obstructions present restricting the sidewalk / crosswalk width? If no, how many?	Yes	No				
Is the accessible path free of trip hazards or faulted panels present (>0.5")? If no, how many?	0 to 5	5 to 10			More than 10	
Is the accessible path free of horizontal gaps at on-plane joints or cracks present (>0.5")? If no, how many?	Yes	No				
Is the accessible path free of horizontal gaps at on-plane joints or cracks present (>0.5")? If no, how many?	0 to 5	5 to 10			More than 10	
Does the accessible path have a predominant cross slope of the sidewalk / cross slope <2.0%? If no, what percentage is non-compliant?	Yes	No				
Does the accessible path have a maximum cross slope of the sidewalk / crosswalk <2.0%? If no, what percentage is non-compliant?	50% to 60%	60% to 70%		> 70%		
Do driveway crossings have a cross slope less than 2.0%?	Yes	No			N/A	
Are accessible parking stall aisles a min. 5' wide (8' for van) connecting to accessible route?	1% to 20%	20% to 35%			35-50%	
Are accessible parking stall aisles less than 2%?	Yes	No			N/A	
Is one van stall provided for every six accessible stalls?	Yes	No			N/A	

Additional Comments :



If the play area is 1000 square or greater is the route at least 60" wide?

Yes

No

36" wide for a distance no greater than 60" if reduced segments are separated by segments at least 60" wide and at least 60" long?

Yes

No

Is the route no steeper than 1:16, i.e. for every inch of height change there are at least 16" of run? If the route is steeper than 1:20 and the rise for a ramp run is higher than 6" are there handrails on both sides of the ramp run?

Yes

No

Is the top of the handrail gripping surface no less than 20" and no greater than 28" above the ramp surface?

Yes

No

Is the handrail gripping surface

Yes

No

Circular with an outside diameter of at least 0.95" and no more than 1.55"?

Yes

No

Non-circular providing an equivalent gripping surface?

Yes

No

Elevated Play Components

Is there an accessible route to entry and exit points of at least 50% of elevated components?

Yes

No

If there are 20 or more elevated play components are at least 25% connected by ramps?

Yes

No

Are the other 25% that are required to be on an accessible route connected by either ramps or transfer systems?

Yes

No

If there are fewer than 20 elevated play components are at least 50% connected by either ramps or transfer systems?

Yes

No

Play Components

Is there at least one clear space for a person in a wheelchair to turn around, i.e. a circle at least 60" in diameter or a T-shaped space within a 60" square at ground level play components on an accessible route?

Yes

No

If there are swings, is there clear space for a person in a wheelchair to turn around, i.e. a circle at least 60" in diameter or a T-shaped space within a 60" square, immediately adjacent to at least one swing?

Yes

No

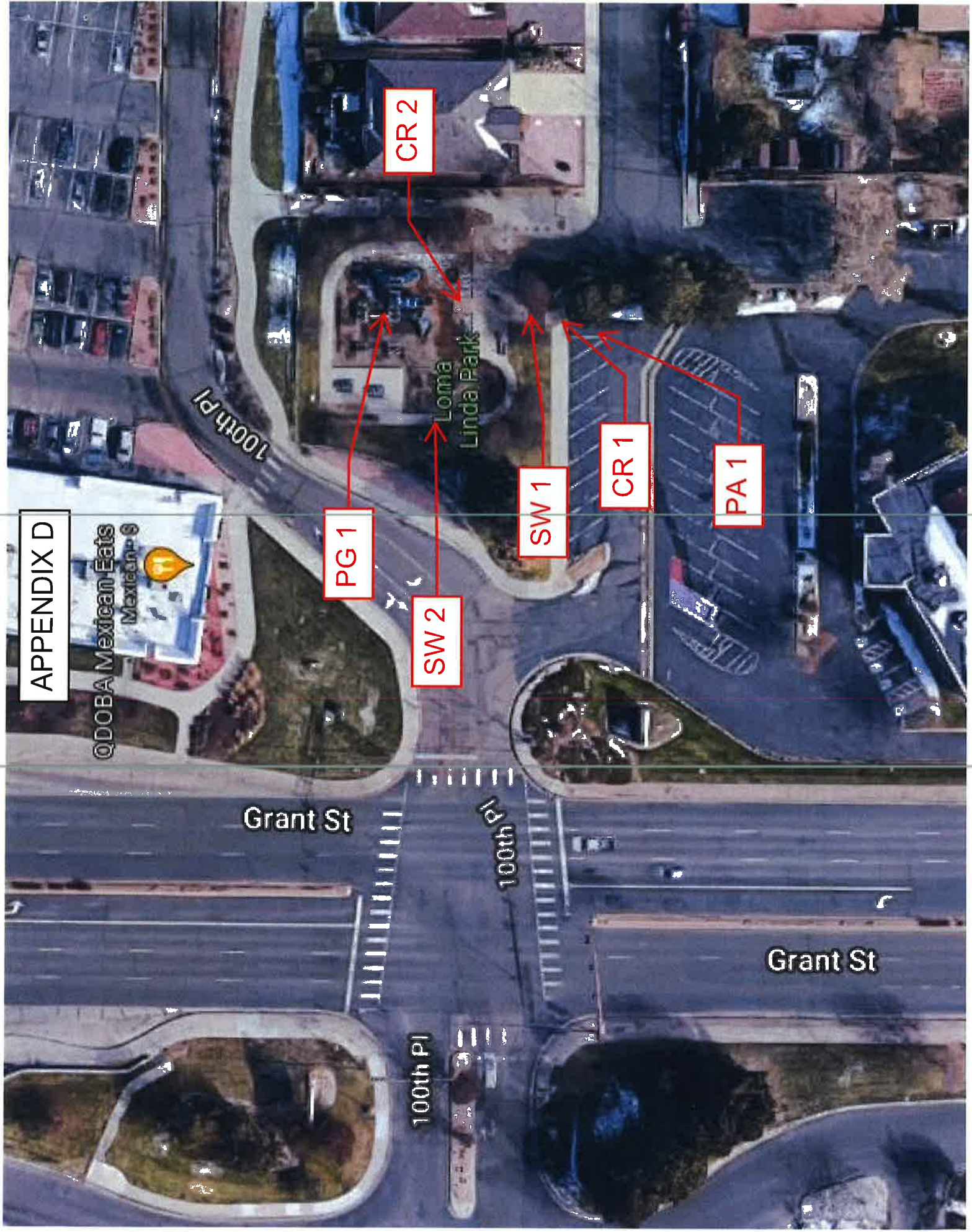
Is there a clear ground/floor space at least 30" wide and 48" long at each ground level play component required to be on an accessible route?

Yes

No

APPENDIX D

QDOBA Mexican Eats
Mexican 8



CR 2

Loma
Linda Park

PG 1

SW 2

SW 1

CR 1



PA 1

Grant St

100th Pl

Grant St

100th Pl

<p>PA 1</p>	<p>Parking stall and striped aisles cross slope exceeds max (3% and greater), no ADA stall striping or signage.</p>	<p>When parking lot is repaved, achieve max cross slopes for ADA parking stall, striped aisle, and path to nearest curb ramp. Install ADA striping in stall and ADA signage.</p>	
<p>PG 1</p>	<p>No accessible route provided to or within playground area, insufficient number of accessible ground level play components, non-compliant playground surface.</p>	<p>Provide one accessible route to playground. Provide accessible route within playground area. Install playground surface that meets criteria for friction/turning.</p>	

APPENDIX F

Ramps

Curb Ramp Summary

OBJECTID	Id	ParkName	How Non-compliant	Price
CR	1	Loma Linda Park	Truncated domes, running slope, cracks/joints, landing	\$ 6,000.00
CR	2	Loma Linda Park	Cracks/joints	\$ -
Subtotal				\$ 6,000.00
Contingency (20%)				\$ 1,200.00
TOTAL				\$ 7,200.00

Price Per Issue

Parking Area Summary

OBJECTID	Id	ParkName	How Non-compliant	Price
PA	1	Loma Linda Park	Slope, PvmtMrk, & Signs	\$ 15,000.00
			Subtotal	\$ 15,000.00
			Contingency (20%)	\$ 3,000.00
			TOTAL	\$ 18,000.00