

Looking Back to Look Forward

How Edmonds School District's Disability Advisory Council initiated an **ADA survey of existing facilities** to help the District create future projects that engender **welcoming and belonging for all**



Introductions



Taine Wilton
AIA | ALEP | LEED AP
Director Capital Projects
Edmonds School District



Shelton Ensley
AIA
Accessibility Specialist
Studio Pacifica



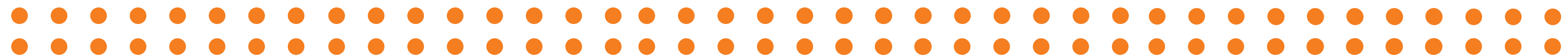
Joyce Wheeler
Certified ADA Coordinator
ICC Certified Accessibility
Inspector/Plans Examiner
Studio Pacifica



Brian Poppe
AIA | LEED AP | DBIA Assoc.
Partner
HKP Architects



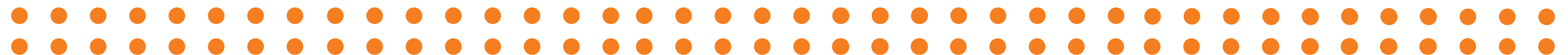
Becca Wolfe
AIA | LFA
Project Architect
HKP Architects



Project Initiation



Madrona School Deaf and Hard of Hearing Program
Bond Planning: Survey Schools to understand
the depth of the problem



ESD Disability Advisory Council

“Nothing about us without us.”



Elisa Smith
Physical Therapist
Doctor of Physical Therapy
Neurological Clinical Specialist



Heidi Brinslin
Occupational Therapist

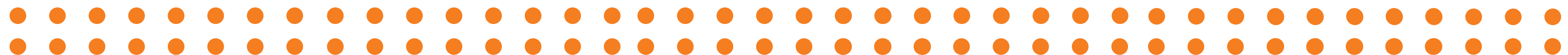


Dr. Rob Baumgartner
Assistant Superintendent
HR Payroll & Benefits



Taine Wilton
Director Capital Projects

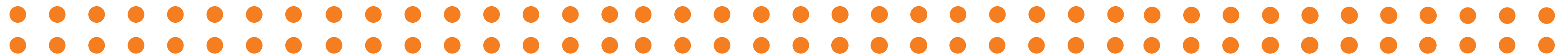
& Michelle Lirette, Physical Therapist



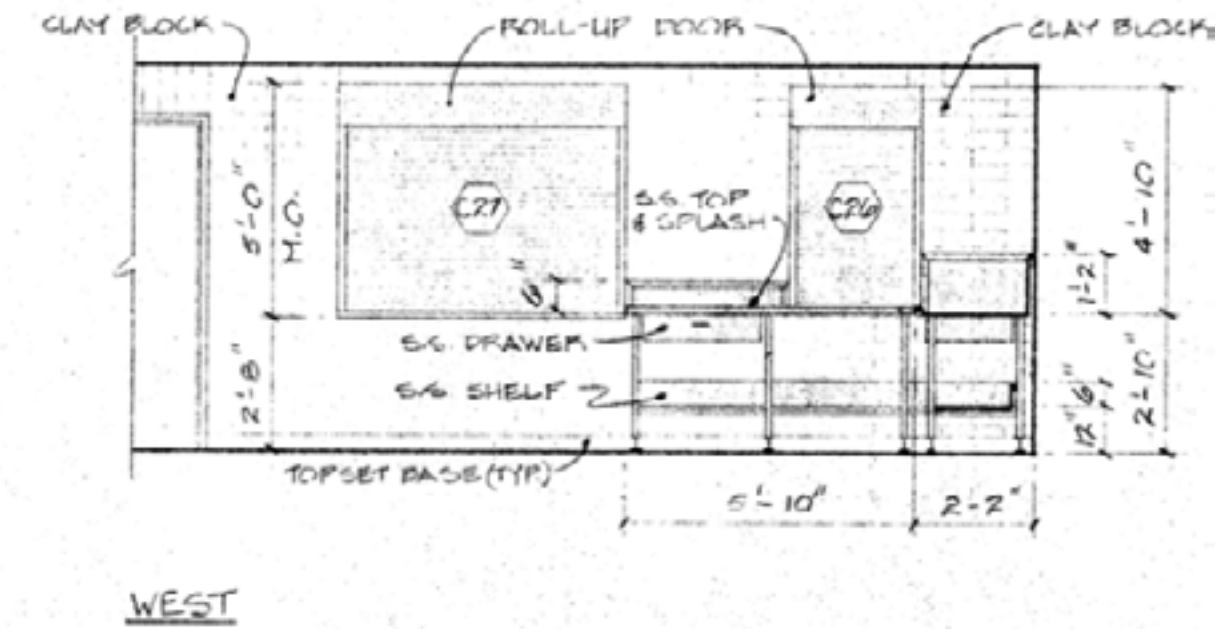
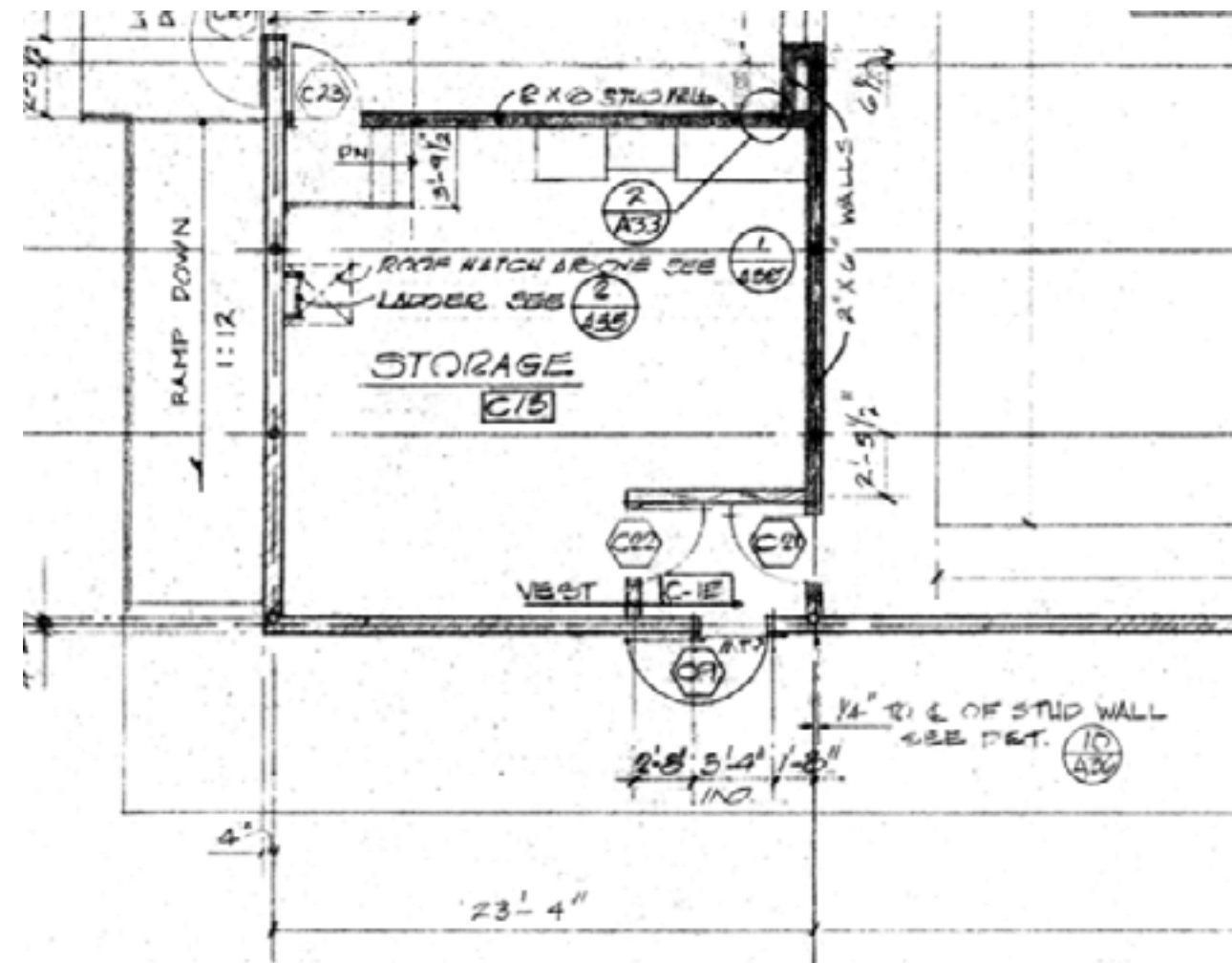


...it started with a phone call...

Are As-Builts and ICOS ratings enough?



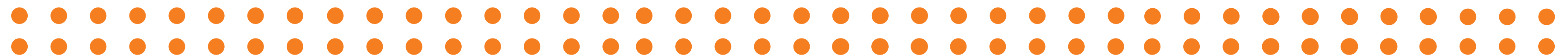
Project Initiation



“As Builts” are a snapshot in time, and not at a sufficient level of detail.

ICOS is too broad-scoped for these details

Site Visits will be required

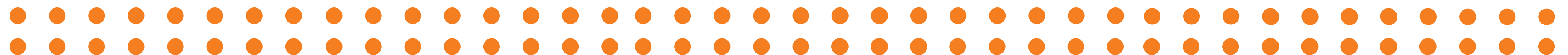


Project Definition

Bldg Code	Full Name	SCAP SF	ICOS Score
SPE	Spruce Elementary	43,253.00	100.00%
MTE	Mountlake Terrace Elementary	63,090.00	99.27%
LDE	Lynndale Elementary	66,394.00	98.72%
MAS	Madrona K-8	78,004.00	98.52%
LWE	Lynnwood Elementary	75,065.00	98.24%
AWM	Alderwood Middle	112,502.00	97.39%
MDM	Meadowdale Middle	99,240.00	96.39%
LWH	Lynnwood High	214,576.00	92.77%
MDE	Meadowdale Elementary	55,255.00	85.71%
EWB	Edmonds Woodway High	217,230.00	85.09%
WGE	Westgate Elementary	47,032.00	84.19%
HWE	Hazelwood Elementary	52,117.00	84.06%
TPE	Terrace Park Elementary	73,715.00	82.05%
MWS	Maplewood K-8 School	77,322.00	81.77%
CLE	Chase Lake Elementary	56,125.00	81.52%
MLE	Martha Lake Elementary	50,737.00	80.85%
CVC	Cedar Valley Community	66,961.00	80.44%
MTH	Mountlake Terrace High	215,016.00	80.19%
MDH	Meadowdale High	195,599.00	80.16%
SVE	Seaview Elementary	49,265.00	79.34%
BVE	Beverly Elementary	47,830.00	77.83%
OHE	Oak Heights Elementary	50,053.00	77.11%
EDE	Edmonds Elementary	34,720.00	75.00%
BRE	Brier Elementary	44,104.00	74.72%
CWE	Cedar Way Elementary	54,092.00	74.58%
SWE	Sherwood Elementary	41,964.00	74.55%
AECC	Alderwood Early Childhood Center	36,885.00	74.03%
BTM	Brier Terrace Middle	88,527.00	73.84%
CPE	College Place Elementary	48,417.00	73.56%
HTE	Hilltop Elementary	49,800.00	73.48%
CPM	College Place Middle	86,790.00	70.32%
WWC	Woodway Campus	148,483.00	68.81%
XXX	Former Alderwood Middle	93,679.00	66.00%
WWE	Former Woodway Elementary	37,075.00	65.85%

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34 FACILITIES: FILTER NON-BOND TO 90> ICOS <70



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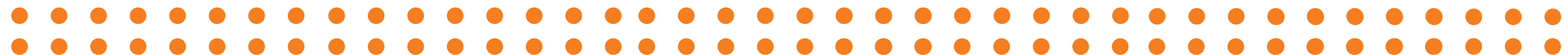
1991 Mountlake Terrace High

2002 Maplewood K-8

1993 Martha Lake Elementary

1959/1988 Beverly Elementary

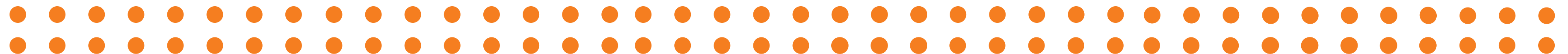
OUR FOUR ANALOG SCHOOLS



Public Schools fall under Title II of the ADA
ADA is governed by Department of Justice

ADA Priorities for Barrier Removal

- Priority 1: Accessible approach and entrance
- Priority 2: Access to goods and services
- Priority 3: Access to restrooms
- Priority 4: Any other measures necessary



Site Visit Process



Measuring accessible parking signage height at Beverly Elementary



Counting wheelchair and companion seating at Mountlake Terrace High



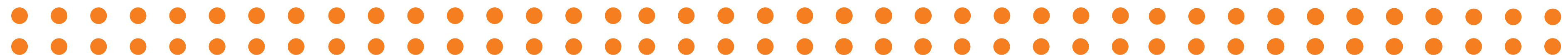
Measuring lavatory rim height and knee clearance at Beverly Elementary

Exact dimensions matter for the ADA but...

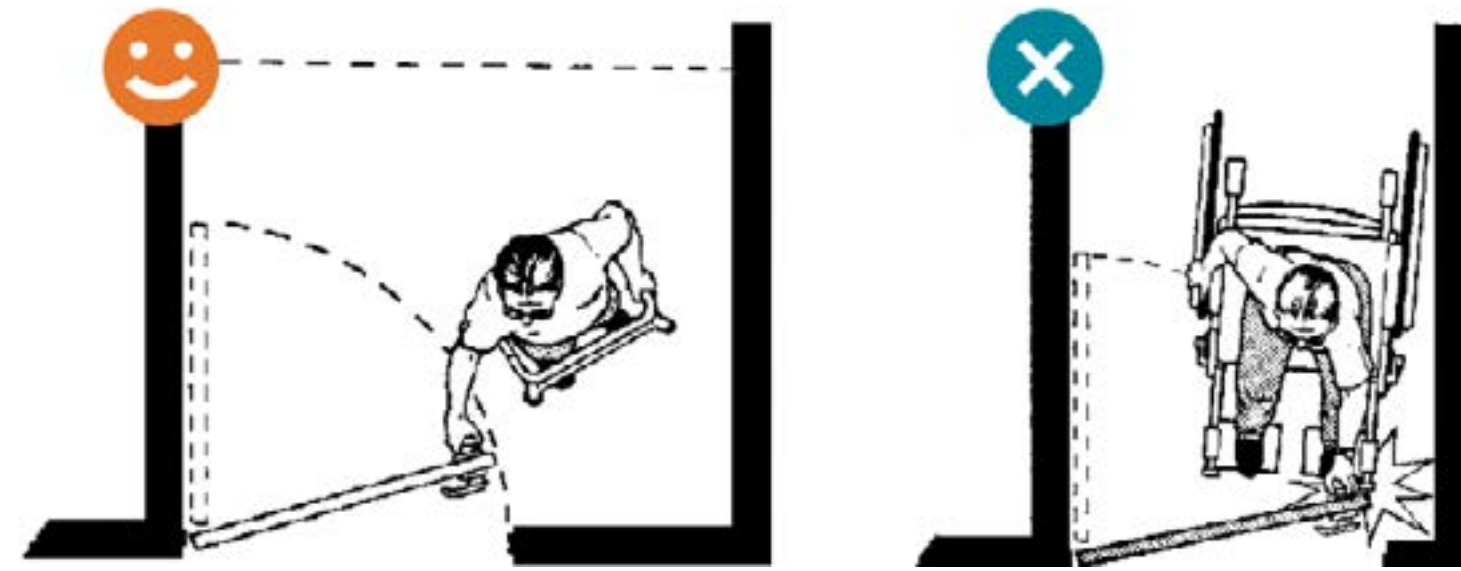
Reality is never Perfect

Reality isn't often documented

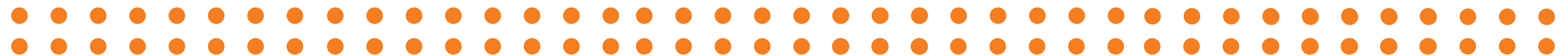
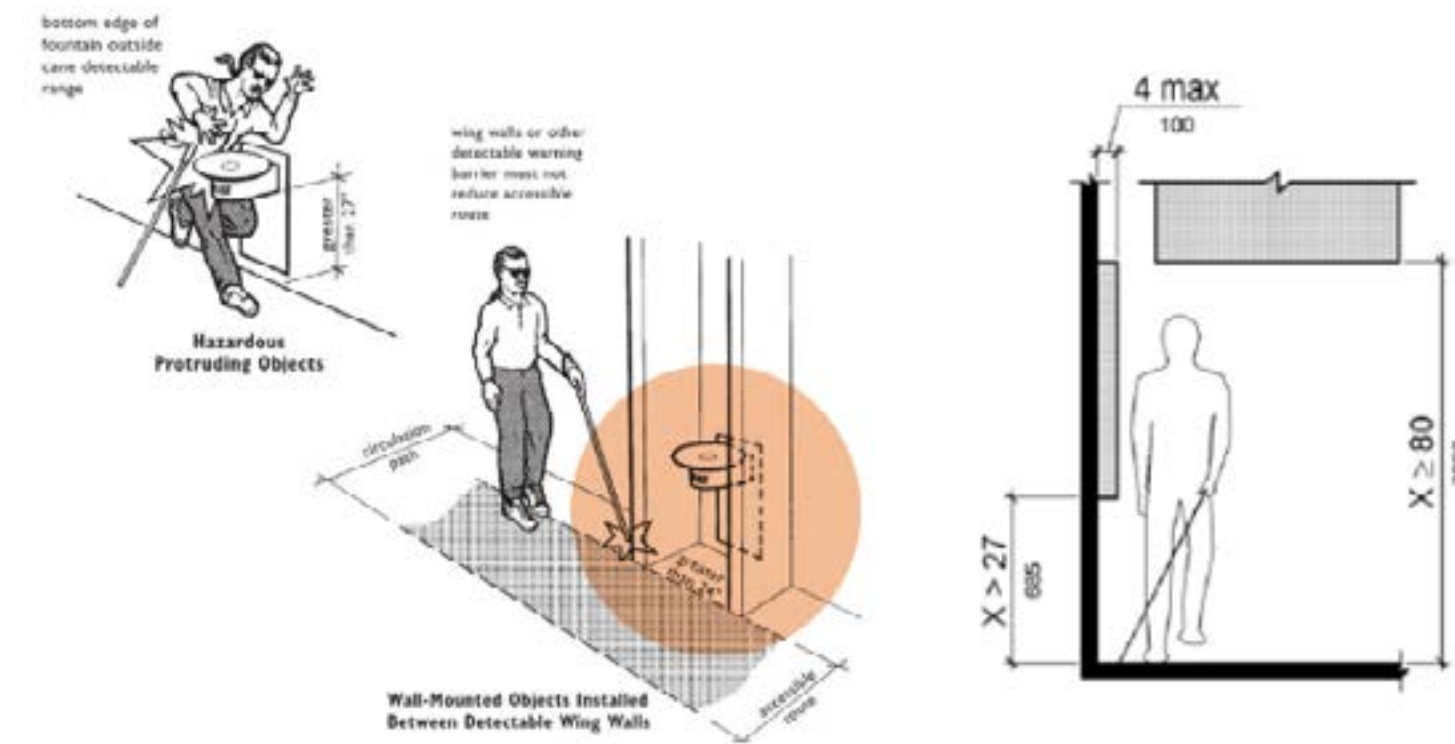
Reality then is not Reality now



Common Barriers: Accessible Route



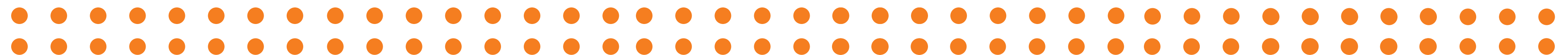
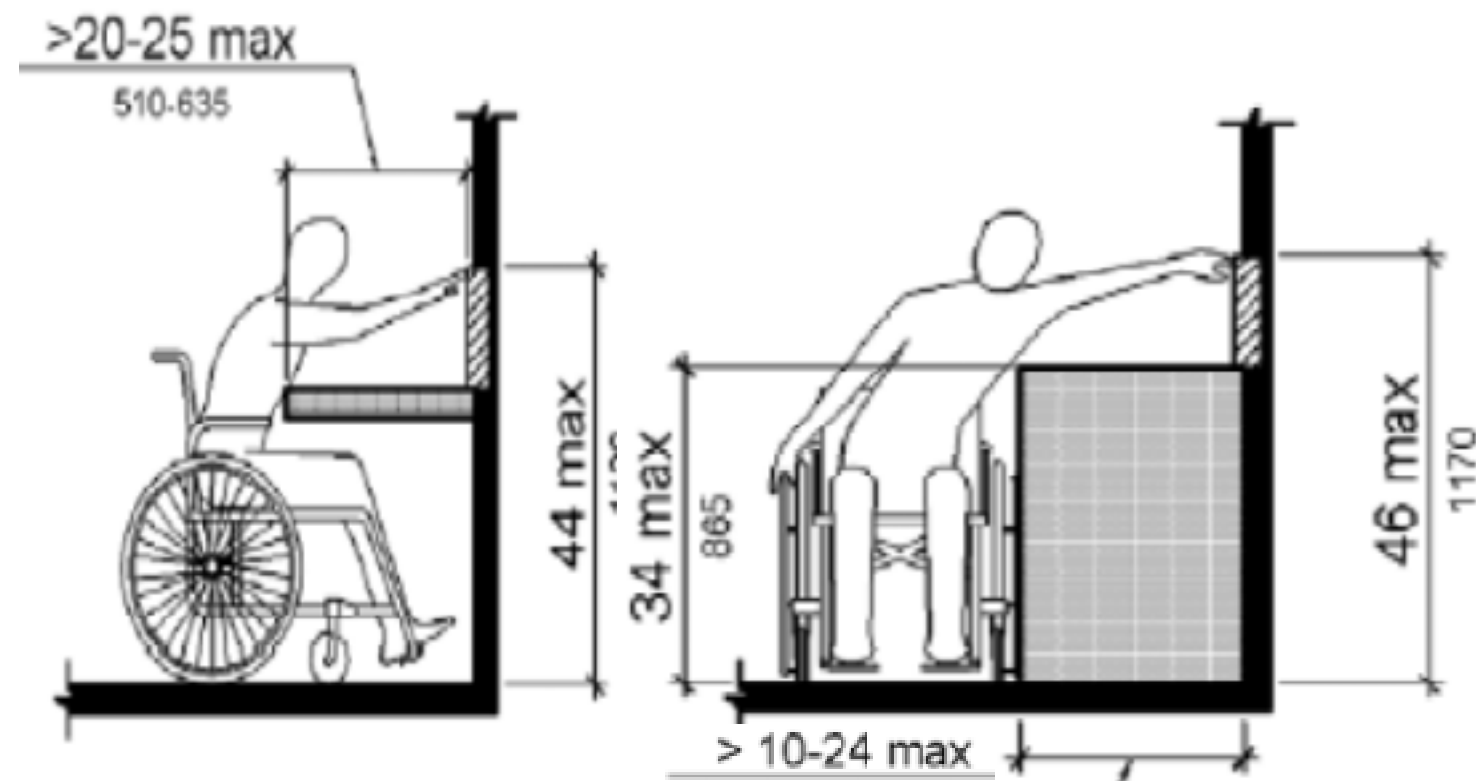
Protruding Objects



Common Barriers: Restrooms





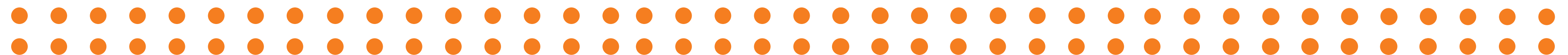
Work Areas/Reach Ranges



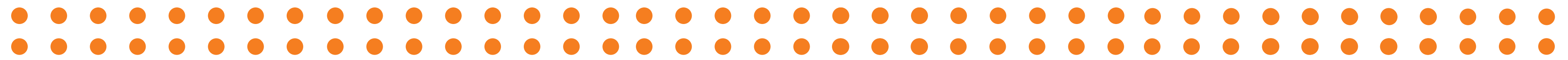
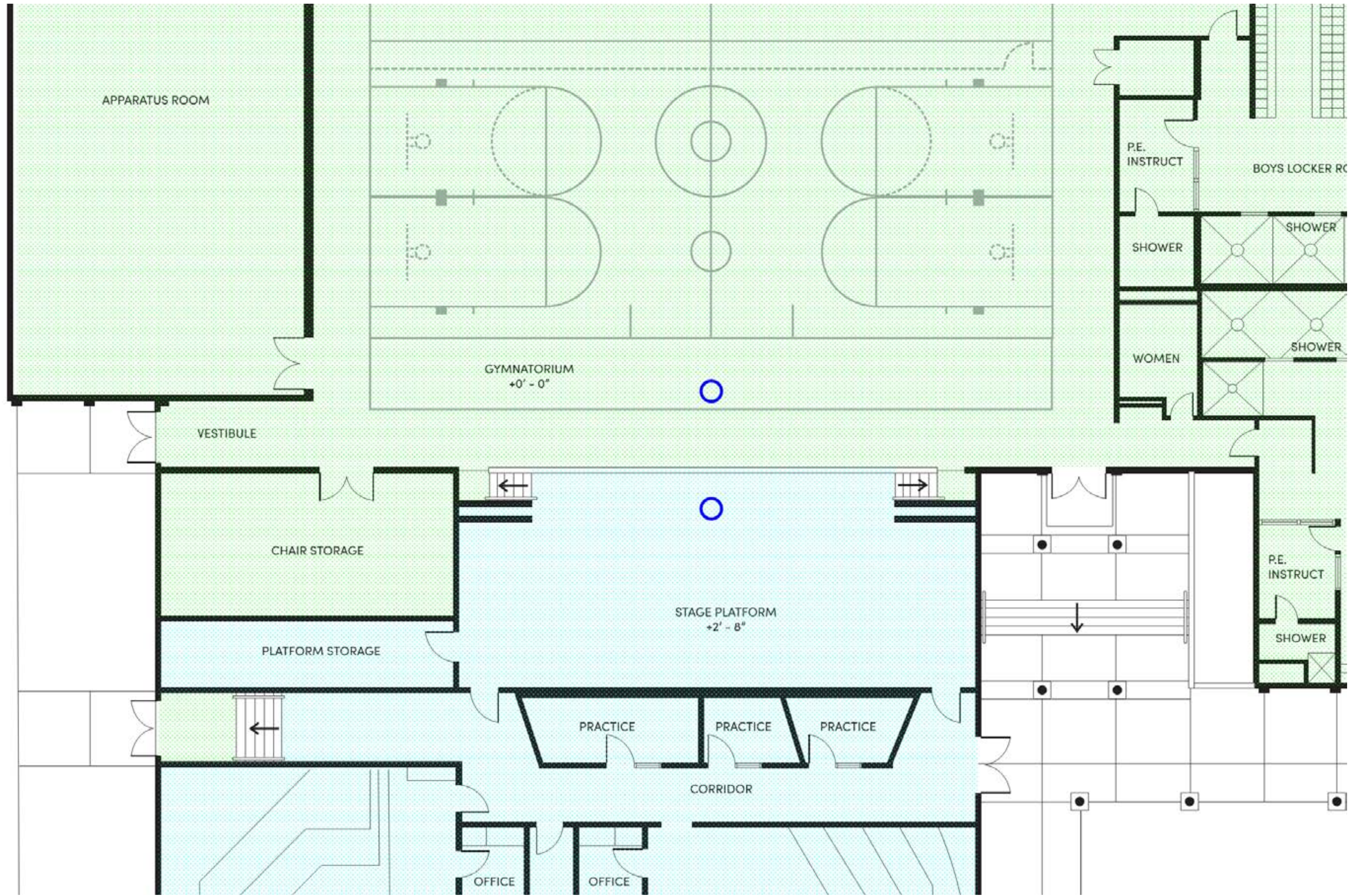
Final Report to HKP

Days of notes and thousands of photos compiled into a report for each school that included the code citation, notes, and suggested remedies. The Report also included a difficulty and priority rating.

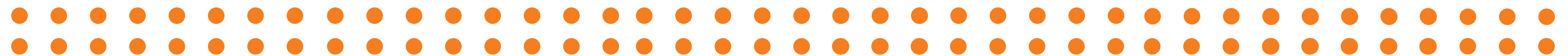
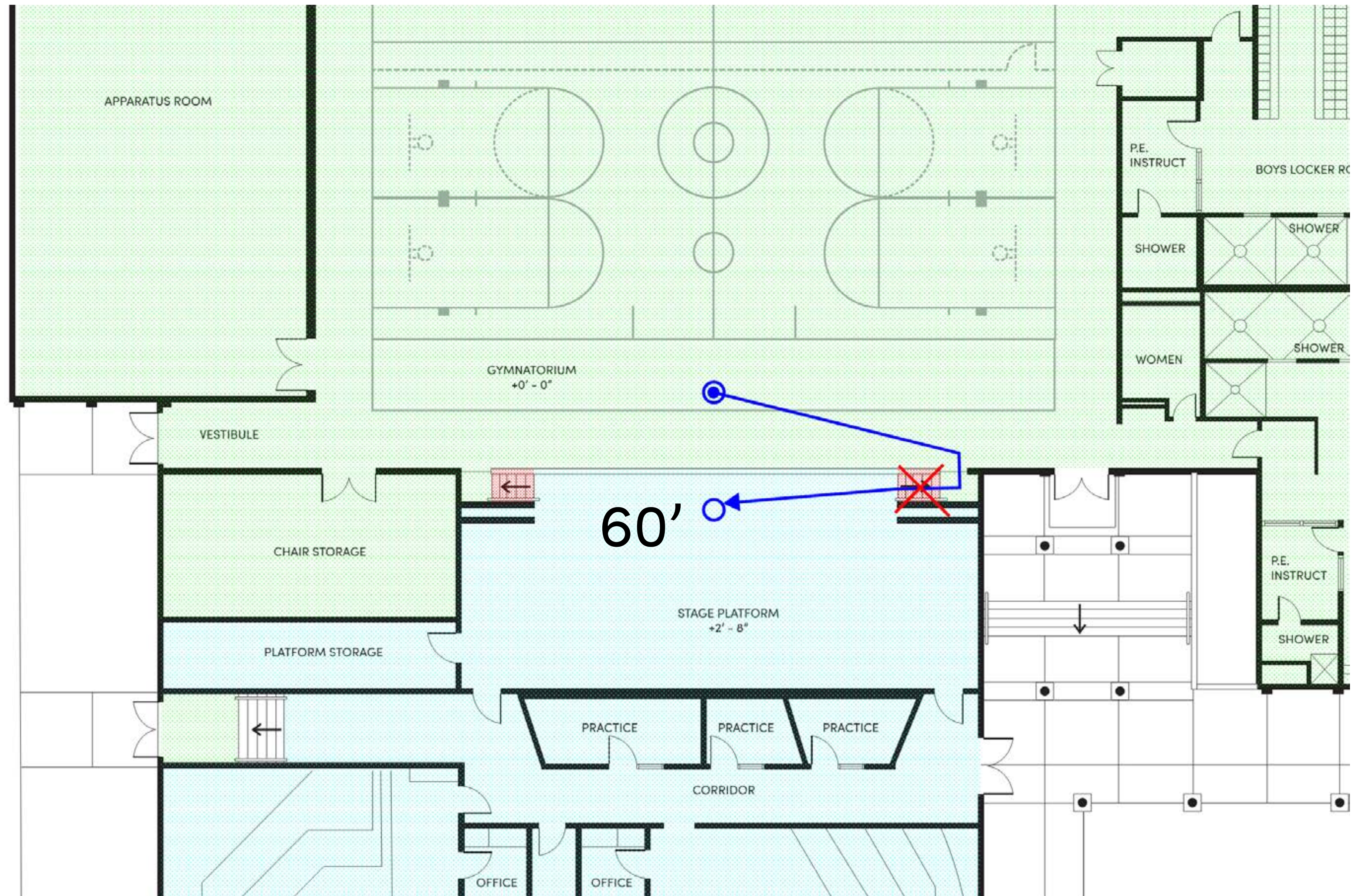
#	Area	Element	Priority	Difficulty	Regulation	Code Language	Comments	Possible Solutions
50	Conference (2A08)	Protruding Objects into Circulation Routes	-	-	-		Photo of the wall mounted monitor	
51	Conference (2A08)	Lavatories and Sinks Height	4	M	ADA (2010) 606	606.2 A clear floor space complying with 305, positioned for a forward approach and knee and toe clearance complying with 306 shall be provided. 606.3 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.	The sink was mounted with the rim at 35-1/4" AFF and with a base cabinet below, preventing a front approach.	Remove sink base cabinet and replace with compliant casework providing forward approach and a sink rim height not greater than 34" AFF.
52	Conference (2A08)	Lavatories and Sinks Height	-	-	-		Photo of the sink	Provide compliant casework with a 34" max sink rim height and compliant knee/toe clearance.



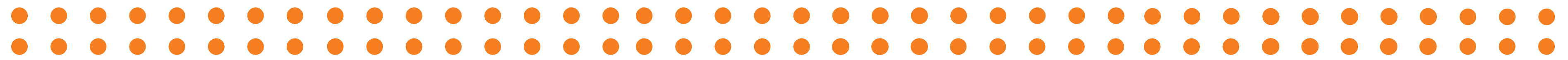
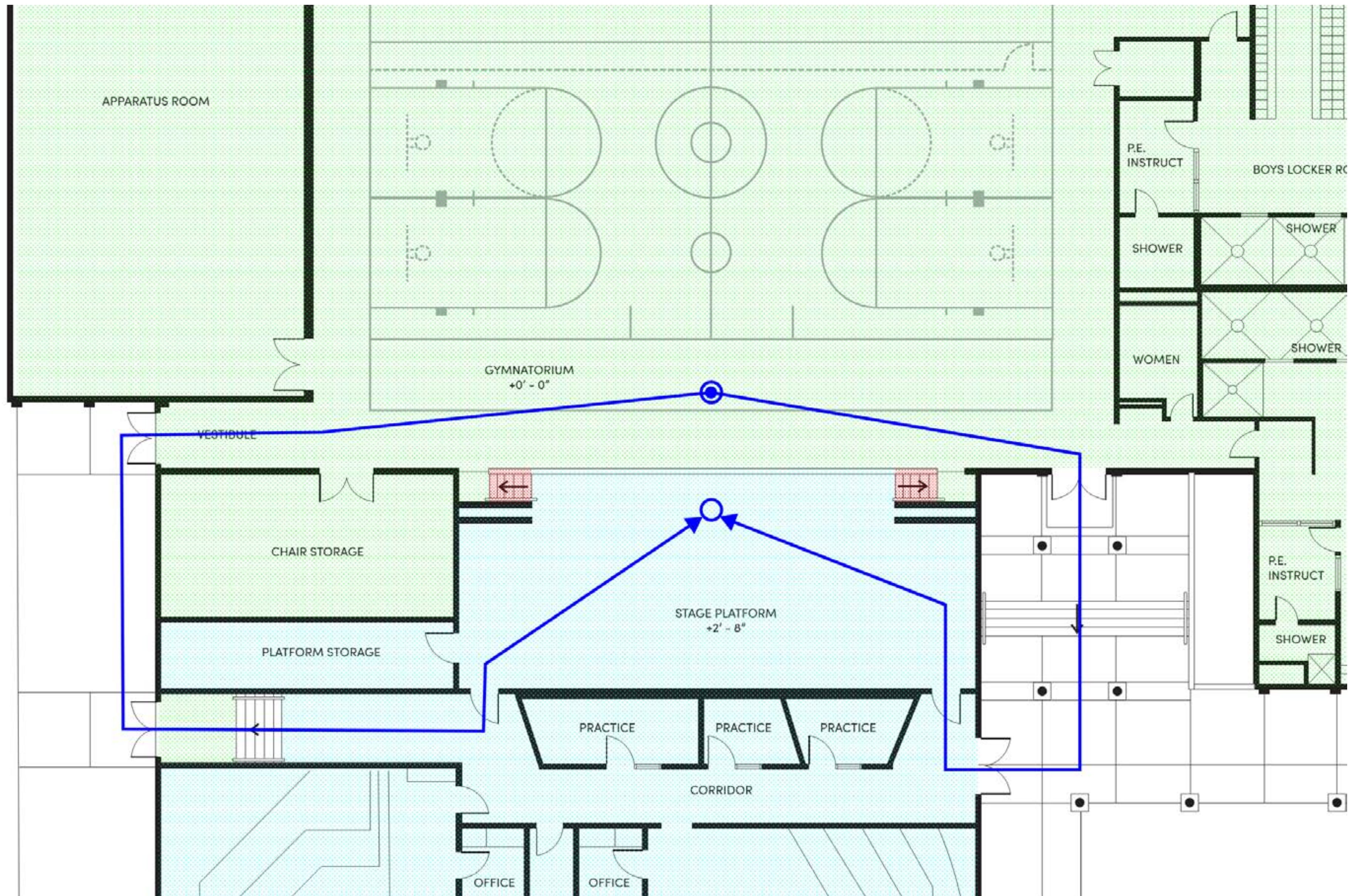
Example: Stage Access



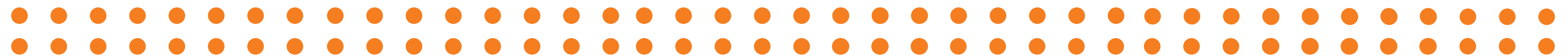
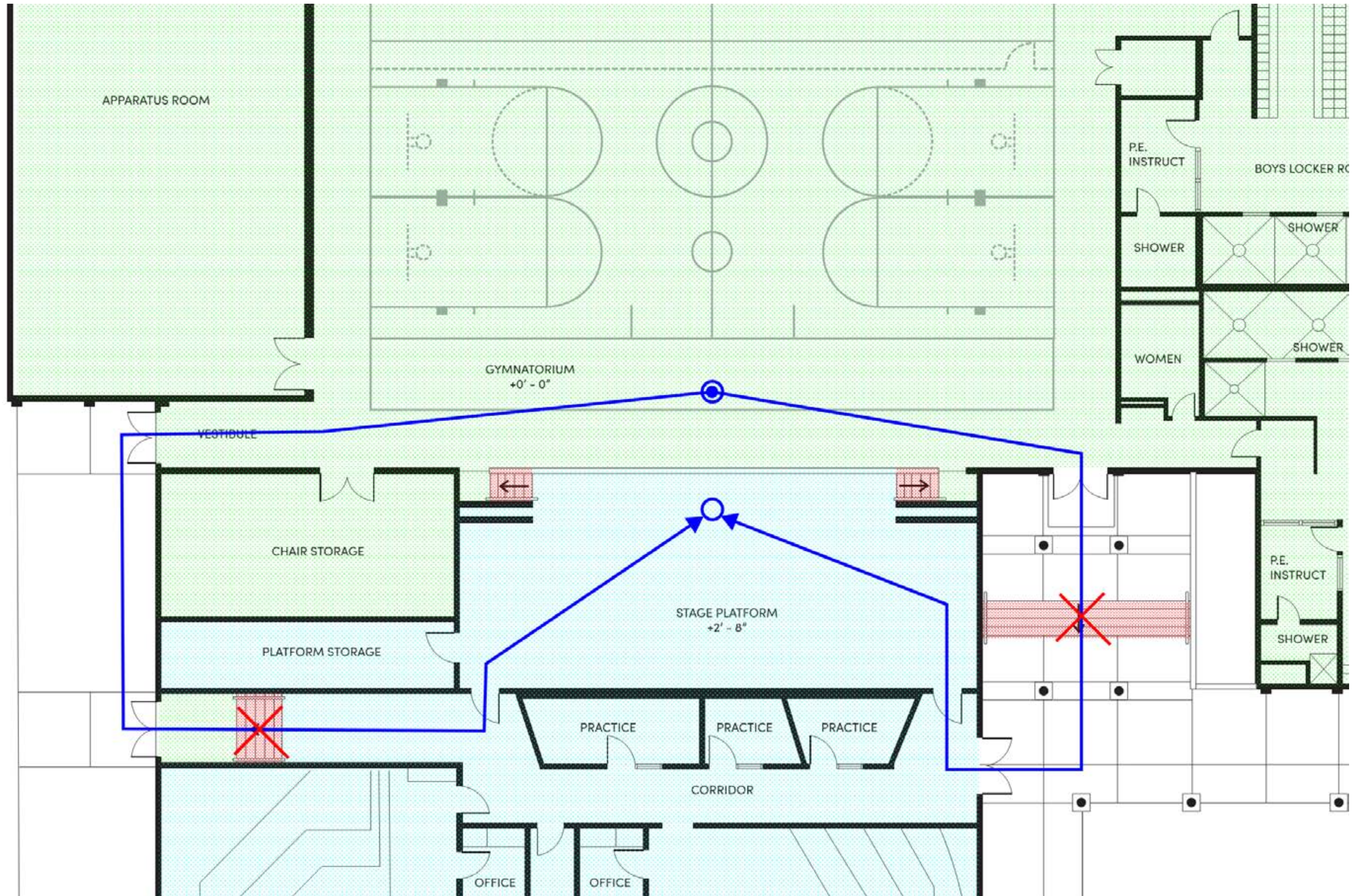
Example: Stage Access



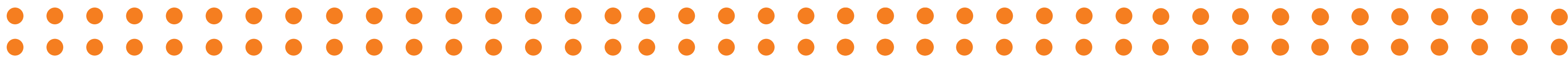
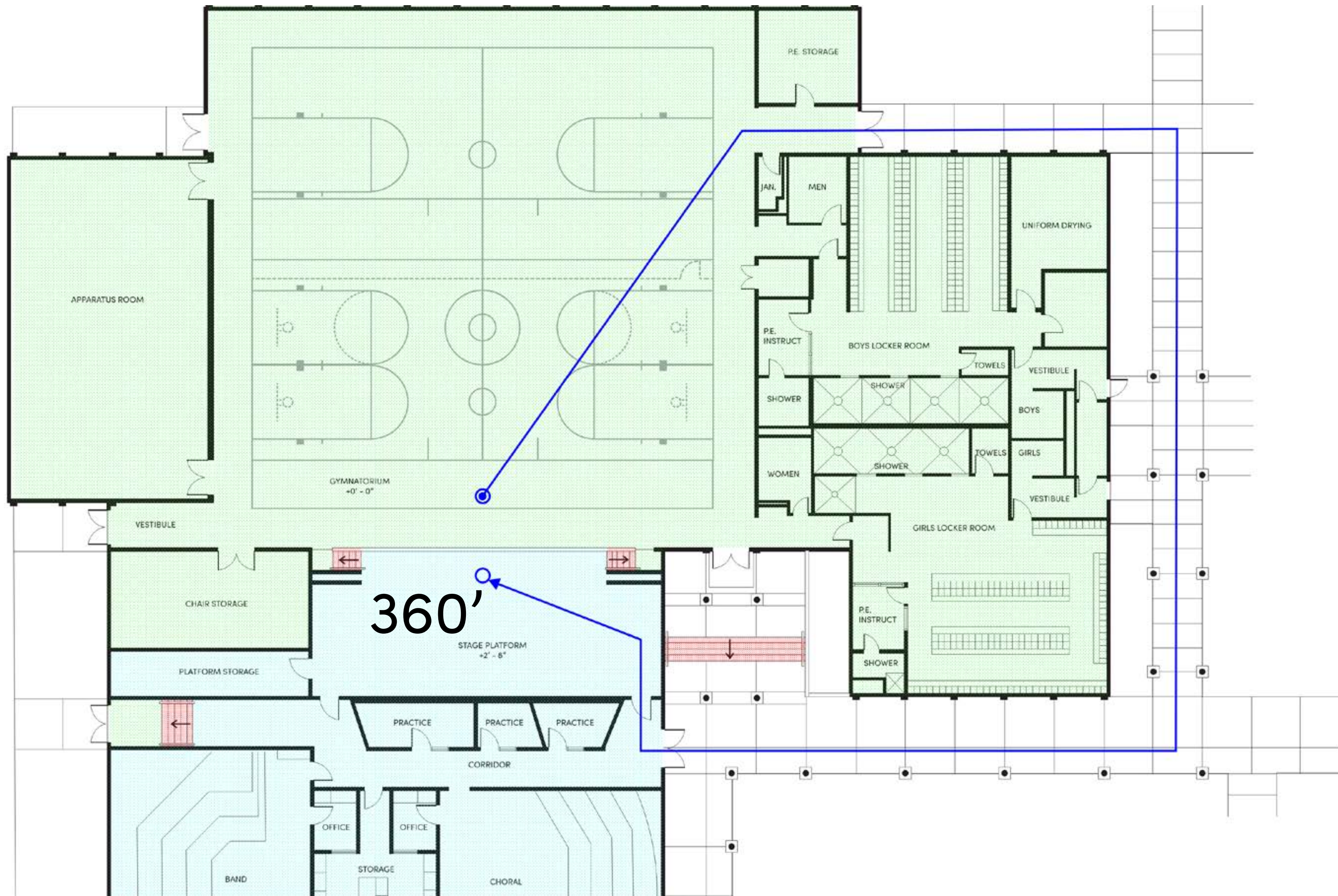
Example: Stage Access



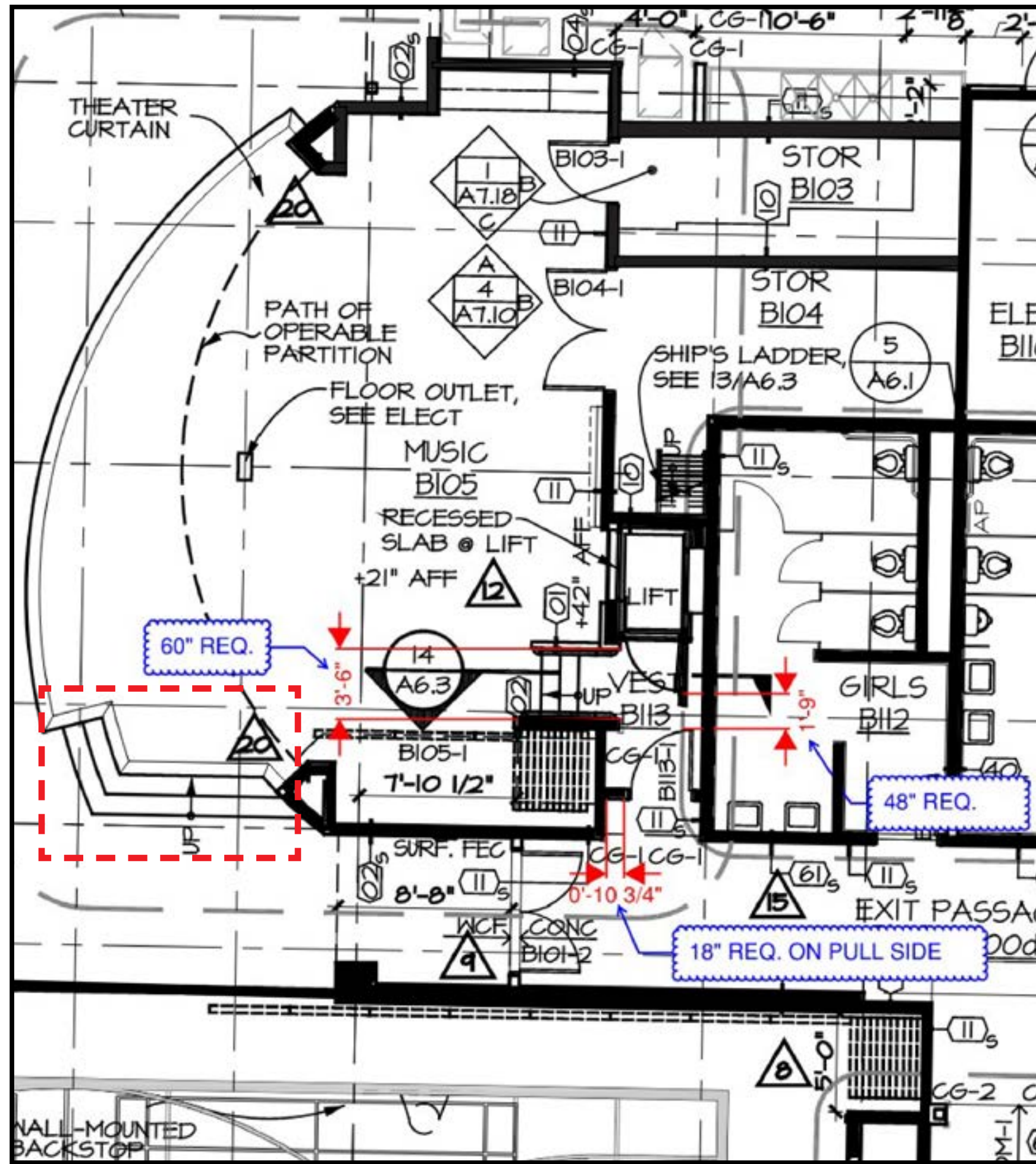
Example: Stage Access



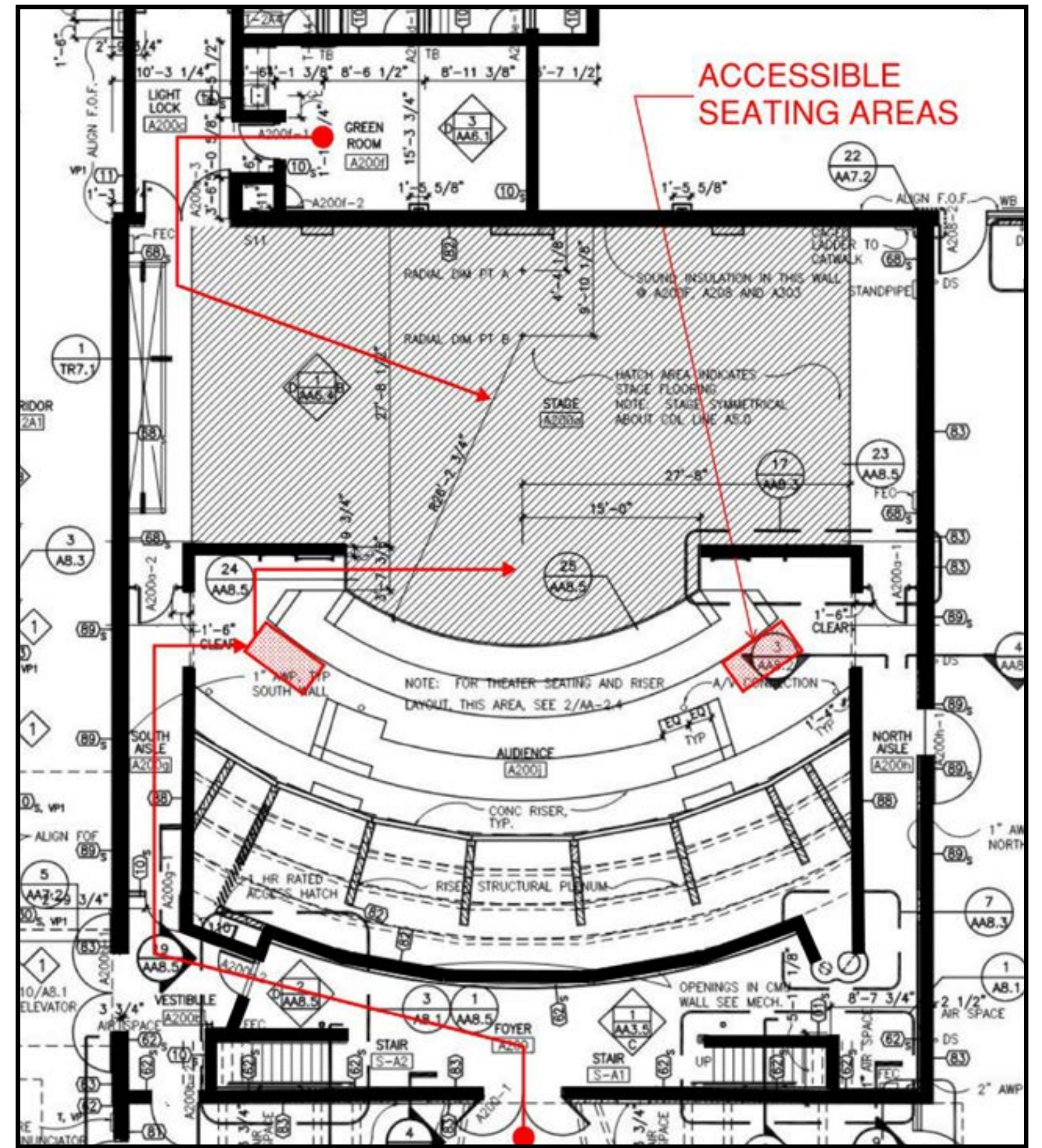
Example: Stage Access



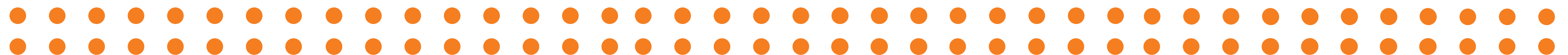
Example: Stage Access



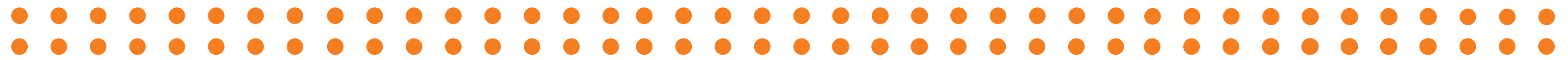
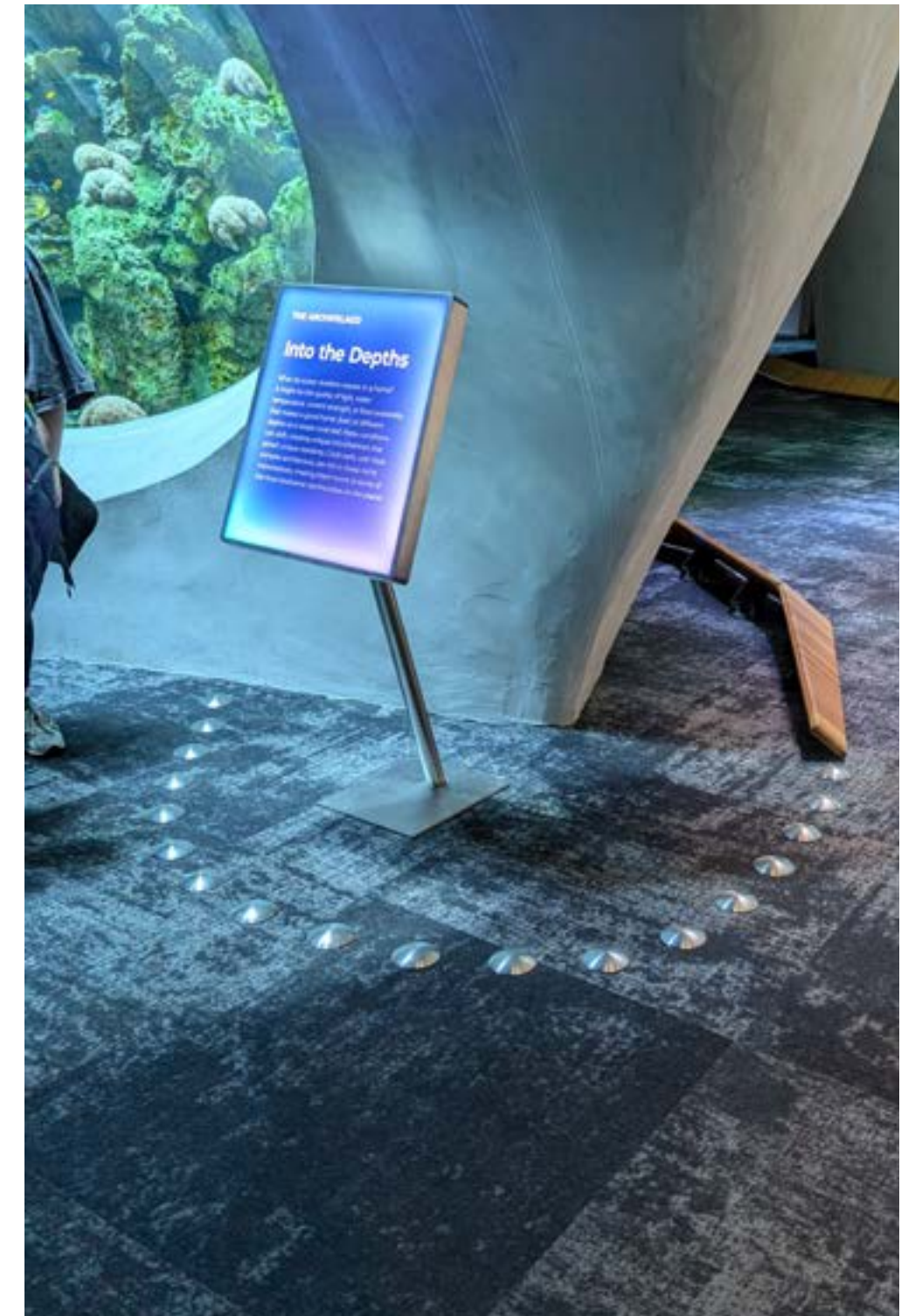
BETTER?



BEST



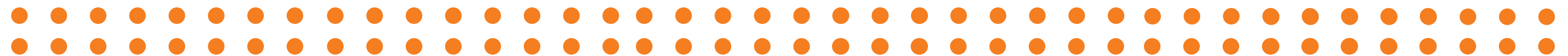
ADA Eyes



Cost Generation

Studio Pacifica Data							DCW Data		
#	Area	Element	Reg.	Code Language	Comment	Solution	Cost	+Markup	Notes
5	Bldg 600 Reception 602	Sales and Service Counters	ADA (2010) 904.4	A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 304 shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.	The service counter measured 36-1/2" AFF.	Lower the service counter to 36" AFF or provide a 36" long minimum counter at 36" AFF maximum.	\$ 480.00	\$ 600.00	Includes demo and carpentry with new top assumes 5 LF

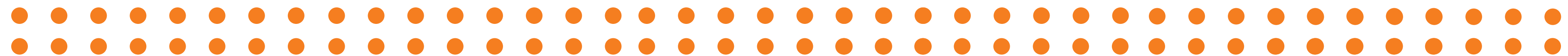
Studio Pacifica Data							HKP Data		DCW Data	
#	Area	Element	Reg.	Code Language	Comment	Solution	Reno. Type	~SF	Cost	+Markup
492	Bldg 700 / B Toilet Room 715	Turning Space	ADA (2010) 603.2.1	Turning space complying with 304 shall be provided within the room.	The toilet room lacked turning space.	Additional design work required.	Heavy	100	\$ 33,000.00	\$ 41,250.00



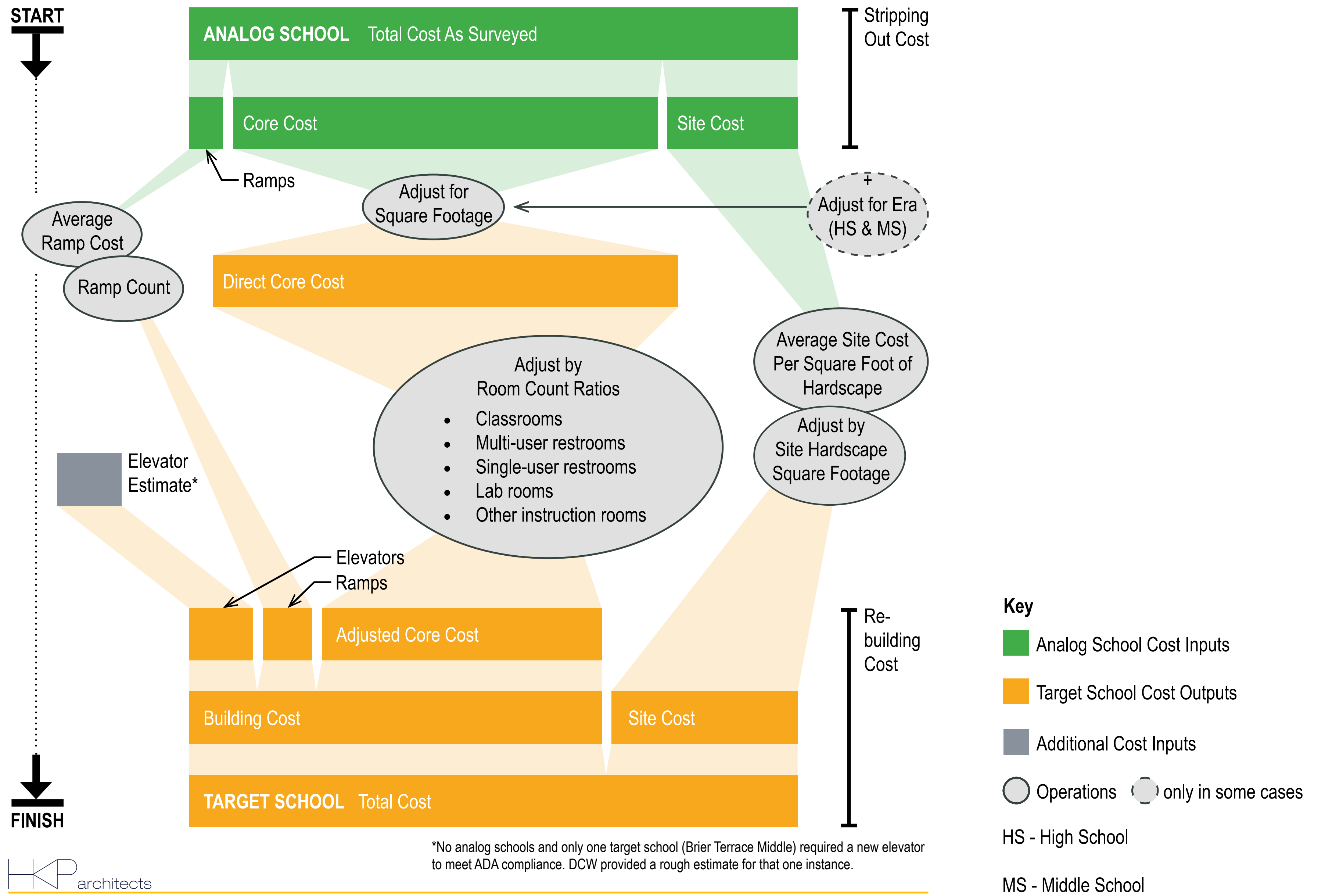
School Comparison

- Analog Schools (surveyed and costed)
- Target Schools (costed by extrapolation)

Type	Era	Name		Building Data	
		Code	Full Name	Type	Year
Elementary Schools	1960s	BVE	Beverly Elementary	Elementary	1963
		CWE	Cedar Way Elementary	Elementary	1959
		AECC	Alderwood Early Childhood Center	Elementary	1964
		BRE	Brier Elementary	Elementary	1964
		EDE	Edmonds Elementary	Elementary	1966
		HWE	Hazelwood Elementary	Elementary	1966
		SWE	Sherwood Elementary	Elementary	1966
		HTE	Hilltop Elementary	Elementary	1967
	Early '90s	MLE	Martha Lake Elementary	Elementary	1991
		SVE	Seaview Elementary**	Elementary	1996
	Late '90s - Early '00s	MWS	Maplewood K-8 School	Elementary	2000
		CLE	Chase Lake Elementary	Elementary	2000
		MDE	Meadowdale Elementary	Elementary	2000
		TPE	Terrace Park Elementary	Elementary	2000
CVC		Cedar Valley Community	Elementary	2002	
Middle/High Schools	All*	MTH	Mountlake Terrace High	Middle/High	1990
		BTM	Brier Terrace Middle	Middle/High	1967
		EWH	Edmonds Woodway High	Middle/High	1998
		MDH	Meadowdale High	Middle/High	1998



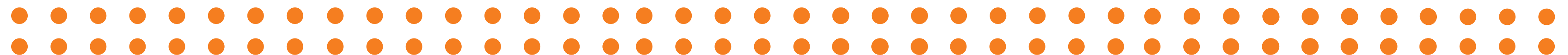
The "Data Machine"



Final Reporting



- Site Observations (four schools)
- Solutions (four schools)
- Cost Estimating (four schools)
- Cost Extrapolation (15 schools)
- Outcomes & Next Steps

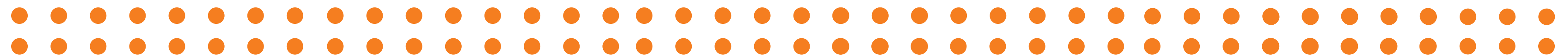


Change takes time...
and it's important to have a plan.

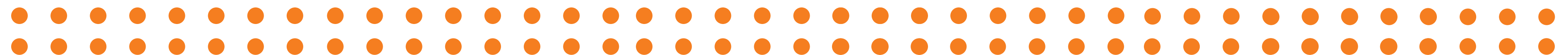
Opportunities for Improvements



studiopacifica



Basis of series of three webinars to engage individuals with lived experiences and expertise focused not only on accessibility but also inclusivity for all



Committee Outreach

The Built Environment

Thursday, November 7, 2024
4:30 - 5:30 PM



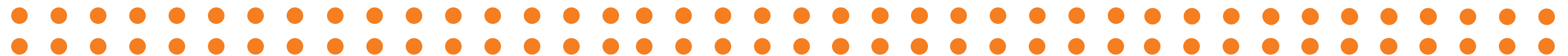

Building an Accessible Workplace: Hiring, Supporting, & Retaining Talent with Disabilities

Thursday, February 13
4:30 - 5:30 PM



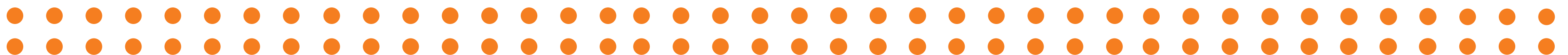
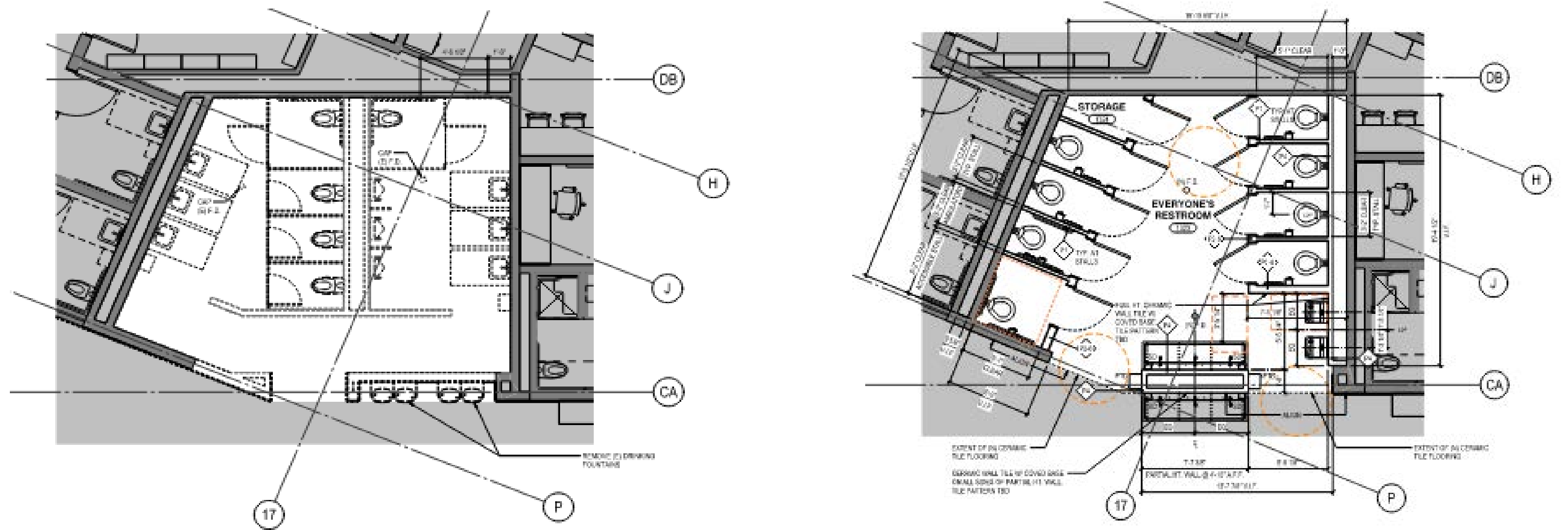
Special Education Services

Thursday, May 8, 2025
4:30 - 5:30 PM



District Strategic Plan

- Oversight of projects by individuals with lived experiences
 - Example: Consider hiring an ADA commissioning agent
- Provide Welcoming and Belonging throughout projects
 - Example: As we reconsider our single occupant restroom layouts, the ADA toilet room should be first in an area with greatest maneuverability.



Final Takeaways













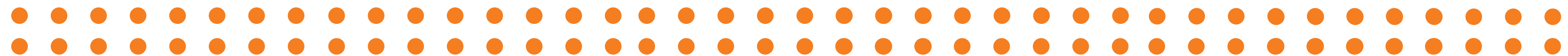
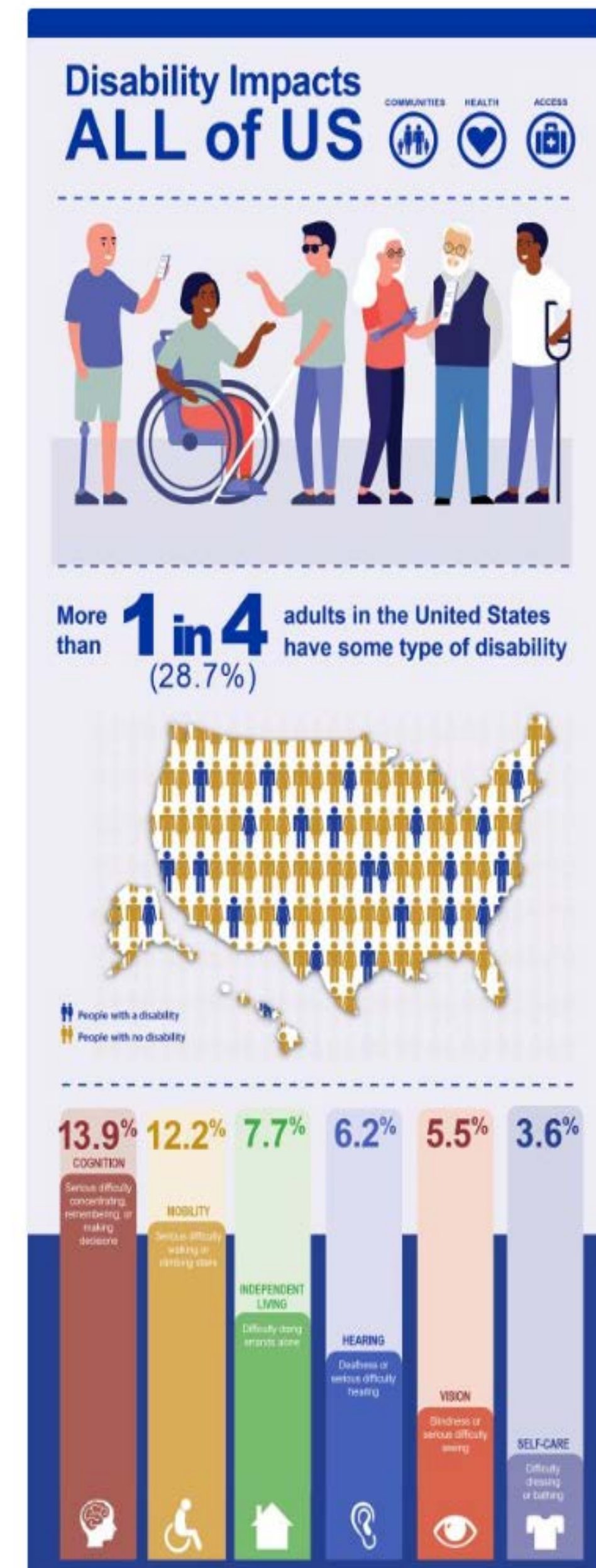
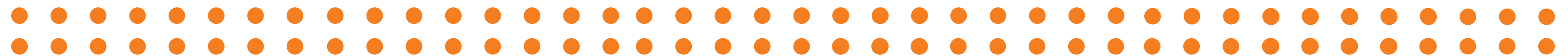
	Permanent	Temporary	Situational
Touch	 One arm	 Arm injury	 New parent
See	 Blind	 Cataract	 Distracted driver
Hear	 Deaf	 Ear infection	 Bartender
Speak	 Non-verbal	 Laryngitis	 Heavy accent

Image courtesy of Microsoft





Thank you!



reference

U.S. Access Board

The U.S. Access Board is a federal agency that promotes equality for people with disabilities through leadership in accessible design. It is also charged with the development of accessibility guidelines and standards for the built environment, transportation, communication, medical diagnostic equipment, and information technology. www.access-board.gov

Americans with Disabilities Act (ADA)

The DOJ provides access to Americans with Disabilities Act regulations for businesses, state and local governments, and individuals looking to learn more. www.ADA.gov

Fair Housing Accessibility First

Supported by U.S. Department of Housing and Urban Development (HUD), Fair Housing Accessibility FIRST is an initiative designed to promote compliance with the Act's design and construction requirements. www.fairhousingfirst.org

listen

99 Percent Invisible

Episode 412: Where Do We Go From Here?

MillerKnoll About Place

Season 3, Episode 10: Designing for Progress

read

ACCESSIBILITY & DESIGN RESOURCES RECOMMENDED BY STUDIO PACIFICA

Disability Pride

Demystifying Disability: What to Know, What to Say and How to Be an Ally
Emily Ladau

Disability Visibility: First-Person Stories from the Twenty-First Century
Alice Wong

Being Heumann: An Unrepentant Memoir of a Disability Rights Activist
Judy Heumann

Sitting Pretty: The View from My Ordinary Resilient Disabled Body
Rebekah Taussig

Students With Disabilities
National Center for Education Statistics

Intersection of Disability + Design

Building Access: Universal Design and the Politics of Disability Aimi Hamraie

Accessible America Bess Williamson

What Can a Body Do? How We Meet the Built World Sara Hendren

Design Justice: Community-Led Practices to Build the Worlds We Need
Sasha Costanza-Chock

Mismatch: How Inclusion Shapes Design Kat Holmes

watch

TED Talks
I'm not your inspiration, thank you very much
Stella Young

Why design should include everyone
Sinead Burke

When we design for disability, we all benefit
Elise Roy

Centering Lived Experiences of People with Disabilities Webinar Series: The Built Environment, Building an Accessible Workplace, Special Education Program
Edmonds School District

