

The background features a large, faint watermark of the University of Louisiana seal. The seal is circular and contains the text "UNIVERSITY OF LOUISIANA" around the top edge and "1845" at the bottom. In the center of the seal is a cluster of grapes with leaves.

**Americans with**  
**Disabilities Act**

**TRANSITION PLAN**  
**2005**

(Amended February 16, 2011)

## Transition Plan

### Background

The Americans with Disabilities Act (ADA) is a federal law and was adopted in 1990. The ADA required Public Agencies including Cities to perform a self-evaluation of facilities and programs to determine what needed to be done to achieve program accessibility. Based on this evaluation, the public agency had to develop a transition plan for those barrier removal projects that would require more than a year to remove. ADA required as a minimum that the transition plan include the following:

- 1) List the physical barriers
- 2) Detail methods to remove the barriers
- 3) Provide a schedule
- 4) Name the official responsible for the plans' implementation.

This plan had to be completed by July 26, 1992. Any structural modifications had to be completed by July 26, 1995.

To comply with ADA and meet these deadlines, the City of Lodi, in 1992, established an ADA committee comprised of representatives from Public Works, Police, Fire, City Manager's office, Human Resources, Parks & Recreation, and Building Inspection with the Director of the Community Development Department as the chairperson. The City completed a very thorough self-evaluation of structural barriers; however, a Transitional Plan was not approved by the City Council. Notwithstanding, many of the barriers noted in the evaluation have been corrected and are listed in Appendix 1 of this plan.

In August of 2004, it was brought to the attention of City staff by a member of the disabled community that some City facilities were not in compliance. Immediately after this disclosure, the City reinstated the ADA committee with the same Department representation as in 1992. The committee has since added a member of the disabled community and City Attorney's Office. The first task was to complete another self-evaluation to determine what barriers remained. This was completed by each of the various departments in January of 2005. The departments used a checklist using the ADA Accessibility Guidelines (ADAAG) and the California Building Code (CBC).

The focus of the committee gave priority to correcting or improving the accessibility to facilities open to large numbers of the general public. Although ADA has no requirements for periodic assessment and gives Cities some latitude for program accessibility, the recommendation of the Committee was to be compliant with current disabled access regulations. Furthermore, the committee recommends a schedule and method of compliance by maintaining an updated transition plan that will satisfy current ADA guidelines and California Building Code requirements.

The committee has prepared this plan to reflect the City's desire to continue to provide a realistic approach to bringing its facilities into compliance. The plan lists the most significant and visible barriers to the disabled community, details the method of compliance with ADAAG and CBC, provides a schedule for completion, and the name(s) of the official(s) responsible for the plans implementation.

The name of the official(s) responsible for the plan's implementation:

Konradt Bartlam, Community Development Director

Dennis Canright, Building Official

## Transition Plan

### **Barrier Identification and Removal Schedule**

The following is a list of significant physical barriers for the disabled community that were identified during the survey of all City Facilities completed in January, 2005 or that were brought to the staff's attention by the disabled community.

#### **The following are scheduled to be completed in 2005:**

**1. Elm Street parking lot accessible parking stalls**

Work has begun; estimated completion date is December, 2005.

**2. Carnegie Forum accessible parking stalls**

Work has begun; estimated completion date is December, 2005.

**3. City Website**

Redesigning of website is in process allowing utilization of adaptable reading devices; estimated completion date is December, 2005.

#### **The following will require one year or more to complete:**

**1. Accessible parking stalls located in the right of way in front of Lodi Stadium 12 Cinemas (north side of Elm St.).**

Plans will be prepared by Public Works to correct the curb ramps, install a van accessible stall and detail the proper signage. Request to be made in 06/07 budget with an estimated completion 07/08.

**2. North entrance of Hutchins Street Square**

Plans are being prepared to change the grade elevation to correct the ramp slope and parking areas. Request to be made in 06/07 budget with an estimated completion 07/08.

**3. Library front entrance**

Provide a level compliant landing, parking and path of travel. These corrections will be completed by September, 2006.

**4. City owned parking lots**

The attached appendix #2 lists each lot and the recommended corrections.

## **5. City sidewalks and curb ramps**

The City has an ongoing sidewalk repair program. The Public Works Dept. has annually obtained CDBG funds for ramps and installations.

The City has been installing curb ramps for decades and sidewalks were surveyed in 1993 for lack of curb ramps. At that time, there were approximately 1,450 curb returns lacking ramps. This figure did not include older ramps that might not be compliant with current standards or other locations that may have an access barrier such as a narrow walkway due to an obstruction such as a pole, landscaping, sidewalk defects or curbs much like an alley approach, etc.

The City has been installing new ramps under a number of circumstances, including, new roadway construction or reconstruction, some maintenance projects and under specific projects such as the Community Development Block Grant program (CDBG). The Public Works Department has routinely obtained CDBG funds for ramp installations and the current grant is \$150,000. While the amount of funds needed for any particular location will vary depending on such factors as pole relocations and drainage inlets, this amount of funding would cover approximately 15 curb returns.

The City inspects sidewalks on a 3 year cycle with the last completed in 2004. However, past surveys have not addressed all ADA compliance issues, such as, obstructions from poles, overhanging shrubbery, etc. These issues will be addressed in the next survey in 2007 or earlier if staff becomes available.

## **6. Assistive listening devices for Carnegie Forum and Hutchins Street Square Theater**

Provide assistive listening devices for individuals with hearing impairments. Request to be made in 06/07 budget with estimated completion of 07/08. Interim measures include individual assistance upon request.

## **7. City parks**

Provide accessible parking stalls, path of travel and repairs. The attached appendix #3 lists each of the parks and the recommended corrections.

## **8. Fire Stations**

Fire Station #1: Not open to the public. No accessibility improvements planned at this time.

Fire Station #2: Defer improvements regarding parking and path of travel until a decision on rehabilitation is made.

Fire Station #3: Provide one van accessible stall at the front entrance on north side of driveway on Ham Ln. This will be requested in the 06/07 budget and estimated completion is 07/08.

Interim measures to provide accessibility will include providing assistance for the persons with disabilities when any of the stations are used as a voter polling place. The front door of fire station #3 will be repaired and provided with lever action hardware, provided with a level landing and signage over the door alarm. These items will be corrected in 2005.

## **Grape Bowl** **(Amended February 16, 2011)**

**The Grape Bowl and all of its facilities including the stadium, concession booths, restrooms, field house, press box, and parking lot is out of compliance.**

A report was prepared for The City by the consulting firm ELS Architecture and Urban Design in 2002. This report analyzed the areas of the Grape Bowl that were not ADA compliant and suggested two options. The cost estimate for Option 1 (entry plaza on southwest corner) was \$3.255 million and Option 2 (tunneling new entries at the north and south berms) was \$3.75 million. Based on the increase in The Engineering News Record Construction Cost Index from the date of the ELS estimate of January 2002 to August 2005 of 15.75%, Option 1 has increased to \$3.8 million and Option 2 to \$4.3 million. The report does not address many other areas that have deficiencies such as the field house, some bleacher sections, and playing field. No estimate has been obtained for these improvements.

As an interim measure, the use of portable buildings for restrooms and a concession on the east end of stadium was reviewed. The cost of these improvements was determined to be too great and did not correct the more serious accessibility and exiting issues. Interim measures should be discussed as part of an overall plan as described in Phase I.

In 2010, a number of improvements were completed at the Grape Bowl as described below.

### **Completed Improvements**

1. An accessible path of travel and safe exit way was constructed along with ADA compliant parking stalls serving the lower and upper bleacher areas.
2. ADA seating areas were constructed in the upper bleacher area on the south side of the stadium and cross slope deficiencies along the path of travel were corrected.
3. Restroom and concession buildings were removed from the south and north side of the stadium. Portable restroom and concession facilities are provided for stadium events.
4. Lighting improvements included the removal of all old fixtures from the light towers and the installation of energy efficient light fixtures.

### **Major Deficiencies**

- A. The lack of an accessible path of travel and safe exit way. This includes the path of travel from the public right of way and parking lot to all areas of the stadium. There should be an inter-connected path to the bleachers, concession, restrooms, field house and field.
- B. Ramps are too steep and exceed the 1 unit vertical to 12 units horizontal or 8.33% and are not provided with landings and handrails or guardrails.
- C. Cross slopes exceed 2%.
- D. Grade elevations and unpaved or deteriorated asphalt creates tripping hazards and inaccessibility.

- E. Bleachers – stairs damaged.
- F. Restrooms – dilapidated and not accessible. (Removed in 2010)
- G. Concessions – dilapidated and not accessible. (Removed in 2010)
- H. Field House - dilapidated and not accessible.

The seating capacity of the Grape Bowl is set at 7,700, with 78 handicap seats and 77 semi-ambulatory seats. At the present, there are no concession or restroom facilities, and organizers of events at the Grape Bowl are required to provide these facilities as needed.



## **Future Improvements**

The City Council has adopted an ADA Transition Plan for the Grape Bowl to correct remaining ADA deficiencies. This plan is presented in Appendix 4. The principal elements of the plan include:

1. Removal of the embankment at the west end of the stadium and construction of an entry plaza that will include new ticket, concession and restroom facilities.
2. Construction of path of travel and safe exiting improvements to accommodate the existing seating capacity within the stadium.
3. Construction of ADA compliant seating within the upper and lower bleacher areas on both sides of the stadium.

## **Next Phase**

The next improvements planned for construction at the Grape Bowl include partial removal of the earthen berm at the west end; partial construction of restroom, concession and ticket dispensaries within the entry plaza; and additional path of travel and seating improvements on the upper and lower south side of the stadium.

## **Future Phases**

Multiple construction phases will be required to implement the Grape Bowl ADA Transition Plan. The phasing has not been determined but is constrained by available funding.

**APPENDIX - 1**  
**Accessibility Improvements**  
**Completed Since 1992**

Name of Project	Description	Completion Date
<b>Beckman Park:</b> Contractor	- Installation of new walkway from Ham Ln to playground area & restroom facility.	2000
Contractor	- Removed sand playground material & install Fibar (engineered wood fiber).	2000
<b>Blakely Park:</b> Contractor	- Remodeled existing restroom facility to meet ADA requirements.	1992
Contractor	- Relocated & Retro-Fit work of playground to meet ADA requirements.	1996
City Staff	- Constructed accessible group picnic area adjacent to the playground area.	1996
<b>Candy Cane:</b> Contractor	- Installed a new walkway from Holly drive to playground area, installed new Fibar ground cover & retro-fitted existing equipment with a handicap transfer point to meet ADA.	1997
<b>Chapman Field/Armory Park:</b> Contractor	- Installed new accessible bleachers with ramps & guard railing.	2002
<b>City Hall:</b>	- All accessible features including ramps, doors, elevator, and parking lot.	1996
<b>Emerson Park:</b> Contractor	- Installed a new accessible restroom facility.	1995
Contractor	- Remodeled "north" playground area – new handicap accessible playground Equipment and installation of poured-in-place rubber surfacing to meet ADA requirements.	2003
<b>English Oaks Parks:</b> Contractor	- Installed new accessible playground & Fibar ground cover material to meet ADA.	1997
<b>Finance Bldg:</b>	- Installed complying van accessible stall, curb ramp, & signage.	2005
<b>Grape Bowl:</b> Consultant	- Adopt Grape Bowl ADA Transition Plan	2011

**APPENDIX - 1**  
**Accessibility Improvements**  
**Completed Since 1992**

Name of Project	Description	Completion Date
<b>Hale Park:</b> Contractor	- Installed new accessible restroom & recreation structure.	1993
Contractor	- Installed new accessible playground equipment & poured-in-place rubber surfacing to meet ADA requirements.	2005
<b>Henry Glaves Park:</b> Contractor	- Installed new accessible playground equipment & Fibar ground cover.	1994
Contractor	- Installed a new walkway from Oxford Dr. to playground area & restroom facility also installed new Fibar ground cover to meet ADA.	2000
<b>Katzakian Park:</b> Contractor	- Constructed new park site with interior walkways, accessible playground equipment with Fibar ground cover and an accessible restroom facility.	2000
<b>Kofu Park:</b> Contractor	- Rehab of main walkway from Ham Lane to recreation building.	1993
Contractor	- Installation of accessible ramp & handrails at concession stand location.	1997
<b>Lawrence Park:</b> Contractor	- Installation of new accessible restroom facility.	1995
Contractor	- Installed new handicap accessible playground equipment & poured-in-place surfacing.	2003
<b>Legion Park:</b> Contractor	- Remodeled playground areas & picnic areas to meet ADA requirements.	1996
Contractor	- Installed new poured-in-place rubber safety material & Fibar ground cover.	2003
<b>Lodi Lake Park:</b> Kiwanis	- Installed new accessible playground with Fibar in the Youth Area.	1992
Contractor	- Installed new accessible Decomposed Granite trail in the Wilderness Area.	1995
Contractor	- Installed new accessible playground areas on the south side of Lodi Lake.	1998
Kiwanis	- Installed new accessible picnic area on south side of Lodi Lake.	1998
Contractor	- Installed new accessible fishing dock with walkways & hand rails.	1999
Contractor	- Installed a new walkway from south play area to Kiwanis picnic area.	2000

**APPENDIX - 1**  
**Accessibility Improvements**  
**Completed Since 1992**

Name of Project	Description	Completion Date
Contractor	- Phase I Bicycle/Accessible Pedestrian Corridor Project (Beach to Mills Ave.)	2000
Contractor	- Phase II Bicycle/Accessible Pedestrian Corridor Project (Mills Ave. to Woodbridge)	2003
<b>MSC Parking Lot</b>	- Installed complying parking stalls & path of travel to office.	2005
<b>Parks &amp; Recreation Office:</b>		
Contractor	- Retro-fit work front counter & secretary work areas.	1996
Contractor	- Retro-fit work of restrooms.	1999
<b>Peterson Park:</b>		
Contractor	- Constructed new park site with interior walkways, accessible playground areas.	1997
Contractor	- Installed a new handicap accessible restroom facility.	2000
<b>Police Facility:</b>	- Added two (2) accessible stalls on Elm St.	2005
<b>Salas Park:</b>		
Contractor	- Installed new accessible playground equipment.	2001
Contractor	- Installed new poured-in-place safety surfacing & Fibar ground cover.	2003
<b>Sidewalks City:</b>	- Approximately 400 curb ramps installed.	Ongoing Program
<b>Softball Complex:</b>		
Contractor	- Installed new accessible bleachers with ramps & guard rails.	1999
<b>VanBuskirk Park:</b>		
Contractor	- Remodeled entire park site.	1997
Contractor	- Installed poured-in-place rubber safety surfacing.	2005
<b>Veteran's Plaza:</b>	- Replace sidewalks for plaza accessibility.	1997
<b>Vinewood Park:</b>		
City Staff	- Installed an accessible drinking fountain with walkway off of Virginia Ave.	2003

**APPENDIX – 2**  
**City Parking Lots**

Project Name		Description
1.	<b>City Lot #1:</b> (north side of Walnut St.)	- <b>Accessible parking stalls.</b> Install two stalls – one van accessible at the southeast corner. Estimated completion 2005.
2.	<b>City Lot #2:</b> (south side of Oak St.)	- <b>Accessible parking stalls.</b> Install two stalls – one van accessible at Oak St. entrance or at Woolworth building rear entrance. Request to be made in 06/07 budget, estimated completion 07/08.
3.	<b>City Lot #3:</b> (north side of Oak St.)	- In substantial compliance.
4.	<b>City Lot #4:</b> (south side of Pine St.)	- <b>Accessible parking stalls.</b> Install two stalls – one van accessible at northeast corner with a mid-block curb cut. Request to be made in 06/07 budget, completion 07/08.
5.	<b>Maple Square:</b>	- <b>Accessible parking stalls and paved path of travel.</b> Recommendation is to declare this as surplus property to be sold.
6.	<b>Lodi Station:</b>	- <b>Signage &amp; access aisle too small.</b> Two accessible stalls provided – provide signage and enlarge access aisle. Request to be made in 06/07 budget, completion 07/08.
7.	<b>Public Safety</b> (south side of Elm)	- <b>Signage</b> Install signage & paint symbol. 2005

**APPENDIX – 3****City Parks**

<b>Project Name</b>		<b>Description</b>
<b>1.</b>	<b>Beckman</b>	- <b>Restrooms fixtures</b> The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
<b>2.</b>	<b>Hale Park</b>	- <b>Accessible parking stalls</b> Install a new stall in the southeast corner of the parking lot with a curb ramp. Request to be made in 06/07 budget, completion 07/08.
<b>3.</b>	<b>Henry Graves</b>	- <b>Restroom fixtures</b> The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
<b>4.</b>	<b>Legion Park</b>	- <b>Restroom accessibility on south side of park from the Vine St. entrance.</b> The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
<b>5.</b>	<b>Lodi Lake</b>	- <b>Boat house and boat dock</b> Install ramps and provide path of travel. 07/08 or provide alternative and equivalent access. - <b>Discovery Center display area</b> Provide adequate aisle space for the disabled. 2005
<b>6.</b>	<b>Parks &amp; Recreation Annex Parking Lot</b>	- <b>Existing parking stall and path of travel to the office</b> Provide a 4' path of travel in front of the stall and a new sidewalk through the landscaped area to the public sidewalk. Request to be made in 06/07 budget, completion 07/08.
<b>7.</b>	<b>Salas Park</b>	- <b>In substantial compliance.</b> Except repairs to signs, stripping & paving. 05/06 budget.
<b>8.</b>	<b>Softball Field – Stockton St.</b>	- <b>Parking stalls and path of travel to the main entrance.</b> Install a curb ramp and sidewalk to the main entrance. Request to be made in 06/07 budget, completion 07/08.
<b>9.</b>	<b>Zupo Field</b>	- <b>Ramps to bleacher area.</b> Two (2) accessible spaces are currently located at field level. Provide a ramped entrance to all bleacher areas. Request to be made in 07/08 budget, completion 09/10.