



**REPORT TO MAYOR AND CITY COUNCIL**

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: October 7, 2008

SUBJECT: Accessible Parking for the Community and Senior Center

**Report in Brief**

The Commission on Aging requested staff review the number of accessible parking stalls out at the Community and Senior Center. The Commission believes that additional accessible spaces are needed to accommodate the users of the facility, in particular the Senior Center.

Staff met with a representative of the Commission, and with Mayor Davies and Councilman Monroe, to discuss the potential options. Based on those discussions, staff worked with the Architect of Record from Stantec, and came up with a recommendation, which will add additional accessible parking stalls, a new accessible walkway between parking isles, and an automatic door operator to the Senior Center hallway.

The Parks & Recreation Commission and Commission on Aging reviewed the plan on Monday, September 22, 2008 and are unanimously recommending to the City Council to move forward with plan. The Commissions believe this plan will provide greater accessibility for seniors at the Center.

Staff recommends that the City Council approve the recommended improvements for accessible parking at the Community and Senior Center as described and herein authorize the use of Park Rehabilitation project funds to cover the estimated \$50,000 cost.

**Background**

The Community/Senior Center, Phase 1, Project No. 00-15 was completed and occupied in March 2007. Since that time, the facility has been used by thousands of people for meetings, weddings, conferences, sporting events, and daily activities associated with the Senior Center and Parks and Recreation Programs.

As the facilities use increased, members of the Commission on Aging raised concerns with the amount of parking designated for the seniors that was close to the building. They requested that the City dedicate several rows of parking closest to the building, for senior parking only. The City accommodated the request and posted senior center only parking on those spaces, for their dedicated use until 3:00 p.m. each day.

Recently, a concern was raised with the amount of accessible (ADA) parking around the facility. A representative of the Commission met with staff and expressed the desire to designate more accessible parking spaces along the northwest corner of the building, to afford those people with physical challenges the shortest possible access to the building, specifically the Senior Center wing. Staff worked with the Architect and developed a scheme to accommodate the request in a cost-effective manner, and the scheme was reviewed with the City Manager, and Mayor Davies and Councilman Monroe.

The Parks & Recreation Commission and Commission on Aging reviewed the plan on Monday, September 22, 2008 and are unanimously recommending to the City Council to move forward with plan. The Commissions believe this plan will provide greater accessibility for seniors at the Center.

### **Discussion**

The Community and Senior Center houses the Senior Center, Youth Center, Parks and Recreation Administration, Meeting Rooms, a Gymnasium, and Banquet Room. Each of these amenities provide for different functions and uses. Providing adequate parking for all the uses is the key to a successful program.

At the time the Community and Senior Center, Phase 1 project was designed and permitted, the documents were required to comply with the 2001 California Building Code (CBC). Subsequent projects, including the Dog Park and Community and Senior Center Phase 2, have complied with the 2007 CBC and the ratio of accessible stalls to total stalls required did not change between the Code versions. The facility currently has 12 accessible spaces, which, by Code, are sufficient for a 600-space parking lot. The existing total parking spaces at the facility is close to 400.

Although the number of accessible parking spaces complies with the CBC, the reality is that the majority of the week day users are in the Senior Center, and the Commission on Aging has expressed concern that not enough accessible parking is provided to assist in getting physically challenged facility-users as close to the access points as possible.

To address this concern, staff worked with the Architect and recommends modifications to the existing parking lot as follows:

1. Convert regular parking stalls to accessible stalls along the Senior Center side of the building. This will allow more accessible parking near the walkway that leads to the west end of the Senior Center.
2. Modify 3 existing landscape islands to create an accessible pathway from the middle parking isle. This will eliminate landscaping but provide accessible travel from the middle parking isle, which will accommodate more physically-challenged users.
3. Add an automatic door operator to the door on the southwest end of the hallway that splits the Senior Center and Banquet Room. This will afford folks using the newly-created accessible stalls a more direct access route to the facility, specifically the Senior Center. The Commission on Aging representative preferred the door at the west end of the Banquet Room; however, access would be restricted if a large event was in the Room.

**Fiscal Impact**

Staff requests authorization to utilize Park Rehabilitation funds from Measure E (MSE) to cover the estimated \$50,000 cost of the improvements. The Community Center Phase 2 project is nearing completion and the approved funding is being used to complete the facility.

MSE funds are programmed for the Park Rehabilitation projects, which include upgrades to the existing irrigation and turf, as well as other miscellaneous improvements for functionality or safety at the Parks. Approximately \$700,000 remains after award of the Christensen Park Irrigation construction contract, design and project management costs associated with the Christensen, City Park and Harris Park projects, the Yolano Restroom Demolition, Clark Field Light Upgrades, and the County Fair Mall Center Medians Landscaping. Therefore, there are sufficient funds in the Park Rehabilitation projects account to support this change.

**Public Contact**

Posting of the City Council agenda.

**Commission Recommendation**

The Parks & Recreation Commission and Commission on Aging reviewed the plan on Monday, September 22, 2008 and are unanimously recommending to the City Council to move forward with plan. The Commissions believe this plan will provide greater accessibility for seniors at the Center.

**Recommendation for Action**

Staff recommends that the City Council approve the recommended improvements for accessible parking at the Community and Senior Center as described herein and authorize the use of Park Rehabilitation project funds to cover the estimated \$50,000 cost.

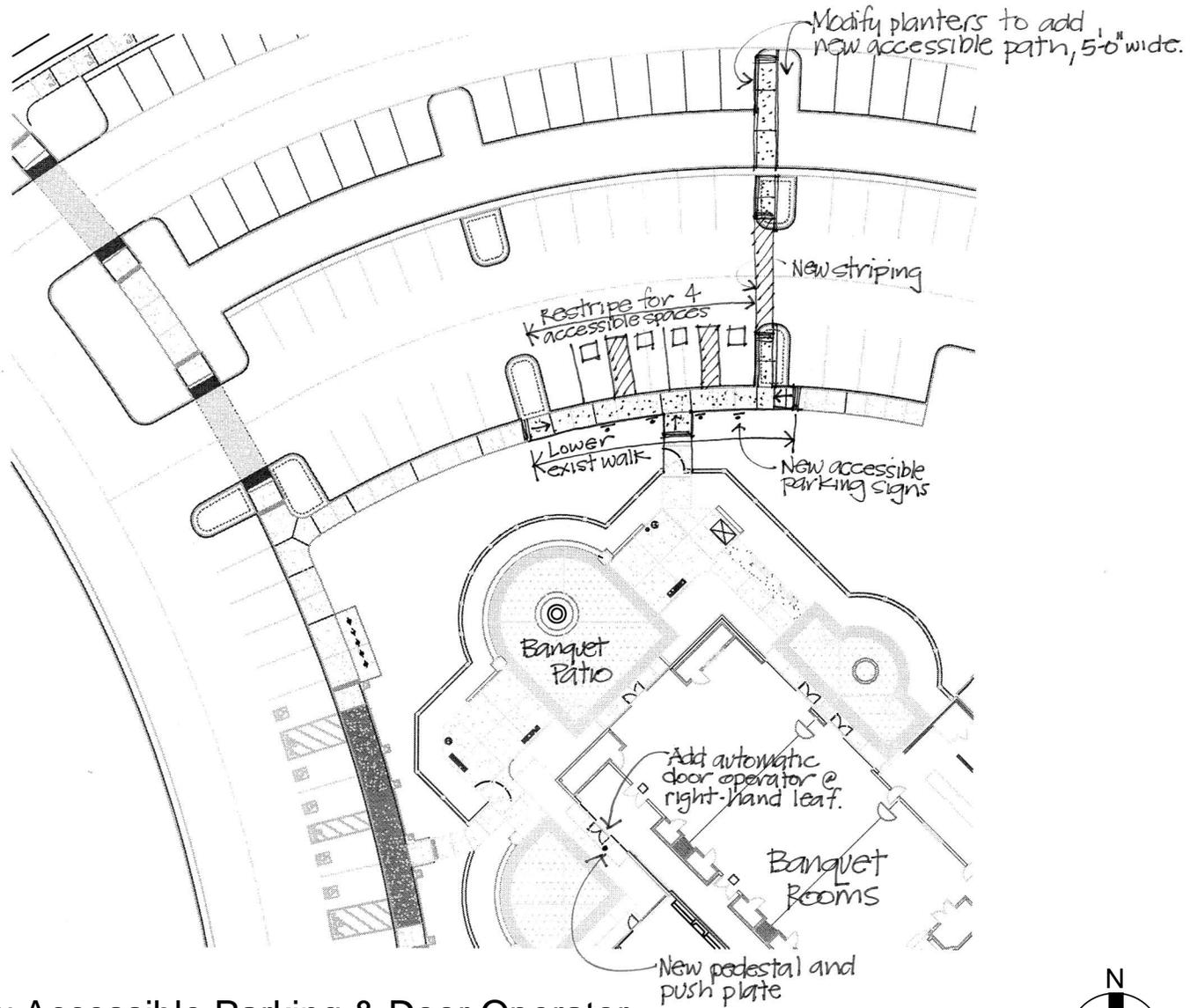
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Ponticello Enterprises

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Mark G. Deven  
City Manager

Attachment



## New Accessible Parking & Door Operator

Woodland Community & Senior Center  
 September 22, 2008

