

# Sanford Street Municipal Parking Garage



## City of Attleboro ADA Transition Plan

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Institute for Human Centered Design

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### Background

The Sanford Street Municipal Parking Garage, located at the corner of Bank and Sanford Streets, mainly serves people who work in downtown Attleboro. The municipal lot consists of monthly paid parking spaces and designated free 2-hour parking spaces. The garage also has sixteen (16) parking spaces that are rented to nearby condominiums.

Three accessible parking spaces are located on the lower level. There are three largely accessible exits from the ground level. The upper level is connected by two staircases.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include exterior routes that accumulate water, have changes in level greater than allowed, and surface openings wider than allowed. Several routes are not maintained in operable working condition.

#### Parking Lot

Accessibility issues include lack of one additional standard car accessible parking space and lack of one van accessible parking space. However, the garage clearance is lower than required for a van accessible parking space and it would be technically infeasible to provide a van accessible space in the garage. To remedy this, IHCD recommends locating the required van accessible parking space in the southeast corner of the YMCA Sanford Street Municipal Parking Lot. Additional issues with the accessible parking spaces that are provided in the garage include lack of a marked access aisle and identification signage that is located lower than allowed.

### Additional Accessibility Issues

- The underside of the stair inside the garage lacks a cane-detectable barrier.
- The curb ramp by the main entrance on Sanford Street accumulates water.
- Informational signage is mounted lower than allowed.

### Order of Magnitude Cost Estimates

- Renovate exterior routes: \$5,892
- Renovate accessible parking spaces and provide one additional standard car accessible parking space and a van accessible parking space: \$4,300
- Miscellaneous corrective actions (cane detectable barrier, curb ramp renovation, etc.): \$1,216






**Total: \$11,408**

### Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing additional information about accessible parking spaces and how to obtain a monthly parking pass at the entry to the garage.






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Upper Level Parking by Exit	2		Exterior Access Route	Exterior		Surface openings > 1/2"	6"	Replace or reposition drainage grate.	1	100	\$100
2	Rear of the Buidling by Academy Street	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max.	1	256	\$256
3	Exit Near Condo Spaces and One Accessible Parking Space	1		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Ensure that water does not collect along the exit route.	1	Labor	\$0
4	Near Exterior Stair From Upper Level Parking	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water	.5"	Repair surface.	1	256	\$256
5	Path on Right of Main Entrance	Ext.		Exterior Access Route			Does not prevent accumulation of water	-	Repair surface.	1	768	\$768

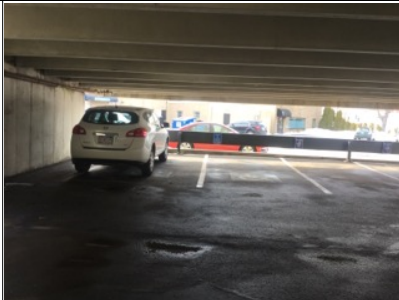


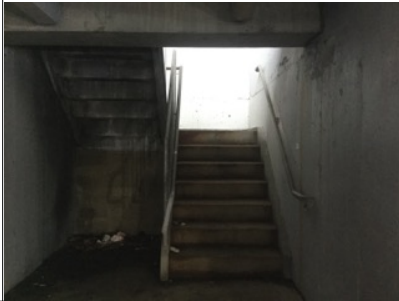

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Exit Near Accessible Spaces to Academy Street	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 20' long by 4' wide area of asphalt).	1	800	\$800
7	Rear Exit by Condo Parking and One Accessible Space	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 10' by 4' wide asphalt route.)	1	400	\$400
8	Rear Exit by Condo Parking and One Accessible Space by Bank Street	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 10' by 4' wide asphalt route.)	1	400	\$400
9	Rear of Garage by Bank Street	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 30' by 4' wide asphalt route.)	1	1200	\$1200
10	Rear Side of the Building Looking Toward Bank Street	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 20' by 4' wide asphalt route.)	1	800	\$800



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Walkway on Rear Side of Garage	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost estimate for repairing 10' by 4' wide asphalt route.)	1	400	\$400
12	Rear of the Buidling by Academy Street	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	256	\$256
13	Rear of the Buidling by Academy Street	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	256	\$256
<b>Curb Ramp</b>												
14	Route from Main Entry Ramp on Sanford Street by Academy Street	Ext.		Curb Ramp	Diagonal		Does not prevent accumulation of water	-	Repair curb ramp to prevent accumulation of water.	1	256	\$256
<b>Off-Street Parking Lot or Garage</b>												
15	Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	162 3 0	Provide one additional standard accessible space. One van accessible space is required however due to the head clearance it may be technically infeasible. IHCD recommends providing the van accessible parking space in the nearby YMCA Sanford Street Municipal Lot.	2	1850	\$3700

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Two Accessible Parking Spaces at the Rear of the Garage by Academy Street	1		Off-Street Parking Lot or Garage	N/A		Access aisle not provided Sign bottom < 60" above finished grade	- 15.75"	Provide a marked access aisle that is at least 60" wide. between the accessible spaces. Locate signs with the bottom of the sign 60" min. above the ground.	1	300 Labor	\$300
17	Accessible Parking Space by Condo Parking Spaces	1		Off-Street Parking Lot or Garage	N/A		Access aisle < 60" wide at car/van space	48.5"	Provide a marked access aisle that is at least 60" wide.	1	300	\$300
18	Accessible Parking Space by Condo Parking Spaces	1		Off-Street Parking Lot or Garage	N/A		Sign bottom < 60" above finished grade	26.5"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
19	Base of Stair Inside the Garage	1		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	-	Provide a cane-detectable barrier underneath stair.	1	960	\$960
<b>Signage</b>												
20	Near Main Entrance on the Right	1		Signage	Informational		Visual characters < 40" above ground	15.75"	Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Route to Exterior Stair From Upper Level Parking	2		Signage	Directional		Visual characters < 40" above ground	-	Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor.	1	Labor	\$0
<b>Best Practice</b>												
22	Main Entrance	Ext.							Recommend providing additional information about accessible parking spaces and how to obtain a monthly parking pass at the entry to the garage.	1	-	\$0