



CITY OF MUNCIE, INDIANA  
**American with Disabilities Act  
Transition and Implementation Plan**

December 2, 2011



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Prepared By:

Rundell Ernstberger Associates, LLC



The Fehribach Group



A & F Engineering



US Architects



Under the Direction of

Mayor Sharon McShurley

In Conjunction With:

City of Muncie ADA Transition and Implementation Plan  
Steering Committee

Robert Weller  
City of Muncie ADA Coordinator

Marta Moody

Pete Heuer

With Special Thanks To:

The many Stakeholders who generously shared their time and perspective.

# TABLE OF CONTENTS

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<b>INTRODUCTION</b>	4
<b>METHODOLOGY</b>	5
PUBLIC PARTICIPATION	6
ASSESSMENT PRIORITIES	11
<b>MUNCIE CITY HALL</b>	14
<b>PARKS AND RECREATION</b>	30
OVERVIEW	31
WESTSIDE PARK	32
McCULLOCH PARK	38
HEEKIN PARK	47
<b>APPENDIX</b>	59
APPENDIX A: PUBLIC PARTICIPATION	60
APPENDIX B: PLUMBING FIXTURE ANALYSIS	73

(PUBLIC ROW PORTION OF PLAN CONTAINED IN A SUPPLEMENTAL DOCUMENT)

# INTRODUCTION

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In an effort to improve accessibility for its citizens, The City of Muncie, under the direction of Mayor Sharon McShurley developed this ADA Transition and Implementation Plan.

The City established a Steering Committee comprised of Bob Weller, Personnel Director and ADA Coordinator, Pete Heuer, Superintendent of Public Works, and Marta Moody, Executive Director, Delaware-Muncie Metropolitan Plan Commission. This committee guided the plan development which began in February, 2011 and concluded in December 2011.

The purpose of the plan was to identify and prioritize accessibility barriers and recommendations for improvements based upon the needs and preferences of community stakeholders.

The plan used a four-step assessment and recommendation process.

- Identify Priorities for Assessment Areas. (Spring, 2011)
- Conduct Assessments (Spring and Summer, 2011)
- Identify Recommendations for Improvements (Fall, 2011)
- Establish Priorities for Improvements

This process and subsequent findings are documented in the City of Muncie ADA Transition and Implementation Plan. The plan should be treated as a dynamic, “living” document that is continually reviewed and updated with periodic field visits, site assessments, and public input.

TRANSITION AND IMPLEMENTATION PLAN  
**METHODOLOGY**

A public meeting was held on Monday, February 28, 2011 at the Horizon Convention Center to announce the City of Muncie ADA Transition and Implementation Plan.

The primary focus of the meeting was to provide an opportunity for stakeholders to share their opinions, concerns and needs regarding accessibility in and to City of Muncie buildings, amenities and public right-of-way. Following comments by Mayor McShurley, consultants Greg Fehribach, Greg Fehribach and Associates, and Cheryl Chalfant, Rundell Ernstberger Associates, first provided an overview of the proposed plan and then led an open-format discussion with stakeholders.

In order to ensure comments covered the broad range of amenities and services offered by the City of Muncie, stakeholders were asked to share their concerns and identify their priorities for improvements related to the following areas:

- Pedestrian Access
  - Neighborhoods
  - City-owned Buildings
  - Other Buildings
  - Sidewalks
  - Curb Ramps
  - Cross Walks
  - Crossing Signals
- City-owned Facilities and Amenities including
  - Buildings
  - Accessible Routes
  - Restrooms
  - Ability to participate in activities/services
- Parks and Recreation

- Specific Parks
- Parking
- Accessible Routes
- Recreation Equipment
- Restrooms
- Programs
- Communication

Public notification of the meeting was provided via a press release to local news media, information on the City of Muncie webpage Calendar of Events, and the Horizon Center Calendar of Events. Additional efforts were made to specifically contact people with disabilities through an announcement at the Mayor's Advisory Council meeting and through correspondence with local ADA advocates.

Twenty members of the public attended the meeting as well as twelve students from a Ball State University Political Science class focused on public policies dealing with the Americans with Disabilities Act of 1990. Representing the City were Mayor McShurley, Robert Weller, City of Muncie ADA Coordinator and Marta Moody, Executive Director, Delaware-Muncie Metropolitan Plan Commission. During the meeting a powerpoint presentation of key meeting points was displayed, and real-time captioning of the presentation and stakeholder comments was provided.

A transcript of the meeting presentation/comments follows. (Please refer to Appendix A for additional public meeting documentation.)



## MUNCIE ADA TRANSITION PLAN PUBLIC MEETING #1

February 28, 2011

### MEETING TRANSCRIPT\*

NOTE: Consultant comments/questions are indicated by *italic type*.

#### WELCOME AND INTRODUCTION

Mayor McShurley

- The City of Muncie is working towards improving overall ADA compliance.
- Thanks to everyone in attendance for your involvement in local government and this process.
- This administration is very concerned about overall ADA compliance.
- After being elected, the first order of action as mayor was to remove the front row of seats in the city auditorium to allow easier access for disable persons.

#### PLAN OVERVIEW

Cheryl Chalfant – Rundell Ernstberger Associates

Greg Fehribach – The Fehribach Group

- *Thanks to everyone for involvement.*
- *The goal of this project is to change Muncie into a more accessible environment.*
- *There is a desire to improve the environment from existing conditions.*
- *A special thanks needs to be given to the BSU students who are in attendance.*
- *The most important goal for this evenings meeting is to get feedback and input from the group about accessibility issues in the public spaces located in Muncie.*
- *This meeting will begin with an explanation of the process and overall plan.*
- *The primary goal is to improve access to civic life for people with disabilities in Muncie.*
- *We need to know, what are the existing barriers to accessibility?*
- *Based on your concerns/suggestions/ comments, we will make recommendations for improved accessibility.*
- *We will help the city realize what codes/requirements they are meeting and not meeting.*
- *We will be reviewing public amenities, facilities, programs.*
- *An action schedule will then be established for the city to use in setting goals.*
- *Throughout the process, there will be opportunities for the public to present their concerns and feedback and evaluate the process.*
- *The evaluation feedback and action plan will be made*



Mayor McShurley offers opening comments.

- *available to the public and public participation is key to a successful plan.*
- *Your needs and priorities need to be presented.*
- *Throughout the process we will ask if we are on track.*
- *The team for this project consists of:*
  - *Bob Weller, City of Muncie ADA Coordinator*
  - *Rundell Ernstberger Associates (Site Accessibility)*
  - *Greg Fehribach (Attorney, The Fehribach Group)*
  - *A&F Engineering (Pedestrian access)*
  - *US Architects (Buildings and Facilities)*
- *Regarding schedule, this project officially started January 2011 and will be finished July 2011.*
- *Again, the overall process will be to: define priorities, gather public input and feedback, review past documents, assign priorities, and make recommendations.*
- *Specifically we are looking at the City of Muncie's amenities, facilities, pedestrians, parks and recreation, services, and activities.*
- *The City of Muncie is currently working to improve accessibility in some areas. Some of these projects include:*
  - *Tuhey Park & Pool (Bath house, parking, pool access)*
  - *Pedestrian projects in Lyndenbrook area (26th to 29th Streets), corner of Jackson and Tillotson (ramps, crosswalks, sidewalks)*
- *This evening's meeting is very informal so please give us your comments/thoughts/concerns.*

## PEDESTRIAN ACCESS

*What are the specific pedestrian issues affecting the City of Muncie? What affects you getting around?*

- Sidewalks on McGalliard are a problem getting around due to driveways and curb cuts, this also occurs on Tillotson Avenue.
- Additional curb cuts with vertical obstructions make travel difficult. Some accessible walks lead to walks which aren't accessible or walks to nowhere. Some people don't attempt to travel on Tillotson at all for the most part due to this problem. This also occurs downtown in the area near the MITS bus station.
- Specifically, at Tillotson and Gilbert, a telephone pole is an obstruction in the middle of the ramp.
- New construction is even a problem. Later utility additions can cause issues. Public workers need to have some common sense. Human error needs to be accommodated for.

*How do we alleviate current problems and where do problems occur overall?*

- Madison St. has signs in the middle of the sidewalk. There is no room to go around them and people are forced into the street at times. This occurs from Willard to Memorial along Madison.
- Pole at Calvert and McKinley. The Village overall is an issue. Poles, signs at head level, and poor curb cuts are all dangerous. Sidewalks between Martin and Reserve on University have heaved.
- Intersections are not very pedestrian friendly and are not square. There are no signals leading to the other side. People can easily end up in the middle of the street. Intersections need to be more pedestrian friendly. Sight impaired individuals need signals (audible, push button) because they are unable to see the colors.
- Overall, turning right on red is an issue. Vehicular traffic disregards pedestrians and makes them feel uncomfortable, even with the audible signals.
- Many locations have curb cuts that are not lined up with how you cross the street. One specific situation occurs at Gilbert crossing to the Justice Center. Pedestrians have to go into traffic to access the other sidewalk.
- Curb cuts are often too narrow or too steep. Instead of putting in new curb cuts which don't work, existing curb cuts need addressed which are failing or poorly designed
- Many wheel chair ramps lead people into the middle of the street and this needs addressed.
- Sidewalks need improved. Talking signs could tell you the intersections you are approaching. There is a need for directional signage. Larger cities have audible displays listing the street names.

- Disabled people do not like truncated dome pavers. Seven visually impaired individuals were in attendance and none were in favor of the truncated dome pavers.
- Manual chairs cannot easily negotiate domed pavers and people can be thrown from their chairs.
- Everyone was in agreement that improved intersection warnings are necessary.
- Near BSU's Student Center, the width of the painted lines needs to match up with the width of the actual crosswalk. Currently, visually impaired people are often misdirected.
- The color of painted lines is important. Yellow seems more noticeable than blue.

*If there are individuals who were unable to attend the meeting, please encourage them to send in their comments. We can be reached by phone, e-mail, etc. Please e-mail specific location concerns.*

## BUILDINGS AND FACILITIES

*Which public buildings or facilities have specific issues needing addressed?*

- Overall, there is a need for more braille signage, specifically for restrooms, programs, and websites. It would be helpful if government offices had braille in programs and websites, specifically the Muncie Housing Authority. Alternative formats for communication would not only benefit the visually impaired but also the elderly.
- Room numbers need accessible signage.
- The question was raised as to how the combination of city and county services might impact this plan.
- It was noted the new format will be improved.
- How did this study come about...how is it being funded?
- Signage needs to have high contrast and size needs to be considered, pictograms are not always identifiable.
- Restrooms need more easily functioning doors. Ingress/egress to restroom facilities and stalls needs consideration.
- In restrooms, paper towels and sinks are often not accessible as they are mounted too high. Lavatory design needs re-evaluated. This is a general issue. (City Hall is a good example.)
- Muncie Mall is outside realm of this study.
- A consistent location for building signs should be adopted.
- Muncie needs to seriously address accessible parking as far as enforcement for able bodied people who don't properly use parking spaces.
- Disabled parking has to use spaces in a certain way to accommodate accessible vehicles. Fines need to be implemented and enforced to allow people to

properly use spaces.

- Educate designers/planners about design of public spaces. (American Health Building is an example)
- Clear signage for locations of facilities needs implemented.
- City Hall has very poor parking...parking overall needs improved.
- Handrails in stair locations need addressed.
- Telephone sign needs braille number to ring into police if they are needed at City Hall.
- Deaf community needs considerations (Ex. – city council meetings need captioning) and alternative communication.
- Contact information for the appropriate individuals needs to be given to the hearing impaired so they can let people know if they need certain accommodations.
- There needs to be one, direct point of contact.
- City jail needs accessible signage for accessing bail bondsmen.

## PARKS AND RECREATION

*Which parks and/or opens spaces have specific issues needing addressed?*

- All parks need accessible playground equipment.
- Heekin Park, McCulloch Park, and Northside Park have various accessibility issues.
- Signage for restrooms and other facilities in parks is needed.
- There needs to be a website with an audible voice telling you what each park has to offer. (This is particularly important for the visually impaired.)
- Cooley Park – mulch is not accessible to wheel chairs. Need accessible playground surfacing. (Also Westside Park)
- Very happy about accessibility of Tuhey Park but shower rooms need careful consideration. Just because showers are labeled accessible does not mean they are.
- It seems the purpose of the laws for construction are not being fulfilled. (seems like bare minimum is done)
- Access to trails is too steep. (White River Trail near ball diamond at Washington Street bridge.)
- Shelter house at Westside Park is hard to access. No ramp and have to go across stone parking and through lawn. Need accessible route constructed of concrete.
- Some people don't even consider going to a park as they seem to hard to access but McCulloch Park seems the most accessible.
- Generally what parks would be your priorities?
- All parks need addressed.

*If you had to choose three parks to address, which three would you choose?*

- Westside Park – Picnic shelters don't have easy access.
- Park on Eaton Ave. (Mansfield Park) – Playground is sunken in ground and not accessible. \*Not a city park\*
- Heekin, McCulloch, & Westside, Tuhey
- Westside Park – need access to shelters. Accessible routes to shelters and other amenities/facilities.

## ADDITIONAL DISCUSSION

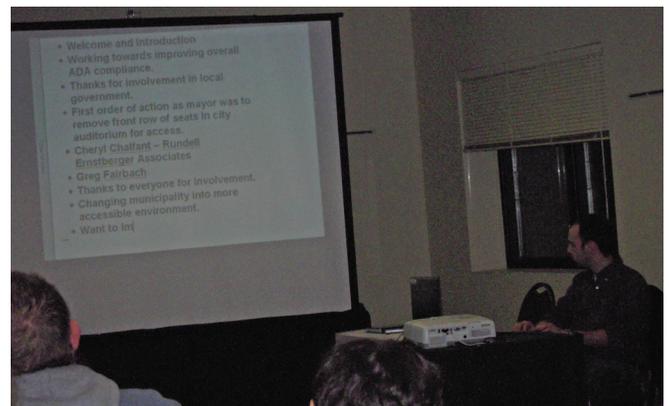
- A unisex bathroom would be beneficial for people who need assistance.
- This would allow spouses and children to assist the disabled.
- Restrooms – Heavy doors are hard for people to operate. Need hardware to make the functioning of the door easier.
- Toilet seats are required to be a certain height by ADA, but they are sometimes too high – not always user friendly for client.
- Every individual's body is different and are therefore more comfortable in different situations.
- Need grab bars on both sides of wall in restrooms. Back bars are also beneficial for some.
- Need uniformity of design/construction – requires education of designers/installers.

## CLOSING REMARKS

*Please e-mail additional comments/considerations to team.*

*The next meeting will be announced through the paper. Please suggest any further ideas.*

*This is not just another meeting. This will be a plan to be implemented. This team and the city is very sincere about working to correct existing problems.*



*Real time captioning of the public meeting was used to provide alternative communication with the audience.*

A second public meeting was held on Monday, November 21, 2011 at the Horizon Convention Center to present the findings and recommendations of the City of Muncie ADA Transition and Implementation Plan.

Public notification of the meeting was provided via a press release to local news media, and information on the City of Muncie webpage. Additional efforts were made to specifically contact people with disabilities through correspondence with local ADA advocates.

During the meeting, the consulting team presented an overview of the City of Muncie ADA Transition and Implementation Plan which included:

- A synopsis of the planning process
- How amenities were selected for assessment
- How assessments were conducted
- A summary of priorities and recommendations for making accessibility improvements

Throughout the presentation, members of the audience were invited to make comments and ask questions. Comment received included:

- A question regarding funding opportunities for improvements. In response the group discussed that funding opportunities may come from different sources including the city budget, grants, private donations, federal or state programs, etc. Often funding includes specific guidelines as to how it may be spent. If so, the City cannot simply redirect the funds to another need.
- In making improvements to Public ROW, members of the audience commented that safety should be the top priority when considering what improvements should be made first. Other audience members agreed with this statement.
- An attendee asked if signage was included in the assessment of Muncie City Hall, and stated her preference that braille wording be included on signage and that signage be consistently placed to aid detection for those with vision-impairments.
- Another asked if seating in the auditorium/assembly area was included in the Muncie City Hall assessment.
- Audience members are concerned about curb cuts that direct those with vision impairments into traffic. They asked if the Public ROW assessments identified those conditions.

Eleven members of the public attended the meeting. Representing the City were Robert Weller, City of Muncie ADA Coordinator, Pete Heuer, Superintendent of Public Works, and Marta Moody, Executive Director, Delaware-Muncie Metropolitan Plan Commission. During the meeting a powerpoint presentation of key meeting points was displayed, and an ASL interpreter was available.

Following the public meeting, a PDF of the presentation was distributed via email to those members of the public who attended the meeting. The presentation was also posted on the City of Muncie webpage for additional public review and comment.

(Please refer to Appendix A for additional public meeting documentation.)

The City of Muncie ADA Transition and Implementation Plan includes assessments of public right-of-way (ROW) and city facilities/amenities determined to be of the highest priority for providing access to those with disabilities based upon feedback from local stakeholders. Throughout the planning process, stakeholders shared general accessibility concerns, as well as specific areas of the city where improved accessibility is particularly desired.

These comments played an integral role in determining assessment priorities for this plan. In selecting assessment areas, and subsequently making recommendations for improvements, the Muncie ADA Team worked to balance the need for planning with the need to fund improvements. While a Transition and Implementation Plan is necessary to identify and guide the prioritization of improvements, a comprehensive assessment of the more than 1-million linear feet (or more than 200 miles) of pedestrian ROW, thirteen+ city buildings and amenities, and 23 park properties would impact the funding available to make improvements. Consequently, the approach of this plan is to focus on assessments of the highest priority public ROW, buildings and amenities, and to make prioritized recommendations for each area assessed.

The team believes that this approach provides the City of Muncie with sound direction for making improvements that will bring the greatest gains in accessibility for those with disabilities. As these improvements are implemented or as accessibility needs/priorities shift, assessments of additional amenities can continue to guide the city in making informed improvements to bring about greater community accessibility. As well, this plan establishes general procedures and criteria that can be applied to areas not formally included in the initial assessments.

In considering those areas to be assessed, a number of sources were used to determine those of the highest priority. These included:

- Past reports, complaints and correspondence regarding accessibility issues including:

- Department of Justice correspondence
- 2007 report by Richard Harris “To Boldly Go Where Everybody Else Has Already Gone”
- Feedback from stakeholders, including from the public meeting held 2/29/2011
- Meetings with the City of Muncie Accessibility Advisory Council
- Meetings with the City of Muncie ADA team, and other City of Muncie employees including the Chief of Police and the Director of Parks and Recreation.

Using this information the Muncie ADA Team established the following criteria for establishing priorities.

- Amenity has been identified by stakeholders as high priority
- Amenity has high public use
- Amenity is integral to public’s ability to conduct business with the City of Muncie
- Amenity has high pedestrian traffic
- Amenity (pedestrian ROW) links other high priority amenities/areas

## PRIORITIES FOR PEDESTRIAN ROW

Approximately 150,000 lineal feet (or 28 miles) of public ROW was assessed as part of this plan. This included three primary assessment areas: downtown Muncie, the Village, and the Ball Memorial Hospital neighborhood, as well as pedestrian corridors connecting these and other high priority areas, such as local parks. (See assessment priority map.) These areas were the ones most consistently mentioned by Stakeholders as being a top priority for improvements.

## DOWNTOWN MUNCIE

Although ongoing ADA improvements have been made to downtown Muncie, this area of the city ranks as a high priority with stakeholders. Many important facilities are located within the 65+ block area assessed including Muncie City Hall, the County Building, the main public library branch, The Justice Center, the YMCA, and numerous businesses and restaurants.



CITY OF MUNCIE ADA TRANSITION AND IMPLEMENTATION PLAN





## THE VILLAGE

This commercial area, located just south of the Ball State University Campus is popular with both students and local residents due to its mix of restaurants, night clubs, and shops. The Village receives a good deal of pedestrian traffic, due in part to its proximity to the BSU Campus.

## BALL MEMORIAL HOSPITAL NEIGHBORHOOD

Ball Memorial Hospital abuts the BSU campus on its north side, and is a few blocks west of the Village. In addition to BSU, the neighborhood around the hospital includes a mixed used of medical buildings, drugstores and other commercial ventures, and residences. One of the city's busiest intersections, Jackson Street and Tillotson Avenue, fall within the area assessed. This intersection, as well as others in the assessment area were specifically mentioned in past ADA complaints and the public meeting.

## PARK AND RECREATION

The 23 park and trail amenities that make up the City of Muncie park system range in size from small neighborhood parks, to larger parks attracting patrons from throughout the community.

When asked which of the City's parks are the highest priority for accessibility improvements, Stakeholders indicated that the following parks were their top choice:

- Tuhey Park
- Westside Park
- McCulloch Park
- Heekin Park

As the Tuhey Park pool and pool house is undergoing significant renovation and construction in 2011, this park



was not included in the assessment. The project, which includes accessible pool entrances and bathhouses, will improve the ability for those with disabilities to recreate at Tuhey Park.

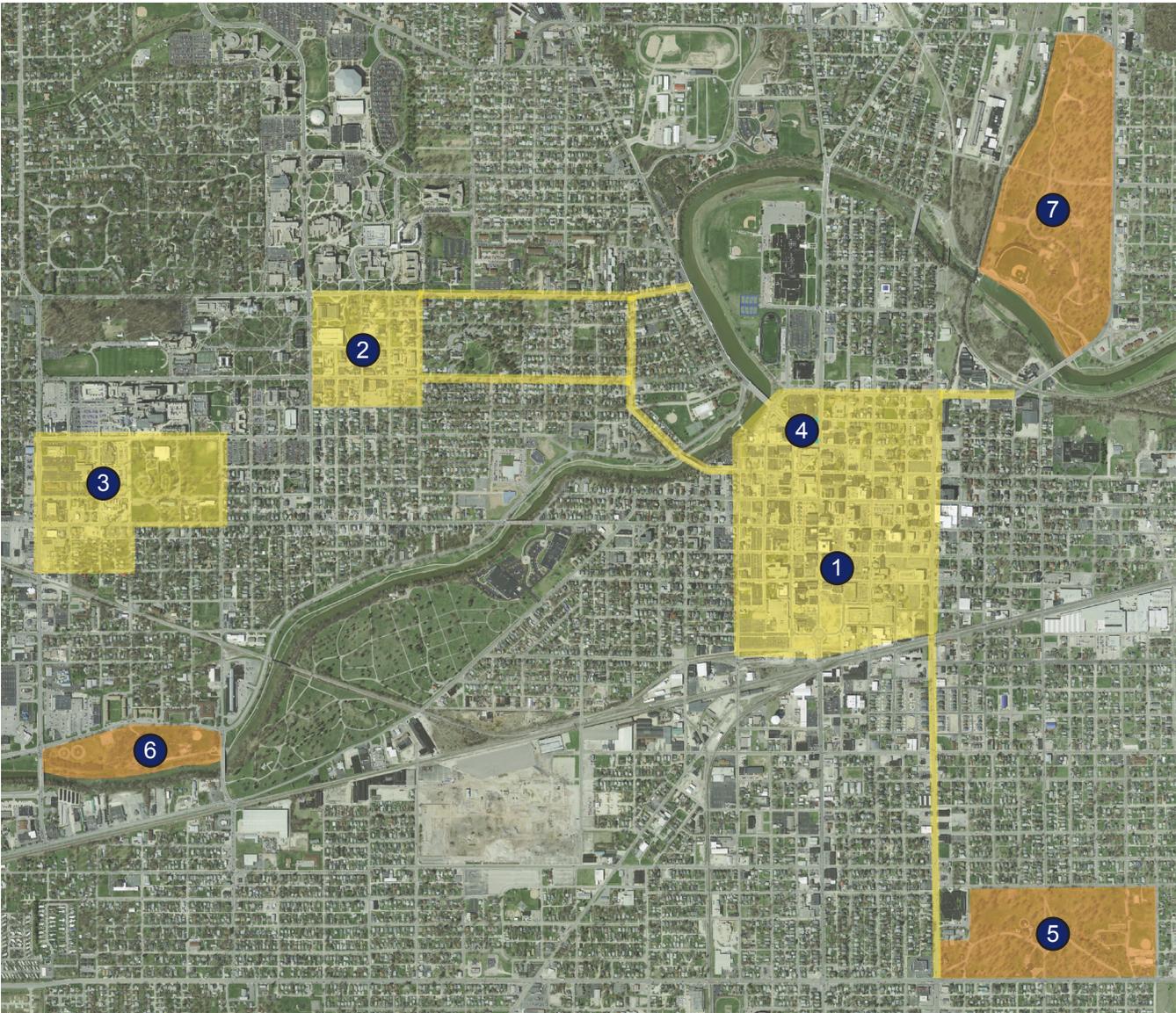
The three remaining parks identified as high priority were included in the assessments conducted as part of this planning process.

## CITY OF MUNCIE FACILITIES

The City of Muncie operates a number of buildings including City Hall, several fire stations, Police and Fire Department Training centers, an Animal Shelter, the Park Department office and buildings, and others. Most of these facilities have little or no public access, with the exception of City Hall and the Park Department office, shelters and cabins.

During the public meeting, Stakeholder priorities focused exclusively on City Hall, which receives tremendous public use and is essential to the ability to conduct business with various government entities.

As part of this plan, the public areas of Muncie City Hall, including parking, were assessed. In addition, operating park buildings at Westside, McCulloch and Heekin Parks were assessed.



**MAP KEY**

- ① ROW - Downtown Muncie
- ② ROW - The Village
- ③ ROW - BMH Neighborhood
- ④ Muncie City Hall
- ⑤ Heekin Park
- ⑥ Westside Park
- ⑦ McCulloch Park

ASSESSMENTS AND RECOMMENDATIONS  
**Muncie City Hall**

## EXECUTIVE BRIEF

### GENERAL INFORMATION

This accessibility survey was performed in June of 2011, with the intent of providing the City of Muncie with a snapshot of the current level of accessibility for disabled users based on the 2010 ADA Standards for Accessible Design. It includes areas accessible to the public, as well as certain other areas as requested by Chief of Police Deborah Davis and Director of Human Resources Bob Weller. Employee work areas were not surveyed, although they would have been required to be “adaptable” were this new construction.

“Standards” in this brief refers to the 2010 ADA Standards for Accessible Design, available for download from the Department of Justice at [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm). “IBC” refers to the 2006 International Building Code, with Indiana amendments. Reprints of existing building plans are included at the end of this document for reference.

The “Estimated Cost” for each recommendation is a preliminary cost opinion based upon conceptual recommendations for improvements.

### APPLICABILITY AND PRIORITY OF CORRECTIVE ACTIONS

28 CFR part 35 SS 35.151(a)(1) states that accessibility is required for facilities where construction was started after Jan 26, 1992. Employees moved into the completed City Hall on September 20, 1991, so only remodel work has to comply with the Standards. Furthermore, SS 35.151 (b)(2) indicates that path of travel requirements don't apply to remodels performed solely for meeting accessibility requirements.

Section 206.4 of the Standards requires that 60% of public entrances be accessible. An exception is present for existing buildings and entrances being remodeled, as long as at least one accessible entrance is provided. There are currently three public entrances to the building, of which the east is accessible (except for door and signage issues addressed later in this report).

IBC section 1007.1 requires a minimum of one accessible means of egress; if two are required by occupant load (as is the case in City Hall), both must be accessible. There is an exception, stating that accessible means of egress are not required in alterations to existing buildings.

Therefore, it is the opinion of the Architect that no remodel to the entrances is actually required under the provisions of the CFRs, Standards, or the IBC. However, significant improvements to user accessibility can be made without drastic changes to the building structure,



and it is our understanding that the City intends to bring the facility into compliance with the ADA where practical.

Our survey lists all changes that could be undertaken to bring the facility into compliance were it necessary to do so, and they are prioritized as follows:

- High- Items that, if not performed, could leave that portion of the building completely inaccessible to disabled users. Also included are items with relatively low cost that provide substantial improvements to accessibility.
- Medium- Items that do not fall into the High or Low category.
- Low- Items that are already “close to compliant,” such as a sink that is mounted an inch higher than allowed in the Standards; or items of relatively high expense compared to their overall impact for the disabled community. All accessibility issues are important, but in a limited funding situation, these items should not be pursued at the expense of higher priority work.

### PROPOSED SECURE ENTRANCE

The police chief indicated that the city intends to relocate the main reception desk to create a secure area in front of the first-floor elevator lobby. The proposed location, southwest of the elevator, would include some sort of access control gate or door across the corridor leading towards the north entrance.

There are many design solutions that would be acceptable under the Standards. As general guidance, we recommend that at least five feet of clear space be left in the corridor, although certain conditions exist where that space could be less. Any gate or door that is installed should comply with section 404 of the Standards regarding threshold, clear width, and maneuvering space. Doors designed to be operated only by security personnel are exempt (section 404.1) from the requirements for door hardware and closers. In addition, a low counter on the reception desk itself would be required, as described in the “service counters” section of this report.

**CITY HALL EMPLOYEES WITH DISABILITIES**

The City of Muncie currently employs one individual with a mobility disability. We spoke with him regarding his experience with barriers in the existing City Hall building and asked him for recommendations that might make the facility more accessible. He felt that City Hall is adequate as it is, and that in his opinion, no further accommodations need to be made.

**COST ESTIMATES FOR CORRECTIVE ACTIONS**

A good faith effort was made by the Architect to establish a reasonable estimate for the corrective actions described, but many variables such as current local and national economic climate, concealed structural conditions, and desired finish level make any cost estimates provided subject to a wide variation. The Architect cannot be held liable for the accuracy of these estimates, and they should be used for overall project visualization only.

<b>TOTAL CORRECTIVE ACTIONS, CITY HALL</b>		
Priority	Quantity	Estimated Cost
High	28	\$79,690.00
Medium	7	\$66,500.00
Low	8	\$16,000.00
Note: As some compliance items are listed as alternates, the sum of costs for High, Medium, and Low categories is slightly higher than it would be if all the work were undertaken at one time.		

**DOORS**

Nearly all doors on the accessible route were found to be noncompliant. Problem areas fall into one or more of the following categories, as shown on the attached matrix and described below. Door numbers correspond with door numbers shown on the attached plans.

Compliance Items & Corrective Actions

1. inadequate maneuvering clearance (section 404.2)- Maneuvering clearances for access vary with door configuration. Furniture, including modular office cubicles, has been surveyed and marked with an asterisk (\*), although is not part of the structure and beyond the purview of the Standards. It is recommended that the City rearrange modular furniture in indicated locations to allow 18" clear at strike side of door. Cost: negligible. Priority: High.
2. inaccessible handles (sections 309.4 & 404.2.7)- Must be operable without tight grasping, pinching, or twisting of the wrist. Replace handles on indicated doors, using ADA compliant hardware. Cost: \$3,720. Priority: High.
3. improperly adjusted closers (section 404.2.8 & 404.2.9)- Doors should take 5 seconds to close from the 90 degree open position to a position 12 degrees from the latch, and take 5 pounds or less of force to open. Adjust closers on indicated doors, and replace if necessary. Cost: \$700. Priority: High.

Door number	adjacent space	inadequate maneuvering clearance	inaccessible handles	improperly adjusted closer
116	Northeast entry			X
117	Northeast entry			
110	Northwest entry			X
109	Northwest entry			
138	East entry			X
139	East entry			
005	properties		X	
019	elevator lobby		X	X
112	sanitary district		X	
121	123 men			X
119	124 women			X
123	council room			X
124	council room			X
125	council room			X
157	press		X	
141	city clerk		X	X
135	gun permits		X	
227	domestic violence		X	X
244	office		X	
245	office		X	
246	office		X	
248	office		X	
271	conference	*	X	
261	reception		X	
262	hr/ personnel		X	X
238	interview		X	
239	interview		X	
245	interview		X	
246	interview		X	
247	interview		X	
302	mayor		X	
305	deputy mayor		X	
360	reception		X	X
318	controller	*	X	X
333	reception		X	
326	building inspector	*	X	
337	conference		X	
327	office		X	
329	office		X	
330	office		X	
338	human rights reception		X	

**ACCESSIBLE ROUTE**

The accessible route throughout the facility was found to be nearly compliant. Noncompliant items and proposed corrective actions are listed below. At least one accessible route must connect each story, per section 206.2.3 of the Standards. The elevator will fulfill this requirement if it is brought into compliance, as described in the “elevator” section of this report.

COMPLIANCE ITEMS & CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
009 elevator lobby- Fire extinguisher cabinet protrudes 6” into accessible route. Replace with semi-recessed ADA compliant cabinet	\$600.00	High
336 elevator lobby- Ash tray protrudes into accessible route. Recommend removal.	\$50.00	High

**RESTROOMS/ GENERAL NOTES**

Restrooms are connected to the accessible route on all floors of the building, but were generally found to be inaccessible to varying degrees as described under each specific room. Door items and signage that apply to restrooms are listed under their own separate headings later in the report.

An analysis of the occupant load and required number of toilets was completed and is included in the appendix of this report. The analysis indicated that some toilets could be removed from the existing restrooms to allow larger, barrier free toilet stalls. Diagrams representing this improvement are also included at the end of this section.

**005 RESTROOM - MEN**

Compliance Items

- lavatory- too high (36”), inaccessible soap and hand towel dispenser, no pipe shielding
- urinal- too high (24”)
- toilet- noncompliant fixtures, grab bar, maneuvering space, toilet paper dispenser

005 RESTROOM - MEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Remodel restroom. Replace toilet, urinal, and two sinks with ADA compliant fixtures, rearranged to provide compliant maneuvering space. Install compliant partition system. Plumbing chase on northwest wall will have to be demolished to provide adequate space.	\$14,000.00	Medium
<b>PARTIAL-COMPLIANCE ALTERNATIVE</b>		
Relocate towel and soap dispensers to opposite wall @48” high, add pipe shielding on lavatory waste and supply lines	\$170.00	High

Move counter down so lavatories are at accessible height of 34" to rim. Trim skirt as needed to ensure proper 29" kneespace	\$1,500.00	Low
Remount urinal so rim is 17" or less above floor	\$600.00	Low

**006 RESTROOM - WOMEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant fixtures, grab bar, maneuvering space, toilet paper dispenser

006 RESTROOM - WOMEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Remodel restroom. Replace two toilets and two sinks with ADA compliant fixtures, rearranged to provide compliant maneuvering space. Install compliant partition system. Plumbing chase on northwest wall will have to be demolished to provide adequate space.	\$14,000.00	Medium
<b>PARTIAL-COMPLIANCE ALTERNATIVE</b>		
Relocate towel and soap dispensers to opposite wall @48" high, add pipe shielding on lavatory waste and supply lines	\$170.00	High
Move counter down so lavatories are at accessible height of 34" to rim. Trim skirt as needed to ensure proper 29" kneespace	\$1,500.00	Low

**123 RESTROOM - MEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- urinal- too high (18")
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

123 RESTROOM - MEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Remodel restroom. Remove partitions, toilets, urinals, and two sinks. Install ADA compliant toilets (2), urinals (2), lavatories (3), and partition system.	\$18,500.00	Medium
Relocate towel and soap dispensers to opposite wall @48" high, add pipe shielding on lavatory waste and supply lines	\$350.00	High
<b>PARTIAL-COMPLIANCE ALTERNATIVE</b>		
Move counter down so lavatories are at accessible height of 34" to rim. Trim skirt as needed to ensure proper 29" kneespace	\$1,500.00	Low
Remount one urinal so rim is 17" or less above floor	\$600.00	Low

**124 RESTROOM - WOMEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

124 RESTROOM - WOMEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Remodel restroom. Remove last two toilets to create a new compliant stall. Fur out end wall to enclose column, install new partitions and grab bars.	\$12,500.00	Medium

Relocate towel and soap dispensers to opposite wall @48" high, add pipe shielding on lavatory waste and supply lines	\$350.00	High
<b>PARTIAL-COMPLIANCE ALTERNATIVE</b>		
Move counter down so lavatories are at accessible height of 34" to rim. Trim skirt as needed to ensure proper 29" kneespace	\$1,500.00	Low

**232 RESTROOM - WOMEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

<b>232 RESTROOM - WOMEN CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Relocate towel and soap dispensers to opposite wall @48" high, add pipe shielding on lavatory waste and supply lines	\$200.00	High
Move counter down so lavatories are at accessible height of 34" to rim, trim skirt as needed to ensure proper 29" kneespace. Or, as alternate, remove counter and install new ADA compliant wall hung lavatory.	\$2,000.00	Medium
Remove partitions and toilet closest to door. Install compliant grab bars and new partition door between wingwall and opposite wall.	\$9,000.00	High

**235 RESTROOM - MEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

<b>235 RESTROOM - MEN CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Relocate towel and soap dispensers to opposite wall @48" high	\$110.00	High
Remove toilet, lavatory, and partitions. Fur out toilet wall 24" flush with lavatory wall and install ADA compliant toilet and grab bars. Install new ADA compliant partition at corner where sink was, leaving 5'-11"± clear. Install ADA compliant lavatory on wall near strike side of door, leaving 18" for strike-side door clearance.	\$17,000.00	High

**331 RESTROOM - MEN**

Compliance Items

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

<b>331 RESTROOM - MEN CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
--	-----------------------	-----------------

Relocate towel and soap dispensers to opposite wall @48" high	\$110.00	High
Remove toilet, lavatory, and partitions. Install ADA compliant toilet and grab bars. Install new ADA compliant partition at corner where sink was, leaving 5'-11"± clear. Install ADA compliant lavatory on wall near strike side of door, leaving 18" for strike-side door clearance.	\$12,000.00	High

**332 RESTROOM - WOMEN**

**COMPLIANCE ITEMS**

- lavatory- too high (36"), inaccessible soap and hand towel dispenser, no pipe shielding
- toilet- noncompliant grab bar, maneuvering space, toilet paper dispenser

<b>332 RESTROOM - WOMEN CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Relocate towel and soap dispensers to opposite wall @48" high, add pipe shielding on lavatory waste and supply lines	\$110	High
Move counter down so lavatories are at accessible height of 34" to rim, trim skirt as needed to ensure proper 29" kneespace. Or, as alternate, remove counter and install new ADA compliant wall hung lavatory.	\$500.00	Medium
Remove partitions and toilet closest to door. Install compliant grab bars and new partition door between wingwall and opposite wall.	\$8,000.00	High

**SERVICE COUNTERS**

**COMPLIANCE ITEMS**

Sections 227 and 904 of the Standards require accessible service counters be a maximum of 36" high and minimum 36" wide (for side approach). The service window in 012 Properties was found to be compliant. Noncompliant service counters were found at the following locations:

- 110 Sanitary district (modular)
- 128 Lobby (built-in)
- 142 City Clerk (built-in)
- 149 Police Records (built-in)
- 215 Police Reception (modular)
- 227 Human Resources (modular)
- 249 Victim Advocate (modular)
- 293 Criminal Investigations (modular)
- 311 Mayor's Reception (modular)
- 320 Controller (modular)
- 338 Community Development (modular)
- 340 Building Inspector (modular)
- 384 Human Rights (modular)

<b>SERVICE COUNTER CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
At built-in service counters, replace one counter and service window with compliant service counter, 34" above floor and a minimum of 36" wide	\$1,500 each	High
At modular service counters, replace counter in modular furniture system with matching modular two-height ADA compliant service counter	\$500 each	High

**DRINKING FOUNTAINS**

**COMPLIANCE ITEMS**

Drinking fountains are available on the accessible route of all four floors. Although these fountains comply with most of the provisions of the Standards, they do not provide for both high and low drink heights (section 602.7). The fountain on the third floor was inoperative at the time of survey.

Corrective Actions	Estimated Cost	Priority
Repair fountain on third floor	\$200.00	High
Replace fountains on all floors with ADA compliant two-height fixture	\$8,000.00	Low

## ELEVATORS

### COMPLIANCE ITEMS

- The two elevators are for the most part compliant. Call buttons were found to be 2 inches higher than called for in the Standards; relocating them would be an expense that could be better spent on higher priority areas.
- Wall-mounted ash trays are mounted below call buttons, projecting 6" onto the required clearance.
- Elevator doors are required to re-open automatically without contact if an obstruction passes through the opening from 5-29 inches above the floor. The elevator doors were found to strike objects in this zone.
- The emergency communication system is not in conformance with several provisions of the Standards, including identification requirements and the reach requirements of section 308. Operation of the emergency system is required to be compliant with ASME A17.1-1990, and was not tested.

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Remove wall mounted ash trays on all floors	\$200.00	High
Install new, ADA compliant 2-way communication in each elevator	\$2,600.00	High
Install infrared door edge sensors in elevator doors	\$5,200.00	High
Relocate call buttons	\$800.00	Low

## ALARM SYSTEM

### COMPLIANCE ITEMS

The building is provided with an automatic fire alarm system with additional manual pull stations. Some visual alarm annunciators are present in hallways and lobbies. Although section 215 of the Standards doesn't require visual alarms to be added in existing facilities, it is recommended that they be added in public restrooms.

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Add ADA compliant visual fire alarm annunciators in the public restrooms on all four floors	\$5,000.00	High
Upgrade existing fire alarm pull stations to comply with ADA force and operability requirements, mounted at 48" above floor.	\$500.00	High

## SIGNAGE

### COMPLIANCE ITEMS

All directional and informational signage was found to be nonexistent or noncompliant with sections 216 and 703 of the Standards. These include signs identifying exits, areas of refuge, toilet rooms, and any signs that provide directions to or information about interior spaces. Noncompliant building entries require directional signs indicating

the direction to the nearest compliant entrance.

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Install ADA-compliant signage on all public restrooms, exits, and any other informational signage such as the Mayor's Office, Muncie Sanitary District, and Victim Advocates. Install compliant directional signage at north and west entries.	\$1,200.00	High

**ASSEMBLY AREAS (COUNCIL CHAMBER)  
COMPLIANCE ITEMS**

The council room seats 188+. Section 221 of the Standards requires 5 wheelchair spaces complying with 802.1 in assembly areas of 151-300 occupants. The first row of seats has previously been removed to provide makeshift spaces, but does not allow enough space for circulation in front of occupied wheelchair spaces. No companion seating, as described in section 802.3, is provided. Five percent (in this case, 10 seats) in assembly areas with fixed seating are required by section 802.4 to be designated aisle seats with removable or folding armrests; none are provided.

Corrective Actions	Estimated Cost	Priority
Remove one additional row of seating at wheelchair area, to allow enough space for the required wheelchair spaces of 33" wide by 48" deep with a front approach and still maintain a clear pathway.	\$400.00	High
Purchase 5 folding chairs of size and comfort similar to the fixed seating, and make them available in the nearby projection room to use as companion seating.	\$250.00	High
Modify 10 seats along the center aisle to have removable armrests as described in section 802.4	\$3,000.00	Medium

**LIFE SAFETY AND FIRE EXITING**

IBC section 1007.1 requires a minimum of one accessible means of egress; if two are required by occupant load (as is the case in City Hall), both must be accessible. There is an exception, stating that accessible means of egress are not required in alterations to existing buildings, as explained in the beginning of this document.

Should the city choose to not use the exception, extensive remodeling will be necessary to bring the egress pathways into compliance with the Standards. Price estimates for that work are not given in this report, due to the many different combinations of corrective actions that could be taken, as well as the engineering analysis and design that would need to be performed to properly plan the remodel.

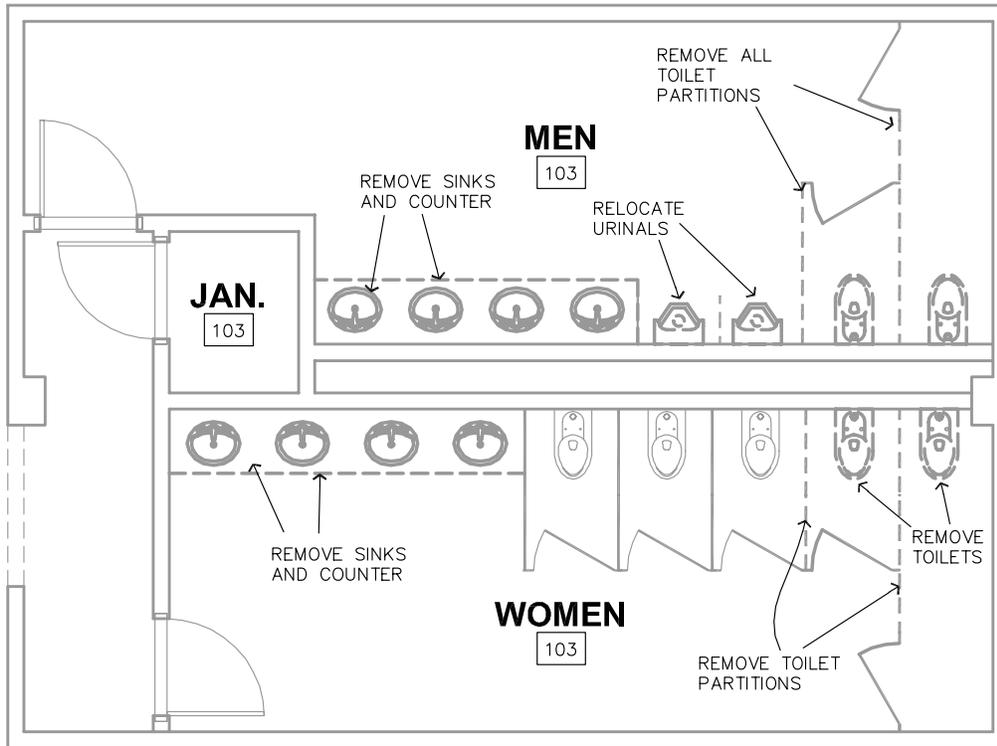
**COMPLIANCE ITEMS, SHOULD THE CITY CHOOSE TO NOT USE THE EXCEPTION**

- IBC 1007.1- Two separate means of accessible egress must be provided from each floor.
- IBC 1007.3- Stairways of egress require an Area of Rescue Assistance. (The automatic fire sprinkler in the building exempts us from the additional requirement to have 48" clear between handrails.)
- IBC 1007.4- Elevators as part of the path of egress must have emergency operation and signaling devices compliant with section 2.27 of ASME A17.1 and be accessed from an area of refuge.
- To be made accessible, any stairwell would also need the following work:
  - Provide Area of Rescue Assistance with wheelchair space 60"x 48" on the landing, not encroaching on the path of travel, within the 2-hour firewall enclosure. There is already adequate space on the basement level, and it is not required on the first floor level. On the upper floors, however, it would involve enlarging the stair tower by 20 square feet at the landing, annexing space from adjacent rooms.
  - Move doors and rebuild masonry walls as needed to provide 18" maneuvering space on strike side of door swing.
  - Replace door hardware with ADA compliant, fire-rated to match door.
  - Replace door closer with ADA compliant, with adequate closing power to maintain fire integrity of the door.

**CORRECTIVE ACTIONS, SHOULD THE CITY CHOOSE TO NOT USE THE EXCEPTION**

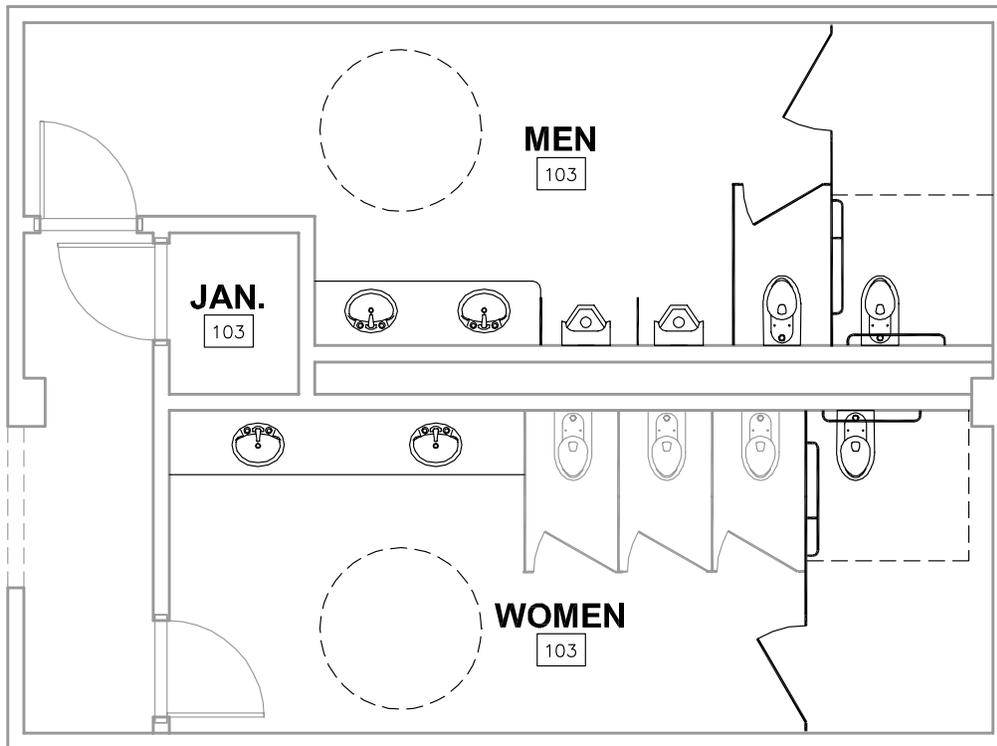
A minimum of two accessible vertical exit paths would have to be created, at separate ends of the building. Each of the options presents different technical challenges and expense.

- Stair #1 The location of the boiler stack and the elevator make remodel highly impractical.
- Stair #2- Space for an Area of Rescue Assistance could be annexed from Conference 344 and interview 259. Demolish existing masonry wall and office partition walls as needed. Construct new 2-hour walls around Area of Rescue Assistance, and verify fire rating of floor and ceiling assemblies. Replace door hardware and closers.
- Stair #3- Probably the easiest to remodel, as some of the hallway could be annexed and enclosed in 2-hour walls on all floors except the first, where it is not needed. The exit south of the council chambers would have to be made accessible, including a new exit landing, 15-foot ramp, and sidewalk to connect it to the city sidewalk beyond. Replace door hardware, closers, and thresholds (if required) on all affected doors.
- Elevators:- If the elevators were to be used as part of the accessible means of egress in lieu of Stair #1, they would require installation of an emergency operation and signaling devices compliant with section 2.27 of ASME A17.1. In addition, enclosed smokeproof elevator lobbies would need to be constructed on the third, second, and basement levels. These would have 2-hour fire-rated walls and fire-rated doors on electromagnetic holdopens intertied to the building fire alarm system. The north entry of the building would have to be made accessible as well, including a compliant wheelchair ramp (and related railings), threshold, door closers, and handles.



FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

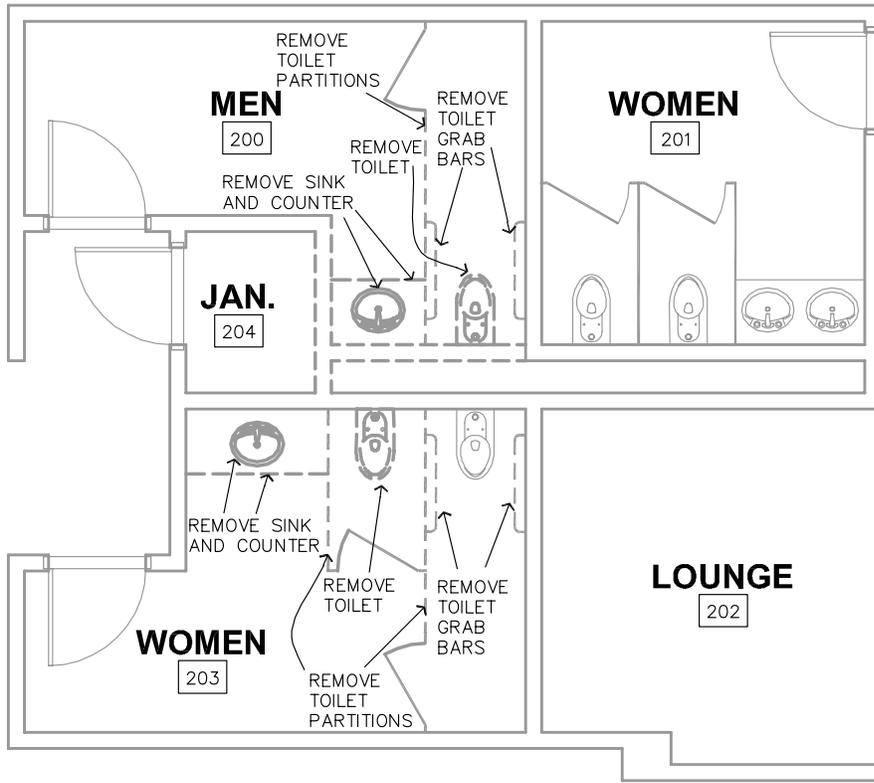


FIRST FLOOR PROPOSED PLAN

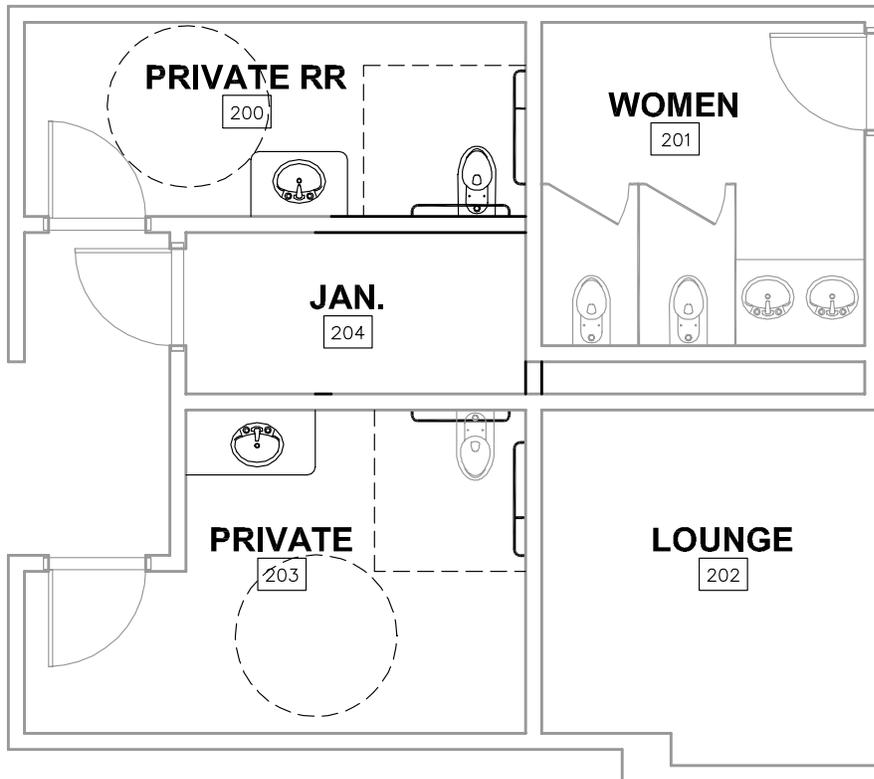
SCALE: 3/16"=1'-0"



US Architects  
Preliminary Design Scheme



SECOND & THIRD FLOOR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"



US Architects  
Preliminary Design Scheme

SECOND & THIRD FLOOR PROPOSED PLAN  
SCALE: 3/16"=1'-0"



## KEY

- ① Walnut Street Entrance
- ② High Street Entrance
- ③ Northeast Entrance
- ④ Emergency Egress
- ⑤ Emergency Egress
- ⑥ Accessible Parking (current)
- ⑦ Accessible Parking (proposed)

## EXECUTIVE SUMMARY: SITE ASSESSMENT

Muncie City Hall is located on the northwest corner of Walnut and Gilbert Streets. The building has a single parking lot, which serves both the public and City Hall employees.

### PARKING

The asphalt-paved parking lot has a total of 81 marked spaces, three of which are designated as accessible parking

- One additional accessible parking space is needed to meet ADA requirements for a parking facility of this size.
- Two parking stalls are signed as van-accessible. While the total space allocated for these stalls and



- the route from public transit running along High Street to the accessible entrance

Due primarily to site slopes, none of these accessible routes to the building meets accessibility requirements.

Routes to the two additional public entrances were not considered due to the accessibility limitations of these entrances. As well, according to the Muncie Chief of Police, plans call for the Northeast entrance to become an employee-only entrance.

Site signage includes a sign to mark the accessible entrance, as well as signs at the other entrances indicating where an accessible entrance is located. However, The sign indicating the accessible entrance is located on a low wall, and is often blocked by vehicles parking in front of the building. Directional signage at the other entrances does not indicate the most accessible and direct route to take to reach the accessible entrance.

## RECOMMENDED SITE IMPROVEMENTS

### 1. *Parking and Accessible Routes*

The highest priority recommendation is a reorganization of the accessible parking area, and associated pavement/grading changes at the main entrance to address several of the site accessibility issues.

This recommendation includes:

- Moving the accessible parking to the parking bay immediately east of the accessible entrance.
- Providing a total of four appropriately signed and striped accessible parking stalls for the public (two of which are van accessible) and a reserved accessible stall for the City of Muncie employee who uses a mobility device.
- Regrading and repaving the parking bay, main entrance area and connection to the public sidewalk along Gilbert Street to meet ADA slope requirements.

This recommendation would address the need for an accessible route from the parking area and Walnut/Gilbert Street public transit routes and public right-of-way. It would also provide a shorter and more direct route from the accessible parking to the main public entrance.

Addressing the access from the public transit line running along High Street is more challenging given the site terrain. Slopes along the High Street pedestrian walks do not meet ADA standards due to the change in elevation of the site. This area is addressed further in the Pedestrian ROW assessments.

### 2. *Signage/Directional Communication*

Improvements to site signage would better communicate the accessible entrance location and accessible route. These include:

their shared access aisle is adequate to meet ADA width requirements, at 93" the access aisle itself does meet the 96" width minimum required. A simple restriping of the access aisle and the adjacent stall (located to the south of the access aisle) would address this, if parking remains at its current location.

- Signage for the three stalls require minor adjustments (centering and height adjustments) to meet ADA standards.
- While slopes in the parking bay meet ADA requirements, slopes in the access route from the parking bays to the accessible entrance do not.

## ACCESSIBLE ROUTE

Muncie City Hall currently has three entrances, one of which is accessible. The accessible entrance is located on the east side of the building. It is a power assisted door operated via a push button. (See building assessment for door accessibility discussion)

In considering the need for accessible routes for the City Hall site (outside of the building footprint) three primary accessible routes were considered.

- the route from the accessible parking to the accessible entrance
- the route from public transit running along Walnut and Gilbert Streets to the accessible entrance

- Relocating the accessible entrance sign to a more prominent and easily seen position.
- Adding/Changing directional arrows to other site signage to direct visitors to the preferred route to the accessible entrance.
- Adding a site map to the City of Muncie website indicating the accessible parking and entrance areas.

<b>MUNCIE CITY HALL SITE</b>		
<b>COMPLIANCE ITEM AND CORRECTIVE ACTION</b>	<b>PRIORITY</b>	<b>ESTIMATED COST</b>
Add fourth accessible parking stall	High	\$150.00
Move accessible parking stalls to parking bay east of Walnut Street entrance. Repave and regrade parking bay and entrance approach to meet ADA standards for slope.	High	\$2.50/SF (asphalt)
Relocate accessible entrance sign and elevate bottom edge to minimum 60" above grade.	High	\$250.00
Add/change directional arrows directing users to accessible entrance	Low	\$300.00
Add site map with accessible entrance/parking to City of Muncie Website	High	\$50.00

The "Estimated Cost" for each recommendation is a preliminary cost opinion based upon conceptual recommendations for improvements.

ASSESSMENTS AND RECOMMENDATIONS  
**Parks and Recreation**

## ESTABLISHING PRIORITIES

City of Muncie parks provide both passive and active opportunities for people to socialize, recreate, relax and enjoy nature.

Ideally, a full range of accessible recreation opportunities would be available at each community park. However, as part of this plan, priorities for improvements have been established. These priorities serve to guide an orderly development of amenities that provides the greatest gains for the dollars spent, beginning with those parks identified as the most important by Stakeholders. Some recommendations can be accomplished with very little outlay. Others will require planning and significant funding.

Top priority has been given to:

- System wide
  - Parks identified as a top priority by Stakeholders  
The most widely used city parks
- Within individual parks
  - The ability to park near desirable amenities
  - The ability to reach and to use a restroom
  - The ability to reach and to use the most popular amenities within each of the assessed parks

Currently, the parks department does not offer any recreation programs. Therefore no assessment of park programming is included in this plan.

As top priorities are implemented, those with disabilities will have an improved opportunity to participate in the primary recreational activities offered at each park. Once top priorities are in place, implementing lower level priorities will provide either additional opportunities for similar types of activities or access to less popular/seldom used park amenities.

Reevaluation of the priorities is a must as recreation preferences may change over time. However, this same prioritization process can be used to successfully improve access at any of the City of Muncie Park and Recreation properties.

## PRIORITY CATEGORIES

### HIGH PRIORITY:

Those recommended improvements identified as High Priority focus on providing accessibility to those amenities/activities that are most used at each of the parks or that provide access to a basic need. Also included are items with relatively low cost that provide substantial improvements to accessibility.

### MEDIUM PRIORITY:

These improvements include items that are less popular recreation opportunities within the park (for example, seldom used items), those that provide duplicate rec-

reation experiences, and those that would significantly improve accessibility to secondary park activities.

### LOW PRIORITY:

These improvements include items that are already 'close to compliant'; items of relatively high expense compared to their overall impact in accessibility gains; and improvements that duplicate recreation opportunities within the park.

## OVERALL PARK RECOMMENDATIONS

The greatest challenge for those with disabilities who visit the parks assessed is the ability to simply get to the amenities provided. Many of the amenities do not have an accessible path to them, and some do not have designated ADA parking to meet the needs for those with disabilities. Providing paved walks that meet ADA Standards for slope is an important step in making the parks accessible. Given the generally flat terrain of the park, the addition of accessible routes can be accomplished with little modifications to grade.

Other top priorities for the parks include the ability to participate in picnicking and gatherings at park shelters, and access to the playground and basketball courts. Playground access encompasses both the ability for children with disabilities to use the play equipment and also for parents with disabilities to monitor their children.

Finally, the ability to reach and to use a restroom is an important priority for improving accessibility in the parks.

Addressing these items first will significantly improve the ability for those with disabilities to use and enjoy the primary recreation activities at the parks. These and other accessibility recommendations are outlined and prioritized in the individual assessments for each park.

In addition, to recommendations for specific amenities and facilities, it is recommended that the following administrative steps be taken:

- Communicate accessible park and recreation amenities by providing a comprehensive list on the department website, at the Park and Recreation Office, and in an accessible digital format.
- Implement a Parks Department Policy that all new facilities, equipment or amenities added, purchased or leased by the department will meet applicable accessibility standards and guidelines.
- Establish an Accommodation Request procedure.
- Provide links to the City of Muncie ADA Coordinator, ADA Grievance Procedure, and TYY Device on The Parks Department website and communications.

Finally, the "Estimated Cost" for each recommendation is a preliminary cost opinion based upon conceptual recommendations for improvements.

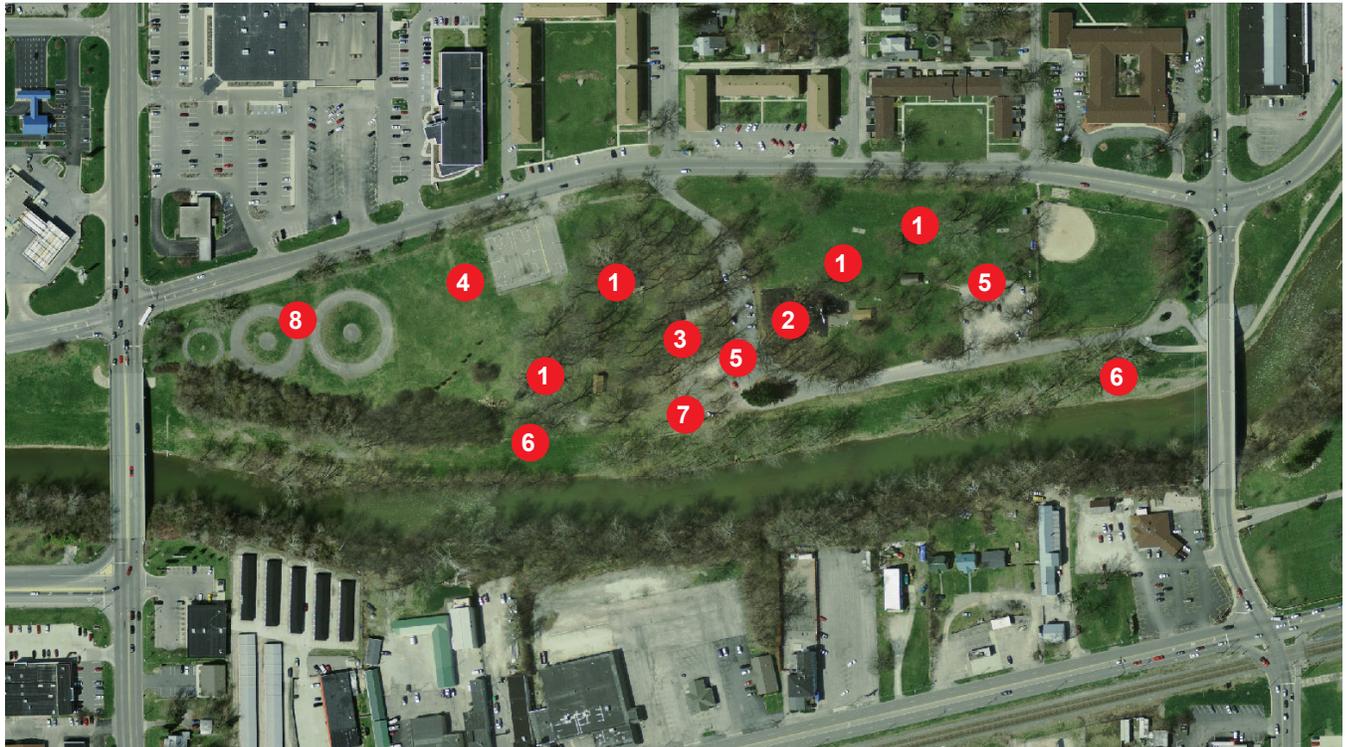
## DESCRIPTION AND AMENITIES

Westside Park is a 20.65 acre park located along the White River in southwest Muncie. The park includes a trailhead and access to the White River Greenway, which runs through the park.

In addition to the greenway, the park's most popular amenities include picnic areas, a playground, and basketball courts. Additional amenities that are used less frequently include a baseball diamond (currently used for pick-up games only) and three wire-control airplane circles.

## WESTSIDE PARK KEY

- 1 Picnic shelter
- 2 Playground
- 3 Restroom
- 4 Basketball courts and parking
- 5 Parking
- 6 White River Greenway
- 7 Greenway trailhead and parking
- 8 Wire-control airplane field



## PARKING

A mix of paved/marked and unpaved/unmarked parking is provided at Westside Park. As a result the exact number of parking spaces is estimated.

- The central park area (entered via the park's main access road) has 50 marked/paved parking spaces at the playground and adjacent trailhead. Of these, two are identified as accessible parking spaces sharing a single access aisle. Room for another accessible space is provided at the playground. This parking stall includes an access aisle, however this stall is not signed as accessible.
- A small paved parking lot with twelve marked parking spots is located immediately adjacent to the basketball courts. No stalls in this lot are identified as accessible.
- Unmarked parking on gravel is available along portions of the park access road, and in a lot adjacent to the baseball diamonds. This parking provides another estimated 15 to 20 additional parking spaces.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add ADA van accessible signage to the accessible parking stall at the playground.	Medium	\$150.00
Restripe accessible parking stall at playground (currently 98" stall and 94" access aisle; a 96" min. access aisle with a 96" stall is required)	Low	\$120.00
Repave accessible spaces at trailhead to eliminate surface dips and provide a slope of less than 2%	High	\$2.50/SF
Move one of the trailhead accessible stalls to the east, opposite of Shelter 4 to provide parking for both the Shelter and Trailhead. Move signage and restripe for access aisle/parking stall,	High	\$120.00
Add 'van accessible' designation to at least one of the two accessible parking spaces at trailhead	Medium	\$25.00
Change color of pavement markings at all accessible spaces to blue	Low	\$75.00
Restripe parking lot at basketball court to provide one van accessible parking space and access aisle (each at 96" minimum width), add ADA van accessible signage	High	\$200.00
Add an accessible parking stall and access aisle at the ball diamond	Low	\$2.50/SF (asphalt) \$200 signage/stripping



Accessible parking at trailhead



Typical park grill

**HOSPITALITY (RESTROOM AND DRINKING FOUNTAIN)**

Westside Park has a restroom building with separate restrooms for men and women. The park's sole drinking fountain is wall-mounted on the restroom building.

- The gravel access walk to the restroom building does not standards for an accessible route.
- The drinking fountain does not meet ADA standards, including those for knee clearance, width, and cane detectability.
- See the assessment of the restroom building, this section, for additional information and recommendations.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Provide accessible route from Playground ADA parking stall to the restroom. Replace gravel path from park road to restroom building with paved walk.	High	\$5.00 LF (5' wide, asphalt)



Restroom building with attached drinking fountain



Shelter 4 with Shelter 3 and restrooms in background



Shelter One



Seating and swing at playground

## PICNIC SHELTERS

The park has four picnic shelters each containing three or more picnic benches.

- Shelters 1, 2, and 4 include pedestal mounted grills.
- Shelter 2 is located adjacent to a brick deck connecting the shelter to the playground.
- Shelter 4 is located near the White River Greenway
- The picnic tables and grills are not designed and/or installed to permit accessible access.
- None of the shelters connects to an accessible route.

Priority should first be given to making Shelters 2 and 4 accessible to those with disabilities, given their proximity to parking, the trail and the playground.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
<b>Shelter #1</b>		
Add accessible route to Shelter 1	Low	\$5.00 LF (5' wide, asphalt)
Add accessible route to and concrete pad around grill, with minimum clear space of 48" on all usable sides	Low	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	Low	\$750.00 - \$1500.00 (new, varies by type)
<b>Shelter #2</b>		
Accessible Route – see playground recommendations	High	See playground recommendations
Add accessible route to and concrete pad around grill, with minimum clear space of 48" on all usable sides	High	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	High	\$750.00 - \$1500.00 (new, varies by type)
<b>Shelter #3</b>		
Add accessible route to Shelter 3	Low	\$5.00 LF (5' wide, asphalt)
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	Low	\$750.00 - \$1500.00 (new, varies by type)
<b>Shelter #4</b>		
Add accessible route to Shelter 4 from ADA parking stall	High	\$5.00 LF (5' wide, asphalt)
Move grill to level area. Add accessible route to and concrete pad around grill, with minimum clear space of 48" on all usable sides.	High	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	High	\$750.00 - \$1500.00 (new, varies by type)



Shelter Two



Playground structure

**PLAYGROUND**

The park has a single playground, sitting at a lower elevation than the surrounding grade. Wood ties contain the rubber mulch playground surface. A brick plaza with two benches wraps around two sides of the playground and provides a place for people to observe the playground. The plaza adjoins Shelter Two. There is no accessible route to the playground or within the playground to the play equipment.

The playground contains the following equipment:

A composite play structure that has been in place for many years and does not have accessible transfer stations, steps or ramps. The structure has the following elevated play components:

- 4 Slides
- 2 climbing structures
- 1 pole slide

Additional ground play components include:

- 4-bay swing set with 4 strap swings and 3 toddler swings
- 4 tire swings on single base
- Merry-go-round
- Swing Glider
- Climber (concrete turtle)

Given the age of the composite play structure, retrofitting this piece of equipment to improve accessibility would not be a prudent use of funds. Instead, replacing the structure with a play component(s) that do meet accessibility guidelines is recommended as a better course of action. It is recommended that an accessible playground surfacing and a ramp be added at the same time the play equipment is upgraded.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add paved access route from Playground ADA parking stall to the playground viewing deck/Shelter 2	High	\$5.00 LF (5' wide, asphalt)
Replace Composite Play Structure with Accessible Play Structure.	Medium	Varies with equipment selected.
Add accessible playground surface	Medium	Varies w/ type/depth
Add accessible swing to existing swing bays	Medium	\$500.00

\*While the use of the playground equipment at this park is high, the priority for the playground improvements is rated at medium. In considering playground equipment at all three parks, it is recommended that improvements to the Heekin and McCulloch Park playgrounds be implemented first, as these playgrounds could more readily be made more accessible.

**SPORTS COURTS**

The park has three basketball courts with asphalt surfacing. The surface of two of the courts is uneven. The third court, with a more level surface, is connected to an accessible route traveling from the parking lot, along an asphalt trail, to the north end of the court.

The park has a little-league size baseball diamond. It is not currently used for scheduled team sports, but is available for impromptu pick-up games.

Finally, the park has three remote control airplane rings. Although the rings are paved, there is not an accessible route to them.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add paved walk from (new) ADA parking stall at basketball courts to connect to the west edge of the courts.	High	\$5.00 LF (5' wide, asphalt)
Add paved walk to and between model airplane circles	Low	\$5.00 LF (5' wide, asphalt)
Add paved walk to ball diamond, and paved seating area at bleachers.	Low	\$5.00 LF (5' wide, asphalt)

**ENCLOSED BUILDINGS**

The public restroom building was the only enclosed building surveyed at Westside Park. It requires minor modification to be brought into compliance with the Standards.



Please note that door closers are not required at public bathrooms, but are sometimes desirable. If they were to be added, the door to the men's toilet would need to be rehung with the hinge on the left (as viewed from the outside) to maintain accessible maneuvering space.

<b>TOTAL CORRECTIVE ACTIONS: ENCLOSED BUILDING</b>		
	<b>QUANTITY</b>	<b>ESTIMATED COST</b>
<b>HIGH PRIORITY</b>	5	\$380.00
<b>MEDIUM PRIORITY</b>	2	\$5,000.00
<b>LOW PRIORITY</b>	1	\$2,000.00

<b>PUBLIC RESTROOMS/ GENERAL ITEMS</b>		
<b>COMPLIANCE ITEMS</b>		
1. drinking fountain- noncompliant		
2. signage- noncompliant		
<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Install ADA compliant signage on both restrooms	\$60.00	High
Replace drinking fountain with two-height ADA compliant	\$2,000.00	Low
<b>PUBLIC RESTROOMS/ MEN</b>		
<b>COMPLIANCE ITEMS</b>		
1. door- noncompliant thumb turn, maneuvering space		
2. lavatory- noncompliant fixture, hand towel dispenser too high		
3. toilet- noncompliant fixture, toilet paper dispenser		
<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Relocate towel and soap dispensers to opposite wall @48" high. Relocate toilet paper dispensers to below grab bar 8" in front of the toilet and at least 15" from the floor.	\$50.00	High
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Replace toilet and lavatory with ADA compliant	\$2,500.00	Medium
<b>PUBLIC RESTROOMS/ WOMEN</b>		
<b>COMPLIANCE ITEMS</b>		
1. door- noncompliant thumb turn		
2. lavatory- noncompliant fixture, hand towel dispenser too high		
3. toilet- noncompliant fixtures, toilet paper dispenser		
<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Relocate towel and soap dispensers to opposite wall @48" high. Relocate toilet paper dispensers below grab bar 8" in front of the toilet, >15" from the floor.	\$50.00	High
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Replace toilet and lavatory with ADA compliant	\$2,500.00	Medium

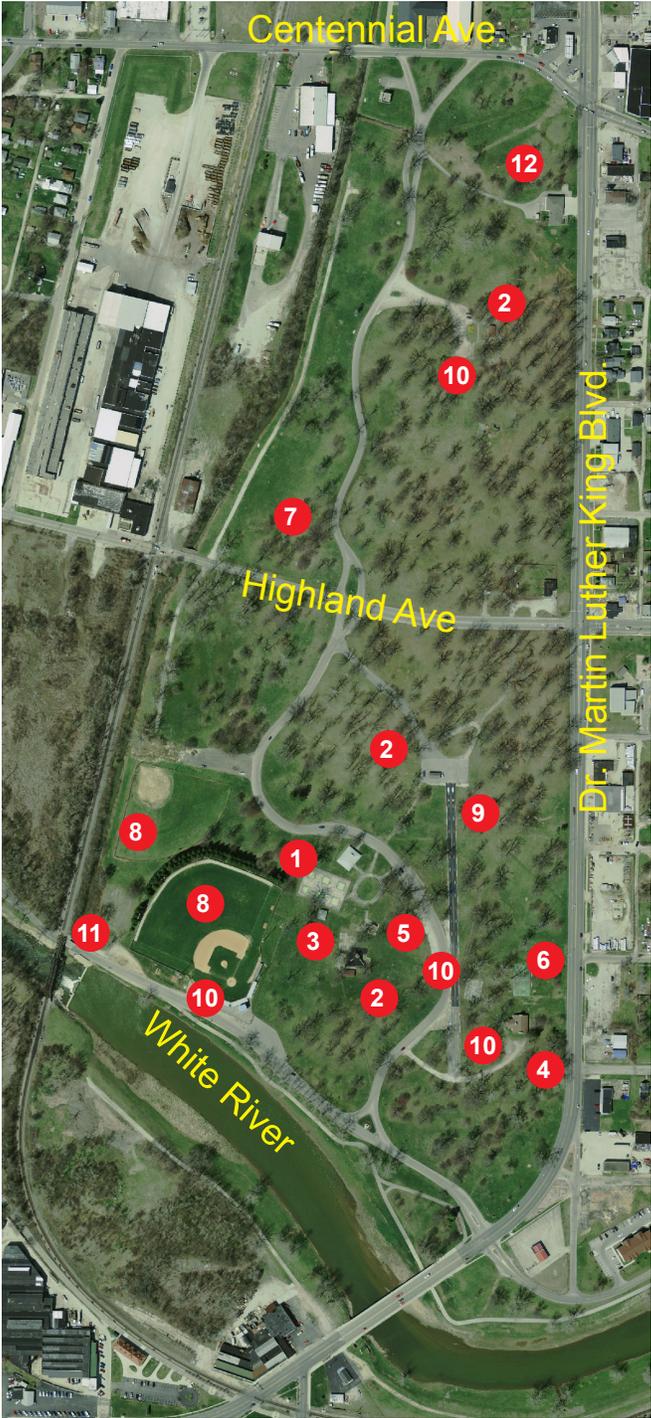
**DESCRIPTION AND AMENITIES**

McCulloch Park is a 91.43 acre park located along the White River northeast of downtown Muncie. East Highland Street runs through the park, traveling from east to west. The park includes a trailhead and access to the White River Greenway, which crosses the southern edge of the park, adjacent to the White River. In addition to the greenway, other amenities include an enclosed rental building (the Lodge), picnic areas, a playground with multiple pieces of play equipment, basketball courts, two baseball diamonds, and a disc golf course. Only one of the ball diamonds, Francis Lafferty Field is currently used for scheduled team play.

In the winter a large hill, once used for soap box derby events, is popular for sledding. The park is also home to 'Safety Town' a bicycle safety program for children that is no longer in operation or open to the public and was not assessed.

**MCCULLOCH PARK KEY**

- 1 Safety Town
- 2 Picnic shelter
- 3 Playground
- 4 The Lodge
- 5 Restroom
- 6 Basketball courts
- 7 Disc golf course
- 8 Baseball diamond
- 9 Soap Box Derby course
- 10 Parking
- 11 White River Greenway/trailhead
- 12 Fire Station



## PARKING

A mix of paved/marked and unpaved/unmarked parking is provided at McCulloch Park. In all cases, marked accessible stalls and their associated access aisles meet size requirements for van accessible stalls, however, none are signed as such. As well, the bottom edge of the park's accessible parking signs falls below the 60" minimum requirement.

- An asphalt parking area with 24 spaces provides parking at the White River Greenway trailhead. Two of these spaces are signed as accessible.
- Two parking areas serve the Lodge. The first, located on the south side of the lodge, is an asphalt lot with ten parking spaces. Two of these are signed as accessible. The second Lodge parking lot, on the north side of the building provides parking for both the Lodge and the adjacent basketball courts. It contains seven stalls, one of which is signed as accessible.
  - The longitudinal slope of each of the Lodge accessible stalls is greater than the 2% maximum allowed by ADA standards.
- An asphalt parking lot with 22 stalls is provided adjacent to the playground. One stall signed as accessible is provided. However, this stall is at the end of the parking lot located furthest from the paved walk to the playground. In order to reach the walk to the playground, a person using a mobility device must travel behind the parked cars, in the road. A safer option is to move the designated parking stall and access aisle to the opposite end of the parking lot, adjacent to the walk.
- A paved asphalt lot located at the top of the Derby Hill surrounds the Derby Hill Shelter and provides an unmarked parking area. Approximately 19 cars would be accommodated by this lot if it were marked.
  - Adding markings and signage for a van-accessible stall, would provide designated parking for those with disabilities, even if the rest of the area remains unmarked.
- An unmarked asphalt parking lot provides parking for the Francis Lafferty Field ball diamond. This lot would provide an estimated 16 parking stalls if marked,
  - Marking and signing a van-accessible stall would provide parking for those with disabilities.
  - Longitudinal slope in the lot exceeds the 2% maximum per ADA standards, ranging from 3.0% to 3.6%. Regrading and paving of at least a portion of the lot will be necessary to meet slope standards.
- Parking on the north side of East Highland Street is provided at an asphalt, unmarked parking lot, located next to the north picnic shelter. The lot provides an estimated 22 marked parking stalls. At least one van-accessible stall is needed to meet ADA standards for parking. However, this parking lot is located on a hill, and slopes far exceed ADA standards. Significant regrading and paving of the parking lot and walks to the picnic shelter will be necessary to meet slope requirements for parking and an accessible route.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add ADA van accessible signage to the accessible parking stalls at the Trailhead, Lodge and playground.	Low	\$150.00 each
Raise ADA signage so that bottom edge of sign is a minimum of 60" above grade at the Trailhead, Lodge and playground stalls.	Low	\$50.00
Repave accessible stalls at the Lodge to meet slope requirements	High	\$2.50 SF (asphalt)
Move accessible playground stall to the opposite end of the parking area, adjacent to the walk.	High	\$75.00
Provide marked/signed accessible stall at Derby Hill Shelter	High	\$200.00
Change color of pavement markings at all accessible spaces to blue	Low	\$75.00
Restripe parking lot at basketball court to provide one van accessible parking space and access aisle (each at 96" minimum width), add ADA van accessible signage	High	\$200.00
Add an accessible parking stall and access aisle at the Francis Lafferty ball diamond	High	\$2.50 SF (asphalt) \$200.00 signage and striping



<b>HOSPITALITY (RESTROOM AND DRINKING FOUNTAIN)</b>		
<p>McCulloch Park has a restroom building with separate restrooms for men and women. A drinking fountain is wall-mounted on the restroom building.</p> <ul style="list-style-type: none"> <li>▪ The restroom building sits on a concrete pad, surrounded by turf. An accessible route to the building is needed.</li> <li>▪ The drinking fountain does not meet ADA standards, including those for knee clearance, width, and cane detectability.</li> <li>▪ See the assessment of the restroom building for additional information.</li> </ul>		
<b>COMPLIANCE ITEM AND CORRECTIVE ACTION</b>	<b>PRIORITY</b>	<b>ESTIMATED COST</b>
Provide accessible route to the restrooms from accessible parking, playground and adjacent picnic shelter.	High	See playground recommendations
Refer to Building Assessment, Page xx for additional information		

## PICNIC SHELTERS

Picnicking and socializing in the park shelters create a high demand for these amenities at McCulloch Park. The park has three picnic shelters each containing three or more picnic benches.

- The Derby Hill picnic shelter is surrounded by an asphalt area that accommodates parking and gatherings. In addition to adding a marked accessible parking stall, providing accessible picnic benches would create an accessible picnic experience.
- The picnic shelter located near the playground sits on a concrete floor and contains five picnic tables. Although one of the tables is marked as accessible, adequate toe clearance is lacking. As well, there is not an accessible route to the shelter.
- The picnic area located in the north part of the park includes a picnic shelter with five picnic benches and five stationary picnic benches scattered about the picnic shelter. One of the benches in the shelter provides accessible seating. A single grill is provided, and is located in a turf area.
  - Access to the shelter is limited given the slope conditions from the parking lot to the shelter.
  - The shelter itself has a level concrete surface.
  - The brick path to the individual picnic tables does not provide an accessible route due to its condition and, in some cases, slope.
  - Given the location of this picnic area significant grading and paving would be necessary to provide an accessible route.

Priority should be given to improving accessibility at the Derby Hill shelter (as it can most easily be made more accessible) and the playground shelter (given its proximity to other amenities and the restroom). Adding an accessible open-air picnic bench and grill on an accessible route near the north shelter, would provide an accessible picnic experience on the north side of the park. Given the regrading and repaving necessary to provide an accessible route to the north shelter, this recommendation is a lower priority than other picnic shelters.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
<b>Derby Hill Shelter</b>		
Mark/sign accessible parking stall	Medium	\$200.00
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	High	\$750.00 - \$1500.00 (new, varies by type)
<b>Playground Shelter</b>		
Accessible Route – see playground recommendations	High	See playground recommendations
Add accessible route to and concrete pad around a new or relocated grill, provide a minimum clear space of 48" on all usable sides of the grill	High	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete
Modify an existing picnic table, or purchase a new picnic table that provides accessible seating	High	\$750.00 - \$1500.00 (new, varies by type)
<b>North Shelter</b>		
Regrade portion of parking lot and stripe/sign an ADA parking stall.	Low	\$2.50 SF (asphalt) \$200.00 signage and striping
Add accessible route to the shelter	Low	\$5.00 LF (5' wide, asphalt)
Move grill to level area. Add accessible route to and concrete pad around grill, with minimum clear space of 48" on all usable sides.	Low	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete
Repair walk from shelter to a minimum of one open-air picnic tables and replace/modify picnic table to provide accessible seating.	Low	\$750.00 - \$1500.00 (new table, varies by type), \$3.00 SF walk repair
Provide a new open-air picnic table on a paved and level concrete pad, adjacent to an accessible route.	High	\$750.00 - \$1500.00 (new, varies by type) \$4.00 SF (concrete)

## PLAYGROUND

The park has a single playground with multiple pieces of play equipment designed primarily for older children (5 to 12 years). The playground has several adjacent play zones, each surrounded by raised wood beams, used to contain the playground surface material.

There is an accessible route from the parking area to the south play zone. The wood beam containment is depressed where the walk adjoins the playground, to permit access for those using a mobility device. However, the walk ends here and does not link other play zones, or the adjacent shelter and restrooms.

The playground contains two composite play structures with a variety of play experiences, as well as a number of groundlevel play equipment. In total, the playground offers fifteen elevated play components, and fourteen groundlevel play components of nine types.

The first composite play structure has loose rubber mulch surfacing and wood beam containment. It offers the following elevated play components:

- 4 Slides
- 2 climbing structures
- 1 pole slide

This equipment has been in place for many years. It appears to predate ADA regulation and does not offer accessible transfer stations, steps or ramps. Given its age, it is not prudent to reconfigure this play equipment to allow accessibility.

The second composite play structure is also contained by a wood beam structure. The beam is depressed at the entrance to the playground to provide access from the adjacent concrete walk to the playground surface. The ground surface is wood mulch. This play structure includes both ground level and elevated play components as follows:

### **GROUND LEVEL**

- Slide
- Balance beam
- 2 monkey bars
- Climbing rings
- Climbing net
- Spinning rings
- Leap pads

### **ELEVATED**

- Hand rings
- Monkey bars
- Pole slider
- 2 slides
- 2 Climbing bars
- Rope climber



In addition to the two play structures, the McCulloch Park playground also includes a number of stand-alone ground level play components:

- Two 2-bay swing sets with a total of 6 strap swings and 1 toddler swings
- Additional benches along the accessible route and overlooking the play zones, would provide resting points and seating for caretakers who may not be able to stand for long periods of time.
- Finally, when the older composite play structure is replaced, it is recommended that accessible play equipment be purchased, and accessible play surfacing be placed when it is installed.
- A 3-bay swing set with a total of six swings. One swing is designed as accessible
- Merry-go-round
- Rock climbing wall
- Spring rocker

## PLAYGROUND (CONTINUED)

Several steps can be taken to improve the accessibility of the playground for children and their caregivers.

- First, and most important, is the addition of an accessible route connecting parking, the play zones, the picnic shelter, and the restrooms.
- A second priority is to regrade any low areas of the playground (where heavy play has caused ruts or depressions) and add accessible play surfacing to provide an accessible route to:
  - the newer composite play structure
  - the ground level play equipment

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add paved access route connecting accessible parking, all play zones, the adjacent picnic shelter and the restrooms.	High	\$5.00 LF (5' wide, asphalt)
Replace older Composite Play Structure with Accessible Play Structure.	Medium	Varies with equipment selected.
Regrade playground to even any surface irregularities and add accessible playground surface to play zones	High	Varies w/ type/depth



## WHITE RIVER GREENWAY (IN PARK)

The United States Access Board has established draft guidelines for outdoor recreation areas, including trails which are defined as a pedestrian route developed primarily for outdoor recreational purposes. (A pedestrian route developed primarily to connect elements, spaces, or facilities within a site is not a trail.) While these guidelines are not currently enforceable, they are under review for adoption as enforceable ADA standards. Therefore, these guidelines provide direction as to the accessibility of trail amenities. These guidelines were used during the assessment of the portion of the White River Greenway that falls within McCulloch Park.

The longitudinal slope of the trail located within the park boundaries is less than the 5.0% maximum recommended. However cross slope is often greater than the 2.08% recommended, ranging from 1% to nearly 4%. While cross slopes in these ranges would not necessarily preclude use by those using a mobility device, it is recommended that trail signage and the park website be used to communicate the slope conditions to users. When the trail is repaved it is recommended that the cross slope be adjusted to comply with the recommended maximum.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add information on website regarding trail slopes	High	\$50.00
Add signage at trailhead indicating trail slopes	Low	\$150.00
Address trail slopes that exceed guidelines when trail repaving occurs	Medium	\$2.50 SF

## SPORTS COURTS

The park has various sports courts and fields including two basketball courts, Francis Lafferty Field (a full-sized baseball diamond) and a disc golf course. A second, smaller ball diamond is not currently used.

### BASKETBALL COURT

Two basketball courts are located near the Lodge. One is located immediately adjacent to the lodge parking lot, the second a short distance to the west. An accessible route to each court would permit those with disabilities to enjoy this amenity. Improvements to the court next to the Lodge is the first priority, given its proximity to parking.

### FRANCIS LAFFERTY FIELD

This full-size baseball diamond has amenities including raised bleachers and a concession stand. The diamond is used annually by Burriss High School for games. Leagues may also use the diamond.

Accessibility to the diamond amenities is limited.

- As discussed previously, parking is unmarked and accessible stalls are not currently provided.
- Bleacher seating is raised and accessed by stairs. The configuration of the buildings and bleachers provides little opportunity to provide additional accessible seating options.
- The concession stand window is too high and does not permit access by an individual using a wheelchair.

### DISC GOLF COURSE

The 18-hole course winds its way through the park, and is located in mown turf areas. The grade of the course varies with the park terrain and includes slopes that exceed those for an accessible route. Current ADA standards and guidelines do not include recommendations for accessible disc golf courses. However, standards e opportunities for those with disabilities to play is still in place. Recommendations to make the course more accessible to those with disabilities include:

- Identify and communicate 'levels of accessibility' for each hole of the current course. Some are located in relatively flat areas, and could be played by those who are able to maneuver through turf.
- Add paved paths to/between tees and greens, allowing for ample maneuvering and turning space at each.
- A goal for the number of disc golf course holes that are accessible is 50% (nine holes), which is based on the ADA Standards for miniature golf course holes.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add paved walk from ADA parking stall at Lodge to the adjacent basketball court	High	\$5.00 LF (5' wide, asphalt)
Add paved walk from ADA parking stall at Lodge to the west basketball court	Low	\$5.00 LF (5' wide, asphalt)
Provide marked/signed accessible stall at west end of paved ball diamond parking area	High	\$200.00
Lower concession stand counter to a maximum height of 36" above the surrounding grade	Medium	\$500.00
Renovate ball diamond bleachers to permit accessible seating	Low	Varies w/ solution



## EXECUTIVE BRIEF

Surveyed buildings in McCulloch Park include the Lodge and the public restrooms. The entry to the Lodge can be made accessible with only slight modifications. The Lodge's restrooms can be brought very close to conformance with the Standards with a minimal investment, and full compliance with the installation of fixtures with compliant controls.

The public restrooms are noncompliant, but could be remodeled to allow complete accessibility.



TOTAL CORRECTIVE ACTIONS	QUANTITY	ESTIMATED COST
High priority	12	\$4,880.00
Medium priority	5	\$14,600.00
Low priority	1	\$2,000.00

## LODGE

### GENERAL COMPLIANCE ITEMS

- Entry door- step before door (3"), noncompliant threshold (1"), noncompliant door handles (& deadbolt)

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door handle, deadbolt, and threshold with ADA compliant.	\$480.00	High
Cut porch concrete in front of door and along front wall to east of doorway. Pour new raised concrete porch in front of door, 3" high x 4'-0" deep extending 2'-0" past each side of door. Pour new ramp extending to all sides 3'-0" to flush with surface of existing concrete.	\$1,000.00	Medium

### MEN'S ROOM (LODGE) COMPLIANCE ITEMS

- door- noncompliant handles
- lavatory- mounted higher than 34", no wrap on drain pipe
- toilet- noncompliant fixture, no grab bars, toilet paper dispenser, concrete protrusion into maneuvering space

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door handle with ADA compliant	\$120.00	High
Add ADA compliant grab bars; relocate toilet paper dispenser, towel dispenser, soap dispenser	\$250.00	High
Replace toilet and lavatory with ADA compliant. Remove concrete protrusion	\$1,800.00	Medium

### WOMEN'S ROOM (LODGE) COMPLIANCE ITEMS

- door- noncompliant handles
- lavatory- mounted higher than 34", no wrap on drain pipe
- toilet- noncompliant fixture, no grab bars, toilet paper dispenser

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door handle with ADA compliant	\$120.00	High
Add ADA compliant grab bars; relocate toilet paper dispenser, towel dispenser, soap dispenser	\$250.00	High
Replace toilet and lavatory with ADA compliant	\$1,800.00	Medium

**PUBLIC RESTROOMS  
GENERAL COMPLIANCE ITEMS**

- drinking fountain- noncompliant and inoperative, is not cane-detectable
- signage- noncompliant



RESTROOMS GENERAL CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Install ADA compliant signage on both restrooms	\$60.00	High
Remove existing, non-working drinking fountain	\$300.00	High
Replace drinking fountain with two-height ADA compliant	\$2,000.00	Low

**PUBLIC RESTROOMS/ MEN COMPLIANCE ITEMS**

- door- noncompliant thumb turn, maneuvering space
- lavatory- noncompliant maneuver space, no wrap on drain pipe
- urinal- rim height higher than 17", noncompliant maneuvering space
- toilet- noncompliant fixture, toilet paper dispenser, maneuvering space

RESTROOM - MEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Relocate towel and soap dispensers to opposite wall @48" high	\$50.00	High
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Remove two block divider walls on either side of urinal and patch floor level. Add compliant toilet paper dispenser	\$2,000.00	High
Replace toilet, urinal, and lavatory with ADA compliant	\$6,000.00	Medium

**PUBLIC RESTROOM/ WOMEN COMPLIANCE ITEMS**

- door- noncompliant thumb turn
- lavatory- no wrap on drain pipe
- toilet- noncompliant fixture, grab bars, toilet paper dispenser, maneuvering space

RESTROOM - WOMEN CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Relocate towel and soap dispensers to opposite wall @48" high	\$50.00	High
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Remove block divider wall adjacent to toilet. Add compliant toilet paper dispenser	\$1,000.00	High
Replace toilet and lavatory with ADA compliant	\$4,000.00	Medium

**DESCRIPTION AND AMENITIES**

Heekin Park is a 54-acre park located in downtown Muncie. The park is located at the intersection of two major Muncie thoroughfares, Madison Street and Memorial Drive, and is served by primary bus routes. Hackley Street bisects the park, running north to south. A fire station is located on the south edge of the park at the corner of Memorial Drive and Hackley Street. Garfield Elementary School abuts the northwest corner of the park. As the school grounds are limited, the park provides playground opportunities for the school.

The park houses the Muncie Park and Recreation Department office. Rental of park department amenities must be finalized with a visit to the park office where payment is made.

Amenities in the park include a picnic shelter, two playground areas, basketball courts, tennis courts, a baseball diamond, horseshoe pits, and a walking trail. Five historic cabins are available for daily rental. The cabins vary in size (ranging from 30-person to 100-person capacity) and are used primarily for special events or group meetings. The playgrounds - particularly the larger playground, basketball court, picnic shelter and cabins are park's most popular amenities.

**HEEKIN PARK KEY**

- 1 Muncie Park and Recreation Department office
- 2 Garfield Elementary School
- 3 Fire Station
- 4 Picnic shelter
- 5 Main playground
- 6 Cabins and Cabin Playground
- 7 Restroom
- 8 Basketball courts and parking
- 9 Tennis courts
- 10 Baseball diamond
- 11 Horseshoe pits
- 12 Parking
- 13 Walking Trail (through wooded area)



## PARKING

Four lots provide parking and are located at the main playground, the Cabins, the park office and the basketball courts. As well, parallel parking is offered along the road south of the Cabins.

### MAIN PLAYGROUND PARKING

- Gravel lot with concrete walk along front edge
- Unmarked - eleven parking stalls estimated
- A minimum of one van-accessible stall is needed

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add paved ADA van accessible stall, access aisle markings and signage.	High	\$2.50 SF (asphalt) \$200.00 signage and striping

### CABIN PARKING (ALSO SERVES SECOND PLAYGROUND AT CABINS AND RESTROOM BUILDING)

- Asphalt lot in good condition
- Unmarked - twenty-two parking stalls estimated
- A minimum of one van-accessible parking stall is needed

Add markings and signage to designate a van accessible stall and access aisle. Recommended placement: Across from Shelter #3.	High	\$200.00
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### PARK OFFICE PARKING

- Asphalt lot in good condition
- Unmarked - twenty-five parking stalls estimated
- A minimum of one van-accessible parking stall is needed



*Right*  
Proposed location of accessible parking at park office.

Add markings and signage to designate a van accessible stall and access aisle. Recommended placement: Along the south edge of the parking lot, with the access aisle centered on the walk to the park office.	High	\$200.00
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### BASKETBALL COURT PARKING

- Unmarked asphalt lot - eight parking stalls estimated
- A minimum of one van-accessible parking stall is needed

Add markings and signage to designate a van accessible stall and access aisle. Recommended placement: Adjacent to a proposed access route from the parking lot to the edge of the court.	High	\$200.00
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### PARALLEL PARKING LOCATED SOUTH OF THE CABINS

- Provides twenty-five marked parking stalls, two of which are marked as accessible parking stalls
- The bottom edge of the accessible parking signs for each stall falls below the 60" minimum requirement
- Slopes of the parking stalls fall within the range specified by ADA standards

Adjust sign height so that bottom edge of sign is at least 60" above grade.	Low	\$50.00
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**HOSPITALITY**

The park includes a restroom building with a men’s and a women’s restroom located near the cabin parking lot. Additional restrooms are located in the park office building. The park also has one non-working drinking fountain located at the main playground.

**RESTROOM BUILDING (SITE ASSESSMENT)**

(Refer to Building Assessment for additional information)

- Parking is provided at the Cabin Parking lot (see previous page)
- A paver path, in poor condition leads from the parking lot to the men’s restroom door
- A paver path, in fair condition leads from the road to the women’s restroom door
- The concrete pad at the men’s entrance does not provide adequate maneuvering space, nor is it level. Both this concrete pad and the concrete pad at the women’s restroom door are in poor condition and inhibit accessibility.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Men’s restroom entrance: Replace concrete pad at door <ul style="list-style-type: none"> <li>▪ Meet standards for minimum maneuvering clearance (See Section 404.2.4)</li> <li>▪ Slopes of concrete pad not to exceed 1:48 (See Section 404.2.4.4)</li> </ul>	High	\$200
Women’s restroom entrance: Replace concrete pad at door <ul style="list-style-type: none"> <li>▪ Meet standards for minimum maneuvering clearance (See Section 404.2.4)</li> <li>▪ Slopes of concrete pad not to exceed 1:48 (See Section 404.2.4.4)</li> </ul>	High	\$200.00
Repave/extend a walk from the parking lot to both restroom doors to connect the restrooms with accessible parking.	High	\$5.00 LF (5’ wide, asphalt)

**DRINKING FOUNTAIN**

- Non-working
- Non-compliant

Replace with a two-height ADA compliant fountain	Low	\$2,000
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Approach to Men’s Restroom Door



Concrete Pad at Men’s Restroom Door

**PLAYGROUNDS**

Heekin Park offers visitors two playgrounds, the main playground centrally located in the park and a smaller playground near the Cabins.

The main playground offers a number of play components that would provide accessible play experiences if improvements to the accessible route and playground surface were made. The relative ease in making these improvements, combined with Garfield Elementary’s use of the park, make this playground a high priority.

The playground adjacent to the Cabins is a lower priority for improvements given its smaller size and fewer amenities.

**MAIN PLAYGROUND**

- Parking is provided at an adjacent parking lot serving the playground and picnic shelter.
- A concrete path leads from the parking lot to the playground. On the route to the playground, the walk elevates to a plateau condition, and then descends to a connecting walk located along the edge of the playground. Slopes of the walk at the elevation exceed 7% on the parking lot side, and approach almost 9% on the playground side, exceeding ADA standards for an accessible route.
- The playground includes a newer composite play structure on a wood mulch surface with six ground level play components five elevated play components connected by a ramp and five elevated play components connected by transfer steps. (See Appendix for listing of play equipment)
- Additional stand-alone ground level play components include a three-bay swing set, a teeter-totter and a rotating seat on a wood mulch surface. Also a spring-rider and a spiral slide are located nearby, on a rubber mulch play surface.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
<ul style="list-style-type: none"> <li>▪ Provide accessible route from the parking lot, connecting the two playgrounds and picnic shelter. A spur that bypasses the elevated plateau and connects to the existing walk is the recommended alternative.</li> </ul>	High	\$5.00 LF (5’ wide, asphalt)
<ul style="list-style-type: none"> <li>▪ Replace wood mulch play surfacing with accessible playground surfacing.</li> </ul>	Medium	Varies with type/depth
<ul style="list-style-type: none"> <li>▪ Replace rubber mulch surfacing with accessible playground surface.</li> </ul>	Low	Varies with type/depth



Walk at playground, the picnic shelter and approach from parking lot can be seen in the background.



Ramped and ground level play components on composite play structure. Transfer steps to additional elevated play components can be seen on the far unit.

## PLAYGROUND AT CABINS

- Parking is provided at an adjacent parking lot serving the playground, Cabins and restrooms.
- An accessible route from the parking area to the playground is not provided. In addition, the playground is surrounded by an elevated wood beam edging that inhibits access.
- The playground includes a composite play structure with seven elevated play components on a rubber mulch surface and three stand-alone play components, including a concrete climbing 'turtle' located in a lawn area. The transfer steps on the composite play structure do not meet ADA standards for dimensions. While it may be possible to modify the steps to provide greater accessibility, typically modifications of play equipment void manufacturer warranties and are not recommended without manufacturer approval.
- Recommended improvements for this playground are a lower priority than those for Heekin Park's main playground, and playground areas at other parks that receive more use.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Replace composite play structure with accessible play structure (minimum of 50% of play components to be accessible, see 240.2.2)	Low	Varies with equipment selected.
Add accessible route from parking to playground, with accessible entrance to playground.	Low	\$5.00 LF (5' wide, asphalt)
Replace playground surface with accessible playground surface.	Low	Varies w/ type/depth

## PICNIC SHELTER

The park shelter sees high use due to its proximity to the main playground and the popularity of picnicking and socializing in the shelter.

- The shelter contains four 12' x 28' picnic benches that do not provide accessible seating opportunities. A concrete path leads from the parking lot to the playground.
- The route from the parking lot to the main playground also provides access to the picnic shelter. See main playground discussion for description of accessible route and recommendations for improvements.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
▪ Replace at least one picnic table with a picnic table that is shorter in length (to provide required maneuvering room) and has accessible seating options.	High	\$750.00 - \$1500.00 (new, varies by type)



Playground at Cabins, with parking area in background.



Heekin Park picnic shelter.

**SPORTS COURTS**

Sports courts and fields consist of a baseball diamond, basketball court, two tennis courts and 8 horseshoe pits.

**BASEBALL DIAMOND**

- The baseball diamond is not currently used for scheduled play, but may be used for informal pick-up games or practice. Because the field sees little play, improvements for this amenity are a low priority.
- Parking is provided adjacent to the ball diamond, in the unmarked parking lot that serves the park office.
- Bleachers for the ball diamond sit on the asphalt parking lot pavement. A person using a wheelchair could sit alongside the bleachers to watch a game.
- The diamond itself does not include an accessible route to the bench/field.



COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add marked/signed ADA parking stall and access aisle adjacent to the ball diamond.	Low	\$2.50 SF (asphalt) \$200.00 signage and striping
Add accessible route from the parking lot to the team benches.	Low	\$5.00 LF (5' wide, asphalt)

**HORSESHOE PITS**

- The eight horseshoe pits are in poor condition and see little play. Consequently, the ADA improvements to this amenity are medium to low priority.
- While ADA standards/guidelines specifically for Horseshoe pits have not been developed, improvements based upon current standards and practices can provide greater accessibility to this amenity. These improvements include
  - accessible parking
  - an access route to the amenity
  - clear turning spaces and an access route to allow travel from one end of the pit to the other
  - Given the limited amount of use of this amenity, it is recommended that initial improvements are made to provide access to a minimum of one horseshoe pit.



COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Mark and sign an accessible parking stall	Low	\$200.00
Provide accessible route from the parking stall to the nearest horseshoe pit, connecting both ends of the play area and providing turning space at either end meeting 304 Turning Space	Medium	\$5.00 LF (5' wide, asphalt)

**TENNIS COURTS**

- The two tennis courts are located in the northern edge of the park.
- An asphalt walk connects the tennis courts to a public walk at the perimeter of the park. However the public walk is in disrepair, and sections of it are not accessible.
  - In addition, because the grade drops sharply along the park edge to the adjacent sidewalk, the access walk slope exceeds 9%. at its connection to the public walk.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Provide an accessible route to the tennis courts either via a sloped path from the sidewalk, or from within the park. (Access to on-street parking will also be necessary if the access route is connected to the existing sidewalk.)	Medium	\$5.00 LF (5' wide, asphalt)

**SPORTS COURTS (CONTINUED)**

**BASKETBALL COURTS**  
 A single basketball court with associated bleachers is located in the northeast corner of the park.

- Parking is provided at an adjacent parking lot.
- An access route from the parking lot to the court and the bleachers is needed.
- A paved pad adjacent to the bleachers would provide opportunities for a person using a wheelchair to watch a game and interact with others on the bleachers.



COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add access route from parking lot to bleachers and basket ball court.	High	\$5.00 LF (5' wide, asphalt)
Add paved surface of sufficient size to accommodate wheelchair access adjacent to the bleachers.	Medium	\$4.00 SF (concrete)

**WALKING TRAIL**

An asphalt walking trail meanders through the wooded area of the park located adjacent to 12th Street. The trail is a circular path that is accessed from the park road.

- Unmarked parking is available along the road or marked parking at the playground parking lot.
- The majority of the trail is within ADA standards for slope, with the exception of the approach immediately adjacent to the road. The approach could be modified to accommodate the existing grade change with a longer, more moderately sloped connection to the road.



COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Add accessible parking adjacent to trail access.	Low	\$2.50 SF (asphalt) \$200.00 signage and striping
Modify trail approach to meet ADA standards for slope	Medium	\$450.00

**GRILLS**

- The park has five grills, all located in grassy areas near the rental Cabins.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Relocate or add a grill on an accessible route. Place grill on a paved pad with minimum clear space of 48" on all usable sides.	High	\$5.00 LF (5' wide, asphalt), \$4.00/SF concrete

**CABIN ACCESS ROUTES**

- Access to the cabins (with the exception of Cabin 3) is provided by a series of brick paver walks.
- In general the conditions of these walks make travel to the cabins difficult for those with mobility concerns.
    - Some have heaving pavers and/or noncompliant gaps between the pavers
    - Some areas are grass covered
  - Cabin 3 is approached via a ramp. (See following building assessment)
  - Cabins 1, 4, and 5 have been identified as high priorities for improvements. As a result the access route to these cabins is a higher priority. (See following building assessment)
  - Cabin 2 has been identified as a low priority and as such, its access route is also a lower priority.

COMPLIANCE ITEM AND CORRECTIVE ACTION	PRIORITY	ESTIMATED COST
Repair or replace walk to Cabin 1	High	\$2.50 SF (asphalt) \$4.00 SF (concrete)
Repair or replace walk to Cabin 2	Low	\$2.50 SF (asphalt) \$4.00 SF (concrete)
Repair or replace walk to Cabin 4	High	\$2.50 SF (asphalt) \$4.00 SF (concrete)
Repair or replace walk to Cabin 5	High	\$2.50 SF (asphalt) \$4.00 SF (concrete)



Cabin 1 Approach



Cabin 3 Approach



Cabin 4 Approach



Cabin 5 Approach

**PARK BUILDINGS**

Surveyed buildings at Heekin Park include the public areas of the parks department building, the public restrooms, and five cabins. The parks building predates the ADA, and remodel will be needed to make public areas accessible. The men’s toilet room would be impractical to bring into compliance. That combined with the relatively low traffic in the parks building lead us to recommend the reasonable accommodation of remodeling the women’s toilet to be ADA compliant, and making it a unisex bathroom.

The public restrooms are also noncompliant, but could be remodeled to allow complete accessibility.

Compliance with the Standards is only required of new construction and remodel work. The existing cabins could be left as-is, but bringing as many of them into compliance as practical would be a benefit to the citizens of Muncie. This puts the cabins into three categories:

- Low-hanging fruit: Cabins 1, 4, and 5 can be brought into compliance with little effort.
- Costly but critical: Cabin 3 requires a fair amount of remodeling. The toilet room is an extra amenity not provided in the other cabins, and will require moving walls to bring into compliance. The existing ramp is “close to compliant” and should be replaced, but is a much lower priority than the toilet room.
- Not recommended: Cabin 2 can't be brought into complete compliance without serious structural implications to the historic nature of the building. In these cases, some modifications can be made to make the building easier to access. They are given a lower priority, as available funds should first be spent on other recommendations.



TOTAL CORRECTIVE ACTIONS	QUANTITY	ESTIMATED COST
High priority	14	\$35,820.00
Medium priority	8	\$20,160.00
Low priority	2	\$3,120.00

**ADMINISTRATION OFFICE  
GENERAL COMPLIANCE ITEMS**

- front door- noncompliant handle, maneuvering space, threshold, closer
- reception door- noncompliant handle, threshold
- reception counter- too high (41")
- maintenance door- noncompliant handle, maneuvering space, threshold

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Adjust closer on front door for 5lb max force, 5 second close	\$50.00	High
Replace hardware and thresholds with ADA compliant on front and reception doors	\$840.00	High
Modify counter to add accessible portion 34" high by 36" long (see section 904.4)	\$1,000.00	Medium
Remodel entry hallway to allow 18" maneuvering space at strike side of front door	\$3,000.00	Low

**ADMINISTRATION OFFICE/ WOMEN'S TOILET COMPLIANCE ITEMS**

- door- noncompliant handle, maneuvering space
- lavatory- noncompliant fixture, hand towel dispenser too high, mirror too high
- toilet- noncompliant fixture, maneuvering space, no grab bars
- signage- noncompliant signage

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door hardware with ADA compliant, add compliant signage	\$150.00	High
Remodel bathroom. Move toilet wall and annex some space from adjacent office area to provide clearance, reroute plumbing, install compliant fixtures and grab bars.	\$4,500.00	High

**ADMINISTRATION OFFICE/ MEN'S TOILET COMPLIANCE ITEMS**

- approach has inaccessible 12" rise with two steps
- door- noncompliant handle, maneuvering space
- lavatory- noncompliant fixture, maneuvering space
- urinal- rim height higher than 17"
- toilet- noncompliant fixture, grab bars, maneuvering space, seat cover dispenser height

**CORRECTIVE ACTIONS**

The money needed for the extensive modifications necessary to bring this bathroom into compliance might be better spent where it will have a greater impact for the citizens of Muncie. We suggest making this toilet room an alternate, employees-only toilet and remodeling the women's toilet as an accessible, unisex toilet.

**HEEKIN PUBLIC RESTROOMS  
GENERAL COMPLIANCE ITEMS**

- signage- noncompliant

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Add ADA compliant signage to both restrooms	\$60.00	Medium

**HEEKIN PUBLIC RESTROOMS/ MEN COMPLIANCE ITEMS**

- door- noncompliant thumb turn, maneuvering space
- lavatory- noncompliant fixture, hand towel dispenser and soap dispenser too high
- urinal- noncompliant fixture, rim height higher than 17"
- toilet- noncompliant fixture, maneuvering space

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Relocate towel and soap dispensers.	\$50.00	Medium
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Remove block divider walls and install toilet compartment partitions, providing 60" minimum at the accessible toilet. Patch floor. Add compliant toilet paper dispensers.	\$9,500.00	High
Replace toilet, urinal, and lavatory with ADA compliant	\$6,000.00	Medium

**HEEKIN PUBLIC RESTROOMS/ WOMEN COMPLIANCE ITEMS**

- door- noncompliant thumb turn, door closer (11 lb push, 3 second close), threshold (1")
- lavatory- noncompliant fixture, hand towel dispenser too high
- toilet- noncompliant fixtures (controls), maneuvering space

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Relocate towel and soap dispensers.	\$50.00	Medium
Replace deadbolt with one compliant with section 309 of the Standards.	\$100.00	High
Cut concrete at threshold and replace with full-depth patch, with slope not to exceed 1:12.	\$200.00	High
Remove block divider walls and install toilet compartment partitions, providing 60" minimum at the accessible toilet. Add compliant toilet paper dispensers.	\$9,500.00	High
Replace toilets and lavatory with ADA compliant	\$6,000.00	Medium

**CABIN 1  
COMPLIANCE ITEMS**

- door- noncompliant handles

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door handles with ADA compliant	\$120.00	High

**CABIN 2  
COMPLIANCE ITEMS**

- door- too narrow (27"), noncompliant handle

CORRECTIVE ACTIONS	ESTIMATED COST	PRIORITY
Replace door handles with ADA compliant	\$120.00	Low
Note: Replacing the door with a wider, wheelchair-accessible door would seriously affect the historical character of the building and is not recommended; however, adding compliant door handles would improve accessibility for other users, such as those with arthritis, muscular impairments, or using a cane.		

**CABIN 3**

**COMPLIANCE ITEMS**

- ramp- no edge protection, no handrails, rise is over 30” without a landing, slope exceeds 1:12
- door- too narrow (31”), noncompliant threshold (1”), noncompliant handle
- toilet room door- too narrow (31”); noncompliant handle, maneuvering space
- toilet- noncompliant fixture, maneuvering space, no grab bars
- lavatory- noncompliant fixture, maneuvering space, soap dispenser, towel dispenser

<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Replace entire door assembly with a 3'-0" clear door, including ADA compliant handles and threshold. Add 6" wide x 1/2" high sloped transition to threshold.	\$2,000.00	High
Replace ramp with new, compliant ramp including intermediate landing, 1:12 slope maximum, and edge protection.	\$4,500.00	Medium
Remodel entire toilet room. Annex space from adjacent mechanical room to provide maneuvering space, provide compliant toilet, lavatory, and grab bars. Replace door with 3'-0" door with compliant handle and hinged towards the exterior wall.	\$8,000.00	High

**CABIN 4**

**COMPLIANCE ITEMS**

- door- noncompliant threshold (2.5”), noncompliant handle

<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Replace door handles and threshold with ADA compliant, feather approach as required to comply with section 303 of the Standards	\$320.00	High

**CABIN 5**

**COMPLIANCE ITEMS**

- approach has inaccessible 4” rise
- door- noncompliant threshold (1”), noncompliant handles. Door also sticks, requiring more than 5 pounds of force to open.

<b>CORRECTIVE ACTIONS</b>	<b>ESTIMATED COST</b>	<b>PRIORITY</b>
Replace door handles and threshold with ADA compliant. Adjust door for smooth operation.	\$320.00	High
Cut porch concrete in front of door and along front wall to east of doorway. Pour new raised concrete porch in front of door, 4" high x 4'-0" deep extending 12" to west of door and 2'-0" to east of door. Pour new ramp 4'-0" wide by 4'-0" long, with 4" rise along front wall to east of doorway.	\$2,500.00	Medium

Transition and Implementation Plan  
**APPENDIX**

## People with Disabilities Open Meeting

Friday, February 25, 2011

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### FOR IMMEDIATE RELEASE

Contact: Robert Weller, Director of Human Resources and ADA Coordinator for the City of Muncie, Indiana: 765-747-4846.

### **City Updating Self-Evaluation and Transition Plan for Compliance with the Americans with Disabilities Act, City invites comments, ideas from disability community.**

**MUNCIE, IN (February 25, 2011)** - Do you have a disability? If you do, how easy is it for you to use city buildings, sidewalks, services, or to attend meetings? The City of Muncie ADA Transition Planning Team wants to hear about your concerns and ideas to make City facilities, services, and meetings fully accessible to citizens with disabilities.

The City invites anyone with accessibility concerns to attend an **Open Meeting** at 5:30 p.m., on Monday, February 28, 2011. The meeting will be held in the Cardinal Creek Room, located on the 2<sup>nd</sup> floor of the Horizon Convention Center, 401 South High Street.

Robert Weller, the City's ADA Coordinator, said the city of Muncie is updating its Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan. Recently, the City contracted the firm of Rundell Ernstberger Associates, LLC to assist in the preparation of the plan. According to Mr. Weller, "the plan will set priorities and guide improvements necessary to increase accessibility by removing physical barriers from the public right-of-way, including streets, curbs and sidewalks. The plan also will improve city policies, programs and procedures to increase accessibility for persons with disabilities."

The City's ADA Transition Planning Team invites comments from citizens and organizations familiar with accessibility concerns. "We'd like to gather all suggestions, comments, and facts on specific deficiencies by the end of March," Weller said. "In addition to Monday's open meeting, the ADA Transition Planning Team also welcomes e-mail messages, phone calls, and letters." Citizens are encouraged to go on record, and help the City make its facilities and meetings more accessible to all citizens.

The ADA of 1990 provides comprehensive civil rights protection to persons with disabilities in several areas: employment; state and local government services; public accommodations; transportation; and telecommunications. Like other local governments, the City must identify hindrances encountered by persons with disabilities, complete a self-survey, and prepare a transition plan.

The plan will provide a method for establishing priorities for improvements in consideration of the extent of deficiency, identified need, proximity to certain facilities, available budget, and a realistic schedule. Persons may use the information below to reach Mr. Weller.

- Robert Weller, Director of Human Resources, City of Muncie, 300 North High Street, Muncie, Indiana 47305.
- [rweiler@cityofmuncie.com](mailto:rweiler@cityofmuncie.com)

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# LOCAL NEWS

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3A | MONDAY  
February 28, 2011

Local Content editor: Debra Sorrell, 213-5842  
E-mail: news@muncie.gannett.com  
Page designer: Chris Simons, 213-5853

## AREA BRIEFLY

THE STAR PRESS STAFF

### **Ideas sought for city's accessibility**

The city of Muncie's Americans with Disabilities Act Transition Planning Team invites citizens with disabilities to share their concerns and ideas for ways to improve the city's accessibility during an open meeting at 5:30 p.m. today at the Horizon Convention Center, Cardinal Creek Room.

Suggestions, comments, and facts on specific deficiencies also can be submitted by e-mail (rweiler@cityofmuncie.com), phone call (747-4846) or letter (Robert Weller, Director of Human Resources, City of Muncie, 300 N. High St., Muncie, Ind. 47305), by the end of March.



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2/21/2011

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## News Flash

2/25/2011

### [People with Disabilities Open Meeting](#)

People with Disabilities Open Meeting at Horizon Center [More »](#)



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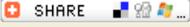
Conventions Weddings Entertainment Corporate Social Trade Shows

## CITY OF MUNCIE ADA TRANSITION PLAN PUBLIC MEETING

**Date:** February 28, 2011  
**Time:** 5:30 pm - 8:30 pm  
**Location:** [Show map](#)  
 Horizon Convention Center  
 401 S High Street  
 Muncie, IN 47305  
 USA

**Contact:** Bob Weller  
**Phone:** 765-747-4846

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 Horizon Convention Center, 401 S High Street, Muncie, IN 47305 | 888.288.8860 

**City of Muncie, Indiana  
ADA Transition Plan**

Public Sign In

February 28, 2011 Public Meeting

Name RUSSELLE BUNSMORE

Dee Ann Hart  
Linda Murkway

Jody Powers

Tona Snowberger

Joseph Hodge

ROBERT S. WELLER

MARTA MOODY

Jennifer Milharic

Josh Blessing

Eric DeBuysser

MARIC D. KIVIMAN

Mary Ann McShumley

Luanne Preston

Jayson Powers

Erin Wilhag

Todd Smekens

Phil Tuttle

Kim Strouse

Brenda Altmeyer

Dee Ann Hart  
1601 S. Blaine St., Muncie, IN 47302-3637  
phone # with voicemail - 765-282-7257  
cell # with voicemail - 765-215-1211  
email: dawhart@sbcglobal.net

**City of Muncie, Indiana  
ADA Transition Plan**

Student Sign In  
February 28, 2011 Public Meeting

Name

Sifat Baig  
Sheniqua Bridges  
(Kate) Kathleen Hart  
Kristin McKinney  
Alea Grimes  
Jeremy Wyman  
Kean Zimmerman  
Jennifer Stolarz  
Naomi Davis  
Ashley Caran  
Brandi Beard  
Dena Polston

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## FOR IMMEDIATE RELEASE

Contact: Robert Weller, Director of Human Resources and ADA Coordinator for the City of Muncie, Indiana: 765-747-4846.

### **City Updating Self-Evaluation and Transition Plan for Compliance with the Americans with Disabilities Act, City invites comments, ideas from disability community.**

**MUNCIE, IN (November 14, 2011)** - Do you have a disability? If you do, how easy is it for you to use city buildings, sidewalks, services, or to attend meetings? The City of Muncie ADA Transition Planning Team wants to hear your concerns and ideas to make city government's facilities, services, and meetings fully accessible to citizens with disabilities.

The city invites anyone with accessibility concerns to attend the final **Open Meeting** at 5:30 p.m., on Monday, November 21, 2011. The final public meeting will be held in the Cardinal Creek Room, located on the 2<sup>nd</sup> floor of the Horizon Convention Center, 401 South High Street.

Robert Weller, ADA Coordinator, said the city of Muncie is finalizing its Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan. The City contracted the firm of Rundell Ernstberger Associates, LLC to assist in the preparation of the plan. According to Mr. Weller, "The plan will set priorities and guide improvements necessary to increase accessibility by removing physical barriers from the public right-of-way, including streets, curbs and sidewalks. The plan will improve city policies, programs and procedures to increase accessibility for persons with disabilities."

The ADA Transition Planning Team invites comments from citizens and organizations familiar with accessibility concerns. In February, the ADA Transition Planning Team conducted its first open meeting and received comments and suggestions from the community. This second open meeting will give the community a final opportunity to voice concerns about accessibility issues before the team completes its final report.

Mr. Weller said, "The ADA Transition Planning Team wants to gather all suggestions, comments, and facts on specific deficiencies before completing the final report." In addition to Monday's open meeting, the ADA Transition Planning Team welcomes e-mail messages, phone calls, and letters. Citizens are encouraged to go on record, and help the city make government facilities and meetings accessible to all citizens.

The ADA of 1990 provides comprehensive civil rights protection to persons with disabilities in several areas: employment; state and local government services; public accommodations; transportation; and telecommunications. Like other local governments, the city must identify hindrances encountered by persons with disabilities, complete a self-survey, and prepare a transition plan.

The plan will provide a method for establishing priorities for improvements in consideration of the extent of deficiency, identified need, proximity to certain facilities, available budget, and a realistic schedule. Persons may use the information below to reach Mr. Weller.

Robert Weller

Director of Human Resources

City of Muncie, Indiana

300 North High Street, Muncie, Indiana 47305.

[rweiler@cityofmuncie.com](mailto:rweiler@cityofmuncie.com)

765-747-4846

# LOCAL NEWS

3A | WEDNESDAY  
November 16, 2011

Local Content editor: Debra Sorrell, 213-5842  
Email: news@muncie.gannett.com  
Page designer: Donna Pentecuff, 213-5848

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## MUNCIE

### City updating its ADA compliance plan

The city of Muncie's Americans with Disabilities Act transition planning team has scheduled an upcoming public meeting to hear from members of the community about accessibility.

The public meeting, set for 5:30 p.m. Monday in the Cardinal Creek room of the Horizon Convention Center, will be held to seek comment from those with disabilities on their use of city sidewalks, buildings and other infrastructure.

The city's ADA coordinator, Robert Weller, said the city will use the public input to finalize its ADA self-evaluation.

Information: Weller,  
rweller@cityofmuncie.com or  
747-4846.

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# City updating its ADA compliance plan

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Written by The Star Press

The city of Muncie's Americans with Disabilities Act transition planning team has scheduled an upcoming public meeting to hear from members of the community about accessibility.

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The public meeting, set for 5:30 p.m. Monday in the Cardinal Creek room of the Horizon Convention Center, will be held to seek comment from those with disabilities on their use of city sidewalks, buildings and other infrastructure.

The city's ADA coordinator, Robert Weller, said the city will use the public input to finalize its ADA self-evaluation.

Information: Weller, [rweller@cityofmuncie.com](mailto:rweller@cityofmuncie.com) or 747-4846.

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## City of Muncie Self-Evaluation and Transition Plan for Compliance with the ADA

► **Tuesday, November 15, 2011**

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**Muncie**  
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The City of Muncie is updating the Self-Evaluation and Transition Plan for Compliance with the Americans with Disabilities Act. The City of Muncie invites comments and ideas from disability community. Do you have a disability? If you do, how easy is it for you to use city buildings, sidewalks, services, or to attend meetings? The City of Muncie ADA Transition Planning Team wants to hear your concerns and ideas to make city government's facilities, services, and meetings fully accessible to citizens with disabilities.

The city invites anyone with accessibility concerns to attend the final Open Meeting at 5:30 p.m., on Monday, November 21, 2011. The final public meeting will be held in the Cardinal Creek Room, located on the 2<sup>nd</sup> floor of the [Horizon Convention Center](#), 401 South High Street.

Robert Weller, ADA Coordinator, said the city of Muncie is finalizing its Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan. The City contracted the firm of Rundell Ernstberger Associates, LLC to assist in the preparation of the plan. According to Mr. Weller, "The plan will set priorities and guide improvements necessary to increase accessibility by removing physical barriers from the public right-of-way, including streets, curbs and sidewalks. The plan will improve city policies, programs and procedures to increase accessibility for persons with disabilities."

The ADA Transition Planning Team invites comments from citizens and organizations familiar with accessibility concerns. In February, the ADA Transition Planning Team conducted its first open meeting and received comments

and suggestions from the community. This second open meeting will give the community a final opportunity to voice concerns about accessibility issues before the team completes its final report.

Mr. Weller said, "The ADA Transition Planning Team wants to gather all suggestions, comments, and facts on specific deficiencies before completing the final report." In addition to Monday's open meeting, the ADA Transition Planning Team welcomes e-mail messages, phone calls, and letters. Citizens are encouraged to go on record, and help the city make government facilities and meetings accessible to all citizens.

The ADA of 1990 provides comprehensive civil rights protection to persons with disabilities in several areas: employment; state and local government services; public accommodations; transportation; and telecommunications. Like other local governments, the city must identify hindrances encountered by persons with disabilities, complete a self-survey, and prepare a transition plan.

The plan will provide a method for establishing priorities for improvements in consideration of the extent of deficiency, identified need, proximity to certain facilities, available budget, and a realistic schedule. For further questions, please contact Robert Weller, Director of Human Resources City of Muncie, 300 North High Street, Muncie, Indiana 47305, [rweller@cityofmuncie.com](mailto:rweller@cityofmuncie.com), 765-747-4846.

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City of Muncie, Indiana  
ADA Transition Plan

November 21, 2011 Public Meeting

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# ADA Transition Planning Team's Second Public Meeting

Tuesday, November 22, 2011

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From the **ADA Transition Planning Team's 2nd Public Meeting 5:30 p.m., on Monday, November 21, 2011**. The final public meeting will be held in the Cardinal Creek Room, located on the 2<sup>nd</sup> floor of the [Horizon Convention Center](#), 401 South High Street.

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**MUNCIE CITY HALL PLUMBING FIXTURE ANALYSIS**

- The existing building is 64,936 square feet
- The office loading is 100 square feet per occupant
- This allows for 650 occupants
- Amount of water closets required is 1 per 25 occupants

Lower Level	5 existing	5 required
First floor	11 existing	9 required
Second floor	7 existing	6 required
Third floor	7 existing	6 required

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<b>Total</b>	<b>30 existing</b>	<b>26 required</b>
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