

**VILLAGE OF  
LOS LUNAS,  
NEW MEXICO**

**ADA  
TRANSITION  
PLAN**

Prepared for:

**VILLAGE OF LOS LUNAS**  
660 Main Street  
Los Lunas, New Mexico 87031

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## TABLE OF CONTENTS

1.0 INTRODUCTION .....	1-1
1.1 Project Background.....	1-1
1.2 Project Location .....	1-1
1.3 Americans with Disabilities Act .....	1-3
1.3.1 Introduction to the ADA .....	1-3
1.3.2 Requirements of ADA .....	1-4
1.3.2.1 Title I: Employment.....	1-4
1.3.2.2 Title II: Public Services .....	1-4
1.3.2.3 Title III: Public Accommodations .....	1-4
1.3.2.4 Title IV: Telecommunications .....	1-4
1.3.2.5 Title V: Miscellaneous Provisions .....	1-5
1.3.3 Administrative Requirements .....	1-5
1.3.3.1 Self-Evaluation .....	1-5
1.3.3.2 Grievance Procedure .....	1-6
1.3.3.3 ADA Title II Compliance Officer.....	1-6
1.3.3.4 Transition Plan .....	1-6
1.4 Applicability to New Mexico Department of Transportation.....	1-7
1.5 Purpose of the Transition Plan.....	1-7
1.5.1 Mission Statement.....	1-7
1.6 Methodology .....	1-7
1.7 Content of Guide.....	1-8
2.0 PHYSICAL BARRIERS .....	2-1
2.1 Public Facilities.....	2-1
2.2 Criteria for ADA Compliance for Facilities and Buildings .....	2-12
2.2.1 Accessible Approach/Entrances.....	2-12
2.2.2 Ramps .....	2-12
2.2.3 Parking and Drop-Off Areas.....	2-13
2.2.4 Entrances.....	2-13
2.2.5 Horizontal Circulation .....	2-14
2.2.6 Doors.....	2-14
2.2.7 Rooms and Spaces .....	2-14
2.2.8 Emergency Egress.....	2-15
2.2.9 Signage for Goods and Services .....	2-15
2.2.10 Directional and Informational Signage.....	2-15
2.2.11 Controls.....	2-15
2.2.12 Seats, Tables, and Counters .....	2-16
2.2.13 Vertical Circulation.....	2-16
2.2.14 Stairs .....	2-16
2.2.15 Elevators .....	2-16
2.2.16 Lifts .....	2-17
2.2.17 Usability of Restrooms .....	2-17
2.2.18 Lavatories.....	2-18
2.2.19 Drinking Fountains .....	2-18

2.2.20 Telephones .....	2-18
2.3 Sidewalks & Ramps .....	2-19
2.4 ADA Compliance Criteria for Sidewalk & Ramps.....	2-49
<b>3.0 TRANSITION PLAN REQUIREMENTS .....</b>	<b>3-1</b>
3.1 Complete a Self-Evaluation .....	3-1
3.2 Develop a Transition Plan.....	3-1
3.3 Develop a Grievance Procedure.....	3-2
3.4 Designate an ADA Coordinator.....	3-2
<b>4.0 CONCLUSIONS AND ACTION PLAN .....</b>	<b>4-1</b>
<b>5.0 REFERENCES .....</b>	<b>5-1</b>

## **LIST OF FIGURES**

Figure 1.2-1      Location Map .....	1-2
Figure 2.0-1      Overall Section Map .....	2-2
Figure 2.1-1      Noncompliant Public Facilities – Sections 5 & 8 .....	2-4
Figure 2.1-2      Noncompliant Public Facilities – Sections 14 & 21 .....	2-5
Figure 2.1-3      Noncompliant Public Facilities – Sections 19 & 22 .....	2-6
Figure 2.1-4      Noncompliant Public Facilities – Sections 28 & 33 .....	2-7
Figure 2.1-5      Noncompliant Public Facilities – Sections 30 & 36 .....	2-8
Figure 2.1-6      Noncompliant Public Facilities – Sections 37 & 42 .....	2-9
Figure 2.1-7      Noncompliant Public Facilities – Sections 47 & 48 .....	2-10
Figure 2.1-8      Noncompliant Public Facilities – Section 51.....	2-11
Figure 2.3-1      Noncompliant Sidewalk and Ramp Locations – Sections 5 & 8 .....	2-15
Figure 2.3-2      Noncompliant Sidewalk and Ramp Locations – Sections 1 & 6.....	2-16
Figure 2.3-3      Noncompliant Sidewalk and Ramp Locations – Sections 2 & 7 .....	2-17
Figure 2.3-4      Noncompliant Sidewalk and Ramp Locations – Sections 3 & 8 .....	2-18
Figure 2.3-5      Noncompliant Sidewalk and Ramp Locations – Sections 4 & 12 .....	2-19
Figure 2.3-6      Noncompliant Sidewalk and Ramp Locations – Sections 5 & 13 .....	2-20
Figure 2.3-7      Noncompliant Sidewalk and Ramp Locations – Sections 10 & 17 .....	2-21
Figure 2.3-8      Noncompliant Sidewalk and Ramp Locations – Sections 11 & 18 .....	2-22
Figure 2.3-9      Noncompliant Sidewalk and Ramp Locations – Sections 9 & 26.....	2-23
Figure 2.3-10      Noncompliant Sidewalk and Ramp Locations – Sections 19 & 27 .....	2-24
Figure 2.3-11      Noncompliant Sidewalk and Ramp Locations – Sections 20 & 28 .....	2-25
Figure 2.3-12      Noncompliant Sidewalk and Ramp Locations – Sections 14 & 21 .....	2-26
Figure 2.3-13      Noncompliant Sidewalk and Ramp Locations – Sections 15 & 22 .....	2-27
Figure 2.3-14      Noncompliant Sidewalk and Ramp Locations – Sections 16 & 23 .....	2-28
Figure 2.3-15      Noncompliant Sidewalk and Ramp Locations – Sections 24 & 32 .....	2-29
Figure 2.3-16      Noncompliant Sidewalk and Ramp Locations – Sections 25 & 33 .....	2-30

**LIST OF FIGURES (continued)**

Figure 2.3-17	Noncompliant Sidewalk and Ramp Locations – Sections 29 & 35 .....	2-31
Figure 2.3-18	Noncompliant Sidewalk and Ramp Locations – Sections 30 & 36 .....	2-32
Figure 2.3-19	Noncompliant Sidewalk and Ramp Locations – Sections 31 & 37 .....	2-33
Figure 2.3-20	Noncompliant Sidewalk and Ramp Locations – Sections 38 & 44 .....	2-34
Figure 2.3-21	Noncompliant Sidewalk and Ramp Locations – Sections 39 & 45 .....	2-35
Figure 2.3-22	Noncompliant Sidewalk and Ramp Locations – Sections 54 & 55 .....	2-36
Figure 2.3-23	Noncompliant Sidewalk and Ramp Locations – Sections 34 & 40 .....	2-37
Figure 2.3-24	Noncompliant Sidewalk and Ramp Locations – Sections 41 & 47 .....	2-38
Figure 2.3-25	Noncompliant Sidewalk and Ramp Locations – Sections 42 & 48 .....	2-39
Figure 2.3-26	Noncompliant Sidewalk and Ramp Locations – Sections 43 & 49 .....	2-40
Figure 2.3-27	Noncompliant Sidewalk and Ramp Locations – Sections 46 & 51 .....	2-41
Figure 2.3-28	Noncompliant Sidewalk and Ramp Locations – Sections 50 & 52 .....	2-42
Figure 2.3-29	Noncompliant Sidewalk and Ramp Locations – Section 53.....	2-43

**LIST OF TABLES**

Table 2.1-1	Existing Facilities Summary .....	2-3
Table 2.2.3.1	Accessible Parking Spaces.....	2-8
Table 2.3-1	Sidewalk Survey Summary.....	2-14
Table 2.3-2	Ramp Survey Summary .....	2-14
Table 4.0-1	Suggested Implementation Schedule .....	4-1

## **1.0 INTRODUCTION**

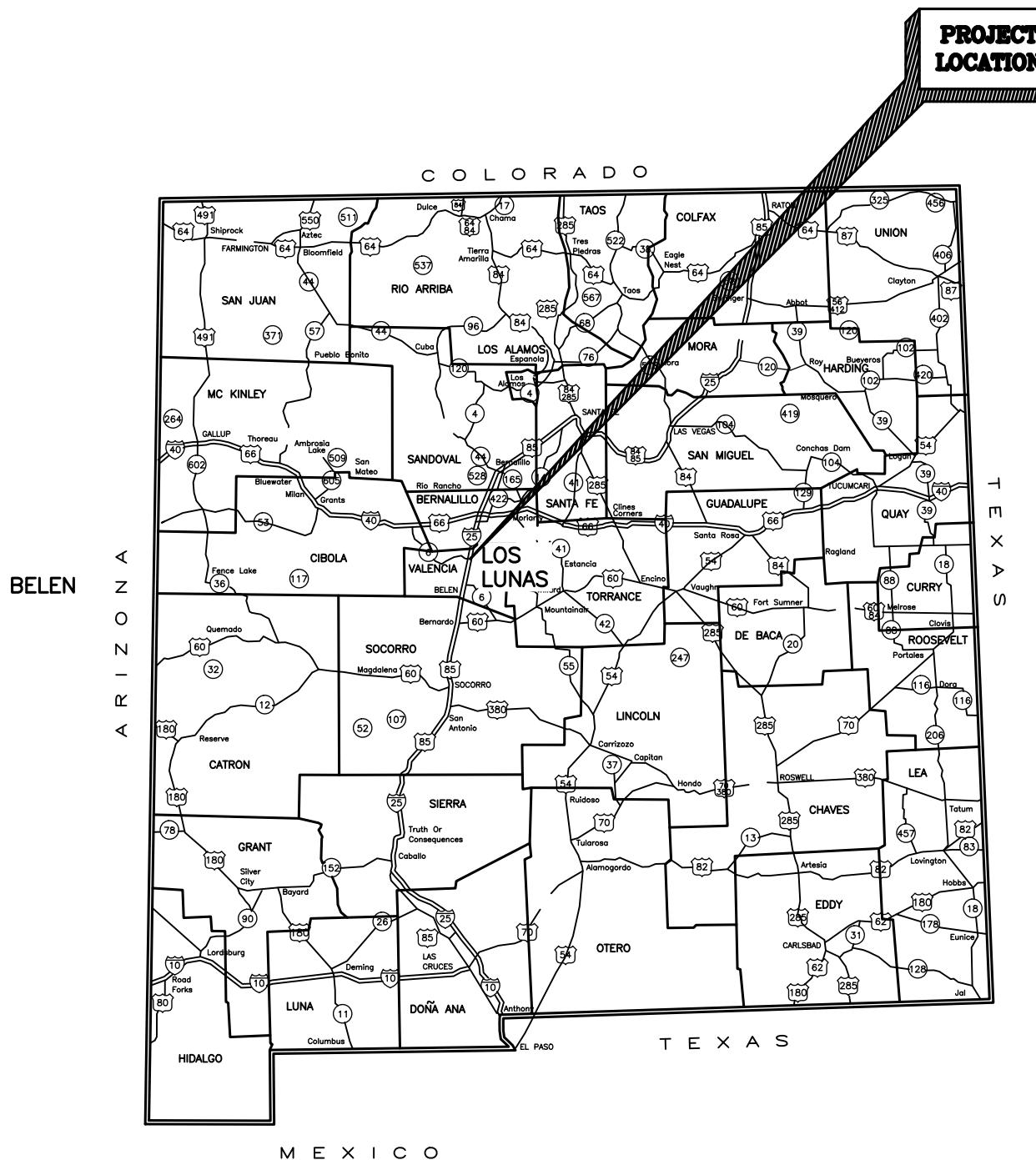
### **1.1 Project Background**

The Village of Los Lunas strives to provide the public with equal and adequate access to the community. To assist with these efforts, the American with Disabilities (ADA) Transition Plan was developed. It is to be used as a guide to make the necessary physical improvements to allow all locations within the Village limits to be accessible for all persons, including those with physical disabilities and limitations.

Title II of the ADA dictates that a public entity must self-evaluate its services, programs, policies, and practices to determine whether they are in compliance with the nondiscrimination regulations of the ADA. A self-evaluation is required and is intended to examine activities and services offered by the public entity, identify problems or barriers that may limit accessibility for persons with disabilities, and describe potential compliance solutions. The entity then must create a transition plan. The transition plan is required by the ADA to identify, plan, and eventually construct any structural or physical changes necessary to make programs and facilities accessible to all.

### **1.2 Project Location**

The Village of Los Lunas is located in Valencia County, New Mexico, in the central part of the state. Los Lunas is located roughly twenty-five miles south of Albuquerque, New Mexico and has an estimated population of 15,454 [1]. The project location can be seen in Figure 1.2-1.



Village of Los Lunas ADA Transition Plan - Los Lunas, NM

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## Figure 1.2-1 Location Map

### **1.3 Americans with Disabilities Act**

The ADA was enacted on July 26, 1990 and became effective on January 26, 1992 with the goal to ensure access to services, programs, and activities for persons with disabilities or limitation.

The Act consists of five titles to prohibit discrimination against persons with disabilities. Title II of the ADA is the focus of this Transition Plan and requires state and local governments to make their programs and services available to such persons by removing physical obstructions and hindrances in the public right-of-way and at public buildings and facilities.

Conformation to the provisions of Title II requires that governments complete self-evaluation of their facilities, programs, policies, and practices to identify deficiencies and specify remedial measures that would ensure compliance with Title II. This information is to be documented in a 'Transition Plan' outlining the gradual transition to a fully compliant entity. Thus, the primary function of a transition plan is to assess pedestrian mobility needs and outline a procedure for making physical improvements to Village infrastructure in order to address the identified barriers and deficiencies.

#### **1.3.1 Introduction to the ADA**

The ADA provides comprehensive civil rights protection to persons with disabilities in the areas of employment, state and local government services, and access to public accommodations, transportation and telecommunications. The law mandates that qualified disabled individuals shall not be excluded from participating in, denied the benefit of, or subjected to discrimination under any program activity. The act also protect employees with disabilities and requires employers to make reasonable accommodation for applicants and employees with disabilities.

The ADA requirements are an unfunded mandate of the federal government requiring the government entity to pay all costs associated with the development and implementation of improvements identified in the Transition Plan.

### 1.3.2 Requirements of ADA

The requirements of ADA are divided into five parts, and are as follows:

#### 1.3.2.1 Title I: Employment

Under Title I, employers including government agencies, must ensure that their practices do not discriminate against persons with disabilities with regards to conditions and rights of employments. This includes the application, hiring, advancement, training, compensation or discharge process, etc.

#### 1.3.2.2 Title II: Public Services

Title II prohibits state and local government from discriminating against persons with disabilities by excluding participation in or denying the benefit of programs, services, or activities to persons with disabilities. Title II requires the preparation of an ADA Transition Plan, which is intended to outline the scheme by which physical hindrances will be removed from the public right-of-way in order to facilitate the implementation of the non-discrimination policies under this Title.

#### 1.3.2.3 Title III: Public Accommodations

Title III requires places of public accommodation to be accessible to and useable by persons with disabilities by removing physical barriers. The term ‘public accommodation’ as used under this Title is often misinterpreted as applying to “public” agencies, but is intended to refer to any private facility serving the general population, such as shopping centers.

#### 1.3.2.4 Title IV: Telecommunications

Title IV covers regulations regarding private telephone companies and requires common carriers to offer telephone services to the public and increase the availability of telecommunication relay services to individuals with hearing and speech impairments.

### 1.3.2.5 Title V: Miscellaneous Provisions

Title V contains several miscellaneous regulations, including construction standards and practices, provisions for attorney's fees and technical assistance provisions, etc.

### 1.3.3 Administrative Requirements

Title II requires that public entities take the following steps designed to achieve compliance:

1. Prepare a self-evaluation.
2. Develop a grievance procedure.
3. Designate an individual to oversee Title II Compliance.
4. Develop a Transition Plan if structural changes are necessary to achieve program accessibility.

#### 1.3.3.1 Self-Evaluation

A self-evaluation is a public entity's assessment of its current policies, practices, and facilities. The self-evaluation identifies and corrects those policies and practices that are inconsistent with Title II's requirements. As part of the self-evaluation, a public entity should:

1. Identify all of the public entity's programs, activities and services; and
2. Review all the policies and practices that govern the administration of the public entity's programs, activities, and services. Once a public entity has identified its policies and practices, it should analyze whether these policies and practices, including existing infrastructure, can accommodate the full participation by individuals with disabilities.

### 1.3.3.2 Grievance Procedure

A public entity must adopt a grievance procedure in order to provide for prompt and equitable resolution of complaints alleging conditions that would be prohibited by Title II. Individuals may file a Title II related administrative complaint within the appropriate federal agency or file a lawsuit in Federal District Court. It is assumed that individuals would take this step only if they are not satisfied with the resolution offered by the public agency at the local level.

### 1.3.3.3 ADA Title II Compliance Officer

A public agency that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and fulfill its responsibilities under Title II, including the investigation of complaints or grievances. The agency shall make available to the public, the name, office address, and telephone number of the designated employee.

### 1.3.3.4 Transition Plan

Where structural or physical modifications are required to achieve program accessibility, but cannot be implemented immediately, a public entity must prepare a Transition Plan that provides for the removal of these barriers. According to the Department of Justice's Title II Technical Assistance Manual, the following elements should be included in a Transition Plan:

1. A list of physical barriers in a public entity's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities;
2. A detailed outline of the methods to be utilized to remove these barriers and make the facilities accessible;
3. The schedule for taking the necessary steps to achieve compliance with Title II. If the time period for achieving compliance is longer than one year, the plan should identify the interim steps that will be taken during each year of the Transition Plan; and
4. The name of the official responsible for the plan's implementation.

## **1.4 Applicability to New Mexico Department of Transportation**

Traffic signals will be analyzed to see if they are fitted with audible pedestrian signals and if the pedestrian push buttons are within the required minimum distance and height to the access ramps. Several roadways within the Village of Los Lunas are owned, operated, and maintained by the New Mexico Department of Transportation (NMDOT). The NMDOT, therefore, must make note of any deficiencies at these intersections and roads and will be held responsible for implementing improvements.

## **1.5 Purpose of the Transition Plan**

This Transition Plan addresses any and all identified ADA non-compliance/deficiencies within the Village limits, in which the Village of Los Lunas owns or is responsible for. This plan will be utilized as a comprehensive list of all public facilities, sidewalks, and ramps; it will include any identified deficiencies, the necessary measures to bring the deficiency up to compliance, a recommended schedule of implementation, and any other pertinent information found during the fieldwork and investigation.

### **1.5.1 Mission Statement**

Small Community, Big Possibilities.

## **1.6 Methodology**

In order to determine compliance with current ADA standards, a field investigation was conducted by Molzen Corbin. Molzen Corbin employees spent several weeks checking all roads for sidewalk and ramp compliance, as well as all public buildings and facilities. Master lists were generated from these field findings, and can be found in Appendix A, B, and C. The information was then used to determine which areas were in compliance and those that were not, as well as specifically why they were out of compliance.

## **1.7 Content of Guide**

This Transition Plan addresses two (2) main types of deficiencies affecting the mobility and usability of pedestrian access routes (PAR). These PAR impediments investigated were specific to wheelchair ramps and sidewalks. This plan also includes an updated evaluation of access compliance within public parks, buildings, and facilities using the ADA Checklist for Existing Facilities Version 2.1. The various items surveyed were then included in an inventory list which was used to develop the criteria for prioritizing projects. Section 2.0 discusses the determined non-compliances, deficiencies, and impediments found throughout the Village and a schedule in which to address them.

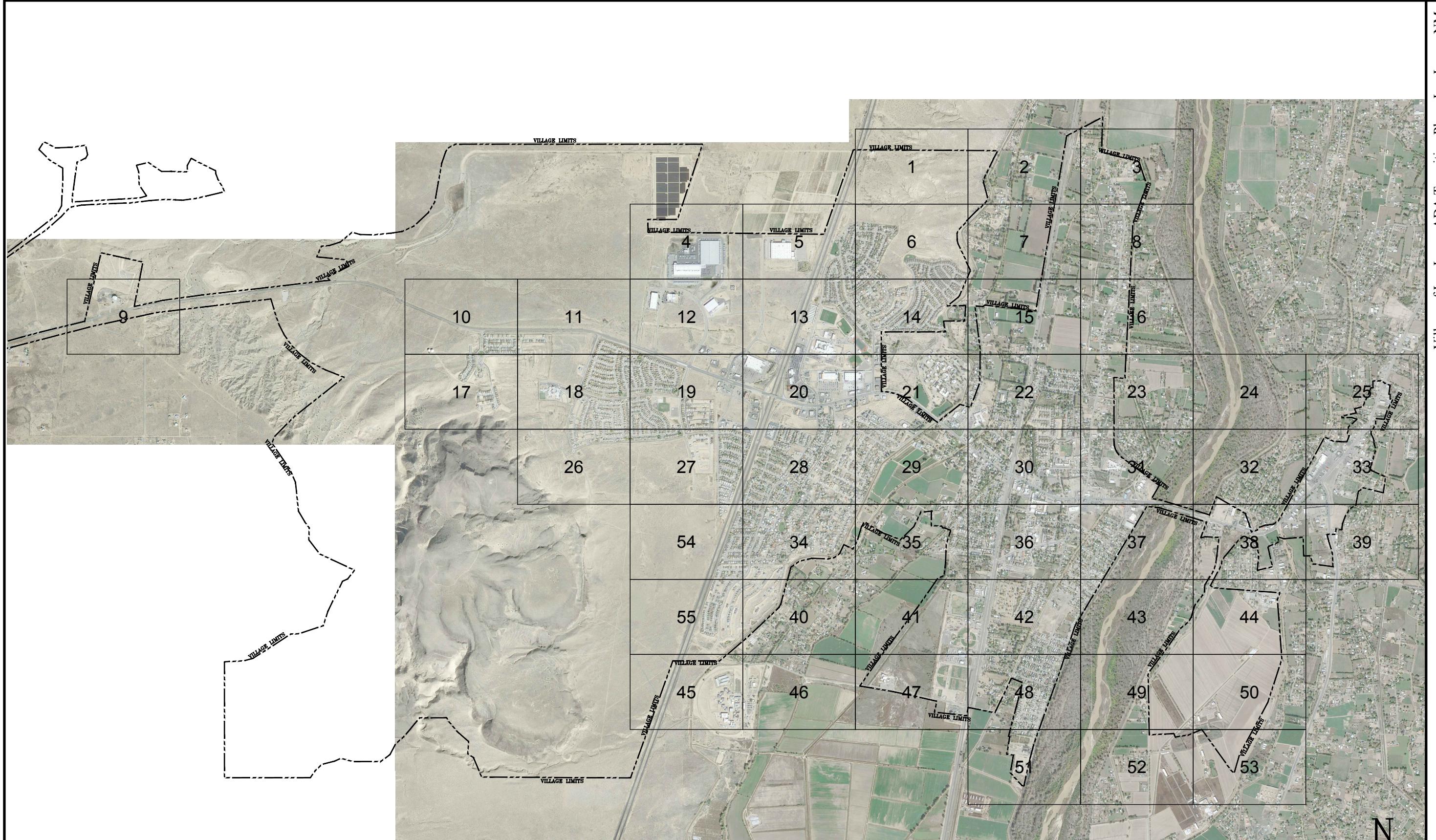
## **2.0 PHYSICAL BARRIERS**

To identify specific areas within the boundaries of the Village of Los Lunas, a map was created that divided the Village into several small sections. Figure 2.0-1 contains an overall map with the fifty-five (55) sections indicated by a number within Los Lunas Village limits. The sections were used in this transition plan to simplify the process of identifying areas with a large amount of ADA non-compliance and will be referenced throughout the Transition Plan.

### **2.1 Public Facilities**

Public facilities, programs, services, and activities must be accessible to all, regardless of physical limitations. It is the local government and public entity who is responsible for ensuring accessibility by self-evaluation/assessments of all physical facilities. Table 2.1-1 contains the summary of the public facilities and their determined condition, which were surveyed for this Transition Plan. The areas of non-compliance noted are general categories; therefore, there may be only one element that causes the area to be noted as non-compliant. The complete detailed survey of the public physical facilities can be found in Appendix A.

Figures 2.1-1 through 2.1-8 illustrate the areas of non-compliant buildings and public facilities within the Village of Los Lunas.



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**Figure 2.0-1**  
**OVERALL SECTION MAP**

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**TABLE 2.1-1**  
**EXISTING FACILITIES SUMMARY**

<b>City Facility</b>	<b>Address</b>	<b>Sec.</b>	<b>Inspection Completed</b>	<b>Noted Non-Compliance</b>
Police Department	660 Main St.	21	Yes	Ramps; Entrance; Rooms and Spaces; Controls; Vertical Circulation; Stairs; and Elevators
Municipal Court	660 Main St.	21	Yes	Ramps and Entrances
Completed 2019 Fire Department	465 Main St	30	Yes	Entrances and Drinking Fountain
Utility Billing Division	660 Main St.	21	Yes	Ramps; Parking and Drop-Off Areas; Entrances; Doors; and Rooms and Spaces
Completed 2019 Wastewater Treatment	1781 Los Lentes Rd.	51	Yes	Doorways and Passages; and Stalls
Completed 2019 Recycle Center	315 Don Pasqual Rd.	22	Yes	Route of Travel; Ramps; Parking and Drop-Off Areas; Entrances; Doors; Seats, Tables, and Counters; Stairs; Rest Rooms; and Lavatories
Fleet Maintenance Shop	227 Don Pasqual Rd.	22	Yes	Route of Travel; Entrances; Stalls; Lavatories; and Drinking Fountains
Completed 2019 Los Lunas Sports Complex	1600 NM 314 SW	47	Yes	Route of Travel; Parking and Drop-Off Areas; Entrances; and Stalls
Completed 2018 Los Lunas Transportation Center	101 Courthouse Rd.	36	Yes	Ramps and Entrances
Completed 2018 Los Lunas Senior Center	197 Don Pasqual Rd.	21	Yes	Entrances and Controls
Completed 2018 Public Library	460 Main St NE	30	Yes	Ramps; Entrances; Doors; Signage for Goods and Services; and Doorways and Passages
Completed 2018 Daniel Fernandez Youth Center	1103 NM-314	42	Yes	Ramps and Entrances
Completed 2018 Visitors Center	3447 Lambros Rd.	33	Yes	Entrances; Signage for Goods and Services; Controls; Vertical Circulation; Stairs; and Telephones
Completed 2018 Wellness Center	3445 Lambros Lp.	33	Yes	Rooms and Spaces; and Usability of Rest Rooms
Completed 2018 Museum of Heritage and Arts	251 Main St SE	30	Yes	Entrance; Signage for Goods and Services; Doorways and Passages
Completed 2018 Heritage Park Restrooms	3445 Lambros Lp.	33	Yes	Ramps; Parking and Drop-Off Areas; Entrances; Doors; Rooms and Spaces; Signage for Goods and Services; Controls; Vertical Circulation; Stairs; Usability of Rest Rooms; and Lavatories
Completed 2018 Huning Ranch Park	400 Huning Ranch Lp.	19	Yes	Ramps; Signage for Goods and Services; and Doorways and Passages
Completed 2018 Los Cerritos Park	1501 Los Cerritos Rd SW	5	Yes	Ramps; and Signage for Goods and Services
Completed 2018 Artistic Park	901 Camino Del Rey SW	28	Yes	Ramps
Completed 2018 Valley View Park	922 Grant Blvd SW	28	Yes	Entrances
Completed 2018 Buena Vista Park	Carrisa Ct.	14	Yes	Ramps; Entrances; and Stairs
Completed 2018 San Antonio Park	1819 Los Lentes Rd NE	8	Yes	Ramps
Completed 2018 Chester Skinner Park	1660 Heaton Lp SE	48	Yes	Ramps
Completed 2018 Artiaga Ct	1160 Artiaga Ct SE	48	Yes	Parking
Completed 2018 Enchantment Little League	1251 NM-314	42	Yes	Ramps; Parking and Drop-Off Areas; Entrances; Doors; and Signage for Goods and Services
Completed 2018 Heritage Park	3447 Lambros Lp.	33	Yes	Ramps and Entrances
Completed 2018 River Park	1601 Main St.	37	Yes	Route of Travel; Ramps; Parking and Drop-Off Areas; Horizontal Circulation; Directional and Informational Signage; Seats, Tables, and Counters; Restrooms; and Drinking Fountains



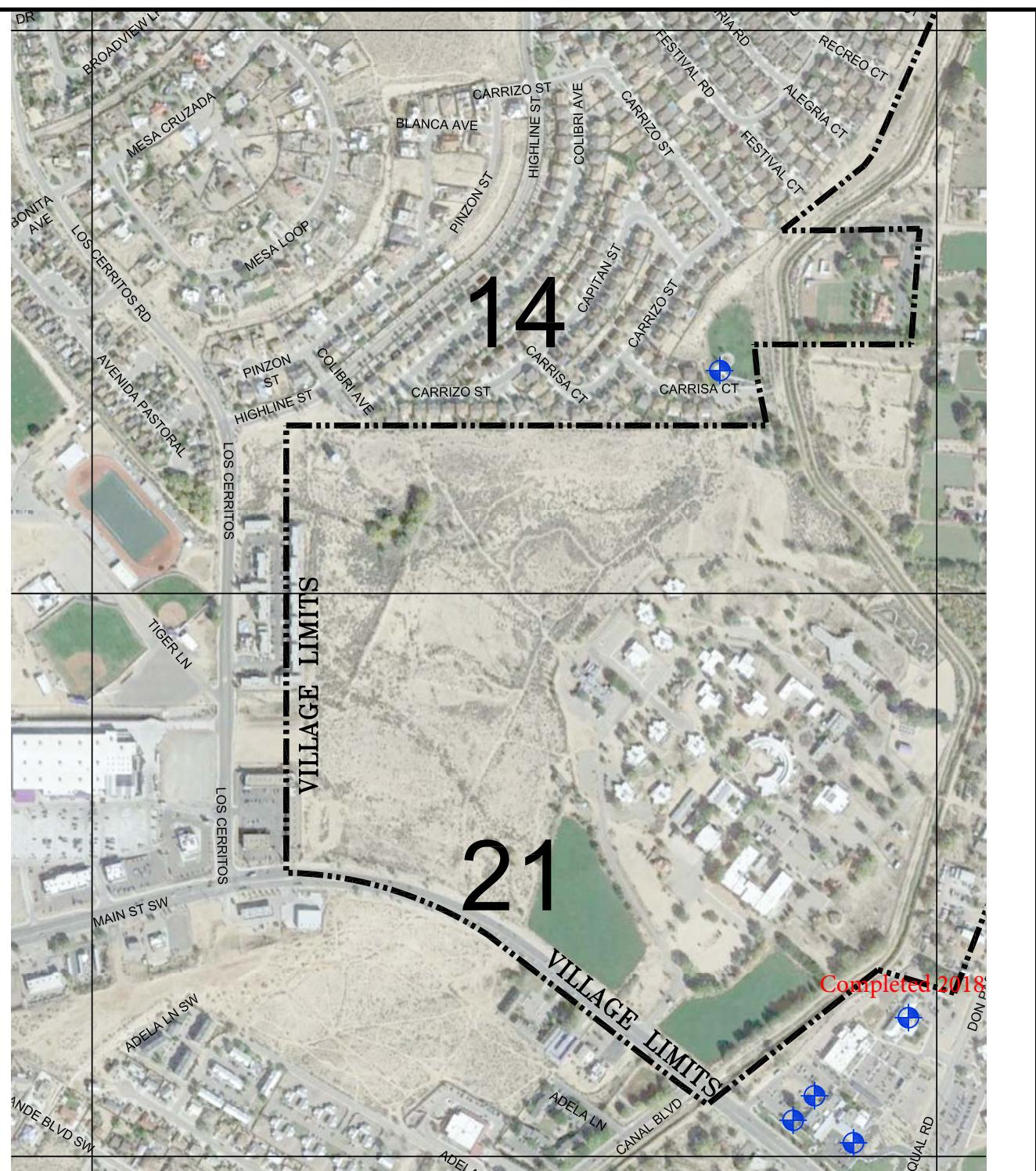
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**Figure 2.1-1**

**Noncompliant Public Facilities - Sections 5 & 8**



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**Figure 2.1-2**

**Noncompliant Public Facilities - Sections 14 & 21**

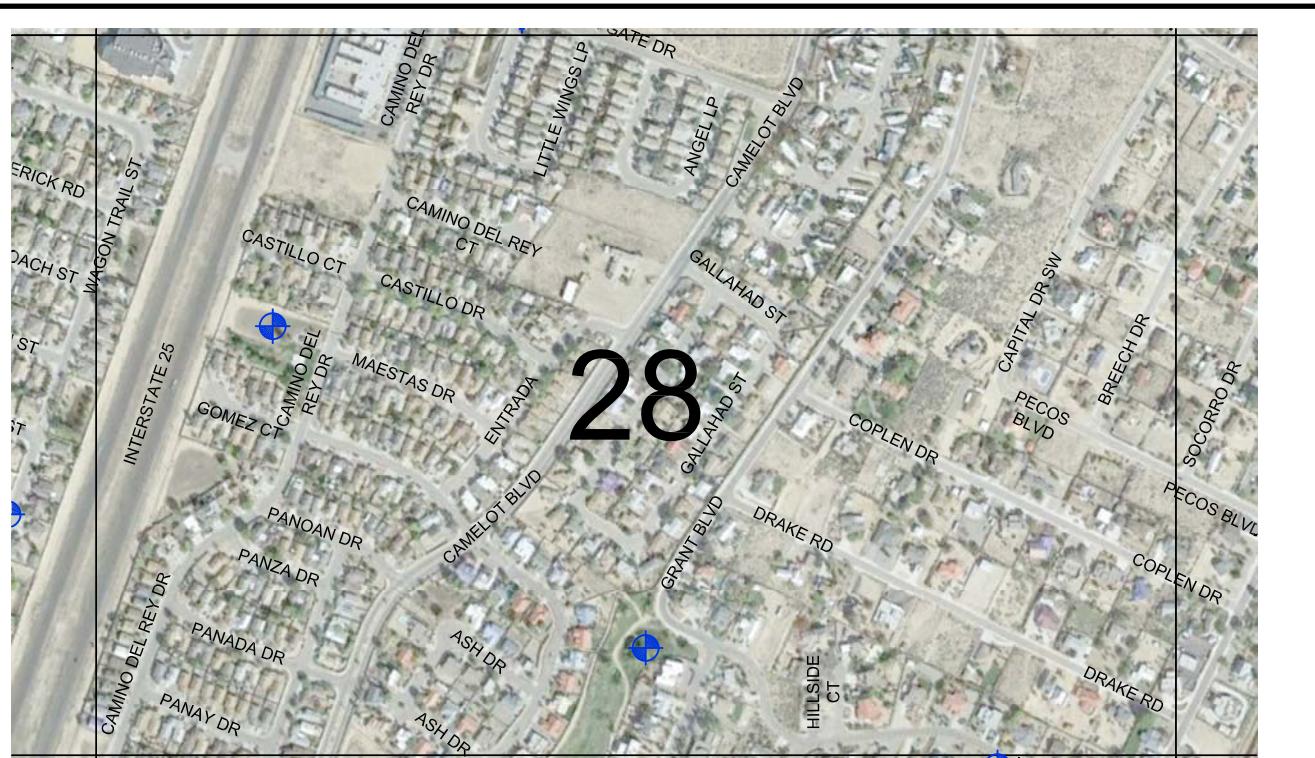


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**Figure 2.1-3**



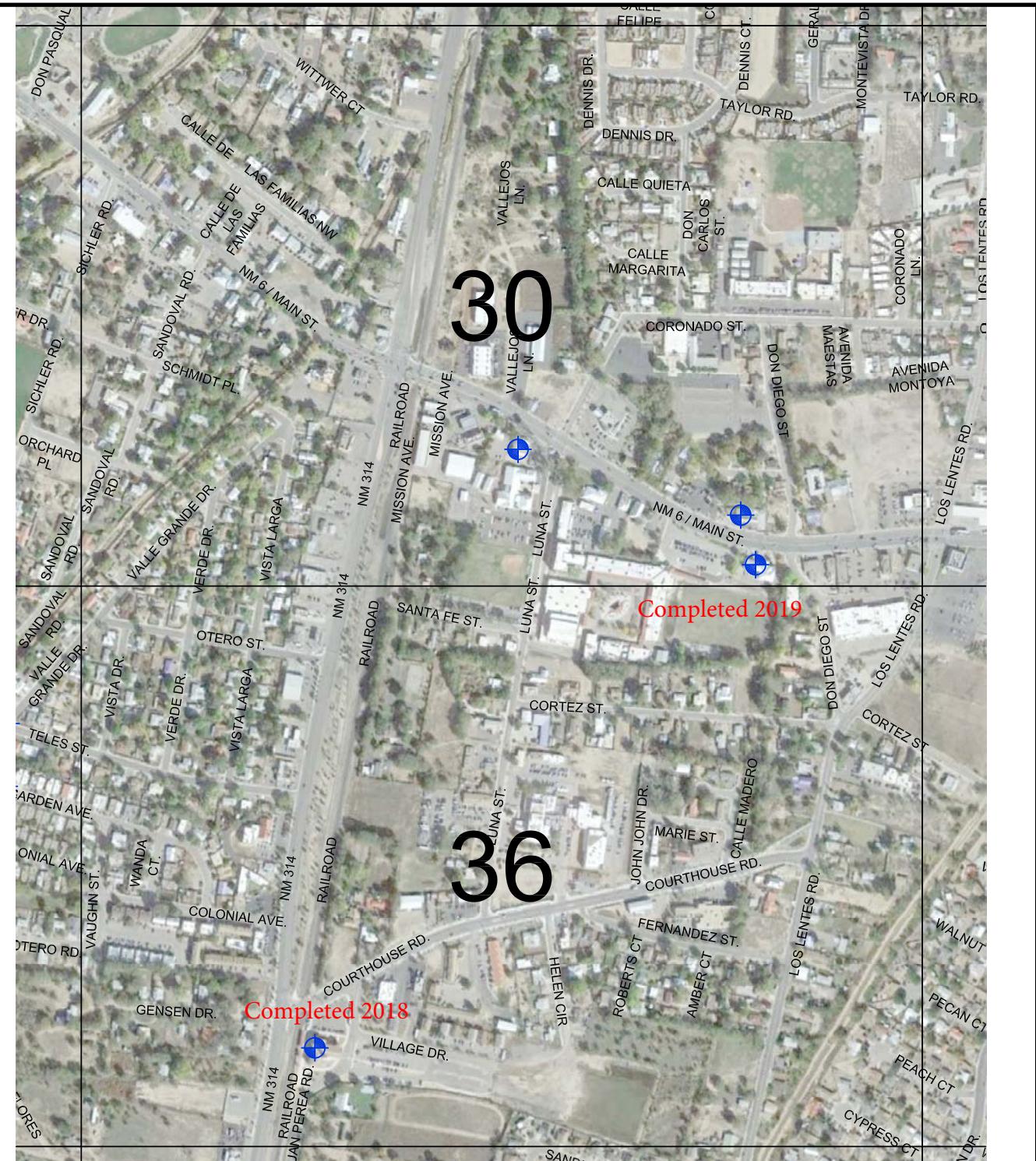
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**Figure 2.1-4**

**Noncompliant Public Facilities - Sections 28 & 33**



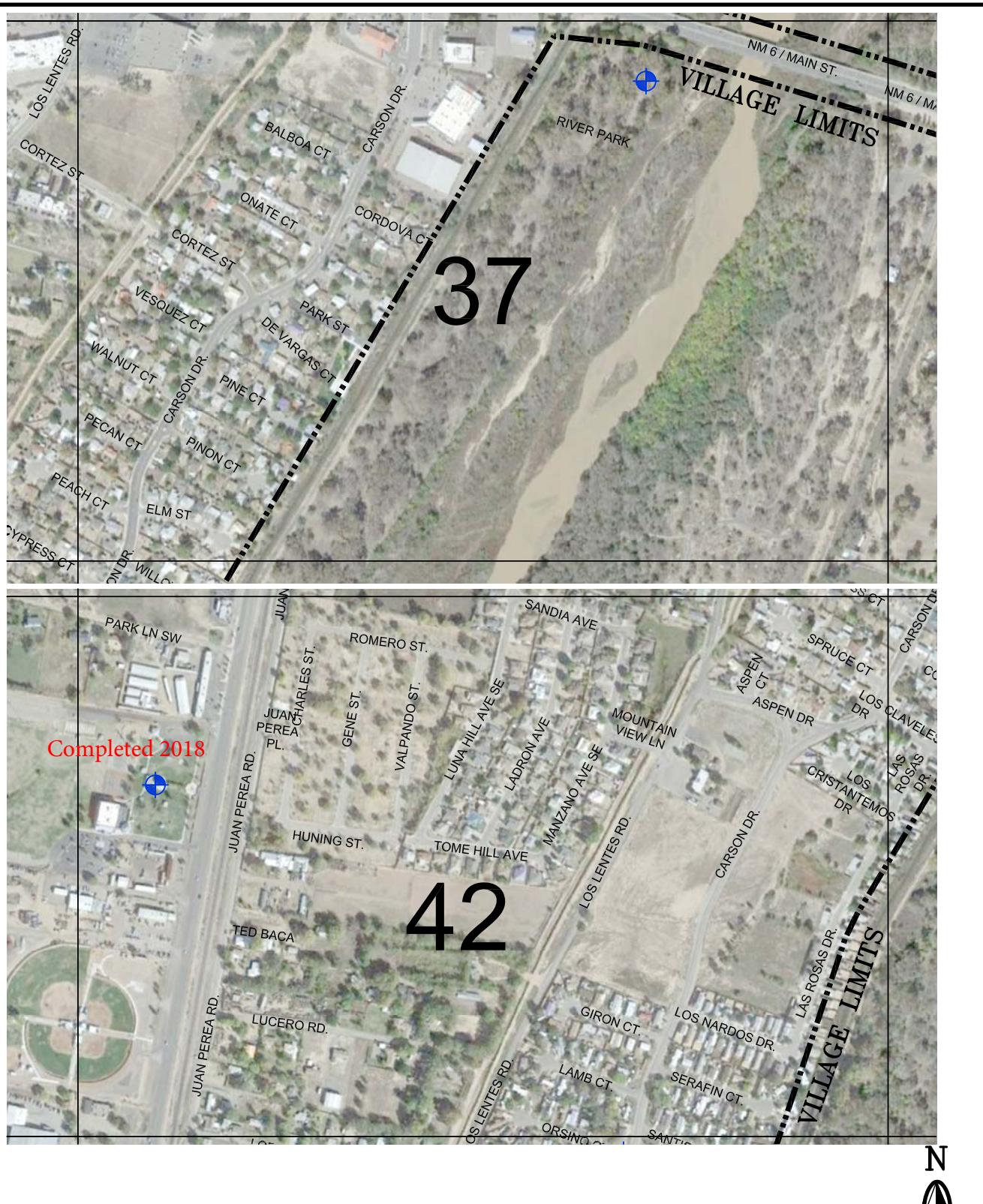
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## **Noncompliant Public Facilities - Sections 30 & 36**

**Figure 2.1-5**



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**Figure 2.1-6**

**Noncompliant Public Facilities - Sections 37 & 42**



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**Figure 2.1-7**

**Noncompliant Public Facilities - Sections 47 & 48**



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**Figure 2.1-8**  
**Noncompliant Public Facilities - Section 51**

## **2.2 Criteria for ADA Compliance for Facilities and Buildings**

Per the ADA Checklist for Readily Achievable Barrier Removal, which comes directly from the ADA Accessibility Guide (ADAAG), at the time of the evaluation and this report, the ADA standards for buildings and facilities include but is not limited to the following:

### **2.2.1 Accessible Approach/Entrances**

The Checklist states that anyone with a disability should have the ability to arrive to the site, approach the building, and enter it as freely as those without a disability. There should be at least one route of travel that is safe and accessible for everyone and any curbs located within the path must have curb cuts at drives, parking, and drop-offs.

There should be a route of travel that is at least thirty-six (36) inches wide, stable, firm, slip-resistant, and does not require the use of stairs. Any and all objects that protrude into the circulation path must be at a height of no more than twenty-seven (27) inches, so that it can be detected by a visually disabled person with the use of a cane. Any sign or object that is mounted overhead must be at a height of at least eighty (80) inches to ensure there is a clear path and headroom.

### **2.2.2 Ramps**

The running slope of a ramp should not exceed 1:12 (8.33%). For every inch the ramp height increases vertically, the ramp shall increase horizontally by at least twelve (12) inches. All ramps shall be non-slip and any ramp longer than six (6) feet must have sturdy railing between thirty-four (34) and thirty-eight (38) inches high, with the width of thirty-six (36) inches between the railings or curbs. Each ramp is required to have a five (5) foot long level (cross and running slope of less than 2%) at the top and bottom of the ramp, at switchbacks, and every thirty (30) linear feet.

### 2.2.3 Parking and Drop-Off Areas

The Checklist states that every parking lot must have an adequate number of accessible parking spaces available. An accessible parking space consists of an eight (8) foot wide space for the vehicle, plus a five (5) foot wide access aisle. At least one of every eight (8) accessible spaces must be van accessible space, with a minimum of one (1) van accessible space in all cases. A van accessible space consists of an eight (8) foot wide space with an eight (8) foot wide access aisle and a ninety-eight (98) inch vertical clearance. To determine the adequate number of spaces per parking lot, the following Table 2.2.3-1 is given:

**TABLE 2.2.3-1**  
**ACCESSIBLE PARKING SPACES**

Total Spaces	Accessible
1 to 25	1 space
25 to 50	2 spaces
51 to 75	3 spaces
76 to 100	4 spaces

The access aisles should be part of the accessible route and located closest to the entrance. There should be signs marked with the International Symbol of Accessibility for all accessible spaces, and signs indicating any van accessible spaces. An enforcement procedure should be in place to ensure that the parking spaces are used only by those permitted to use them.

### 2.2.4 Entrances

Every public facility should have a designated accessible entrance which can be used independently. However, if there is only one entrance which has stairs, there should be a ramp or lift to make the entrance easily accessible for everyone. If there is no other option for an existing facility, a service entrance may be used as an accessible entrance if it meets the accessibility requirements. All inaccessible entrances must have signs indicating the location of the nearest accessible entrance. The entrance door must have at least a thirty-two (32) inch clear opening for

each door, and at least eighteen (18) inches of clear wall space next to the handle on the pull side of the door.

Within the entrance, the threshold edge must be no more than  $\frac{1}{4}$  inch in height, and beveled edges no more than  $\frac{3}{4}$  inch in height. If there is carpet or a mat, the height must not exceed  $\frac{1}{2}$  inch, and the edges must be secured in place to minimize any potential tripping hazards. The door should be able to be opened without extensive force, typically five (5) pound force (lbf) or less, and the door handle should be operable with a “closed fist” at a maximum height of forty-eight (48) inches. If there is a closer in place, the door should take at least three (3) seconds to close.

#### 2.2.5 Horizontal Circulation

There should be direct access to the main floor, lobby, and/or elevator from the front entrance and the accessible route of travel should have access to all public spaces. Public spaces on the accessible route shall be at least thirty-six (36) inches wide. There should be a five (5) foot circular or T-shaped space to allow for a person in a wheel chair to maneuver and reverse directions.

#### 2.2.6 Doors

Doors leading into public spaces follow similar rules to entrances. They should have at least a thirty-two (32) inch clear opening, with an eighteen (18) inch clear wall space on the pull side of the door next to the handle. The doors should be able to be opened without extensive force. Door handles should be at a maximum height of forty-eight (48) inches and operable with a closed fist. Beveled edges should be  $\frac{3}{4}$  inch or less and all other threshold edges shall be no more than  $\frac{1}{4}$  inch high.

#### 2.2.7 Rooms and Spaces

All pathways and aisles should be at least thirty-six (36) inches wide, with a five (5) foot circular or T-shaped space to allow for wheelchairs to turn and maneuver. The carpeting should be tightly

woven, low-pile, and securely attached along the edges. Any obstacle located in the circulation path should be twenty-seven (27) inches or lower so that it is cane detectable, eighty (80) inches or higher, and less than four (4) inches from the wall if it is located at walking height.

#### 2.2.8 Emergency Egress

Flashing lights and audible signals should be part of any emergency system that is provided.

#### 2.2.9 Signage for Goods and Services

Any existing signs and room numbers should designate permanent rooms and spaces where goods and services are provided. The signs should be mounted on the centerline sixty (60) inches above the floor, and/or as close as possible on the wall adjacent to the latch side of the door. Signs should have characters that are high contrast and raised between 5/8 to two (2) inches high, and include braille text with identical information. Any sign including pictograms should also have the same information in raised characters and braille.

#### 2.2.10 Directional and Informational Signage

Any sign at a height over eighty (80) inches should have letters that are at least three (3) inches high, with high contrast, have a non-glare finish, and comply with the legibility requirements.

#### 2.2.11 Controls

Controls include electrical, mechanical, cabinets, game, and self-service controls. They should all be available to use by the public, located at an accessible height, and operable with a closed

fist. The accessible height ranges between nine (9) to fifty-four (54) inches for a side reach/approach, and fifteen (15) to forty-eight (48) inches for a forward reach/approach.

#### 2.2.12 Seats, Tables, and Counters

Fixed seating should have aisles that are at least thirty-six (36) inches wide, with spaces throughout the area for wheelchair seating. Tops of tables and/or counters should be between twenty-eight (28) to thirty-four (34) inches high, with knee space consisting of twenty-seven (27) inches high, thirty (30) inches wide, and nineteen (19) inches deep at all accessible tables. At cashier and food counters, there should be a portion of the counter that is thirty-six (36) inches or less in height; food counters may have a space, instead of the previously mentioned counter height requirement, that will allow passing items to customers who have difficulty reaching over a high counter.

#### 2.2.13 Vertical Circulation

Ramps, lifts, or elevators should be available on all public levels. If there are stairs between the entrance and/or elevator and public areas, there should also be an accessible alternative route.

#### 2.2.14 Stairs

Stairs connecting public levels which are not serviced by an elevator, ramp, or lift, should be treated with non-slip surfaces and continuous hand rails on both sides, with extensions at both the top and bottom of the stairs.

#### 2.2.15 Elevators

Elevators should have both visible and verbal/audible door opening/closing floor indicators, call buttons in the hallway at a height of forty-two (42) inches or lower, and the controls within the elevator cab should have raised and braille lettering. If the elevator is equipped with an emergency intercom, it should be identifiable by braille and raised letters, and operable without

voice communication. There should be a sign, in raised and braille letters, on both door jambs at every floor to identify the floor.

#### 2.2.16 Lifts

If lifts are not operable without assistance, a call button should be provided. There should be a space of thirty (30) by forty-eight (48) inches for a person in a wheelchair to approach and reach the controls to operate the lift. The controls should be between fifteen (15) and forty-eight (48) inches in height for a front approach, and no more than fifty-four (54) inches for a side approach.

#### 2.2.17 Usability of Restrooms

Public restrooms should have at least one restroom that is fully accessible and signs at inaccessible restrooms indicating where an accessible one is located. Signs should be mounted on the wall, on the latch side of the door, and should not have ambiguous symbols in place of text to identify the restroom. If pictograms or symbols are used on the signs, raised characters and braille should also be included on the sign.

The doorway to the public restroom should be at least thirty-two (32) inches wide, with accessible handles no higher than forty-eight (48) inches on the doors. The door should be able to be opened easily, with minimal force. The entrance space should have thirty-six (36) inches of clear width for forward movement, a five (5) foot diameter or T-shaped clear space, and door swing clear space of forty-eight (48) inches to allow for a person in a wheelchair to maneuver easily. All paths within the restroom, including those to fixtures, must be at least thirty-six (36) inches wide.

If there are stalls in the restroom, the stall doors should be operable with a closed fist, both inside and outside. There should be a wheelchair accessible stall, with an area of at least five (5) feet by five (5) feet clear of the door swing. If a wheelchair accessible stall is not available, there should be a stall that provides greater access than a typical stall. This stall should have grab bars behind and on the wall nearest the toilet and the toilet seat should be seventeen (17) to nineteen (19) inches tall.

### 2.2.18 Lavatories

At least one lavatory should have a thirty (30) inch wide, forty-eight (48) inch deep clear space in front; a maximum of nineteen (19) inches of the clear space may be under the lavatory. There should be a space of at least twenty-nine (29) inches from the floor to the bottom of the lavatory apron, and the lavatory rim shall be no higher than thirty-four (34) inches.

The faucet should be operable with a closed fist; soap dispensers and hand dryers shall be within range and useable with a closed fist. The mirror in the lavatory should be mounted with the bottom edge no higher than forty (40) inches.

### 2.2.19 Drinking Fountains

If there are multiple drinking fountains, one or more should have a clear floor space at least of thirty (30) by forty-eight (48) inches in front, and the spout on the accessible fountain should be no higher than thirty-six (36) inches from the ground, accompanied by a standard height spout. The fountain controls should be operable with a closed fist and located on the side or front of the fountain.

### 2.2.20 Telephones

If there are multiple pay or public phones available, at least one should have a clear floor space of thirty (30) by forty-eight (48) inches in front and they shall protrude no more than four (4) inches in the circulation space. The highest operable part of the phone should be no higher than forty-eight (48) inches for a front approach, and fifty-four (54) inches for a side approach. The phone should be equipped with push button controls, hearing-aid compatible, and volume controls, identified with appropriate signage. If there are at least four (4) public phones within the building, one must be equipped with a text telephone and be identified with accessible signage bearing the International TDD Symbol.

## **2.3 Sidewalks & Ramps**

A field investigation was conducted to identify and note the condition and compliance with ADA standards of all existing sidewalks, ramps, and roadways. The sidewalk survey consisted of investigating the following: 1) if there was an existing sidewalk; 2) if the sidewalk was partial or complete; 3) path obstructions such as overgrowth; 4) the width of the sidewalk; and 5) the grade of the sidewalk. Table 2.3-1 contains the summary of the field investigation conducted for sidewalks in Los Lunas. Appendix B contains the detailed field survey notes of this investigation.

**TABLE 2.3-1  
SIDEWALK SURVEY SUMMARY**

Existing Sidewalk	291,861	LF
Partial Sidewalk	210,791	LF
Sidewalk Needing Replacement	4,009	LF
No Sidewalk	298,236	LF
Existing Sidewalk <4' Width	None Noted	LF
Existing Sidewalk >5% Grade	None Noted	LF

Ramps were investigated to ensure they were placed at the necessary locations and met ADA Standards. Table 2.3-2 contains the summary of the results of the field investigation, and Appendix C contains the detailed survey note of all the ramps.

**TABLE 2.3-2  
RAMP SURVEY SUMMARY**

Number of Ramps Needed	795
Number of Ramps in Place	702
No Ramps (Where Ramps are Needed)	92
Number of Inadequate Ramps	362
Number of Ramps Built to Old ADA Standard	455
Number of Ramps Built to New ADA Standard	246
Number of NMDOT Owned Ramps	85
Number of Ramps with Truncated Domes	265
Number of Ramps with Railing	1

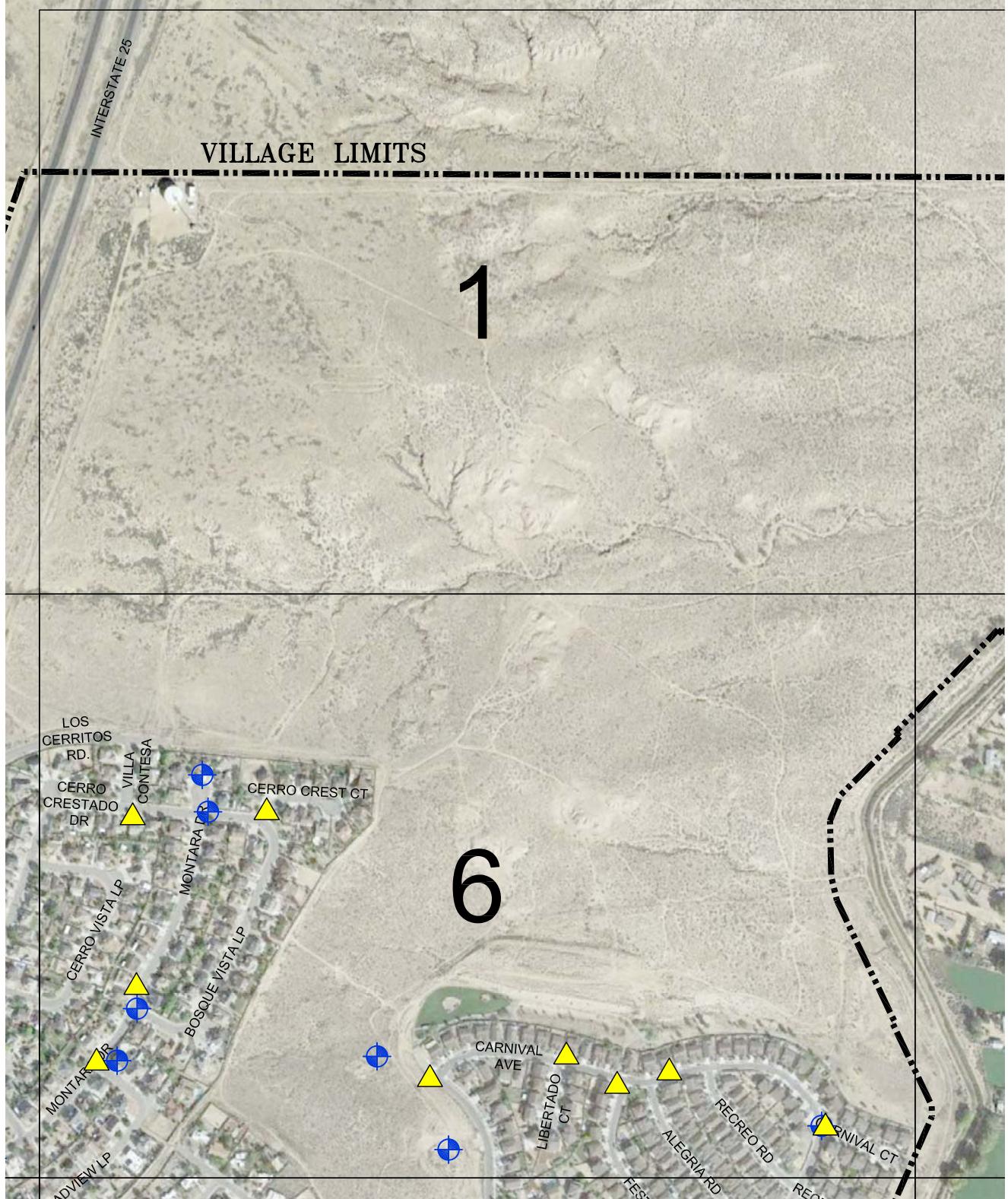
Figure 2.3-1 contains images taken during the field investigation that illustrate non-compliant ramps within the Village of Los Lunas.



**FIGURE 2.3-1**  
**NON-COMPLIANT RAMPS AND PEDESTRIAN WALKWAYS**

Figures 2.3-2 through 2.3-29 illustrate areas of ADA non-compliant sidewalks and ramps within the Village of Los Lunas.

Sidewalks and ramps that are part of future projects related to these sidewalks and ramps should be further investigated during the design phase to ensure all current standards of the ADA will be met. In addition, inspect any existing sidewalk that had been removed or where conditions have worsened.



**LEGEND**

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



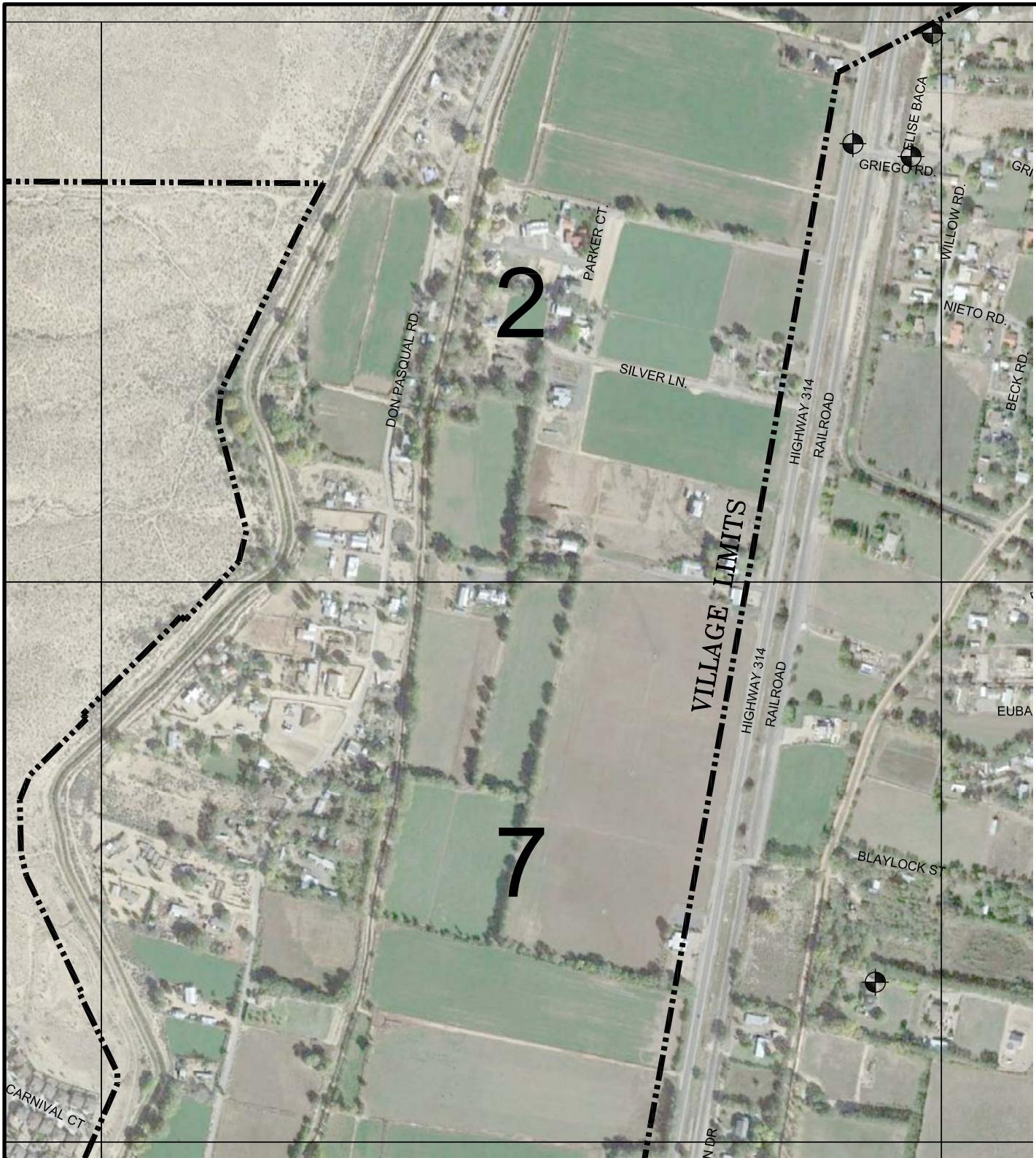
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

**Noncompliant Sidewalk and Ramp Locations - Sections 1 & 6**

**Figure 2.3-2**



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



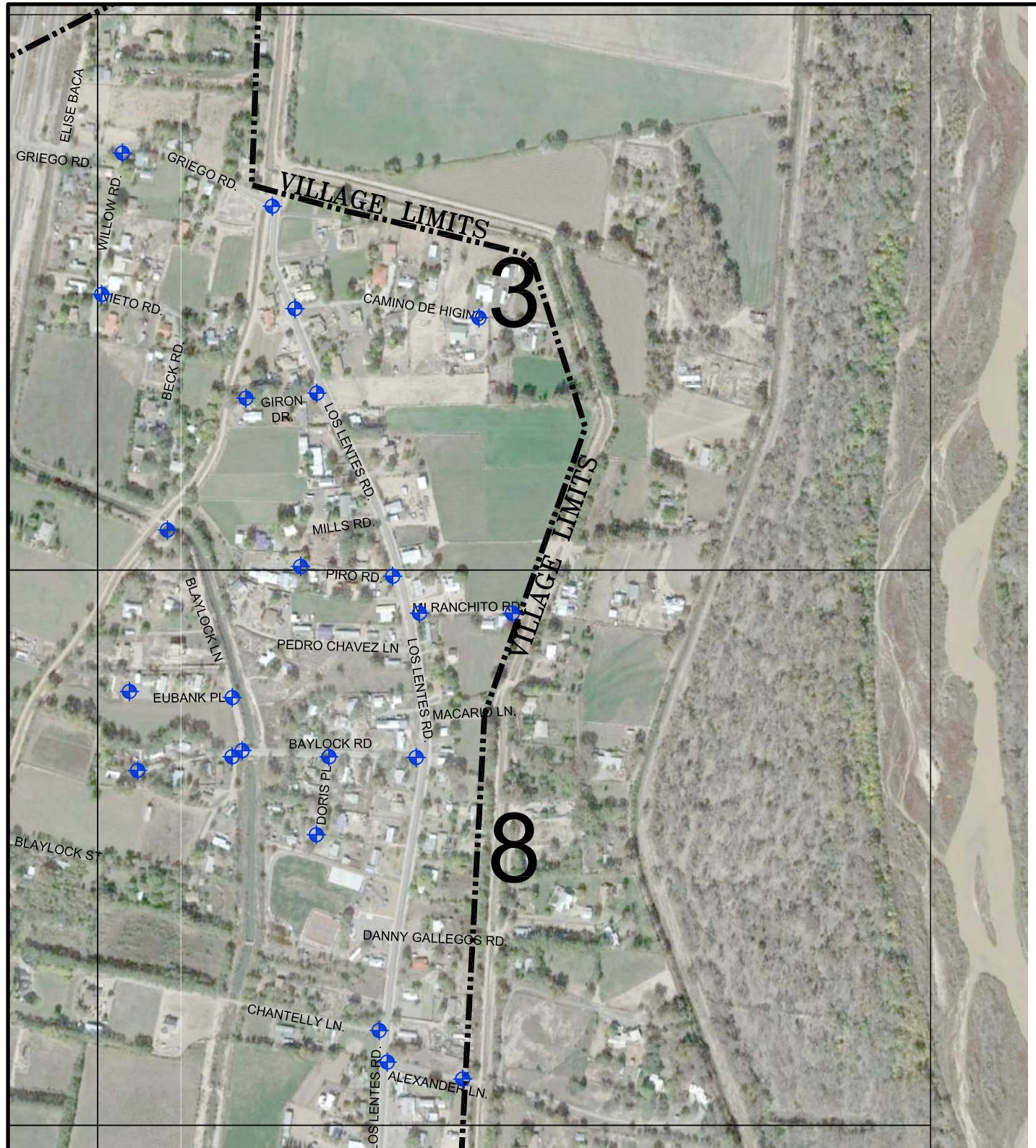
SCALE: 1"=600'

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**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 2 & 7

Figure 2.3-3



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 3 & 8

Figure 2.3-4



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



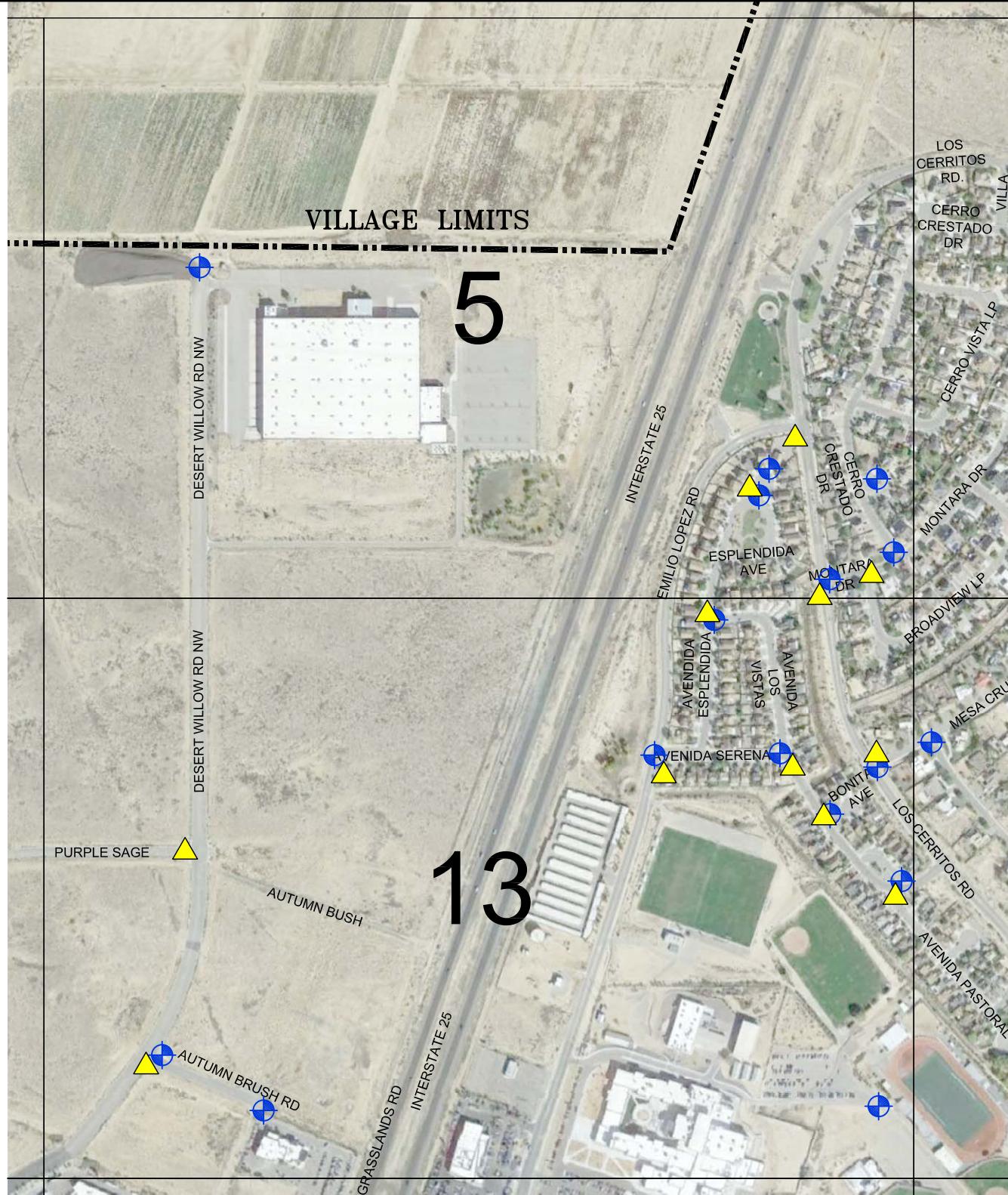
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 4 & 12

**Figure 2.3-5**



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- ▲ NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

**Figure 2.3-6**

**Noncompliant Sidewalk and Ramp Locations - Sections 5 & 13**



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



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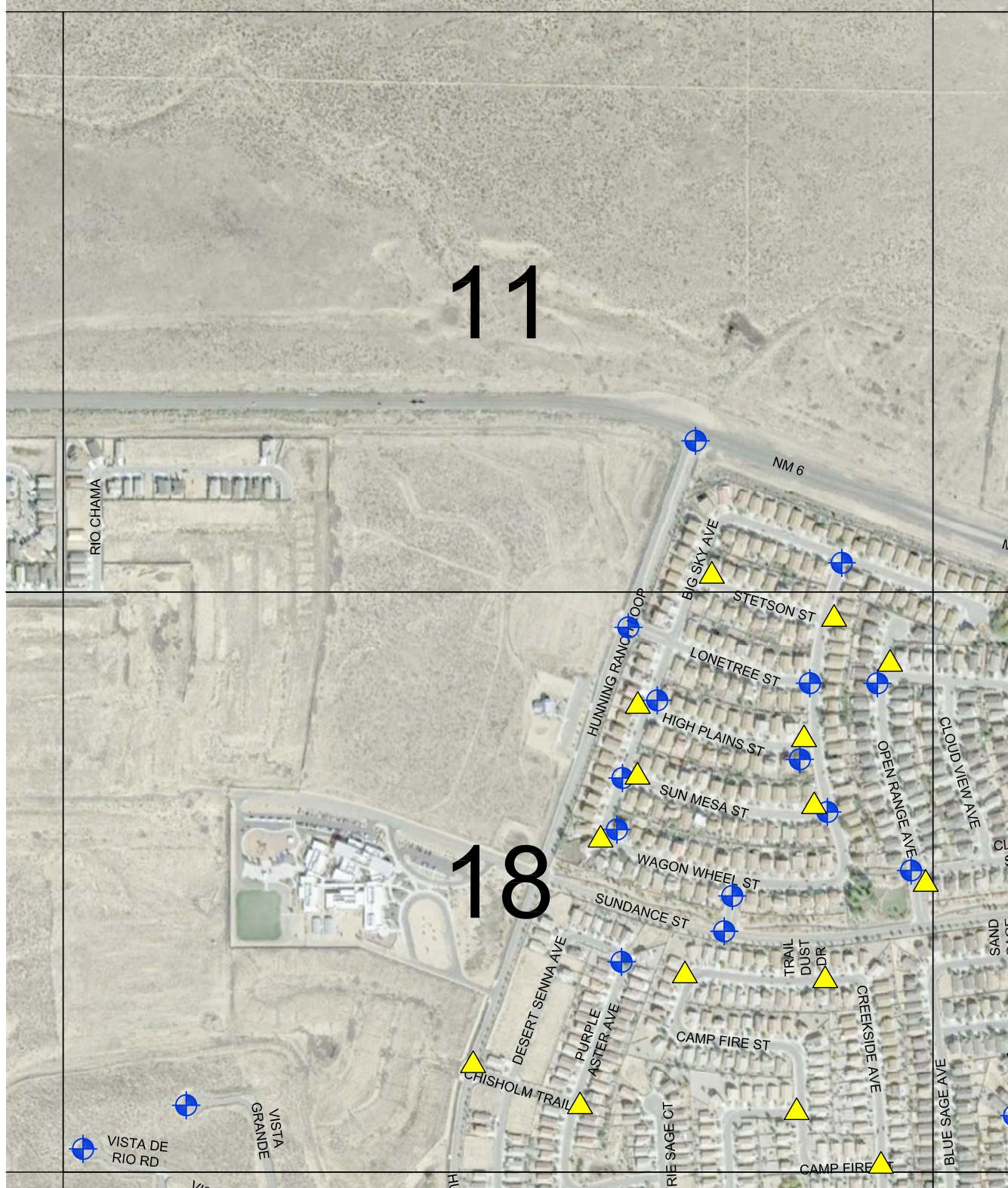
Village of Los Lunas ADA Transition Plan - Los Lunas, NM

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Noncompliant Sidewalk and Ramp Locations - Sections 10 & 17

**Figure 2.3-7**

11



**LEGEND**

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



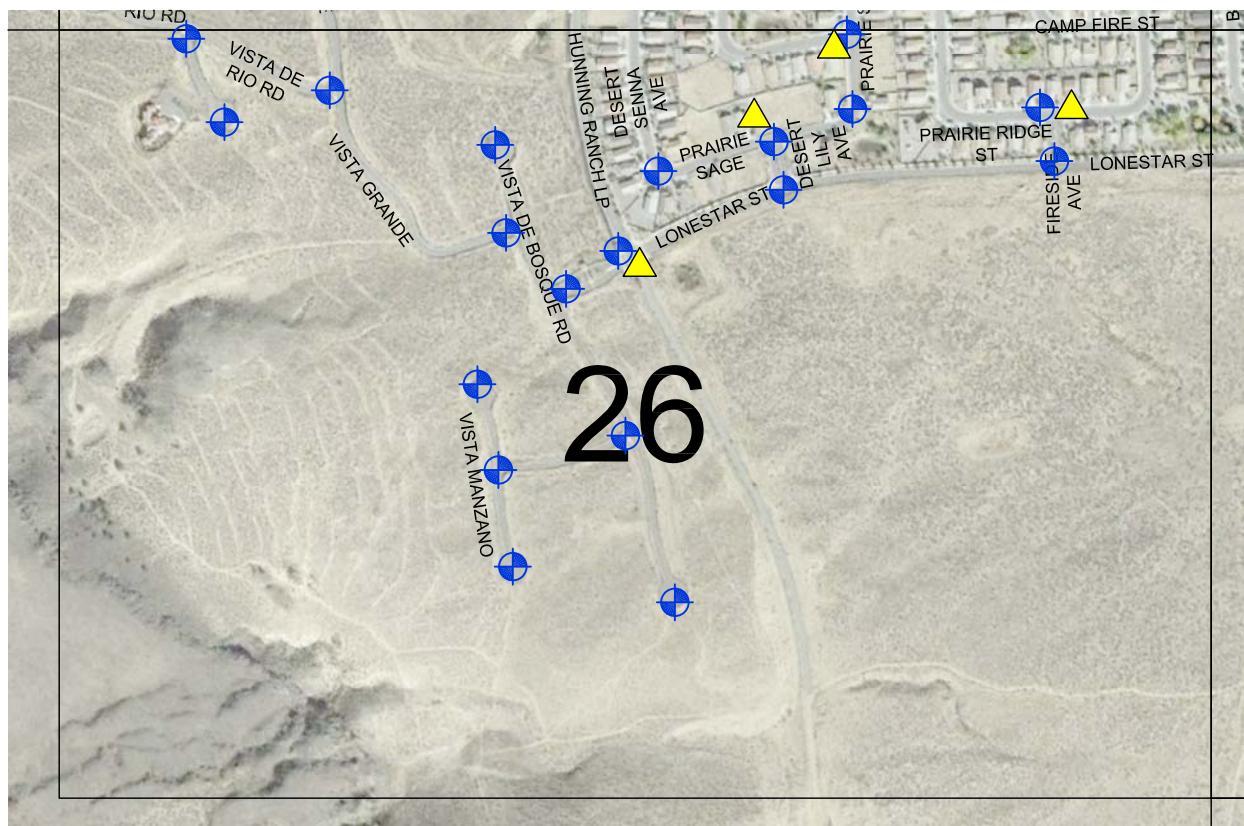
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 11 & 18

**Figure 2.3-8**



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



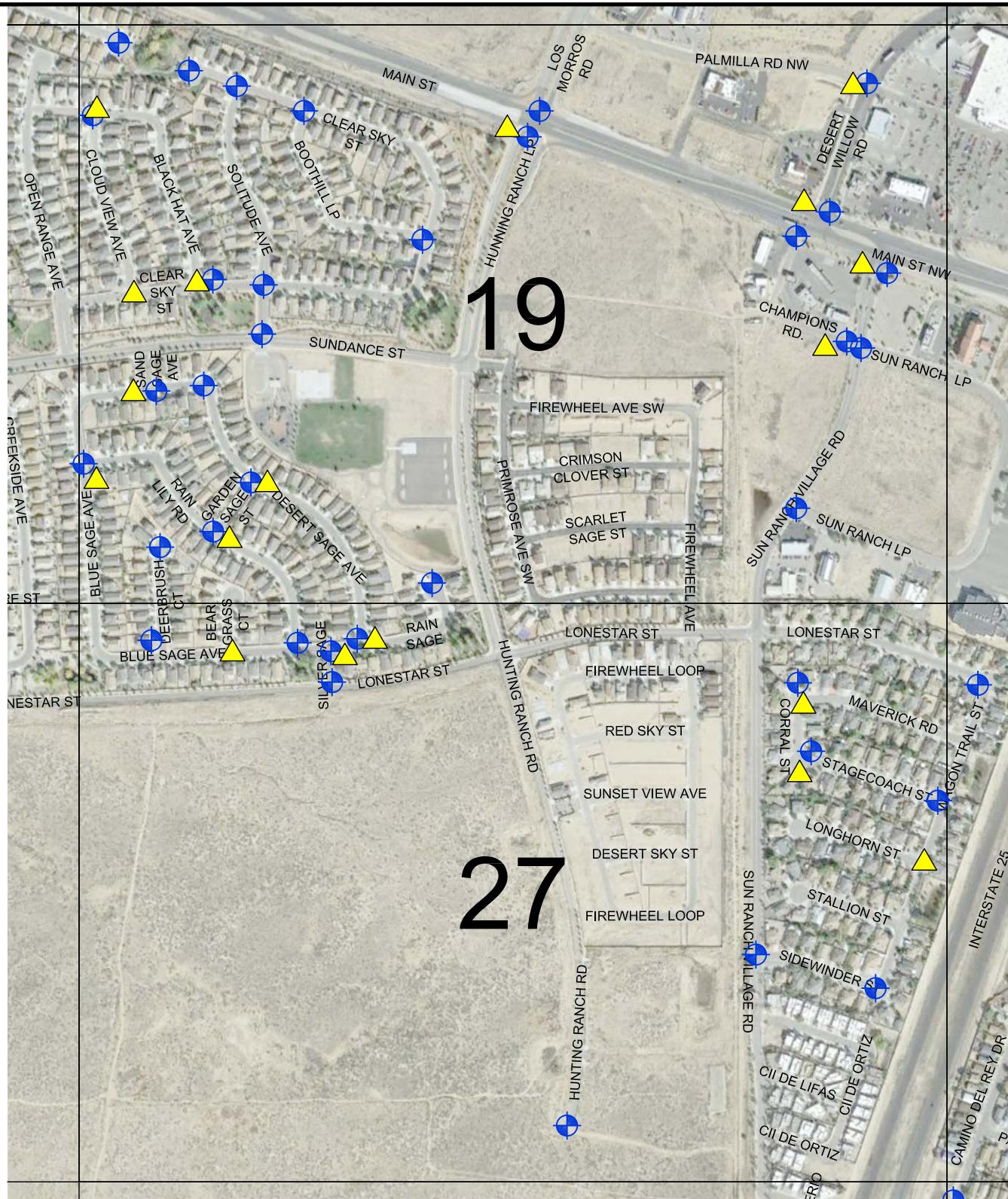
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 9 & 26

**Figure 2.3-9**



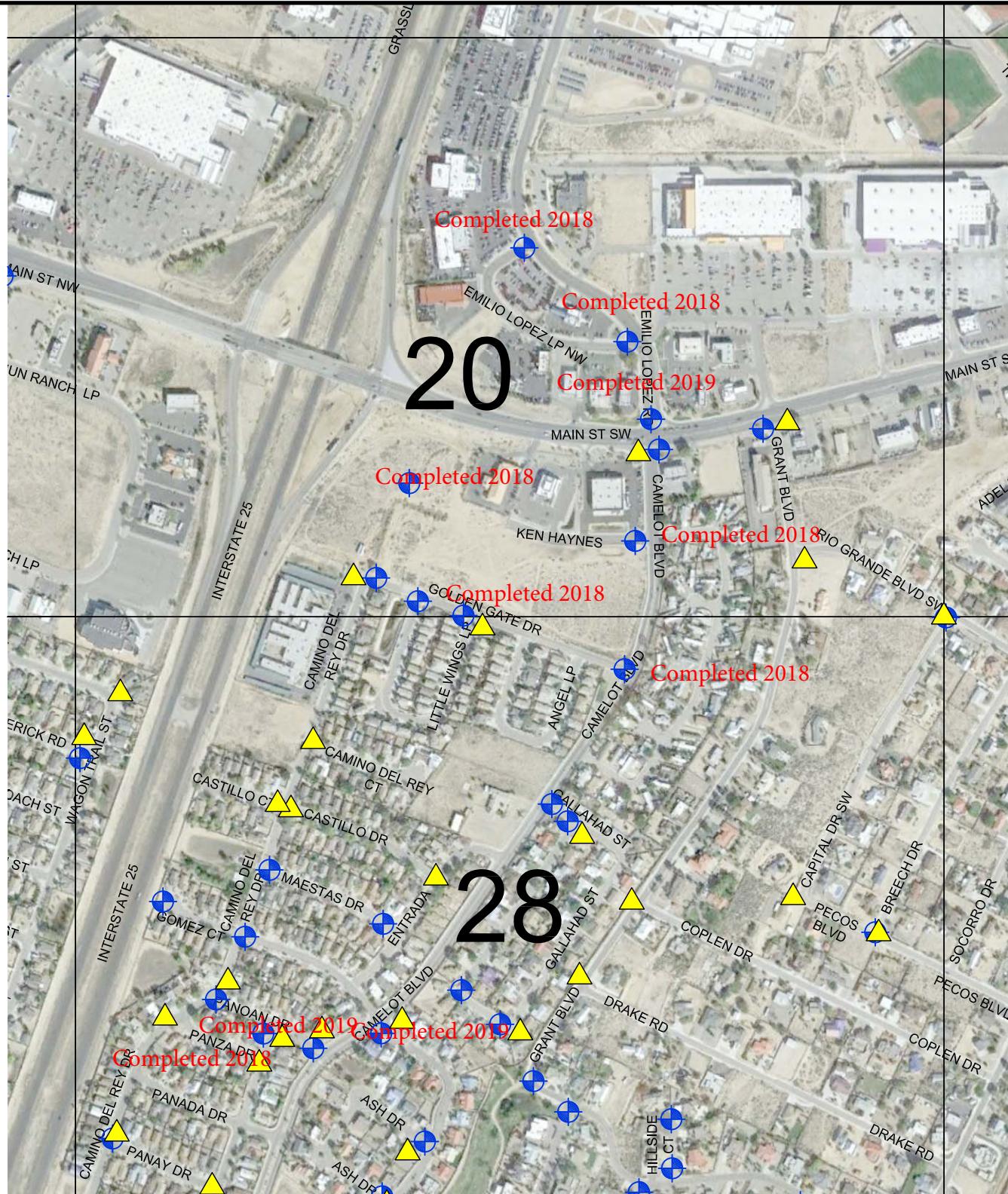
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 19 & 27

Figure 2.3-10



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



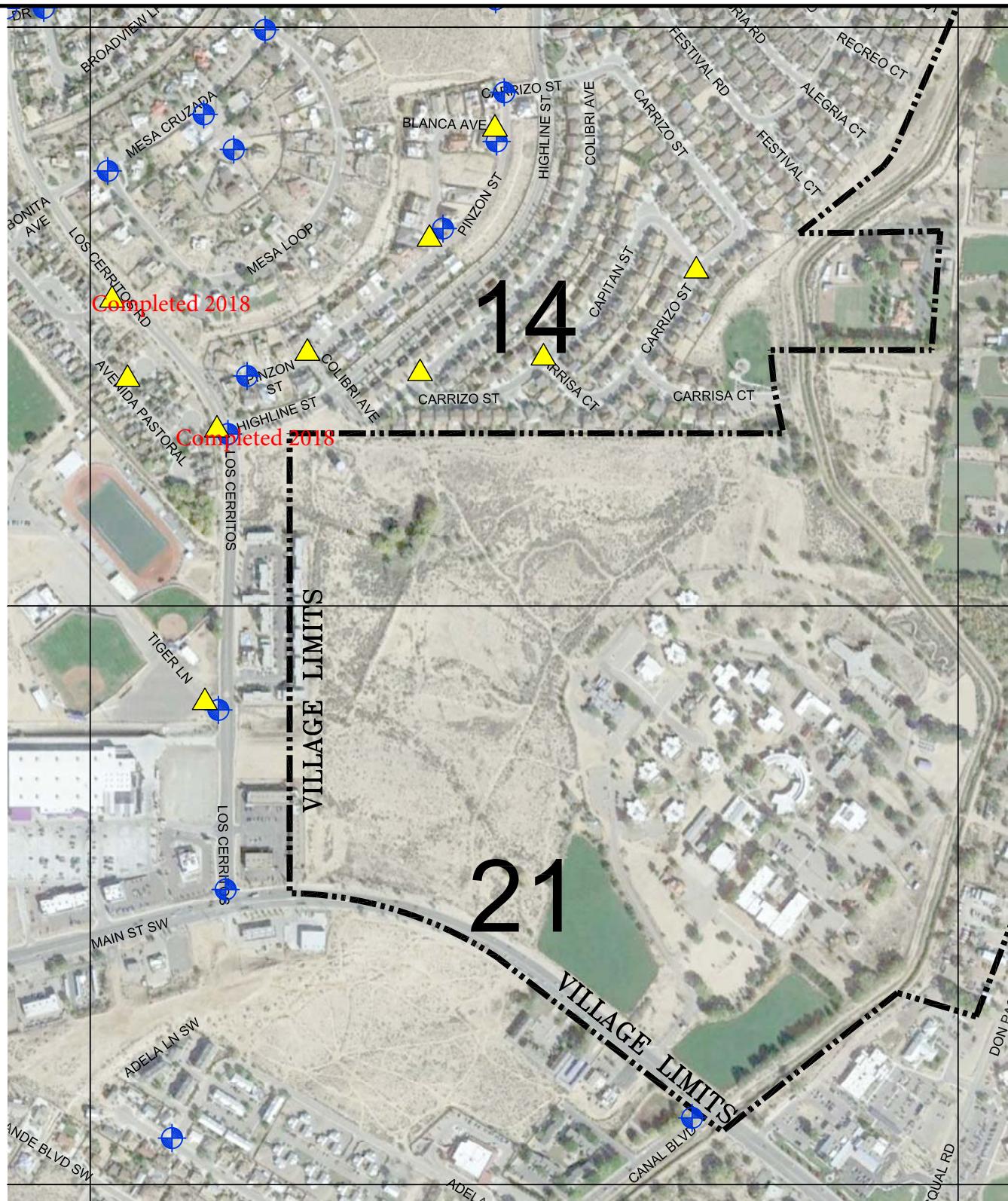
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 20 & 28

Figure 2.3-11



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



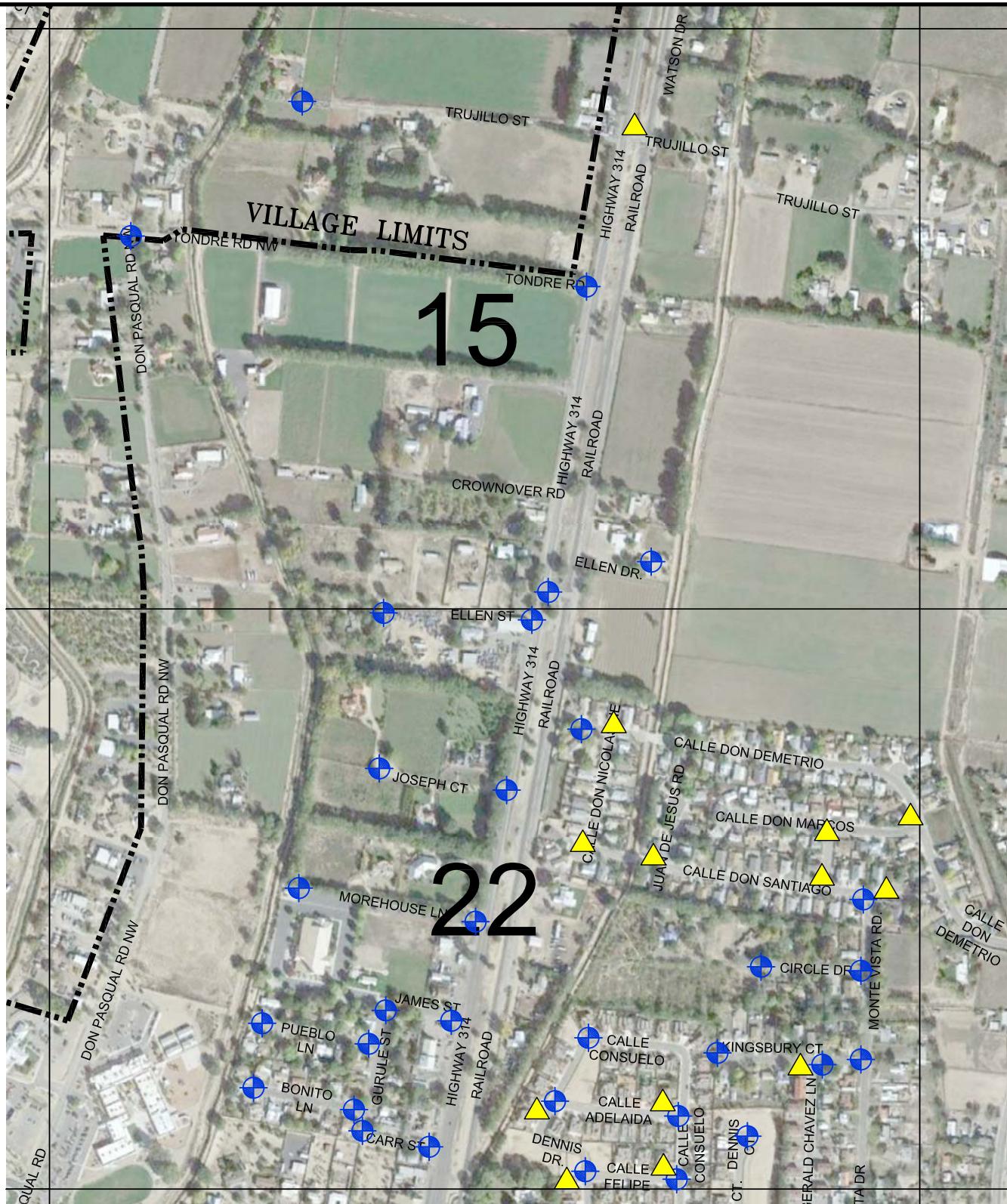
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 14 & 21

Figure 2.3-12



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



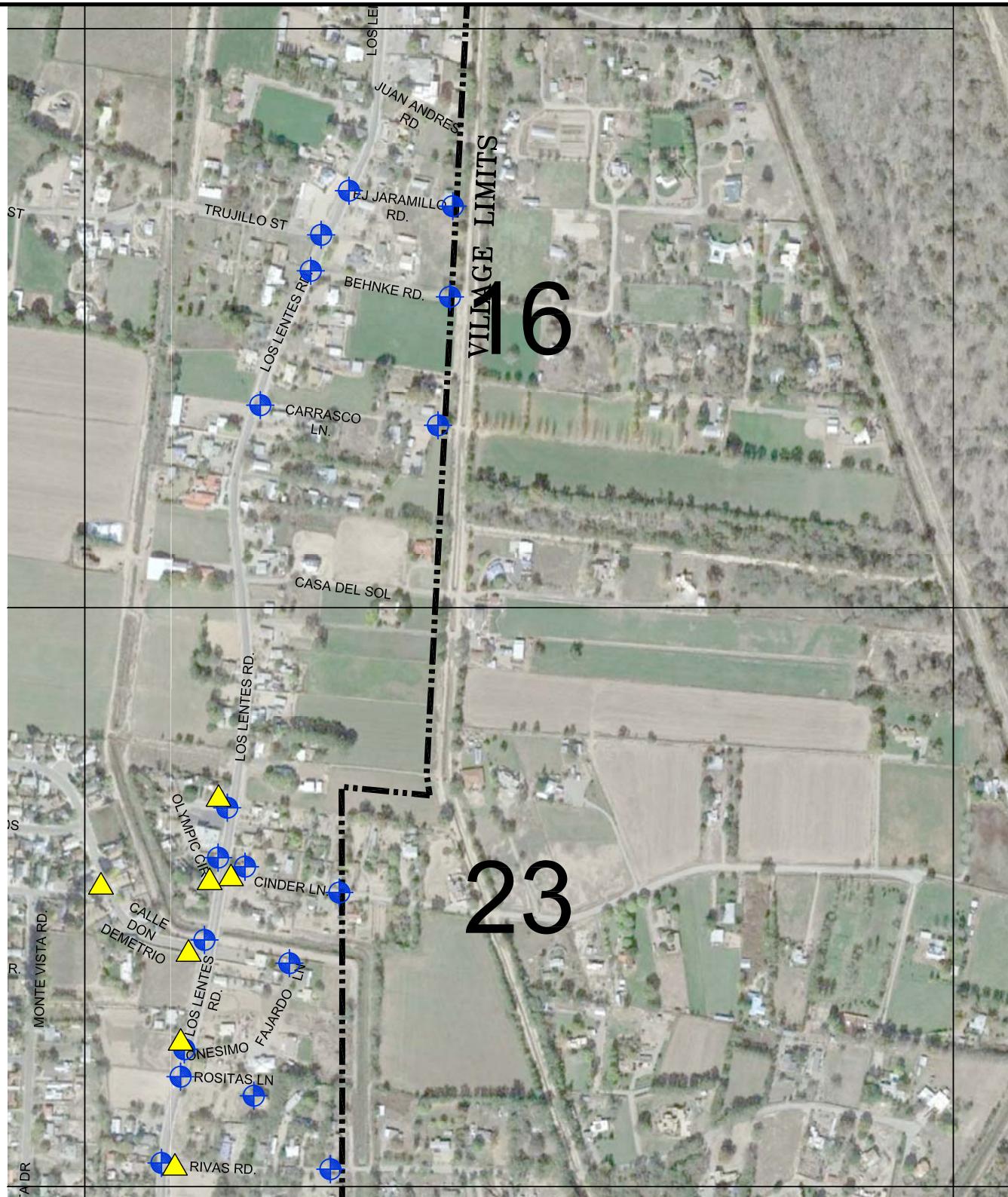
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 15 & 22

Figure 2.3-13



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



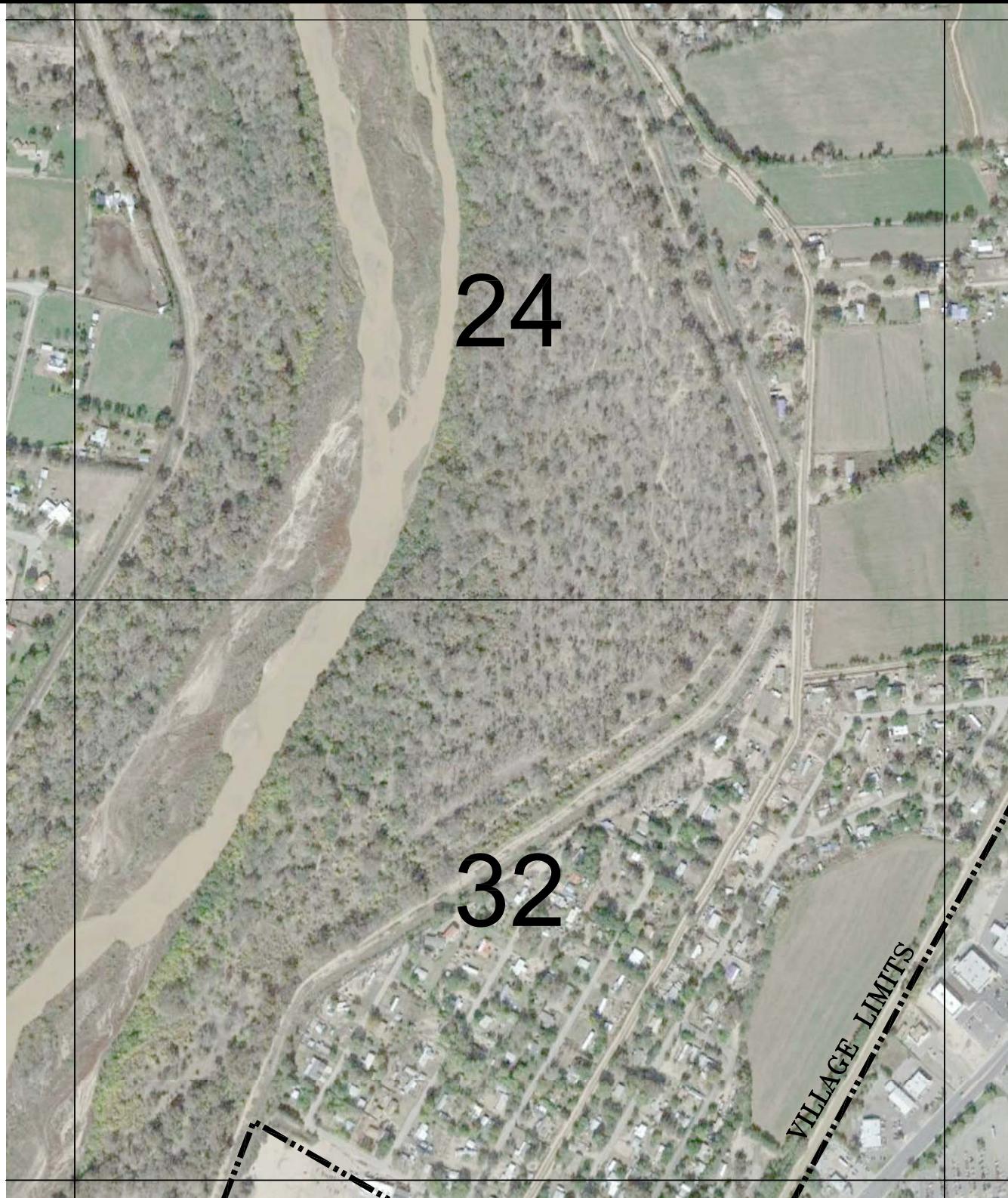
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 16 & 23

Figure 2.3-14



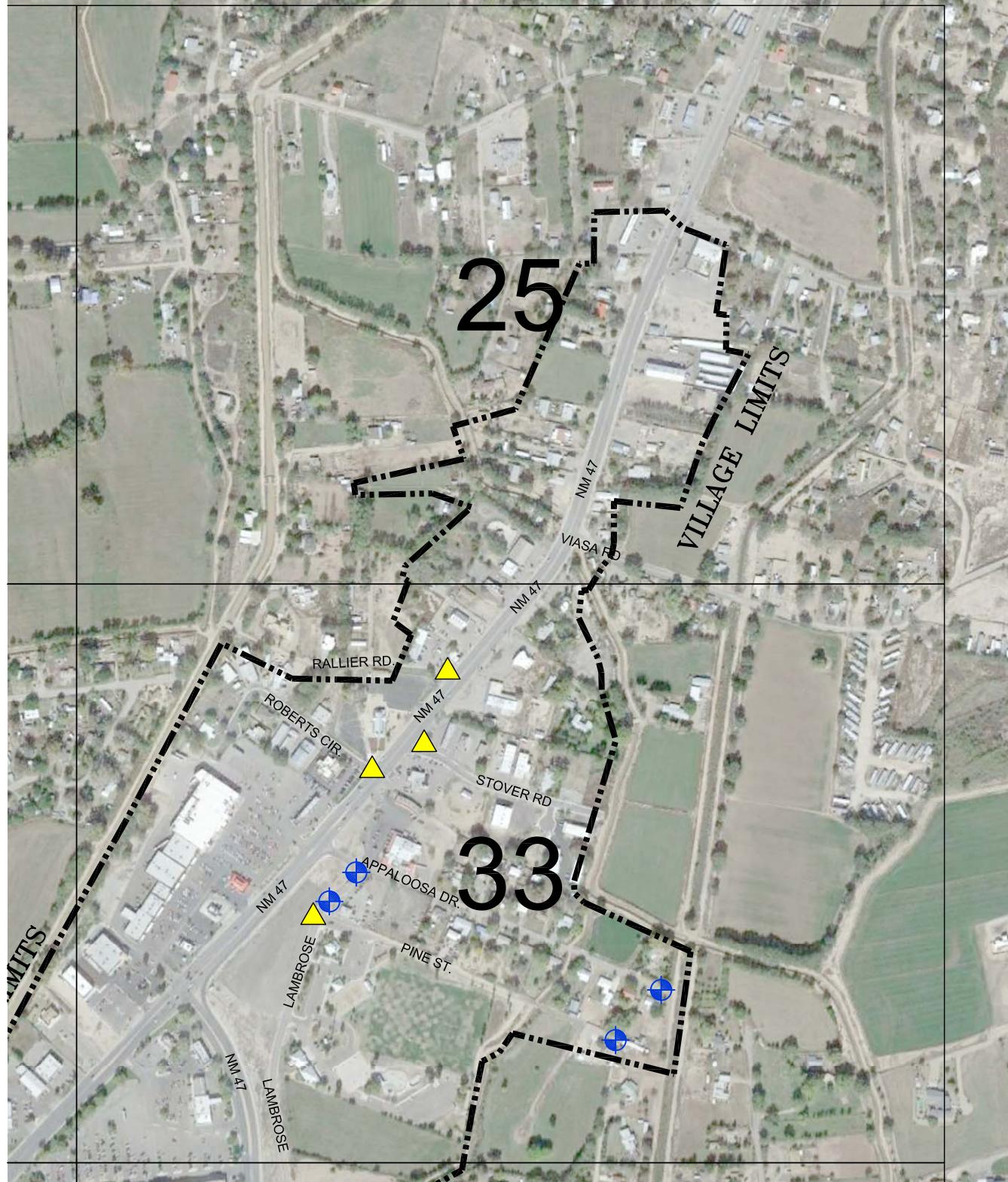
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 24 & 32

**Figure 2.3-15**



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



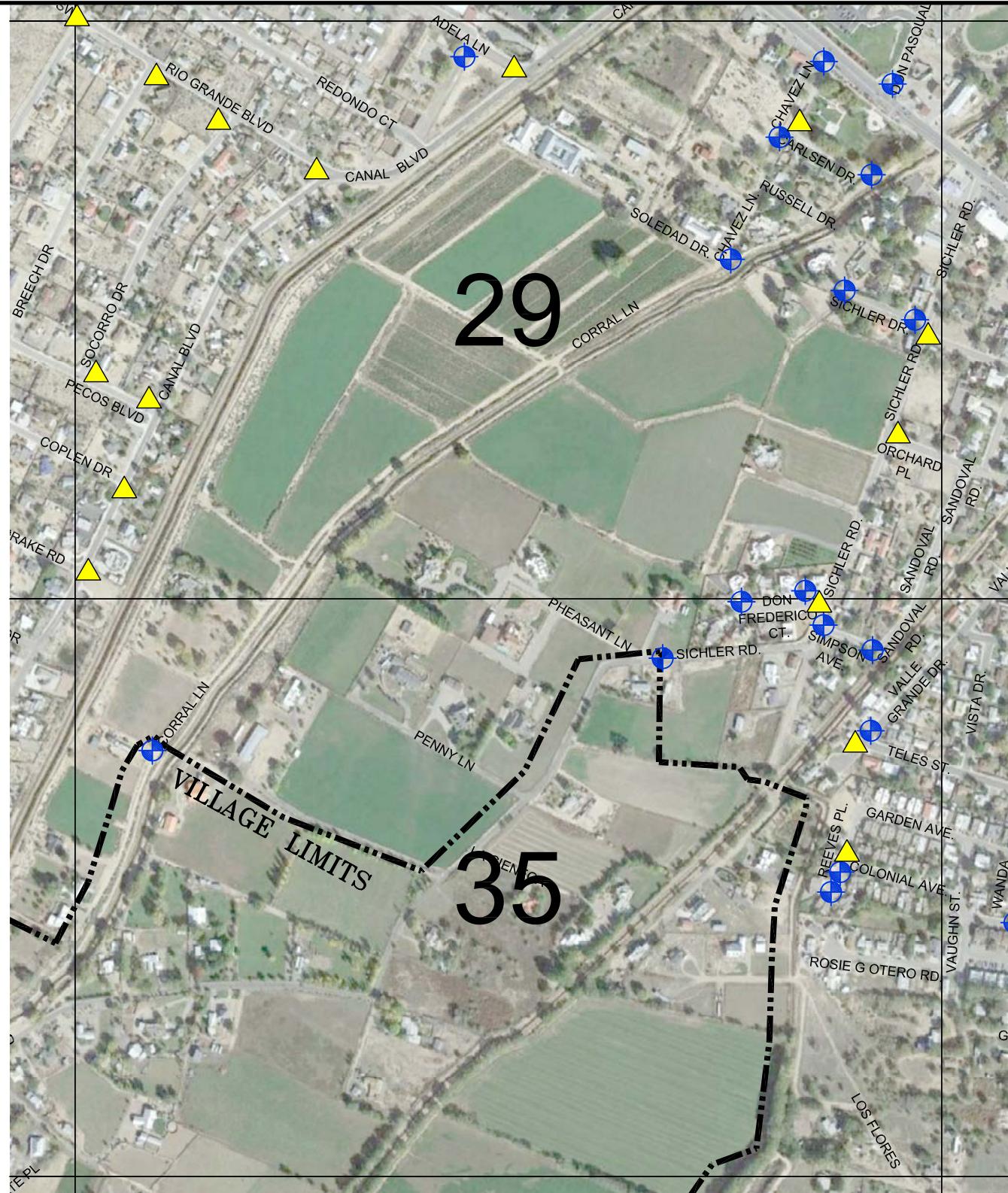
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 25 & 33

Figure 2.3-16



#### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



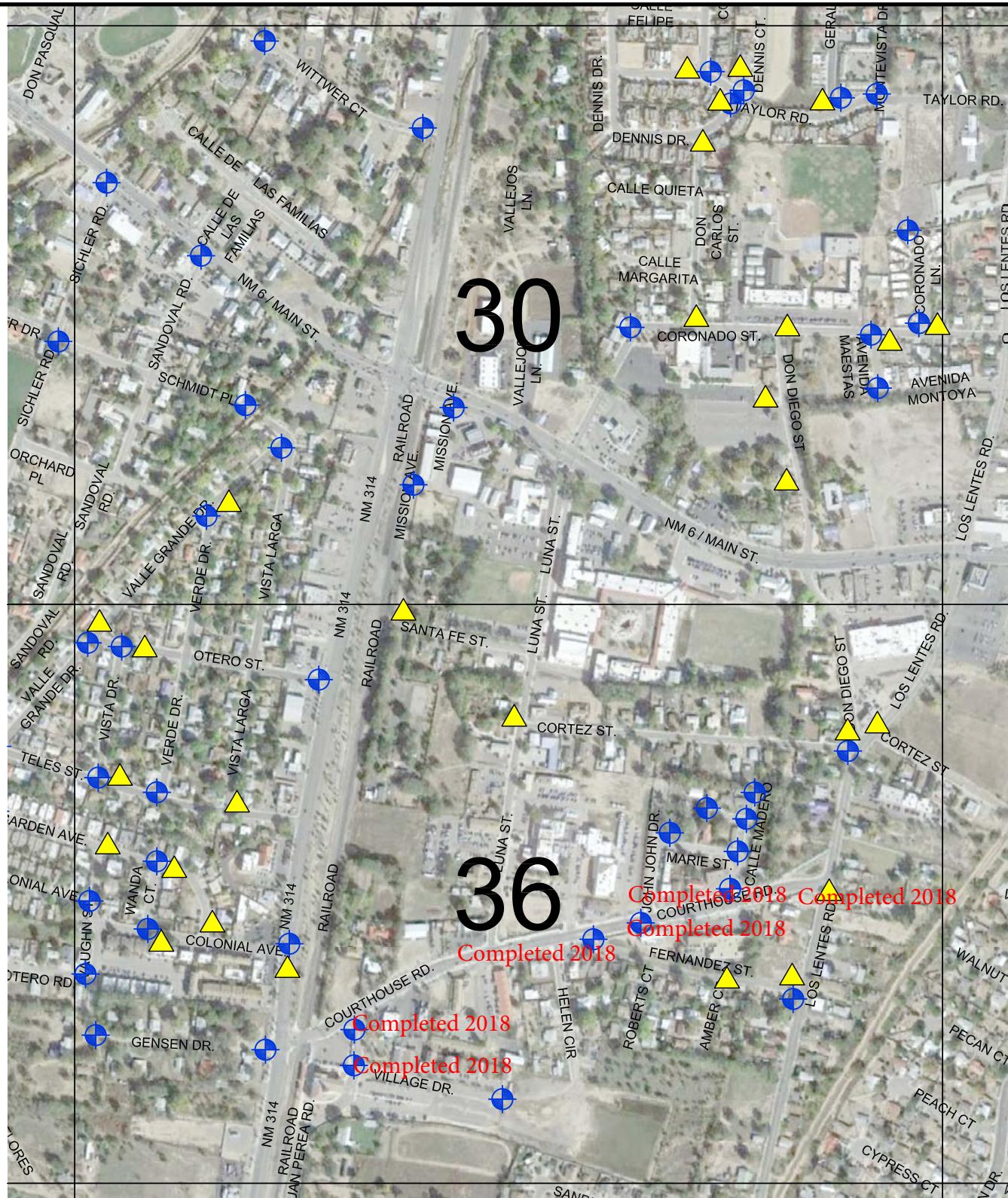
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 29 & 35

Figure 2.3-17



## LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS

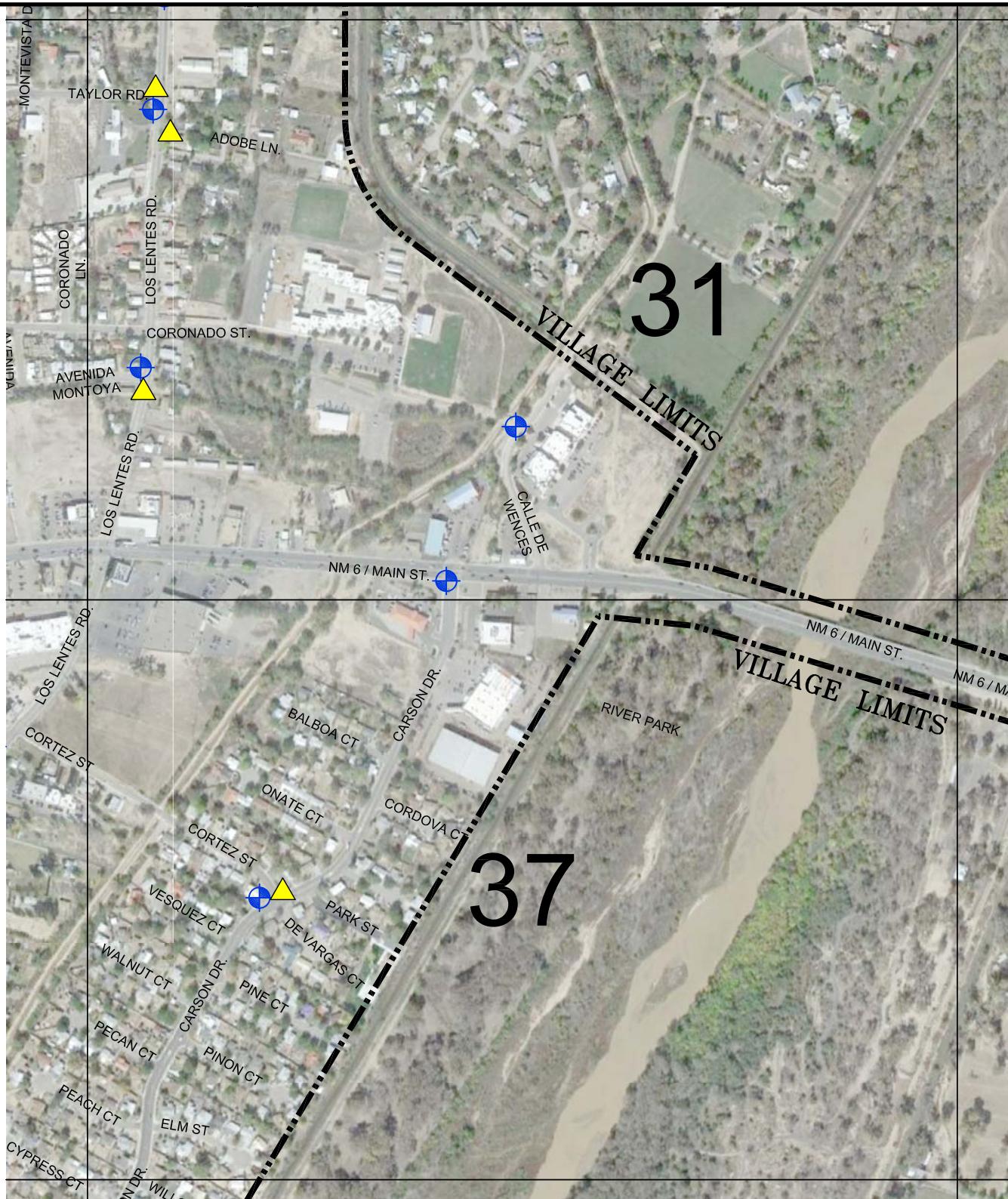
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

# MOLZEN CORBIN

## Noncompliant Sidewalk and Ramp Locations - Sections 30 & 36

**Figure 2.3-18**



#### LEGEND

-  NONCOMPLIANT ACCESS RAMPS
-  NONCOMPLIANT SIDEWALKS



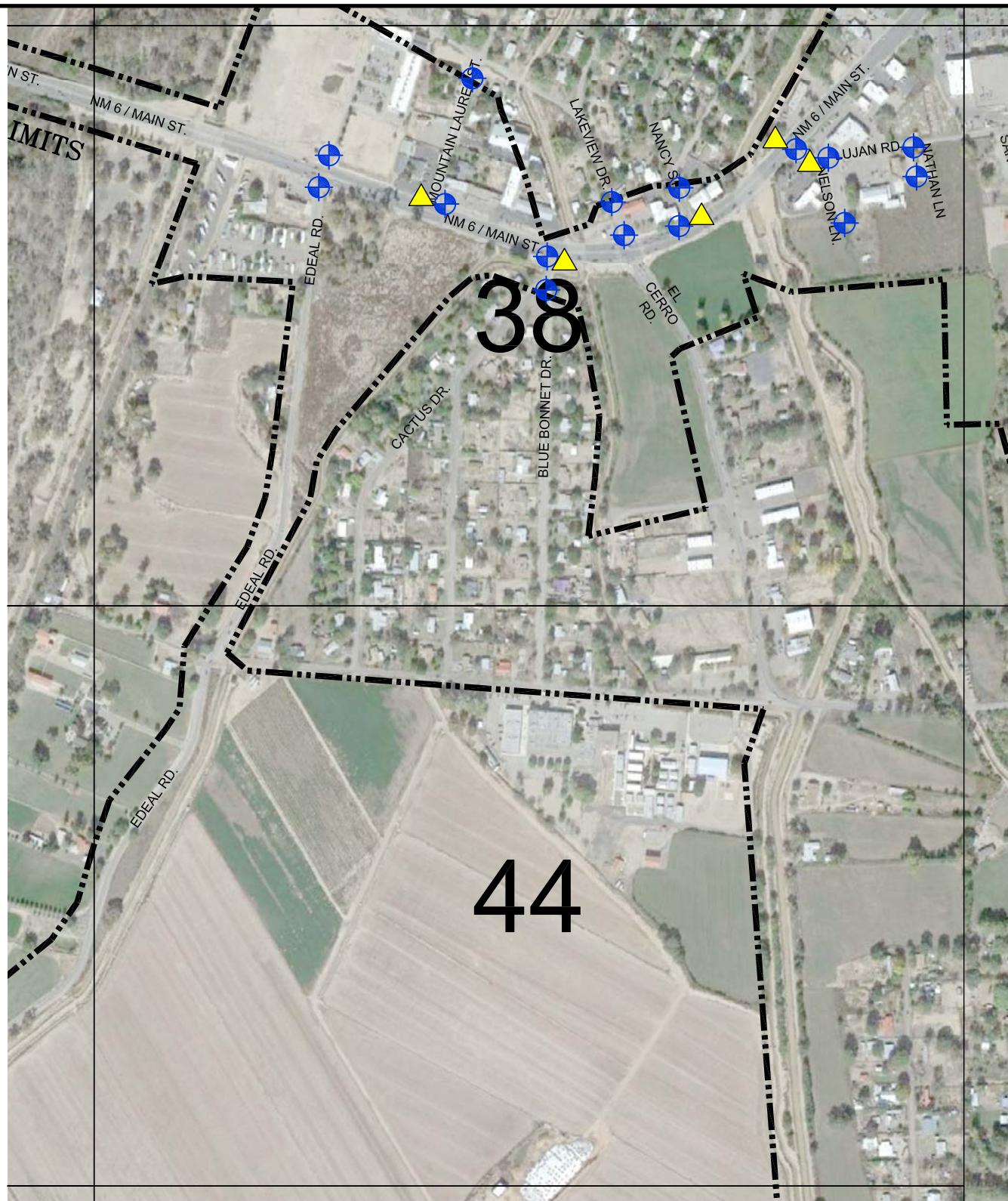
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 31 & 37

Figure 2.3-19



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



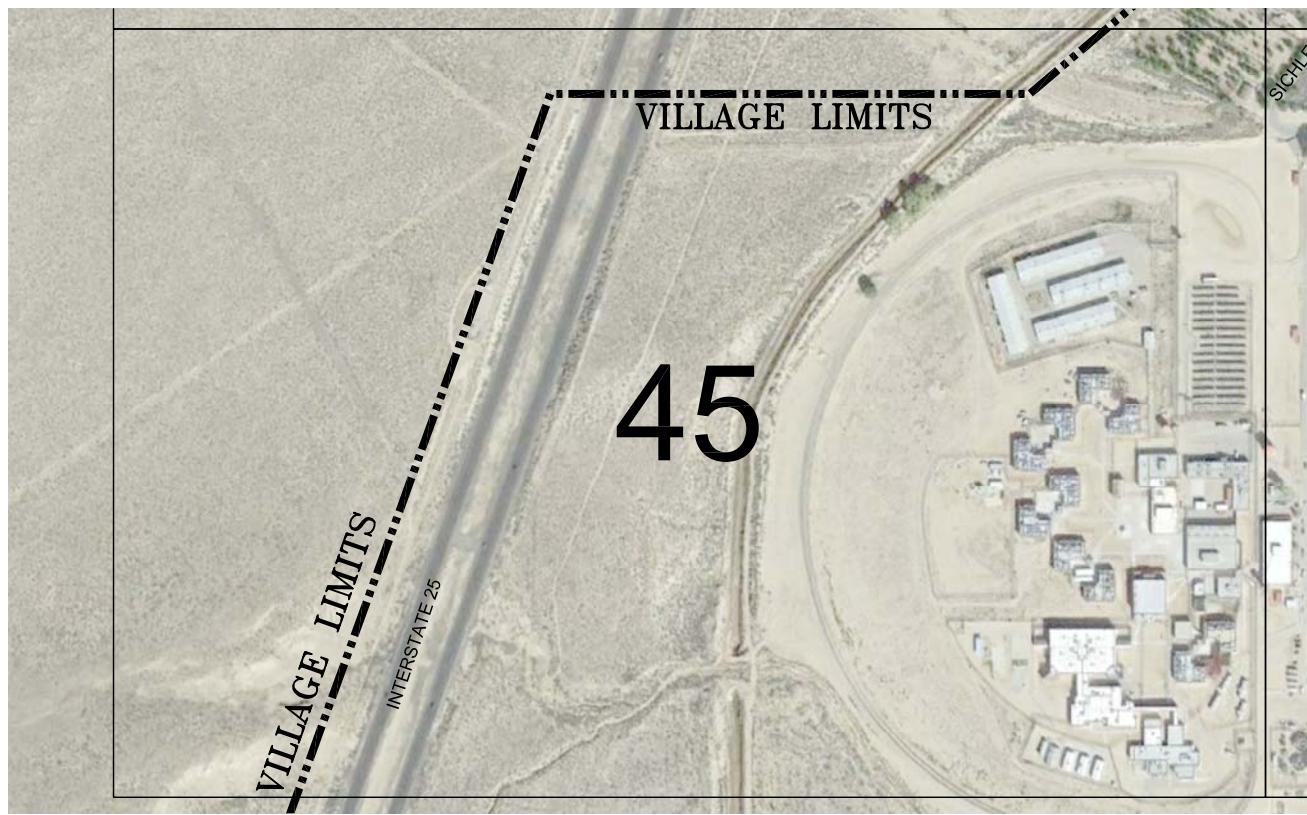
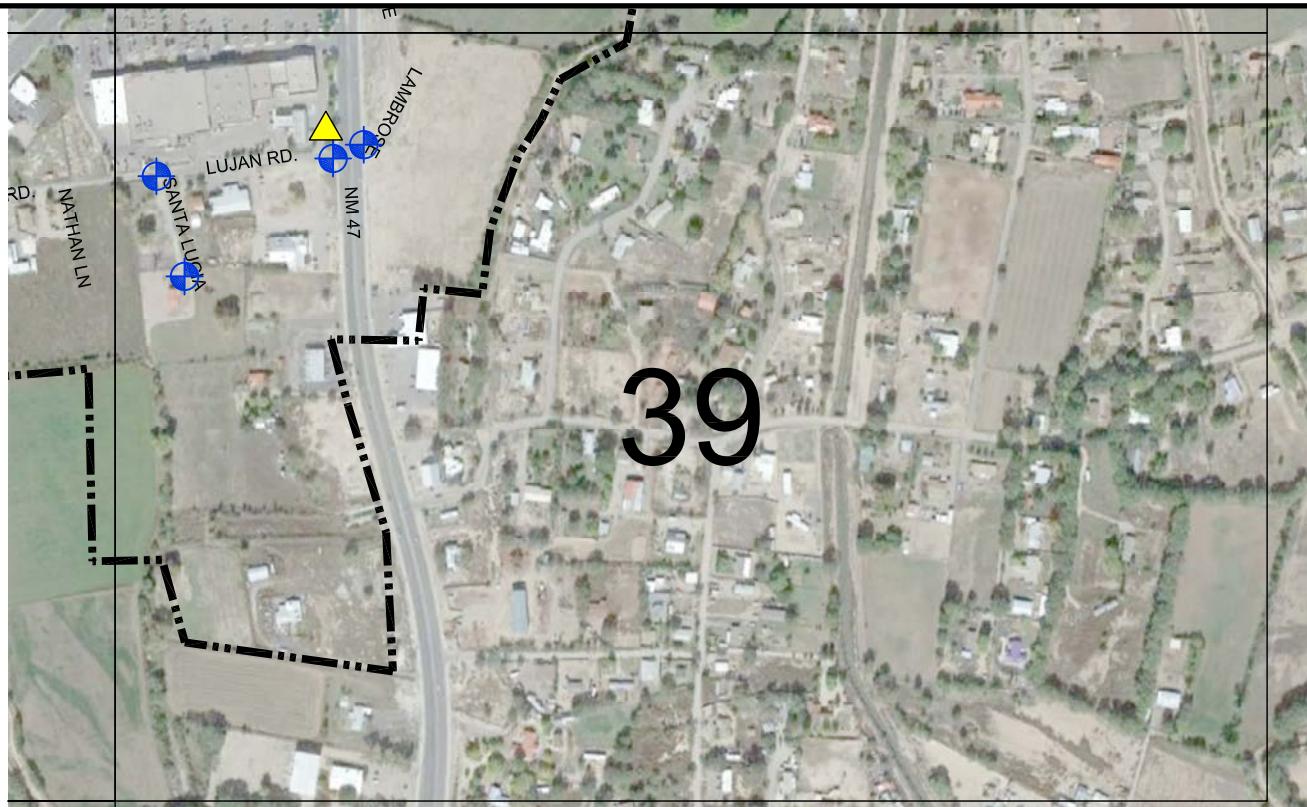
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

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Noncompliant Sidewalk and Ramp Locations - Sections 38 & 44

**Figure 2.3-20**



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

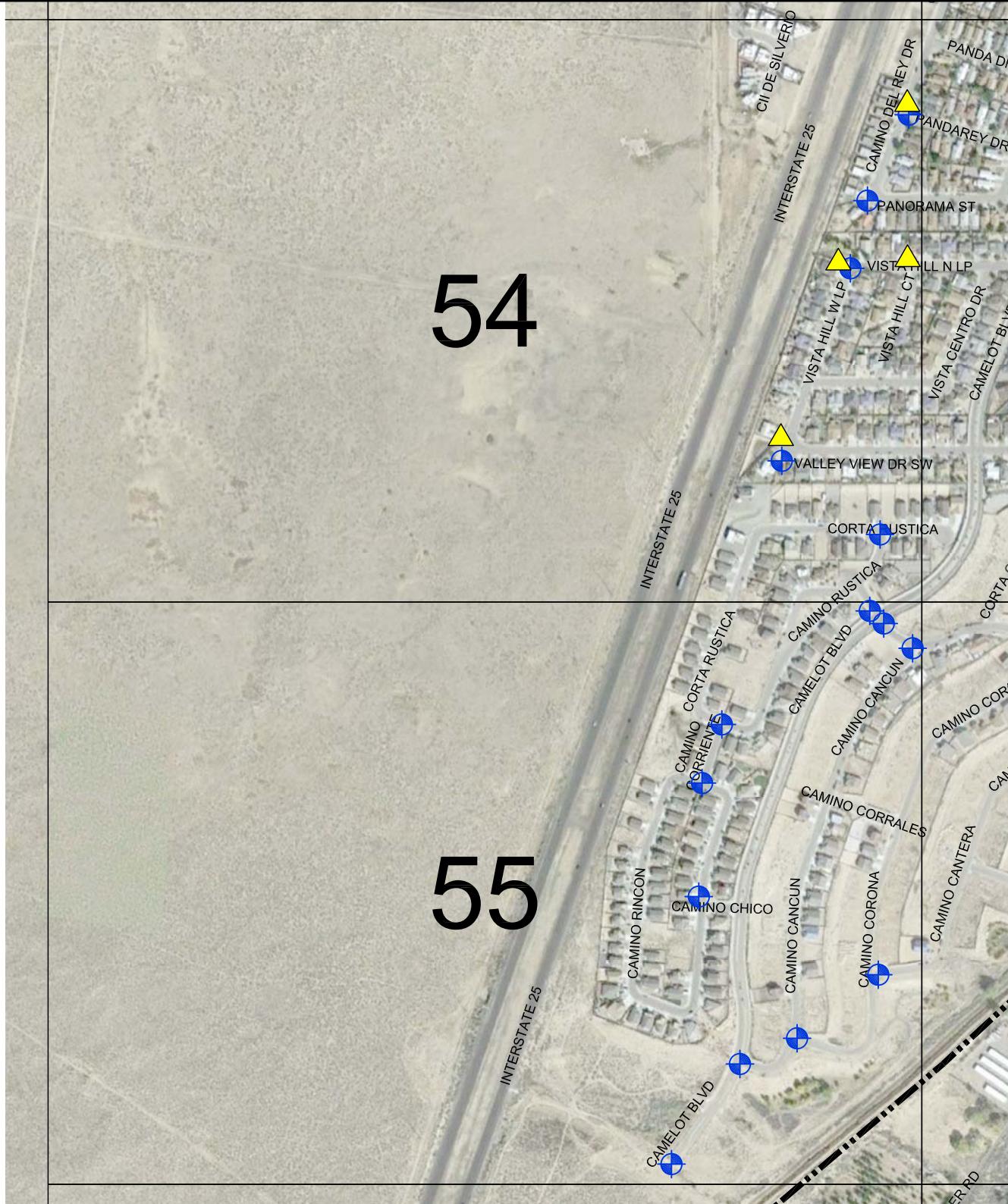
**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 39 & 45

**Figure 2.3-21**

54

55



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



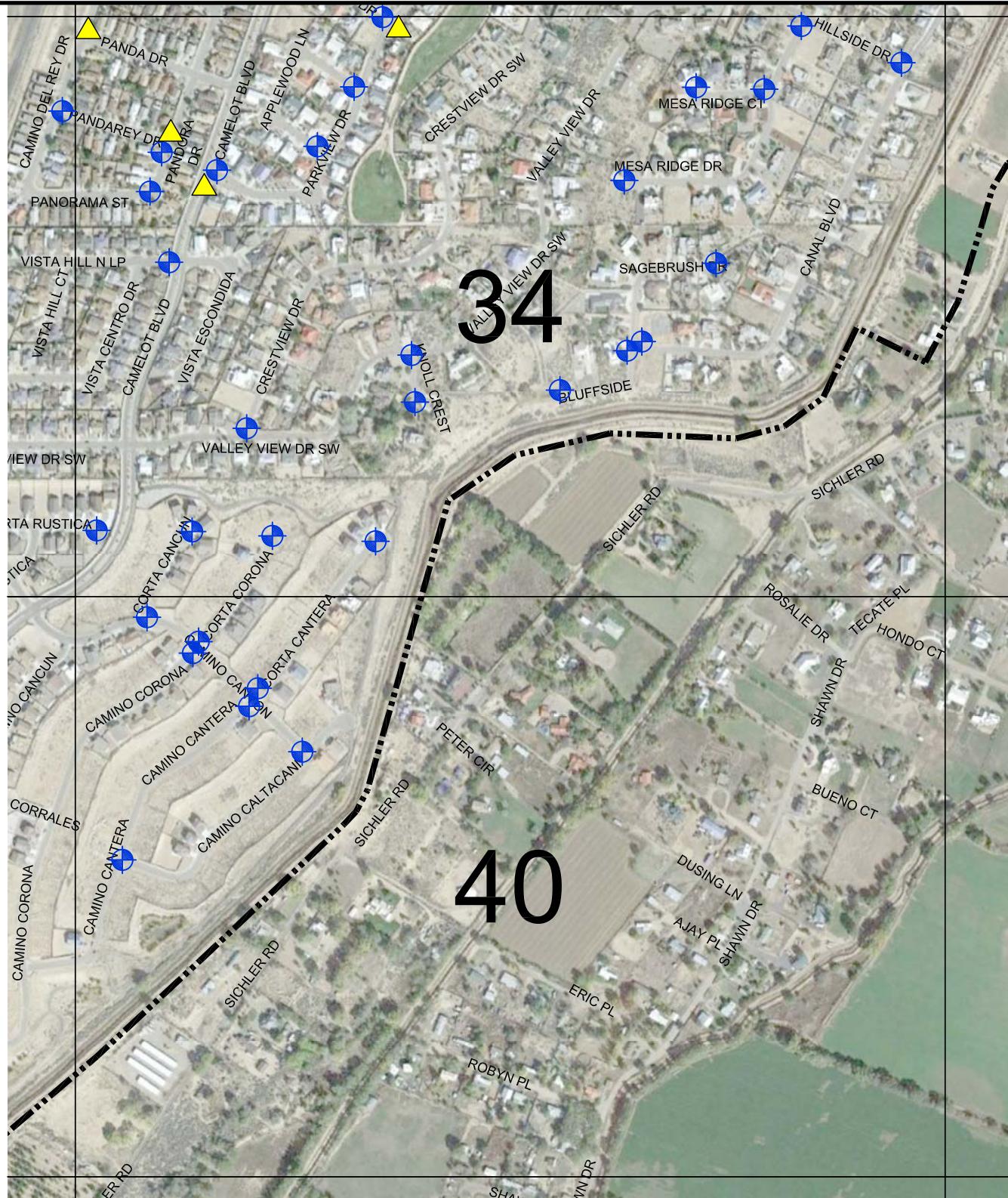
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

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Noncompliant Sidewalk and Ramp Locations - Sections 54 & 55

**Figure 2.3-22**



### LEGEND

- NONCOMPLIANT ACCESS RAMPS
- ▲ NONCOMPLIANT SIDEWALKS



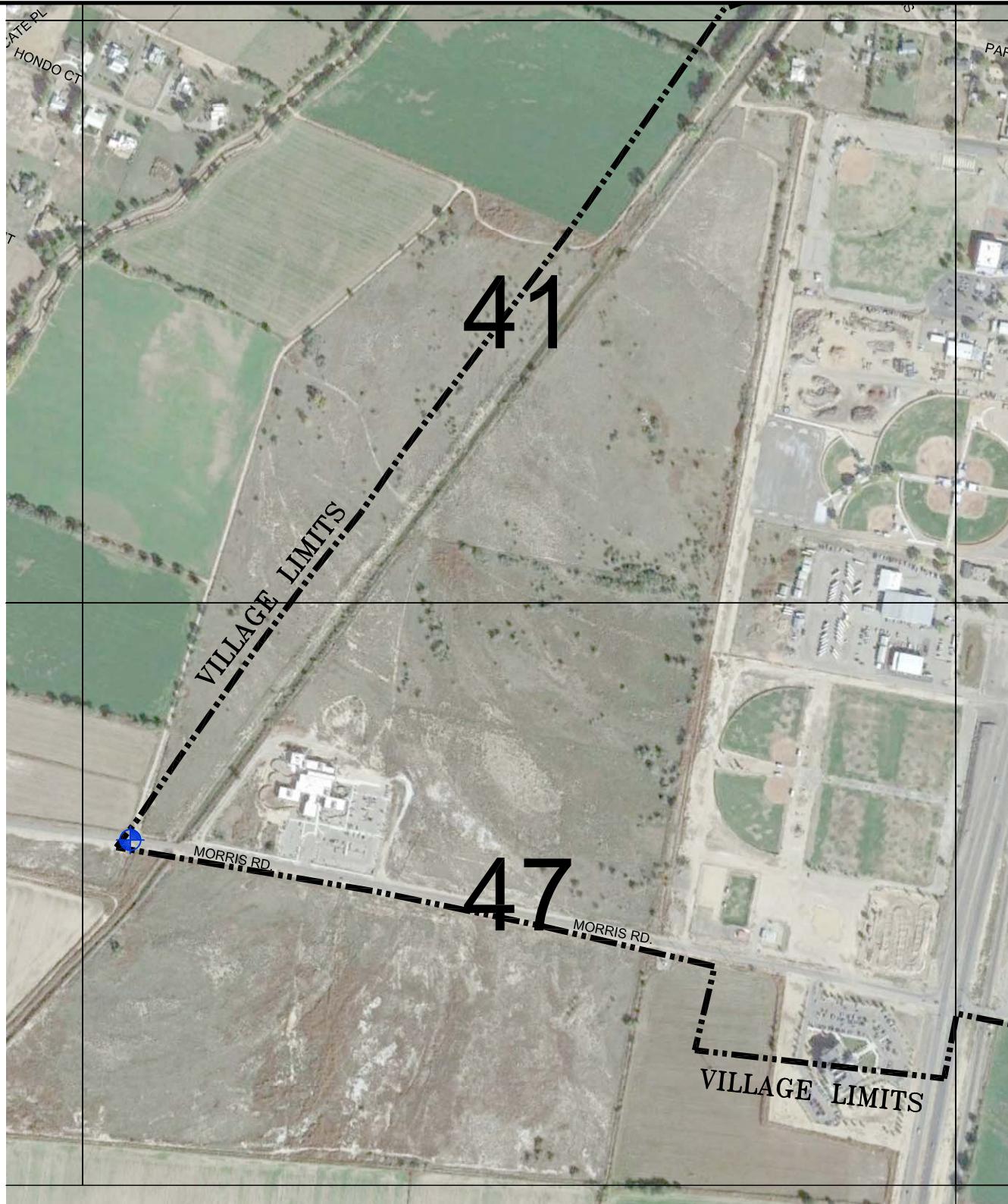
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 34 & 40

Figure 2.3-23



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



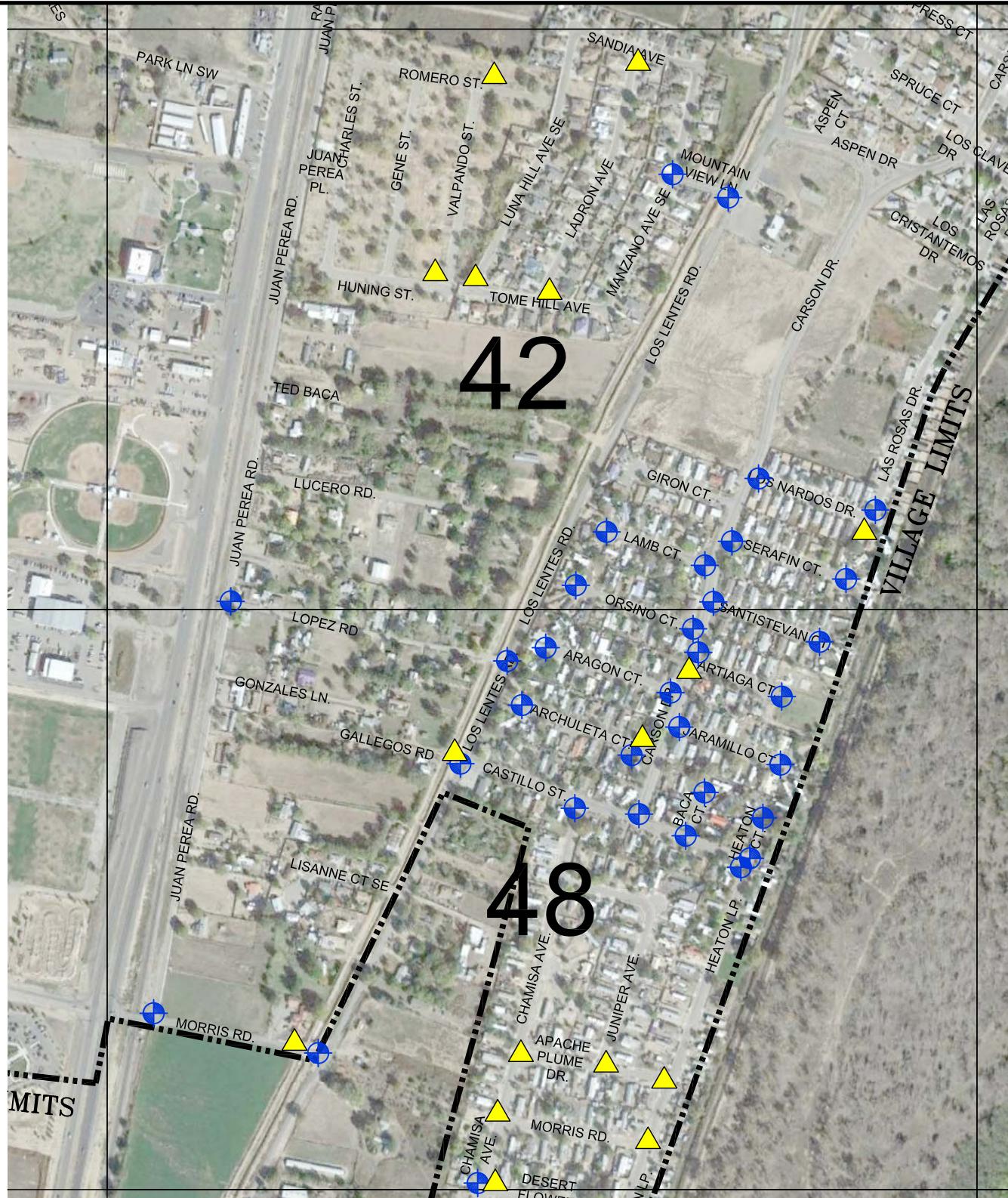
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Noncompliant Sidewalk and Ramp Locations - Sections 41 & 47

**Figure 2.3-24**



SCALE: 1"=600'

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Noncompliant Sidewalk and Ramp Locations - Sections 42 & 48

**Figure 2.3-25**



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 43 & 49

**Figure 2.3-26**



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

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Noncompliant Sidewalk and Ramp Locations - Sections 46 & 51

Figure 2.3-27



LEGEND

- NONCOMPLIANT ACCESS RAMPS
- NONCOMPLIANT SIDEWALKS



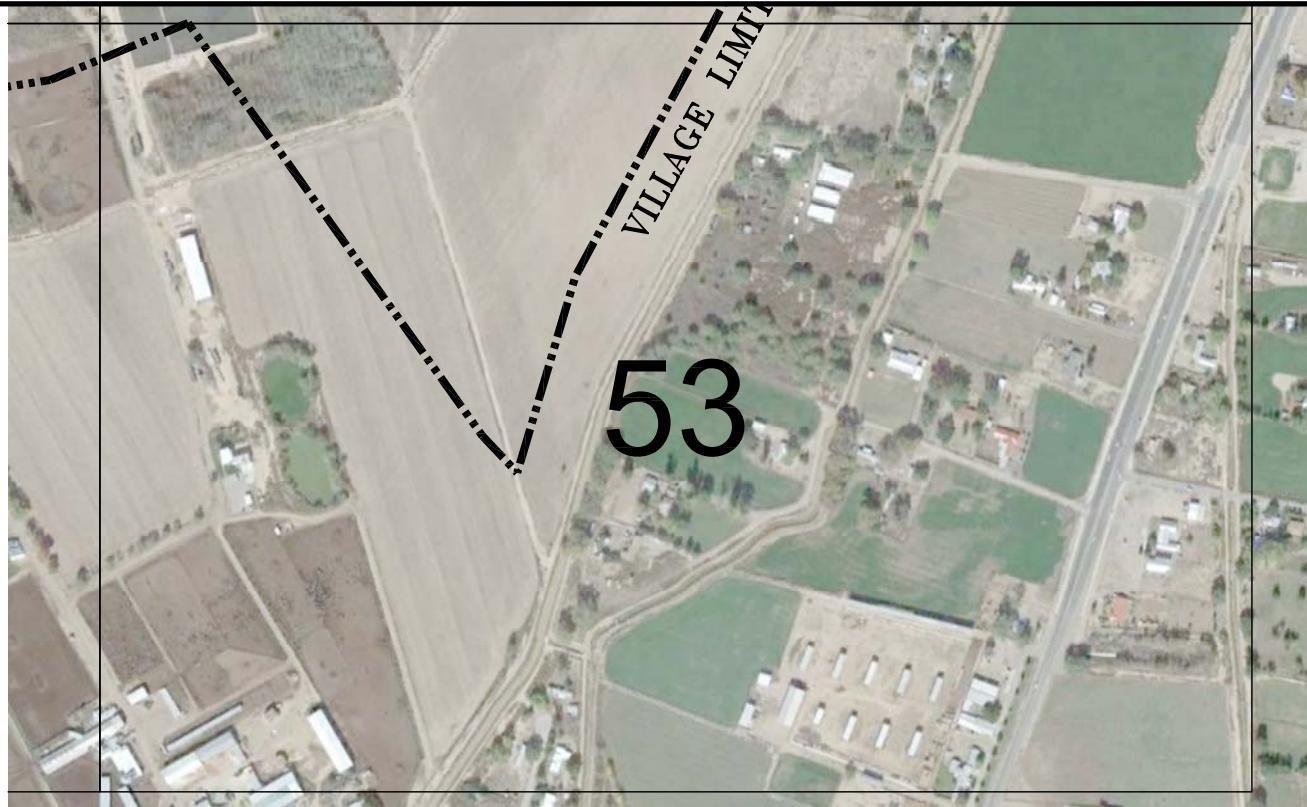
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Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

Noncompliant Sidewalk and Ramp Locations - Sections 50 & 52

**Figure 2.3-28**



#### LEGEND



NONCOMPLIANT ACCESS RAMPS



NONCOMPLIANT SIDEWALKS



SCALE: 1"=600'

Village of Los Lunas ADA Transition Plan - Los Lunas, NM

**MOLZENCORBIN**

**Noncompliant Sidewalk and Ramp Locations - Sections 53**

**Figure 2.3-29**

## **2.4 ADA Compliance Criteria for Sidewalk & Ramps**

ADA sidewalk criteria, also referred to as the PAR, consists of a walkway/sidewalk with a minimum clear width of four (4) feet, exclusive of the curb width, that continues around any and all obstructions. Any existing or potential encroachments in the PAR, such as mailboxes, vegetation overgrowth, or vehicles should be mitigated and appropriate measures taken to ensure the PAR is always clear of all encroachments and potential obstructions. The running slope of the PAR may not exceed the adjacent roadway; however it can match it and is permitted to have a maximum cross slope of 2%. Handrails will be required in situations where it is determined necessary to ensure safety of pedestrians, such as when there is a vertical drop-off greater than six (6) inches. The PAR is permitted a maximum cross slope of 2%.

If the PAR requires street crossings at signals, all signals should follow the ADA standard. The pushbuttons should be between fifteen (15) and forty-eight (48) inches from the ground and no more than ten (10) inches from the path to allow for easy reach and when necessary a pedestrian pushbutton extender should be installed to meet the reach requirements. Detectable warning surfaces shall consist of two (2) foot wide typical truncated domes running perpendicular to the direction of travel that cover the entire width of the walkway. They are required at any pedestrian crossing, or any location when it is necessary for a pedestrian to yield or stop before proceeding the route for safety reasons. Any median and pedestrian refuge island required for street crossing must have a minimum width of five (5) feet and length of six (6) feet. Detectable warning surfaces shall be placed at the edges of the island and separated by a two (2) foot minimum surface.

Curb ramps and blended transitions are necessary parts of PAR. A curb ramp is a ramp that cuts through or is built up to the curb. They can be perpendicular, parallel, or a combination of the two. A blended transition is a raised pedestrian street crossing that has a grade of 5% or less. Any grade break at the top and/or bottom of the curb ramp runs shall be perpendicular to the direction of the ramp. Grade breaks are not permitted on the actual ramp itself, nor in any turning spaces on the PAR.

The running slope of a curb ramp shall be between 5% and 8.3%; however, the ramp length should not exceed fifteen (15) feet. This length limit keeps from chasing grade indefinitely, but in situations where this rule has precedence, it is necessary to ensure that the flattest running grade possible is used between the two points; this is true for both parallel and perpendicular curb ramps. The cross slope of the curb ramps shall be a maximum of 2%, unless the crossing is mid-block or without a yield/stop control, in which case the cross slope is permitted to equal the grade of the street.

There shall be a turning space provided at the top of the perpendicular curb ramp, consisting of a five (5) by five (5) foot area; unless constrained behind the back-of-sidewalk, in which case the turning space shall be 5 foot minimum in the direction of the ramp.

### **3.0 TRANSITION PLAN REQUIREMENTS**

To have a complete, functional, and most importantly effective ADA Transition Plan, the Village of Los Lunas must complete the tasks briefly discussed in Section 2.0. These tasks are further discussed in detail below.

#### **3.1 Complete a Self-Evaluation**

In order to know the condition of all existing facilities, sidewalks, and ramps, a self-evaluation was required. The Village of Los Lunas asked Molzen Corbin to perform this evaluation and determine what facilities, sidewalks, and ramps were and were not compliant with ADA standards. This assessment took several weeks to complete and consisted of field assessments to look at the existing conditions of these public facilities and PAR, which was completed in September of 2017. The results of this evaluation have been discussed throughout this report, and the field notes from this evaluation can be found in Appendices A, B, and C.

In order to remain in compliance, periodic self-evaluations will be necessary. An employee of the Village of Los Lunas must be designated to continuously evaluate and ensure that all facilities and PARs are, or will in the foreseeable future, be accessible to everyone, as discussed in Section 2.6.4 of this Transition Plan.

#### **3.2 Develop a Transition Plan**

This ADA Transition Plan is the result of the self-evaluation conducted by the Village of Los Lunas and Molzen Corbin. This completed Transition Plan took the results of the field assessments and determined the priority of the areas within the Village of Los Lunas. The results and conclusion are provided and discussed in Section 2.0, of this Transition Plan.

### **3.3 Develop a Grievance Procedure**

Under Title II of the ADA, a department is required to adopt and publish procedures for resolving grievances that may arise. This is intended to develop a system to promptly resolve complaints regarding ADA compliance and/or disability discrimination. This allows for resolution of local issues at the local level, and to resolve them in a prompt and fair manner.

The ADA website discusses the requirements for establishing and publishing the Grievance Procedure. Title II does not explicitly state what ADA grievances procedures must be included, however, the Department of Justice (DOJ) developed a model grievance procedure, which can be found in Appendix D. Once a grievance procedure has been established by the local government, under the ADA, it should be distributed to all agency heads. There should be copies posted in all public spaces, building, and government websites. The DOJ model states that the grievance procedure should include the following [2]:

1. A description of how and where Title II complaints may be filed with the government entity;
2. If a written complaint is required, a statement of notifying potential complainants of the alternative means of filing will be available to people with disabilities who require said alternative;
3. Description of the estimated time and processes to be followed by the complainant and the government entity;
4. Information on how to appeal an adverse decision; and
5. Statement of how long complaints files will be retained.

### **3.4 Designate an ADA Coordinator**

A public entity is required to designate at least one responsible employee to coordinate ADA compliance. If found necessary, the entity may elect to have more than one ADA Coordinator, but is not required. The responsibility of the ADA Coordinator is to coordinate the efforts of the

government entity to comply with Title II, and investigate any complaints of possible non-compliance.

Having a designated ADA Coordinator efficiently assists the public with questions and concerns regarding disability discrimination and other ADA related questions or concerns. It reduces the time for investigations and mitigations of complaints and concerns. An ADA Coordinator is also beneficial to the government entity itself, in that the coordinator will have a large amount of knowledge regarding ADA compliance and will be able to assist staff efficiently and consistently. The coordinator is also key in ensuring that compliance plans keep moving forward and are completed [2]. The acting Public Works Director is identified as the Village's ADA Coordinator who will oversee and be responsible for the ADA Title II related compliance effort.

An ADA Coordinator should have the following skills:

1. Familiarity with the local government's structure, activities, and employees;
2. Knowledge of ADA and other related laws;
3. Experience with people who have a broad range of disabilities;
4. Knowledge of various forms of communication to help those with disabilities communicate effectively;
5. Ability to work equally with those who have disabilities and local government;
6. Familiarity with local disability and disability advocacy groups;
7. Mediation and negotiation skills; and
8. Analytical and organizational skills.

Appendix D discusses further the requirements of the ADA Coordinator, as well as the responsibilities designated to this employee.

## **4.0 CONCLUSIONS AND ACTION PLAN**

For simplicity purposes, in this Transition Plan and as discussed in Section 2.0, the Village of Los Lunas has been divided into several smaller sections to allow individuals to focus on each area in regards to ADA compliance and future projects.

There are a total of fifty-five (55) sections within the Village Limits. Some of the sections have few to no ADA non-compliances, while others have several non-compliant areas that need to be addressed. Due to the nature and extent of this report, the action plan will consist of a general guideline and time frame to which the Village of Los Lunas will implement ADA compliance.

The highest priority is to make all public places and services ADA compliant, followed closely by making all PAR compliant and easily accessible. Table 4.0-1 contains the list of the highest priority areas, the non-compliant issues, and the responsible party for implementing the ADA standards. This table should be reviewed and modified as necessary by the responsible parties to ensure that the areas which the public would benefit most is addressed first, as well as when project funding becomes available. The Village intends to set aside funding each year for projects to address and resolve ADA deficiencies and non-compliances. Sections not included in this table did not contain areas that were noted as non-compliant at the time of the project.

**TABLE 4.0-1**  
**SUGGESTED IMPLEMENTATION SCHEDULE**

Section	Buildings Out of Compliance	No. of Non-Compliant Sidewalks	No. of Non-Compliant Ramps	Implementation Date	Responsible Party
33	Visitor Center; Wellness Center; Parks Maintenance; Heritage Park	4	4	2018	Planning Department & Public Works
21	Police Department; Municipal Court; Water Department; Senior Center	3	3	2018	Planning Department & Public Works
30	Fire Department; Public Library; Museum of Heritage and Arts;	18	15	2018	Planning Department & Public Works

Section	Buildings Out of Compliance	No. of Non-Compliant Sidewalks	No. of Non-Compliant Ramps	Implementation Date	Responsible Party
22	Solid Waste; Vehicle Maintenance Shop	19	13	2019	Planning Department & Public Works
28	Artistic Park; Valley View Park	4	4	2018	Planning Department & Public Works
48	Chester Skinner Park; Artiaga Park	3	3	2018	Planning Department & Public Works
42	Daniel Fernandez Youth Center; Enchantment Little League Park	18	15	2018	Planning Department & Public Works
19	Huning Ranch Park	19	13	2019	Planning Department & Public Works
8	San Antonio Park	18	25	2019	Planning Department & Public Works
14	Buena Vista Park	16	10	2019	Planning Department & Public Works
5	Los Cerritos Park	6	7	2019	Planning Department & Public Works
37	River Park	17	13	2019	Planning Department & Public Works
51	Waste Water Treatment	9	-0-	2020	Planning Department & Public Works
47	Los Lunas Sports Complex	6	11	2020	Planning Department & Public Works
34	None	4	4	2020	Planning Department & Public Works
36	None	2	1	2020	Planning Department & Public Works
26	None	1	3	2020	Planning Department & Public Works
18	None	1	-0-	2021	Planning Department & Public Works

Section	Buildings Out of Compliance	No. of Non-Compliant Sidewalks	No. of Non-Compliant Ramps	Implementation Date	Responsible Party
29	None	18	6	2021	Planning Department & Public Works
13	None	17	17	2021	Planning Department & Public Works
38	None	11	4	2021	Planning Department & Public Works
35	None	9	15	2021	Planning Department & Public Works
40	None	9	12	2022	Planning Department & Public Works
6	None	8	8	2022	Planning Department & Public Works
20	None	8	5	2022	Planning Department & Public Works
27	None	8	4	2022	Planning Department & Public Works
23	None	8	-0-	2022	Planning Department & Public Works
3	None	7	11	2023	Planning Department & Public Works
16	None	7	5	2023	Planning Department & Public Works
55	None	6	8	2023	Planning Department & Public Works
31	None	6	6	2023	Planning Department & Public Works
15	None	6	-0-	2023	Planning Department & Public Works
54	None	5	-0-	2024	Planning Department & Public Works

Section	Buildings Out of Compliance	No. of Non-Compliant Sidewalks	No. of Non-Compliant Ramps	Implementation Date	Responsible Party
39	None	5	-0-	2024	Planning Department & Public Works
12	None	4	3	2024	Planning Department & Public Works
2	None	4	1	2024	Planning Department & Public Works
11	None	3	4	2024	Planning Department & Public Works
43	None	3	1	2025	Planning Department & Public Works
44	None	1	-0-	2025	Planning Department & Public Works
49	None	1	-0-	2025	Planning Department & Public Works

## **5.0 REFERENCES**

[1] "United States Census Bureau," [Online]. Available:  
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<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/background/adaag#4.3>. [Accessed 11 September 2017].