



**PRINCE SOLMS PARK  
100 Liebscher Drive  
New Braunfels, TX 78130**

**About This Report**

This report has been developed as part of an overall self-evaluation and transition planning effort undertaken by the City of New Braunfels and as required by the Americans with Disabilities Act Title II Regulations for state and local government entities. The conditions cited within this report represent the findings of our team at the time of evaluation on September 17, 2019. Our survey included public areas and other areas where city programs are offered.

**ADA Standards**

The building or facility was evaluated for compliance with the 2010 ADA Standards. It should be noted that any renovation or alteration projects that are undertaken at this time and in the future must be designed to comply with the 2010 ADA Standards (or the most current adopted standard in effect at the time).

**Prioritization**

The non-compliant issues cited in this report have been assigned a prioritization for remediation – Priorities 1 through 4. This prioritization system is based upon priorities for barrier removal as published in the ADA Title III (§36.304). Although Title II entities are not required to undertake barrier removal steps in the same way as places of public accommodation, this system is considered a “best practice” for taking the necessary steps to bring buildings and facilities into compliance with the ADA.

- Priority 1: Accessible Approach and Entry
- Priority 2: Access to Goods and Services
- Priority 3: Toilet Rooms
- Priority 4: Additional Access

**Recommendations and Cost**

For each non-compliant item cited, a recommendation for remediation is included along with a rough order of magnitude cost. It should be noted that in many instances, there may be more than one way to correct an issue. We have made every effort to suggest the most logical and least expensive method of correction; however, other methods may prove to be more easily accomplished or less expensive. Additionally, our recommendations are based upon our visual observations and may not reflect hidden conditions that might render our suggestions infeasible or less cost-effective. The costs provided take in to account materials and labor but do not include any professional design fees.



# Prince Solms Park

Prepared by Kim Goss

Oct 14, 2019

## Description

38 tasks in this report.

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## #28 Priority 1: Accessible Routes

### Status

Open

### Location

Disc Golf Course

### Description

No direct accessible routes are provided between disc golf course holes 2 and 3, 5 and 6, and 8 and 9 of the disc golf course.

Recommendation: Add two curb ramps on each side of Liebscher Drive between holes 2 and 3. Add one curb ramp across Liebscher Drive from the curb ramp access near the tennis court for access between holes 5 and 6. Add one curb ramp across Liebscher Drive from the curb ramp near the Tube Chute Building near the south side of the tennis courts for accessible between holes 8 and 9.

### Sheet

2



### Cost Impact

8000

### Photos



Sep 19, 2019 9:41 AM



Sep 19, 2019 9:40 AM

## #47 Priority 1: Accessible Routes

### Status

Open

### Location

Route to Tube Chute Building

### Description

The sidewalk leading from the loading zone to the admission window has a running slope of approximately 11.5% as it nears the admission window and an approximate 1/2-inch vertical change in level due to heaving.

Recommendation: Remove and replace approximately 15 feet of sidewalk (75 s.f.) and create a route flush with the admission window step. See Item #71 for additional route requirements at this building.

### Sheet

3



### Cost Impact

750

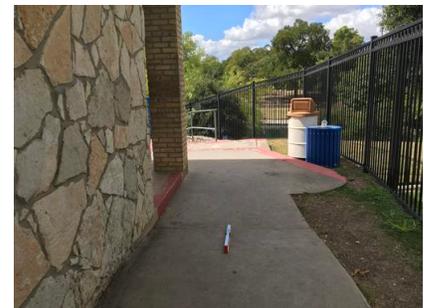
### Photos



Sep 17, 2019 11:54 AM  
Photo Sep 17, 11 54 40 AM



Sep 17, 2019 11:54 AM  
Photo Sep 17, 11 54 14 AM



Sep 17, 2019 11:54 AM  
Photo Sep 17, 11 54 06 AM (1)

## #83 Priority 1: Accessible Routes

### Status

Open

### Location

Route to Tube Chute Building

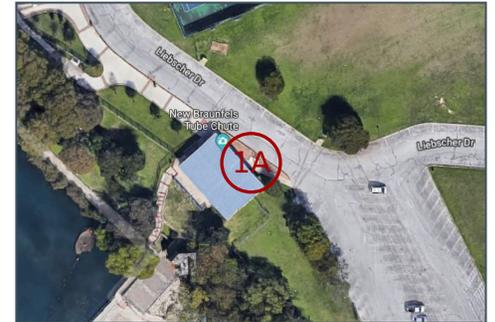
### Description

The sidewalk leading from the accessible parking space has a change in level of greater than 1/2-inch due to heaving.

Recommendation: Grind edge to ease transition.

### Sheet

3



### Cost Impact

75

### Photos



Sep 17, 2019 11:49 AM

Photo Sep 17, 11 49 20 AM



Sep 17, 2019 11:49 AM

Photo Sep 17, 11 49 15 AM

## #84 Priority 1: Curb Ramps

### Status

Open

### Location

Route to Tube Chute Building

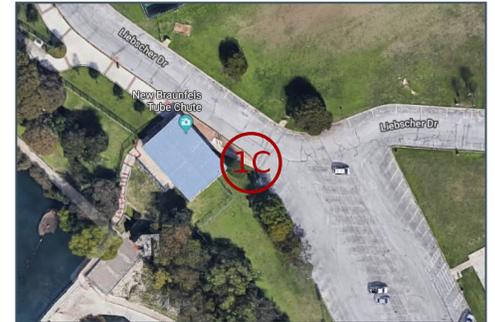
### Description

The curb ramp leading from the accessible parking space has a cross slope up to 8.2% and a running slope up to 10%. No flush transition is provided at the bottom, and the top landing and sidewalk has a cross slope of approximately 3%.

Recommendation: Remove and replace the curb ramp and approximately 15 feet (75 s.f.) of sidewalk at the top of the ramp.

### Sheet

3



### Cost Impact

3250

### Photos



Sep 17, 2019 11:44 AM  
Photo Sep 17, 11 44 03 AM



Sep 17, 2019 11:43 AM  
Photo Sep 17, 11 43 38 AM (1)



Sep 17, 2019 11:43 AM  
Photo Sep 17, 11 43 30 AM

# City of New Braunfels ADA Transition Plan

New Braunfels, Texas



Sep 17, 2019 11:42 AM

Photo Sep 17, 11 42 11 AM



Sep 17, 2019 11:42 AM

Photo Sep 17, 11 42 03 AM

## #54 Priority 1: Parking

### Status

Open

### Location

Veterans Memorial

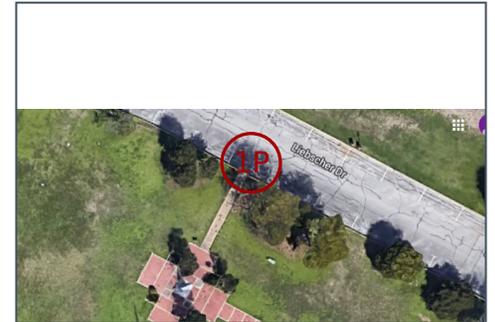
### Description

No accessible parking is provided near the veterans memorial.

Recommendation: Add one accessible parking space on the shortest accessible route to the memorial. Remove grass area and expand paving to create a minimum 5-foot wide access aisle adjacent to the parking space. Install a vertical sign.

### Sheet

5



### Cost Impact

2750

### Photos



Sep 17, 2019 1:56 PM

5 Task markup



Sep 17, 2019 1:56 PM

5 Task markup



Sep 17, 2019 1:55 PM

5 Task markup

## #87 Priority 1: Parking

### Status

Open

### Location

Basketball Court

### Description

- 1) Both parking spaces and the access aisle have an approximate 3.4% to 4.4% cross slope in the north/south direction.
- 2) The northernmost parking space meets the requirements for a van space, but no van sign is provided.

Recommendation: Regrade and restripe accessible parking to have a maximum 2% slope in all directions. Add a van designation sign to the northernmost space.

### Sheet

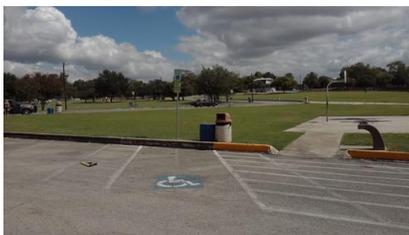
4



### Cost Impact

2100

### Photos



Sep 17, 2019 11:59 AM  
1568902829297



Sep 17, 2019 11:56 AM  
1568902734609



Sep 17, 2019 11:56 AM  
1568902701761



Sep 17, 2019 11:56 AM

1568902673660



Sep 17, 2019 11:55 AM

1568902646537



Sep 17, 2019 11:54 AM

1568902617966

## #91 Priority 1: Parking

### Status

Open

### Location

Tennis Courts

### Description

No accessible parking is provided near the entry to the tennis courts.

Recommendation: Add one accessible parking space on the shortest accessible route to the tennis courts. Remove grass area and expand paving to create a minimum 5-foot wide access aisle adjacent to the parking space. Install a vertical sign.

### Sheet

5



### Cost Impact

2750

### Photos



Sep 17, 2019 1:51 PM

1568903518421



Sep 17, 2019 1:36 PM

Photo Sep 17, 1 36 45 PM (1)



Sep 17, 2019 1:36 PM

Photo Sep 17, 1 36 41 PM

## #93 Priority 1: Parking

### Status

Open

### Location

Parking General

### Description

A total of 175 parking spaces are provided in the lot and along Liebscher Drive. Three accessible parking spaces are provided - one at the tube chute building and two at the basketball court. A minimum of 6 accessible parking spaces are required, and of those, at least one must be van accessible.

Recommendation: Add an additional 3 accessible parking spaces, including one more space at the Tube Chute Building, one at the tennis courts (see Item #91) and one at the veterans memorial (see Item #54).

### Sheet

2



### Cost Impact

250

## #49 Priority 1 - Loading Zone

### Status

Open

### Location

Public Loading Zone

### Description

No marked aisle is provided at the accessible loading area near the curb ramp at the Tube Chute Building.

Recommendation: Stripe a minimum 5-foot wide and 20-foot long aisle near the curb ramp.

### Sheet

3



### Cost Impact

150

### Photos



Sep 17, 2019 1:20 PM

3 Task markup



Sep 17, 2019 1:20 PM

3 Task markup

## #50 Priority 1 - Loading Zone

### Status

Open

### Location

Public Loading Zone

### Description

Approximately 140 feet of public passenger loading length is provided. At least one accessible loading zone must be provided for each 100 feet of loading zone length or fraction thereof. One curb cut is provided near the Tube Chute Building, but a second accessible loading area is required.

Recommendation: Add a curb ramp near the Gateway and stripe a minimum 5-foot wide and 20-foot long access aisle near the ramp.

### Sheet

3



### Cost Impact

2150

### Photos



Sep 17, 2019 1:33 PM

3 Task markup



Sep 17, 2019 1:32 PM

3 Task markup



Sep 17, 2019 1:27 PM

3 Task markup



Sep 17, 2019 1:24 PM

3 Task markup

---

## #24 Priority 2: Accessible Routes

### Status

Open

### Location

Veterans Memorial

### Description

None of the benches are located on an accessible route.

Recommendation: Relocate one bench along the paving area at the memorial.

### Sheet

5



### Cost Impact

250

### Photos



Sep 19, 2019 9:33 AM



Sep 19, 2019 9:32 AM

## #53 Priority 2: Accessible Routes

### Status

Open

### Location

Veterans Memorial

### Description

The memorial pavers along the route to the veterans memorial are irregular and create changes in level in excess of 1/4-inch in multiple locations.

Recommendation: Remove and reinstall pavers (approximately 180 s.f.).

### Photos



Sep 17, 2019 1:55 PM

5 Task markup



Sep 17, 2019 1:55 PM

5 Task markup



Sep 17, 2019 1:54 PM

5 Task markup

### Sheet

5



### Cost Impact

2160

## #55 Priority 2: Accessible Routes

### Status

Open

### Location

Veterans Memorial

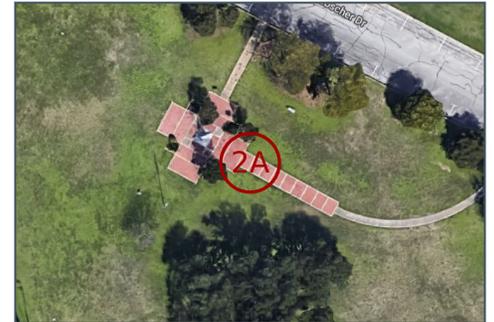
### Description

There are changes in level of up to 1-inch in some locations between the concrete bands and memorial brick pavers and between some of the brick pavers.

Recommendation: Remove and reinstall brick pavers (approximately 1400 s.f.), replacing base as necessary.

### Sheet

5



### Cost Impact

16800

### Photos



Sep 17, 2019 2:01 PM  
5 Task markup



Sep 17, 2019 2:01 PM  
5 Task markup



Sep 17, 2019 2:00 PM  
5 Task markup



Sep 17, 2019 2:00 PM

5 Task markup



Sep 17, 2019 1:58 PM

5 Task markup



Sep 17, 2019 1:57 PM

5 Task markup



Sep 17, 2019 1:57 PM

5 Task markup

## #56 Priority 2: Accessible Routes

### Status

Open

### Location

Disc Golf Course

### Description

The route to the disc golf course from the sidewalk has a change in level of approximately 3 inches between the sidewalk and the grass surface.

Recommendation: Install a ramp with a slope of no more than 1:12 that dives beneath the grass and dirt surface to accommodate erosion.

### Photos



Sep 17, 2019 2:14 PM

3 Task markup



Sep 17, 2019 2:14 PM

3 Task markup

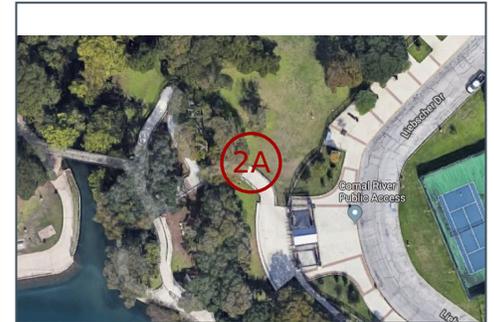


Sep 17, 2019 2:13 PM

3 Task markup

### Sheet

3



### Cost Impact

1000

## #57 Priority 2: Accessible Routes

### Status

Open

### Location

Disc Golf Course

### Description

The route to the disc golf course from the sidewalk has a change in level of approximately 3 inches between the sidewalk and the grass surface.

Recommendation: Install a ramp with a slope of no more than 1:12 that dives beneath the grass and dirt surface to accommodate erosion.

### Photos



Sep 17, 2019 2:18 PM

3 Task markup

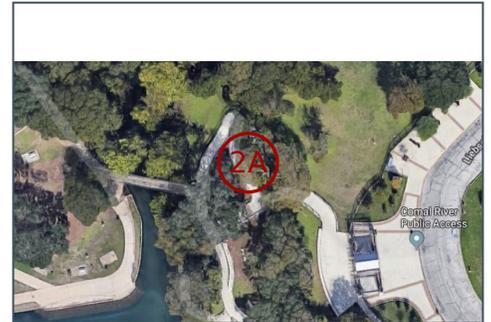


Sep 17, 2019 2:18 PM

3 Task markup

### Sheet

3



### Cost Impact

1000

## #60 Priority 2: Accessible Routes

### Status

Open

### Location

Route to Tube Chute  
Observation Area

### Description

The sidewalk between the ramp from the Gateway and the tube chute observation area has a cross slope of up to 11.5% for approximately 230 feet.

Recommendation: Remove and replace sidewalk (approximately 1150 s.f.).

### Photos



Sep 17, 2019 2:42 PM  
Photo Sep 17, 2 42 16 PM



Sep 17, 2019 2:42 PM  
Photo Sep 17, 2 42 10 PM



Sep 17, 2019 2:41 PM  
Photo Sep 17, 2 41 09 PM

### Sheet

3



### Cost Impact

2300



Sep 17, 2019 2:40 PM

Photo Sep 17, 2 40 57 PM



Sep 17, 2019 2:39 PM

Photo Sep 17, 2 39 33 PM

## #79 Priority 2: Accessible Routes

### Status

Open

### Location

Tube Chute Building

### Description

A 5-inch high step is provided at the admission counter.

Recommendation: See Item #47 for recommended correction.

### Sheet

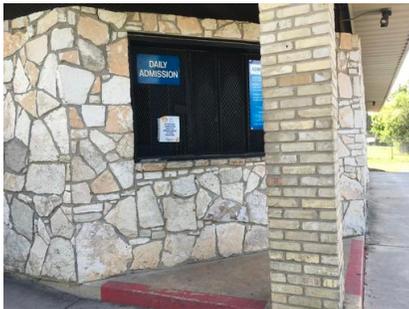
3



### Cost Impact

0

### Photos



Sep 17, 2019 10:17 AM

Photo Sep 17, 10 17 56 AM



Sep 17, 2019 10:14 AM

Photo Sep 17, 10 14 22 AM

## #88 Priority 2: Accessible Routes

### Status

Open

### Location

Tube Chute Building

### Description

There is a 6-inch step into the building for access to First Aid and restrooms.

Recommendation: Build up sidewalk to match the elevation of the curb between the admissions counter and the building entrance for approximately 25 feet (125 s.f.). See Item #47 for related comments.

### Sheet

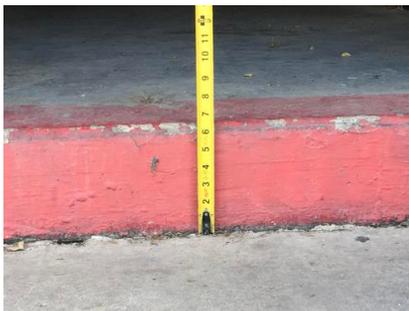
3



### Cost Impact

1250

### Photos



Sep 17, 2019 10:18 AM

Photo Sep 17, 10 18 57 AM



Sep 17, 2019 10:18 AM

Photo Sep 17, 10 18 42 AM

## #80 Priority 2: Counters

### Status

Open

### Location

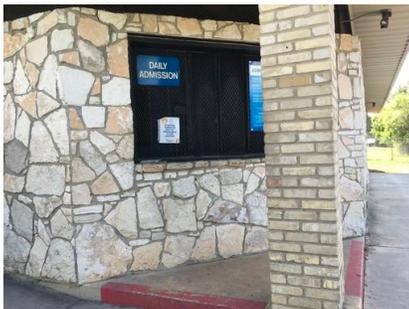
Tube Chute Building

### Description

The admission counter measures 42 inches high to the top.

Recommendation: Create an accessible counter that is at least 36 inches wide and no more than 36 inches high with a 30"x48" clear floor space for a parallel approach.

### Photos



Sep 17, 2019 10:17 AM

Photo Sep 17, 10 17 56 AM



Sep 17, 2019 10:14 AM

Photo Sep 17, 10 14 43 AM

### Sheet

3



### Cost Impact

4500

## #81 Priority 2: Counters

### Status

Open

### Location

Gateway Booth

### Description

The cash and credit counters on each side are approximately 41 inches high.

Recommendation: Install an accessible counter on each side that is no higher than 36 inches and at least 36 inches wide.

### Sheet

3



### Cost Impact

6000

### Photos



Sep 17, 2019 10:54 AM  
Photo Sep 17, 10 54 28 AM



Sep 17, 2019 10:54 AM  
Photo Sep 17, 10 54 18 AM



Sep 17, 2019 10:54 AM  
Photo Sep 17, 10 54 04 AM



Sep 17, 2019 10:53 AM

Photo Sep 17, 10 53 31 AM

---

## #82 Priority 2: Protruding Objects

### Status

Open

### Location

Gateway Booth

### Description

The A/C unit on the east side of the booth projects approximately 13 inches at a height of 64 inches.

Recommendation: Install some type of cane barrier below (bollards, railing, etc.).

### Sheet

3



### Cost Impact

500

### Photos



Sep 17, 2019 10:56 AM

Photo Sep 17, 10 56 50 AM (1)



Sep 17, 2019 10:56 AM

Photo Sep 17, 10 56 41 AM



Sep 17, 2019 10:56 AM

Photo Sep 17, 10 56 33 AM

## #58 Priority 2: Ramps

### Status

Open

### Location

Ramp to River Access

### Description

The bottom 5 feet of ramp near the bridge lacks edge protection one side.

Recommendation: Extend bottom railing for 5 feet.

### Photos



Sep 17, 2019 2:21 PM

3 Task markup

### Sheet

3



### Cost Impact

500

## #59 Priority 2: Ramps

### Status

Open

### Location

Ramp to River Access

### Description

The bottom 18 feet of sidewalk has a running slope of approximately 7%, and no handrails are provided. (Note: The sidewalk above this point has a running slope of 5% or less and does not require handrails.)

Recommendation: Add handrails on both sides with minimum 12-inch extensions at the bottom and top (approximately 40 l.f.).

### Sheet

3



### Cost Impact

4000

### Photos



Sep 17, 2019 2:30 PM

3 Task markup



Sep 17, 2019 2:24 PM

3 Task markup



Sep 17, 2019 2:23 PM

3 Task markup

## #94 Priority 2: Signs

### Status

Open

### Location

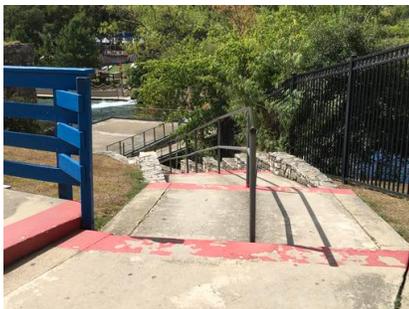
Route to River

### Description

The main route from the Tube Chute Building to the river is not accessible. No sign is provided that directs users to the accessible route.

Recommendation: Add a sign with the International Symbol of Accessibility that directs guests to the location of the accessible route via the Gateway.

### Photos



Sep 17, 2019 11:58 AM

Photo Sep 17, 11 58 29 AM



Sep 17, 2019 11:58 AM

Photo Sep 17, 11 58 10 AM

### Sheet

3



### Cost Impact

300

## #70 Priority 3: Shower

### Status

Open

### Location

Tube Chute Men's Restroom

### Description

No accessible shower is provided. Existing showers measure approximately 86 inches wide and 66 inches deep. There is an approximate 1- to 2-inch change in level at the opening.

### Recommendation:

Reconfigure showers to provide a new accessible roll-in or transfer shower. Ensure a maximum 1/2-inch threshold.

### Sheet

3



### Cost Impact

5000

### Photos



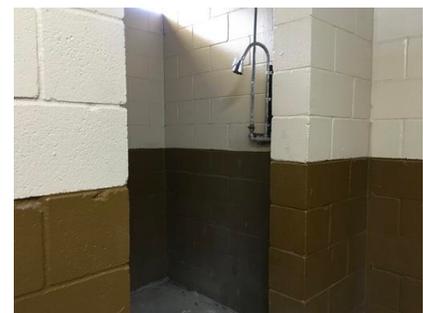
Sep 17, 2019 10:46 AM

Photo Sep 17, 10 46 36 AM



Sep 17, 2019 10:46 AM

Photo Sep 17, 10 46 25 AM



Sep 17, 2019 10:46 AM

Photo Sep 17, 10 46 20 AM

## #77 Priority 3: Shower

### Status

Open

### Location

Tube Chute Women's Restroom

### Description

No accessible shower is provided. Existing showers measure approximately 46 inches wide and 50 inches deep. There is an approximate 1-inch change in level at the opening.

### Recommendation:

Reconfigure showers to provide a new accessible roll-in or transfer shower. Ensure a maximum 1/2-inch threshold.

### Sheet

3



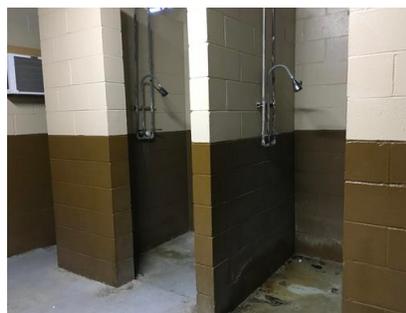
### Cost Impact

5000

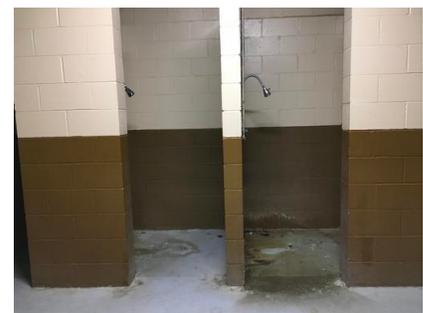
### Photos



Sep 17, 2019 10:30 AM  
Photo Sep 17, 10 30 33 AM



Sep 17, 2019 10:28 AM  
Photo Sep 17, 10 28 43 AM



Sep 17, 2019 10:28 AM  
Photo Sep 17, 10 28 36 AM

## #68 Priority 3: Lavatories

### Status

Open

### Location

Tube Chute Men's Restroom

### Description

The accessible lavatory does not have drainpipe insulation.

(Note: The knee space height measures approximately 26 3/4 inches high. A minimum clearance of 27 inches is required, but we feel that this is within reasonable tolerance.)

Recommendation: Install a pipe wrap insulation kit.

### Photos



Sep 17, 2019 10:42 AM

Photo Sep 17, 10 42 29 AM



Sep 17, 2019 10:42 AM

Photo Sep 17, 10 42 14 AM

### Sheet

3



### Cost Impact

200

## #75 Priority 3: Lavatories

### Status

Open

### Location

Tube Chute Women's Restroom

### Description

The accessible lavatory does not have drainpipe insulation.

Recommendation: Install a pipe wrap insulation kit.

### Sheet

3



### Cost Impact

200

### Photos



Sep 17, 2019 10:26 AM

Photo Sep 17, 10 26 36 AM



Sep 17, 2019 10:26 AM

Photo Sep 17, 10 26 31 AM

## #69 Priority 3: Mirror

### Status

Open

### Location

Tube Chute Men's Restroom

### Description

The mirror over the accessible lavatory is mounted with the bottom of the reflective surface 50 inches high.

Recommendation: Lower the mirror so that it is positioned with the bottom of the reflecting surface no higher than 40 inches.

### Photos



Sep 17, 2019 10:42 AM

Photo Sep 17, 10 42 48 AM



Sep 17, 2019 10:42 AM

Photo Sep 17, 10 42 14 AM

### Sheet

3



### Cost Impact

500

## #76 Priority 3: Mirror

### Status

Open

### Location

Tube Chute Women's Restroom

### Description

No mirror is provided over the accessible lavatory, and the other mirror is mounted with the bottom of the reflective surface 48 1/2 inches high.

Recommendation: Install a mirror over the accessible lavatory, positioned with the bottom of the reflecting surface no higher than 40 inches.

### Photos



Sep 17, 2019 10:33 AM  
Photo Sep 17, 10 33 05 AM



Sep 17, 2019 10:26 AM  
Photo Sep 17, 10 26 31 AM

### Sheet

3



### Cost Impact

500

## #72 Priority 3: Protruding Object

### Status

Open

### Location

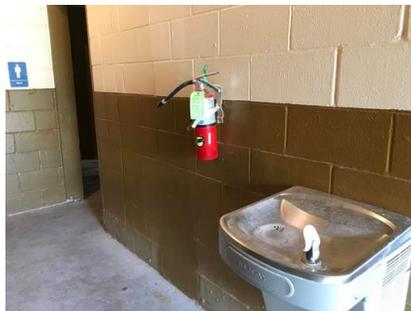
Tube Chute Building

### Description

The wall-mounted fire extinguisher protrudes approximately 5 inches at 37 1/2 inches high.

Recommendation: Lower the bracket so that the bottom of the extinguisher is no higher than 27 inches.

### Photos



Sep 17, 2019 10:23 AM

Photo Sep 17, 10 23 28 AM



Sep 17, 2019 10:23 AM

Photo Sep 17, 10 23 22 AM

### Sheet

3



### Cost Impact

125

## #66 Priority 3: Reach Range

### Status

Open

### Location

Tube Chute Men's Restroom

### Description

The soap dispenser at the accessible lavatory is mounted 48 high to the dispenser. For a forward reach over an obstruction, a maximum height of 44 inches is allowed.

Recommendation:  
Reposition the dispenser so that the center of the button is no higher than 44 inches.

### Photos

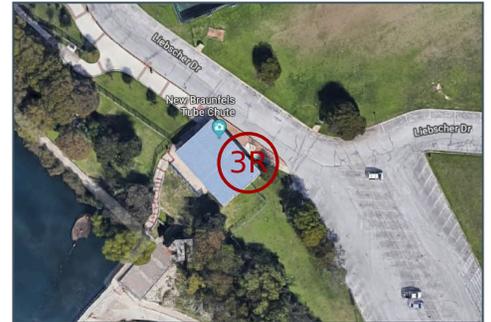


Sep 17, 2019 10:44 AM

Photo Sep 17, 10 44 26 AM

### Sheet

3



### Cost Impact

200

## #67 Priority 3: Reach Range

### Status

Open

### Location

Tube Chute Men's Restroom

### Description

The light switch is centered at 56 inches high.

Recommendation: Lower light switch so that the top of the switch is no higher than 48 inches.

### Sheet

3



### Cost Impact

325

### Photos



Sep 17, 2019 10:38 AM

Photo Sep 17, 10 38 55 AM



Sep 17, 2019 10:38 AM

Photo Sep 17, 10 38 38 AM

## #74 Priority 3: Reach Range

### Status

Open

### Location

Tube Chute Women's Restroom

### Description

The light switch is centered at 56 inches high.

Recommendation: Lower light switch so that the top of the switch is no higher than 48 inches.

### Sheet

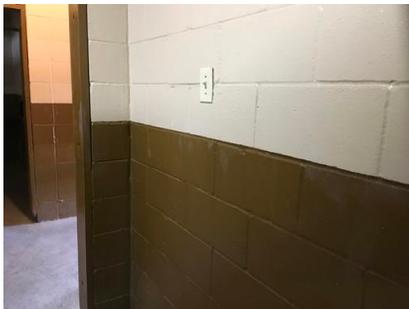
3



### Cost Impact

325

### Photos



Sep 17, 2019 10:37 AM

Photo Sep 17, 10 37 51 AM



Sep 17, 2019 10:37 AM

Photo Sep 17, 10 37 38 AM

## #78 Priority 3: Reach Range

### Status

Open

### Location

Tube Chute Women's Restroom

### Description

The soap dispenser at the accessible lavatory is mounted 51 high to the dispenser. For a forward reach over an obstruction, a maximum height of 44 inches is allowed.

### Recommendation:

Reposition the dispenser so that the center of the button is no higher than 44 inches.

### Photos



Sep 17, 2019 10:26 AM

Photo Sep 17, 10 26 31 AM

### Sheet

3



### Cost Impact

200

## #89 Priority 3: Reach Range

### Status

Open

### Location

Tube Chute Women's  
Restroom

### Description

The coat hook inside the  
accessible toilet  
compartment is mounted 57  
inches high.

Recommendation: Install a  
hook mounted with the top  
no higher than 48 inches.

### Sheet

3



### Cost Impact

60

### Photos



Sep 17, 2019 10:39 AM

1568901914933



Sep 17, 2019 10:39 AM

1568901891151

## #73 Priority 4: Drinking Fountains

### Status

Open

### Location

Tube Chute Building

### Description

1) One drinking fountain is provided with the spout outlet 37 inches high. Where drinking fountains are provided, at least one accessible unit and one standing height unit are required.

2) The unit protrudes more than 4 inches at a height of approximately 31 inches.

#### Recommendation:

Reposition the existing drinking fountain so that the bottom of the apron is exactly 27 inches high. Add an additional unit mounted with the spout 38 to 43 inches high. Ensure that a skirt is provided to bring the bottom of the apron to no more than 27 inches high.

### Photos

### Sheet

3



### Cost Impact

4000



Sep 17, 2019 10:21 AM  
Photo Sep 17, 10 21 41 AM



Sep 17, 2019 10:21 AM  
Photo Sep 17, 10 21 24 AM

## #86 Priority 4: Drinking Fountains

### Status

Open

### Location

Basketball Court

### Description

- 1) A single accessible drinking fountain is provided. Where drinking fountains are provided, at least one accessible unit and one standing height unit must be provided.
- 2) The clear floor space has 3% slope in the north/south direction.

Recommendation: Remove drinking fountain or add an additional unit with a spout height of 38 to 43 inches. Remove and repour approximate 8'x8' concrete pad with a slope of no more than 2% in any direction.

### Sheet

4



### Cost Impact

3500

### Photos



Sep 17, 2019 12:03 PM  
1568902923708



Sep 17, 2019 12:02 PM  
1568902906989