Exterior: Community Center & Ice Arena
City of Shakopee

Survey By JQP, MQP
Survey Date 07/14/2025

The Community Center and Ice Arena are located on the same site with shared parking facilities. At the time of site visit the upper and lower parking lots had just be fog sealed and were not striped. It appears that accessible parking spaces are designated in both parking areas, but they do not typically provide compliant aisles. Accessible routes are provided from the parking to the building entries and bi-parting power operated doors are provided at the main entry to both buildings.

Recommendations at this location include providing compliant accessible parking spaces (based on the programs at this location, it may be appropriate to designate more than the minimum quantity of accessible parking spaces required).

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Location / JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Parking- Lower Lot									
05A *28691*	Create/designate an appropriate number of accessible parking spaces with adjacent aisles; including surface markings and upright sign(s). IBC 1106.1 *The parking lot had just been fog sealed at the time of site visit and there were no visible surface markings. There were a total of 6 signs designating accessible parking. Based on the total quantity of parking spaces provided a minimum of 5 accessible parking spaces are required. (Additional accessible parking spaces may be appropriate based on the program needs of the buildings on this site.) Photo 6.*	5	$500	$2,500	1				
Parking- Upper Lot									
05A *28687*	Create/designate an appropriate number of accessible parking spaces with adjacent aisles; including surface markings and upright sign(s). IBC 1106.1 *The parking lot had just been fog sealed at the time of site visit and there were no visible surface markings. There were 14 signs posted indicating accessible parking. Based on the spacing of the signs it appears only 2 aisles were provided (creating 4 compliant accessible parking spaces). Based on the total quantity of parking spaces provided a minimum of 7 accessible parking spaces are required. (Additional accessible parking spaces may be appropriate based on the program needs of the buildings on this site.) Photos 3 and 4.*	7	$500	$3,500	1				
	Priority # 1 Total			**$6,000**					

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Parking- Upper Lot									
05F1 *28688*	Alter the slope of the accessible parking space and / or access aisle to be no greater than 1:48 (2%) in any direction. ICC / ANSI 502.5 *The cross slope at the 4 spaces to the north is currently up to 4% (vs. 2% maximum). Photos 3 and 4.*	8	$1,500	$12,000	2				
Pedestrian Route- Upper Lot									
05H *28689*	Stripe/mark a crosswalk. (Encouraged) *Consider striping a cross walk to indicate the location of the accessible pedestrian route from parking.*	1	$300	$300	2				
	Priority # 2 Total			**$12,300**					

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Exterior Route									
08A *28692*	Provide an accessible route. IBC 1104 *The pedestrian route between the upper and lower parking lots currently has a slope over 5% (approximately 110'), there is approximately 30' with slope up to 9.6%. Probable cost for corrective action unknown (consult civil engineer). Photo 7.*	1	$10,000	$10,000	3				
	Priority # 3 Total			**$10,000**					

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Outdoor Patio- Community Center									
15K *28690*	Reconstruct ramp to provide a maximum slope of 1:12 (8.33%). ICC ANSI 405.2 *The link from the sidewalk up to the patio currently has up to 9% slope.*	1	$750	$750	4				
	Priority # 4 Total			**$750**					

Action Plan - (location/priority)

Photo 1: View of Community Center entry to the upper level. There are curb ramps that align with the entry door and automatic bi-parting doors are provided. *This is a good example of accessibility.*

Photo 2: View of Ice Arena entry. There are curb ramps that align with the entry door and automatic bi-parting doors are provided. *This is a good example of accessibility.*

Photo 3: The parking lot had just been fog sealed at the time of site visit and was not striped. There are signs indicating 14 accessible parking spaces. Based on the spacing of the signs it does not appear compliant aisles were provided.
View facing west.

Photo 4: At the 14 spaces with signs indicating accessible parking, the north spaces had slopes greater than 2%.
View facing east.

Photo 5: The accessible parking spaces are located in the SE corner of the upper lot, closest to the building entries. *This is a good example of accessibility.*

Photo 6: The lower parking lot (overflow lot) had also been fog sealed at the time of site visit. There were a total of 6 signs indicating accessible parking spaces. Based on the spacing of the signs it appears 2 of the spaces did not have compliant adjacent aisles.

Photo 7: There is an exterior pedestrian route connecting the lower lot to the upper lot. The route is not currently accessible due to slopes greater than 5%.

Photo 8: Picnic tables are provided in the plaza between the Community Center and Ice Arena. The tables are a style that allow for a wheelchair space at both ends. *This is a good example of accessibility.*

Photo 9: Picnic tables are provided on the patio outside the community room of the Community Center. Multiple tables are a style where a chair is not provided; this is intended to be a wheelchair space. The space does not provide a compliant clear floor space with toe clearance.