



**DOWNTOWN PLAZA & BANDSTAND**  
**500 Main Plaza**  
**New Braunfels, TX 78130**

**ADA SELF-EVALUATION FACILITY SURVEY**

Conducted by



## 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 May 11, 2021. 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.



# New Braunfels Downtown Plaza & Bandstand

Prepared by Kim Goss

Jun 29, 2021

## Description

17 tasks in this report.

## Contents

#5 Priority 1: Accessible Routes..... 2

#6 Priority 1: Accessible Routes..... 4

#8 Priority 1: Accessible Routes..... 5

#10 Priority 1: Accessible Routes..... 7

#11 Priority 1: Accessible Routes ..... 9

#12 Priority 1: Accessible Routes..... 11

#13 Priority 1: Accessible Routes..... 12

#14 Priority 1: Accessible Routes..... 14

#18 Priority 1: Accessible Routes..... 16

#4 Priority 1: Curb Ramps ..... 18

#7 Priority 1: Curb Ramps ..... 19

#1 Priority 2: Accessible Routes..... 20

#2 Priority 2: Accessible Routes..... 21

#16 Priority 2: Accessible Routes..... 22

#15 Priority 2: Protruding Objects ..... 23

#17 Priority 2: Protruding Objects ..... 25

#9 Priority 4: Drinking Fountains ..... 26

## #5 Priority 1: Accessible Routes

**Status**  
Open

**Location**  
Perimeter Sidewalk

**Description**  
Entire perimeter sidewalk has cross slopes up to 5.6% and excessive changes in level.

**Recommendation:** Remove and replace sidewalk.  
584' x 3' (1752 SF)

**Sheet**  
C1



**Cost Impact**  
17520

### Photos

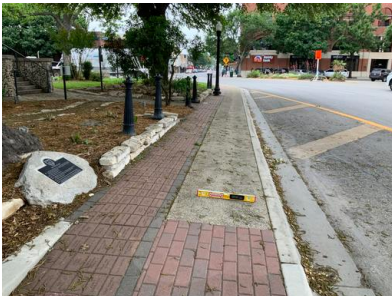


Photo May 11, 9 15 37 AM  
**Kim Goss**  
May 11, 2021 9:15 AM



Photo May 11, 9 15 44 AM  
**Kim Goss**  
May 11, 2021 9:15 AM



Photo May 11, 9 17 10 AM  
**Kim Goss**  
May 11, 2021 9:17 AM



Photo May 11, 9 17 16 AM  
**Kim Goss**  
May 11, 2021 9:17 AM



Photo May 11, 9 18 12 AM  
**Kim Goss**  
May 11, 2021 9:18 AM



Photo May 11, 9 18 17 AM  
**Kim Goss**  
May 11, 2021 9:18 AM



## City of New Braunfels - Downtown Plaza & B...

500 Main Plaza, New Braunfels, Texas



Photo May 11, 9 19 23 AM

**Kim Goss**

May 11, 2021 9:19 AM



Photo May 11, 9 19 30 AM

**Kim Goss**

May 11, 2021 9:19 AM



Photo May 11, 9 20 48 AM

**Kim Goss**

May 11, 2021 9:20 AM



Photo May 11, 9 20 53 AM

**Kim Goss**

May 11, 2021 9:20 AM



Photo May 11, 9 21 59 AM

**Kim Goss**

May 11, 2021 9:22 AM

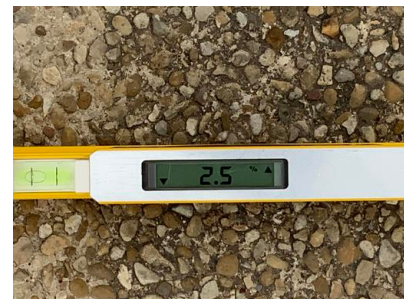


Photo May 11, 9 22 05 AM

**Kim Goss**

May 11, 2021 9:22 AM



Photo May 11, 9 22 52 AM

**Kim Goss**

May 11, 2021 9:22 AM

## #6 Priority 1: Accessible Routes

### Status

Open

### Location

Sidewalk to Bandstand  
Stairs

### Description

The route from the perimeter sidewalk to the bandstand stairs has running slope of up to 6.9%.

Recommendation: Replace sidewalk. (75 SF)

### Sheet

C2



### Cost Impact

750

### Photos



Photo May 11, 9 27 26 AM

Kim Goss

May 11, 2021 9:27 AM



Photo May 11, 9 27 35 AM

Kim Goss

May 11, 2021 9:27 AM



Photo May 11, 9 27 52 AM

Kim Goss

May 11, 2021 9:27 AM



Photo May 11, 9 28 00 AM

Kim Goss

May 11, 2021 9:28 AM



## #8 Priority 1: Accessible Routes

### Status

Open

### Location

Bandstand Perimeter  
Sidewalk

### Description

The sidewalk around the bandstand has cross slopes ranging from 2.5% to 5.8% and openings greater than 1/2".

Recommendation: Remove and replace sidewalk. (480 SF)

### Sheet

C2



### Cost Impact

4800

### Photos



Photo May 11, 9 37 04 AM

Kim Goss

May 11, 2021 9:37 AM



Photo May 11, 9 37 11 AM

Kim Goss

May 11, 2021 9:37 AM



Photo May 11, 9 38 20 AM

Kim Goss

May 11, 2021 9:38 AM



Photo May 11, 9 38 29 AM

**Kim Goss**

May 11, 2021 9:38 AM



Photo May 11, 9 41 19 AM

**Kim Goss**

May 11, 2021 9:41 AM



Photo May 11, 9 41 26 AM

**Kim Goss**

May 11, 2021 9:41 AM



Photo May 11, 9 43 43 AM

**Kim Goss**

May 11, 2021 9:43 AM



Photo May 11, 9 43 52 AM

**Kim Goss**

May 11, 2021 9:43 AM



Photo May 11, 9 45 46 AM

**Kim Goss**

May 11, 2021 9:45 AM



Photo May 11, 9 45 54 AM

**Kim Goss**

May 11, 2021 9:45 AM



Photo May 11, 9 47 59 AM

**Kim Goss**

May 11, 2021 9:48 AM



Photo May 11, 9 48 07 AM

**Kim Goss**

May 11, 2021 9:48 AM



## #10 Priority 1: Accessible Routes

### Status

Open

### Location

Fountain Perimeter Sidewalk

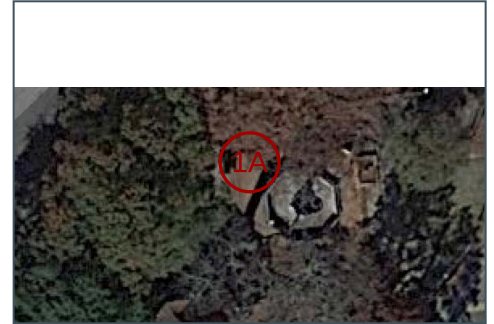
### Description

The sidewalk to and around the fountain has a cross slope ranging from 2.7% to 8%.

Recommendation: Remove and replace sidewalk. (600 SF)

### Sheet

C2



### Cost Impact

6000

### Photos



Photo May 11, 9 57 12 AM

Kim Goss

May 11, 2021 9:57 AM



Photo May 11, 9 57 20 AM

Kim Goss

May 11, 2021 9:57 AM



Photo May 11, 10 01 54 AM

Kim Goss

May 11, 2021 10:01 AM



Photo May 11, 10 02 01 AM

Kim Goss

May 11, 2021 10:02 AM



Photo May 11, 10 03 56 AM

Kim Goss

May 11, 2021 10:03 AM



Photo May 11, 10 04 03 AM

Kim Goss

May 11, 2021 10:04 AM



Photo May 11, 10 08 45 AM  
**Kim Goss**  
May 11, 2021 10:08 AM



Photo May 11, 10 08 52 AM  
**Kim Goss**  
May 11, 2021 10:08 AM



## #11 Priority 1: Accessible Routes

### Status

Open

### Location

Sidewalk to Rear Bandstand

### Description

The route from the perimeter sidewalk to the back of the bandstand has multiple changes in level greater than 1/2".

Recommendation: Replace sidewalk. (75 SF)

### Sheet

C2



### Cost Impact

750

### Photos



Kim Goss

May 11, 2021 10:13 AM



Kim Goss

May 11, 2021 10:13 AM



Kim Goss

May 11, 2021 10:13 AM



Kim Goss

May 11, 2021 10:13 AM



Kim Goss

May 11, 2021 10:13 AM



Kim Goss

May 11, 2021 10:13 AM

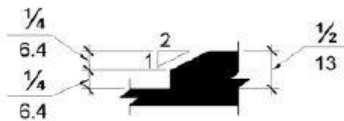


Figure 303.3 Beveled Change in Level

303.3(a)  
**Kim Goss**  
Jun 29, 2021 3:01 PM

**Kim Goss**  
May 11, 2021 10:13 AM



## #12 Priority 1: Accessible Routes

### Status

Open

### Location

South Sidewalk to Memorial

### Description

The south sidewalk has an abrupt change in level of 1/2" at the perimeter sidewalk.

Recommendation: Grind edge to a 1:2 slope.

### Sheet

C3



### Cost Impact

200

### Photos



Kim Goss

May 11, 2021 10:16 AM



Kim Goss

May 11, 2021 10:16 AM



Kim Goss

May 11, 2021 10:16 AM

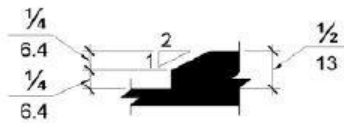


Figure 303.3 Beveled Change in Level

303.3(a)

Kim Goss

Jun 24, 2021 11:56 AM

## #13 Priority 1: Accessible Routes

### Status

Open

### Location

North Sidewalk to Memorial

### Description

The sidewalk from the north perimeter sidewalk has a running slope of up to 8.3% and changes in level in excess of 1/2".

Recommendation: Remove and replace sidewalk. (75 SF)

### Sheet

C3



### Cost Impact

750

### Photos



Photo May 11, 10 18 47 AM

Kim Goss

May 11, 2021 10:18 AM



Photo May 11, 10 18 55 AM

Kim Goss

May 11, 2021 10:18 AM



Photo May 11, 10 19 10 AM

Kim Goss

May 11, 2021 10:19 AM



Photo May 11, 10 19 18 AM  
**Kim Goss**  
May 11, 2021 10:19 AM



Photo May 11, 10 19 55 AM  
**Kim Goss**  
May 11, 2021 10:19 AM



Photo May 11, 10 20 05 AM  
**Kim Goss**  
May 11, 2021 10:20 AM



## #14 Priority 1: Accessible Routes

### Status

Open

### Location

Memorial Perimeter  
Sidewalk

### Description

The sidewalk around the memorial has cross slopes ranging from 2.5% to 3.5% and excessive gaps and changes in level.

Recommendation: Remove and replace sidewalk. (660 SF)

### Sheet

C3



### Cost Impact

6600

### Photos



Photo May 11, 10 22 24 AM

Kim Goss

May 11, 2021 10:22 AM



Photo May 11, 10 22 30 AM

Kim Goss

May 11, 2021 10:22 AM



Photo May 11, 10 23 11 AM

Kim Goss

May 11, 2021 10:23 AM





Photo May 11, 10 23 20 AM  
**Kim Goss**  
May 11, 2021 10:23 AM



Photo May 11, 10 27 27 AM  
**Kim Goss**  
May 11, 2021 10:27 AM



Photo May 11, 10 27 33 AM  
**Kim Goss**  
May 11, 2021 10:27 AM



Photo May 11, 10 27 45 AM  
**Kim Goss**  
May 11, 2021 10:27 AM



Photo May 11, 10 27 51 AM  
**Kim Goss**  
May 11, 2021 10:27 AM

## #18 Priority 1: Accessible Routes

### Status

Open

### Location

Fountain Perimeter Sidewalk

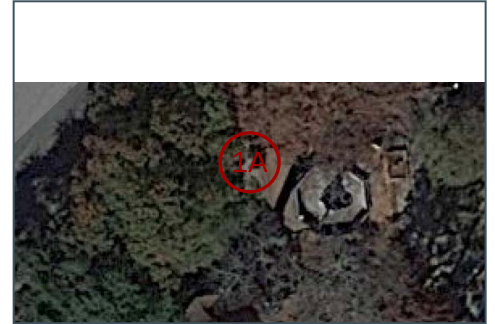
### Description

The two connecting decomposed granite paths are not stable or firm and have excessive changes in level.

Recommendation: Replace route with paved sidewalk.  
(40 SF)

### Sheet

C2



### Cost Impact

1000

### Photos



Photo May 11, 9 58 29 AM

Kim Goss

May 11, 2021 9:58 AM



Photo May 11, 9 58 59 AM

Kim Goss

May 11, 2021 9:58 AM



Photo May 11, 9 59 28 AM

Kim Goss

May 11, 2021 9:59 AM



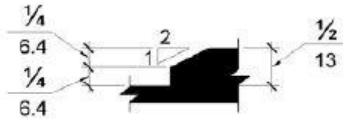
Photo May 11, 10 06 34 AM  
**Kim Goss**  
May 11, 2021 10:06 AM



Photo May 11, 10 06 49 AM  
**Kim Goss**  
May 11, 2021 10:06 AM



Photo May 11, 10 06 58 AM  
**Kim Goss**  
May 11, 2021 10:06 AM



**Figure 303.3 Beveled Change in Level**

303.3(a)  
**Kim Goss**  
Jun 29, 2021 2:50 PM



## #4 Priority 1: Curb Ramps

### Status

Open

### Location

Northwest Curb Ramp

### Description

Both ramps and landing have excessive cross slopes ranging from 3.3% to 3.7%.

Recommendation: Remove and replace curb ramp.

### Sheet

C1



### Cost Impact

6000

### Photos



Photo May 11, 9 11 30 AM

Kim Goss

May 11, 2021 9:11 AM



Photo May 11, 9 11 38 AM

Kim Goss

May 11, 2021 9:11 AM



Photo May 11, 9 12 57 AM

Kim Goss

May 11, 2021 9:12 AM



Photo May 11, 9 13 07 AM

Kim Goss

May 11, 2021 9:13 AM

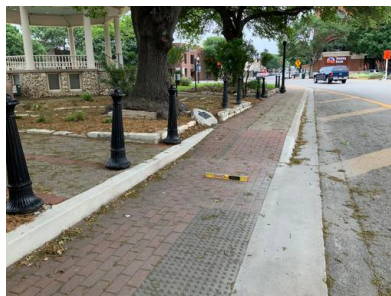


Photo May 11, 9 13 22 AM

Kim Goss

May 11, 2021 9:13 AM



Photo May 11, 9 13 29 AM

Kim Goss

May 11, 2021 9:13 AM



## #7 Priority 1: Curb Ramps

### Status

Open

### Location

Southeast Curb Ramp

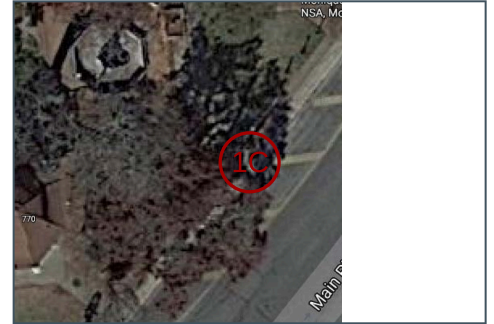
### Description

The right-hand ramp and landing have a cross slope ranging from 2.6% to 3.4%.

Recommendation: Remove and replace curb ramp.

### Sheet

C2



### Cost Impact

6000

### Photos



Photo May 11, 9 32 20 AM

Kim Goss

May 11, 2021 9:32 AM



Photo May 11, 9 32 27 AM

Kim Goss

May 11, 2021 9:32 AM



Photo May 11, 9 33 26 AM

Kim Goss

May 11, 2021 9:33 AM



Photo May 11, 9 33 34 AM

Kim Goss

May 11, 2021 9:33 AM



Photo May 11, 9 34 11 AM

Kim Goss

May 11, 2021 9:34 AM



Photo May 11, 9 34 18 AM

Kim Goss

May 11, 2021 9:34 AM

## #1 Priority 2: Accessible Routes

### Status

Open

### Location

Bandstand

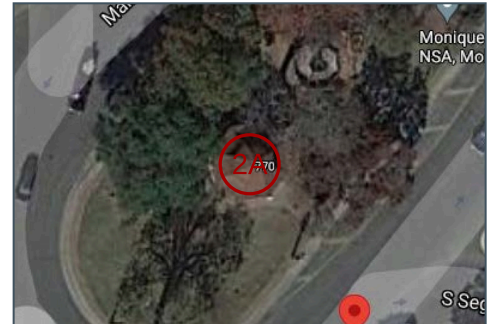
### Description

No accessible route is provided to the bandstand.

Recommendation: Install a platform lift.

### Sheet

C1



### Cost Impact

12000

### Photos



Kim Goss  
May 11, 2021 9:01 AM



Kim Goss  
May 11, 2021 9:01 AM



Kim Goss  
May 11, 2021 9:01 AM

## #2 Priority 2: Accessible Routes

### Status

Open

### Location

Fountain

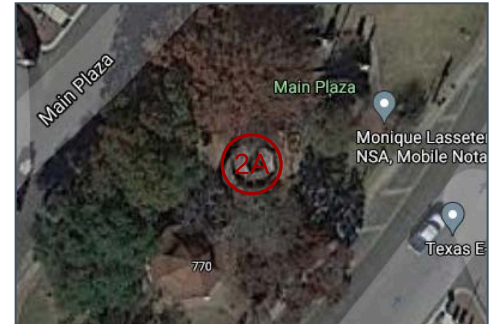
### Description

No accessible route is provided to fountain or memorial plaques.

Recommendation: Install a ramp.

### Sheet

C1



### Cost Impact

10000

### Photos



Kim Goss  
May 11, 2021 9:04 AM



Kim Goss  
May 11, 2021 9:04 AM



Kim Goss  
May 11, 2021 9:04 AM



## #16 Priority 2: Accessible Routes

### Status

Open

### Location

Memorial Interior Sidewalk

### Description

The north corner of the sidewalk has a cross slope of approximately 2.4%

Recommendation: Remove and replace sidewalk. (100 SF)

### Sheet

C3



### Cost Impact

1000

### Photos



Kim Goss

May 11, 2021 10:36 AM



Kim Goss

May 11, 2021 10:36 AM

## #15 Priority 2: Protruding Objects

### Status

Open

### Location

Memorial Perimeter  
Sidewalk

### Description

The north side of the sidewalk around the memorial has low tree branches with an overhead clearance of only 70".

Recommendation: Trim tree branches.

### Sheet

C3



### Cost Impact

500

### Photos



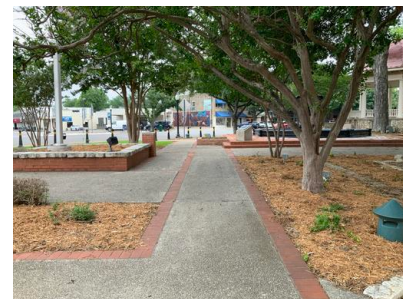
Kim Goss

May 11, 2021 10:32 AM



Kim Goss

May 11, 2021 10:32 AM



Kim Goss

May 11, 2021 10:32 AM

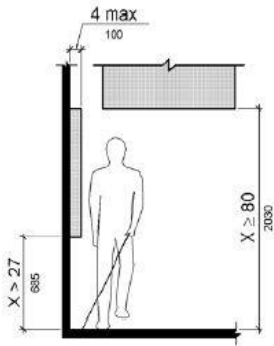


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 29, 2021 3:03 PM



## #17 Priority 2: Protruding Objects

### Status

Open

### Location

Sidewalk to Rear Bandstand

### Description

The route from the perimeter sidewalk to the back of the bandstand has low tree branches with an overhead clearance of only 74".

Recommendation: Trim tree branches.

### Photos



Kim Goss

May 11, 2021 10:40 AM



Kim Goss

May 11, 2021 10:40 AM

### Sheet

C2



### Cost Impact

500

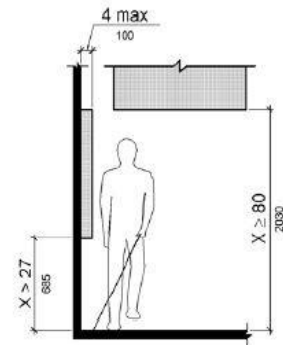


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 29, 2021 3:03 PM

## #9 Priority 4: Drinking Fountains

### Status

Open

### Sheet

C2

### Location

Drinking Fountain

### Description

The single drinking fountain is accessible, but no standing height fountain is provided.

Recommendation: Install a second fountain with the spout 38" to 43" high.



### Cost Impact

3750

### Photos



Kim Goss

May 11, 2021 9:52 AM