

CITY COUNCIL REPORT

DATE: April 4, 2019

TO: Mayor and Councilmembers

FROM: Christine Cameron, Capital Improvements Project Manager
Daniel Folke, Acting Community Development Director
Rick Barrett, City Engineer
Bret Petersen, Capital Improvements Engineer

CC: Barbara Goodrich, Shane Dille, Kevin Treadway, Leadership Team

SUBJECT: City Courts ADA Parking

This report is in response to a Council request to have ADA accessible parking available to the new City Court patrons in proximity to the building. Although the current parking plan adheres to the required City zoning code requirements, staff recognizes that not having ADA spaces close to the building would be a hardship on citizens with a disability. Staff is evaluating the feasibility of several options to fulfill this request. The project team would appreciate your review and consideration of the options and our recommendation. The options below are ordered from the most recommended to the least:

- 1. Modifying the Doris Harper-White Playhouse (Playhouse) parking that is located across Beaver Street (Exhibit A)** – On March 5, 2019, Council mentioned investigating the City-owned Playhouse lot across Beaver Street for additional parking. Within this lot there are currently two ParkFlag designations for parking: “F” which is used by the Theatrikos Company permit holders and City overflow staff exclusively, and Park by Plate, which is open public parking offered at an hourly rate. The public parking is located adjacent to Cherry Avenue and includes eight regular parking spaces, one ADA accessible space, and one ADA van accessible space. In the interest of improving this area of the lot to help increase ADA service, this option entails taking two regular spots at the east end of the parking area and turning those into one ADA accessible space and modifying the perimeter of a landscape planter on the west end of the parking area to add one regular parking space. The net change in all the spaces would be turning one regular public space into one ADA public space. There is no proposed change to the established permitted parking for Theatrikos Company staff. The Playhouse ADA parking spaces are approximately 160 Liner Feet (LF) from the new Court public entrance.

This option is staff's recommendation to provide additional ADA accessibility in proximity to the building. Adding another ADA parking space would improve service for the Court facility, the Playhouse, and for Nativity Chapel visitors.

- 2. Modifying on street parking adjacent to the building to include one ADA accessible space (Exhibit B)** – The team's civil consultant is investigating ADA accessibility using on-street parallel parking options. To achieve this, the curb would have to be moved back toward the building to allow a vehicle to pull further out of the street travel lane. This is required per ADA standards to provide a safe walking area, so the public are not exiting their vehicle in the flow of traffic. Having the space deeper would allow the citizen to position the vehicle for driver's side access or passenger side access. The citizen would then have a clear path of travel to a ramp which leads up onto the sidewalk to the front door of the facility. The curb side ADA parking space would be approximately 40 LF from the new Court public entrance.

Although this is a viable option, it would include added expense for surveying and redesign, permitting for work within the right-of way, asphalt and curb/gutter removal and replacement, and an additional pedestrian ramp. The roadway crown and slope would need to be investigated to determine if they could be modified to satisfy ADA requirements and if surface drainage would work. This option would also necessitate using an area which was originally designated as pedestrian space/parkway and losing one street tree.

The project team also investigated the following options, but they are not recommended for the reasons stated:

- 3. Using adjacent properties owned by others and establishing a long-term lease to construct ADA accessible spaces** - The parcels to the west and south of the new Courts facility are owned by Valley National Bank (Chase Bank). Developing ADA accessible parking on this property is not preferred because there is no security in City ownership and the Courts would have to either purchase the property or carry a long-term lease. The cost for this option is not currently considered within the Courts project budget.
- 4. Modifying secure on-site parking to include public ADA spaces** - Currently, there are plans for 19 staff spaces (which includes one ADA space) inside a secure perimeter wall and fence that has an entrance gate to Cherry Avenue. This approach follows the recommendations and best practices from the Arizona Supreme Court for staff safety and is recommended by the project consultant, who specializes in judicial facilities. Serious effort was made in the design of the building in the interest of staff security, including secured access entry for staff offices, and separate corridors, stairwells and elevators for staff and public. In their regular course of work, court and prosecutor's staff have been subjected to hostile citizens and armed citizens trying to intimidate staff. They are often in a position of conflict and the police have had to respond to provide additional security.

If staff parking were to be reconfigured to include room for public ADA spots, the staff spaces would be reduced to approximately thirteen spaces. This would also require redesign of an access ramp to a staff building entrance which may not be feasible, and relocation of major mechanical components that would incur additional costs. The project team recommends keeping as many secure spaces of the on-site staff parking as possible.

Thank you for your time in considering these options and our recommendation. Staff will be planning a Council work session discussion to solicit Council comments and determine our path forward.

EXHIBIT A



This area to be converted to add 1 public parking space.

2 existing ADA parking spaces.

2 existing spaces converted to 1 ADA public parking space.

EXHIBIT B

