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Date of On-site Accessibility Site Survey: November 21<sup>st</sup> and 22<sup>nd</sup>, 2019

Report Submitted by: ADII - University of Washington, Center for Continuing Education in Rehabilitation

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January 6, 2020

Pacific Hospital and Preservation Development Authority (PHPDA)  
1147 14th Ave S, Quarter 2  
Seattle, Washington 98144

Dear Mr. Kim, staff, and members of the Governing Council:

The following report contains the general observations, findings, and recommendations of the University of Washington, Accessible Design and Innovative Inclusion Consultant(s) on accessibility site survey performed on November 21<sup>st</sup> and November 22<sup>nd</sup>, 2019 at the request of PHPDA on the following historical facilities: **Quarters 1/2, 3/4, 5, 6/7, 8/9, and 10.**

*According to Section 4.1.7(1) of the ADA Standards, “when an alteration is made to a qualified historic building; the alteration must fully comply with the requirements of the ADA Standards. Only in special circumstances may an alteration to a historic building be done according to a less accessible standard. Such special circumstances may be found to exist only if, upon completion of the applicable process outlined in section 4.1.7(2), the State Historic Preservation Officer finds that full compliance with the ADA Standards would threaten or destroy the historic significance of the building. Only if such a finding is made may the alternative requirements of section 4.1.7(3) be used. See also 28 C.F.R. §36.405”.*

This report provides input on the current physical accessibility features and issues of each of the facilities mentioned above. The suggestions or solutions provided on this report are based on the requirements of the *2010 ADA Standards for Accessible Design*, the Washington State Building Code, and other accessibility guidelines or best practices to improve access and inclusion of persons with disabilities.

*According to the Dept. of Justice, “the regulations do not define exactly how much effort and expense are required for a facility to meet its obligation. This judgment must be made on a case-by-case basis, taking into consideration such factors as the size, type, and overall financial resources of the facility, and the nature and cost of the access improvements needed. The process of determining what changes are readily achievable is not a one-time effort; access should be re-evaluated annually. Barrier removal that might be difficult to carry out now may be readily achievable later.”*

## Purpose of Physical Accessibility Review

The primary purpose of accessibility survey was to generally evaluate the accessibility features of the facility from the perspective of individuals with disabilities who may access the building and use its amenities for a variety of reasons including access to the following: parking, path of travel/accessible routes, interior routes such as doorways, exit/egress, kitchen area or break room, conference room, hallway, restroom(s), signage, and other elements.

Structural elements were assessed for compliance using either: the 1991 ADA Standards for Accessible Design, 28 CFR 36 as revised July 1, 1994 or the 2010 ADA Standards for Accessible Design, 28 CFR part 36 as revised Sept 15, 2010.

## Review Standards

The 1991 Standards apply to existing elements, which includes some of the public facilities structure, while the 2010 Standards apply to construction changes started after March 15, 2012. During the period from September 15, 2010 to March 14, 2012, projects could follow either the 1991 or 2010 Standards.

Thus, while the 1991 Standards formed the basis for much of this assessment, any recommendations for change on this report will necessarily follow the 2010 Standards and refer to their identifying numbers, since they now govern accessibility. The Department of Justice website for the 2010 ADA Standards is available at: [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)

## Report Lists Mostly Areas of Concern

Accessibility observations will focus on compliance with the ADA Standards. The report will note/record mostly features that do not meet the required ADA Standards and/or accessibility best practices; and many areas identified on this report also indicate the priority level related to facilities and program access available to employees or visitors with disabilities. Keep in mind that these facilities have many accessible features; whereas this report will only list the audited findings.

## Accessibility Survey Summary Spreadsheet: Report of Findings and Category of Priority

The summary of findings and solutions/suggestions on the spreadsheets provide general and/or specific improvement measures for accessibility based on the onsite accessibility review. The comments will note only features in your facility that are not in compliance with the 2010 ADA Standards for Accessible Design and/or WA State Building Code and the priority level given to an area/element for remediation that will provide the greatest access. According to ADA, modifications to improve accessibility should generally be based on the following priorities:

1. Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance
2. Providing access to goods, services, and programs
3. Providing accessible restroom facilities
4. Creating access to amenities, secondary spaces, and other means necessary

Some of the fixes indicated on this report may be carried out without much difficulty or expense (readily achievable barrier removal) and will provide for improved accessibility of the facility. Other suggestions, however, may prove to be technically infeasible or are not readily achievable at the moment due to other constraints. This report lists many elements of non-accessibility that were present on the facility during the onsite survey. The purpose of this report is to provide your organization with a good overview that highlights “areas of concerns” or potential access barriers the Consultant(s) have found at the time of the on-site visit to the facilities as listed above.

## Items for Consideration

Items for consideration indicated below are summary highlights of the survey that contain the following: high priority elements/area to be fixed, consistent access issues observed during the on-site survey, and/or best practice approaches to further improve accessibility and inclusion for all.



1. **Accessible Parking Space and Accessible Routes:** As a high priority area for improvement, consider fixing all the accessible parking stalls on Quarters 10 and the Medical Tower SE parking garage. Accessible parking spaces must be equally distributed at both entry points of the building to adhere to the minimum standards related to the most direct accessible route of the building.

Provide additional accessible parking spaces to meet the minimum required accessible parking spaces in the Medical Tower SE parking garage. Under Section 208.2.1, Hospitals Outpatient Facilities must provide at least 10% of the patient and visitor parking spaces with accessible parking features. An accessible parking space must:

- be located on the shortest accessible route of travel to an accessible building entrance
- be located on a firm, level surface
- provide level or ramped access with a level landing at the top of the curb ramp to the walkway

Refer to Northwest ADA Center information on providing accessible parking space:  
<http://nwadacenter.org/factsheet/parking-people-disabilities-washington-state>.

Accessible routes and entrances should be on a level surface (2% maximum slope in all directions), firm, stable, and slip resistant. This is a significant challenge for each of the facilities. The main entrances of each of the facilities are not accessible and will require a significant improvement to develop or create a new opening such as a ramp access to meet the minimum requirement for facility access.

2. **Ramp Access:** A considerable improvement will be required to provide access to Quarters 2, 3/4, 5, and 6/7. Alterations in historic buildings must comply with the same standards as other alterations to existing buildings to the maximum extent feasible with this part (Section 36.405). If it is determined that providing access threatens or destroys the historic significance, then alternative methods of access must be provided per subpart C. A minimum of one accessible route from the facility site to an accessible entry is required.

Quarters 2 may offer a more realistic access point for a ramp installation through the south side of the building where the patio is currently situated. It may be possible to develop a new entrance by creating an entirely new opening in an appropriate location or by using a secondary window/door for an opening on the south side of the building. Because Quarters 2 is open to the public, installing a ramp access should be considered a high priority. Providing access point to Quarters 2 could serve as an accessible route to Quarters 1 as well by opening an entryway between these two adjacent units. Therefore, an accessible entrance to Quarters 1 will not be necessary.

Due to its historical significance, renovation and fixes maybe limited for exterior modification. Therefore, a consultation with an architect and historic preservation professionals should be considered to determine if incorporating a ramp access is technical feasibility prior to implementing modifications. Also, refer to ramp requirement to meet minimum ADA Standards (Section 405 of the 2010 ADA Standards for full requirements).

The decision to creating an accessible entrance to Quarters 3/4, 5, and 6/7 will be at the property owner's discretion while taking into account the overall resources, technical feasibility

of adding a new design, and carefully evaluating the use and functions of these facilities in relations to public access and possibly a way to provide reasonable work accommodations to employees with a disabilities.

3. **Restricted Doorway Width Clearance and Maneuvering Space:** This issue is consistent throughout each of the facilities. At a minimum, doorway clearance must be 32 inches wide. Accessible approaches and entrances must have a minimum clear space of 12 inches (for door swinging out) or 18 inches minimum (for door swinging in) to the sides of the doorways. Meeting these requirements will provide clear maneuvering spaces to allow people using mobility devices to position themselves safely to open the door. Consider improvements to these elements at a later time when each of the facilities are made accessible.
4. **Accessible Restrooms:** Restrooms provided in each of the facilities in the main floor does not meet minimum ADA compliance. When these facilities are made accessible, consider providing at least one accessible restroom in the main floor that conforms to the minimum requirements. Quarters 10 has two designated ADA restrooms (Staff and a single-user toilet room). However, the survey findings indicate various issues that are not in compliance with the minimum ADA standards for toilet rooms. Refer to the Accessibility Survey Summary Report spreadsheet for more details.
5. **Signs:** Another common issue in all the facilities is the lack of visible and clear signs to each of the facilities and permanent rooms or spaces. Door signs must be provided and are required in all permanent rooms including exit doorway. Providing accessible signs (Braille characters and tactile characters) are also a requirement. Additionally, install visible exterior signs on each of the Quarters and wherever possible along walkways that provide directions to all entrances and all accessible routes for effective wayfinding.

Conform to parking requirement minimum standard for mounting sign(s) to each of the designated accessible parking spaces. Refer to the Accessibility Survey Summary Report spreadsheet for more details.

Restroom(s) with accessibility features must be provided with the International Symbol of Accessibility and the sign mounted on the latch side of the entryway.

6. **Stairways and handrails:** Stairways serve as a portion of an accessible means of egress but is not part of an accessible route. Although provisions for stairways is not included in summary spreadsheet report, it should be noted that handrails are required on both sides of a stairway to provide guidance and support to users (i.e. visually impaired, elderly, physically impaired, and others) to minimize the possibility of a fall. Handrails are also required on both sides of a ramp with a rise greater than 5% running slope.
7. **Employee training on disability language and etiquette:** To create an inclusive and welcoming environment, we also suggest disability training to improve employee interactions with co-workers and visitors who have disabilities. For training details, please contact the NWADA Center (toll-free 1-800-949-4232).

Please do not hesitate to contact me with further questions or concerns. We will be sending you a follow up feedback request about your experience working with us. We really appreciate the opportunity to assist you on improving accessibility and making your facilities more welcoming to all.

Thank you.



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