

**City of Wichita, Kansas
Americans with Disabilities Act Transition Plan**

College Hill Park

304 Circle Drive

July 2005



Prepared by

DMCG
Disability Management Consulting Group L.L.C.
2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – College Hill Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access			Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)			
1. Pedestrian Paths	The curb ramps, leading from the street level to the park sidewalk level, do not provide appropriate detectable warning surfaces.	4.7.7	Since these curb ramps lead to a cross-vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb ramps have detectable warning surfaces. However, the detectable warnings do not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb ramps to comply with ADAAG specifications pertaining to detectable warning surfaces.	H ®	H	M	1 3 2 1	\$1,000	Detectable Warning Suspension Detectable Warning Specifications #1, #2	Install truncated domes detectable warning surface at this curb ramp.	12/31/09				
2. Pedestrian Paths	Pedestrian routes, leading from Bluff Street, are not accessible due to steps.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. Ensure that an accessible path of travel exists leading to all facilities that are required to be accessible and ensure that accessible paths are provided in a manner as pathways are provided to the general public.	M	H	M	2 5 2 6	\$300	ADAAG	Provide an inter-connected accessible sidewalk to all park amenities.	12/31/11				
3. Pedestrian Paths	An accessible path of travel does not exist leading to the basketball courts or the shuffleboard courts.	4.5.1 4.1.2(2)(b)(RF)	According to ADAAG, At least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with 4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports, according to the Recreational Facilities Final Rule. Accessible wheelchair seating is required to exist at team player seating areas, such as dugouts, and an accessible route is required to connect all accessible features. Provide an asphalt, concrete or rubber path of travel to at least one of each type of playing courts, including team public seating areas.	L	H	M	2 2 2 3 2 8 2 9	\$3,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (not enforceable)	Provide an inter-connected accessible sidewalk to all the spectator areas of these courts as well as accessible wheelchair seating areas at these spectator areas.	12/31/16				

City of Wichita – ADA/504 Transition Plan – College Hill Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access			Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)			
4. Pedestrian Paths	The Mutt Mitts dispenser is not located an accessible route due to a grass surface.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. An accessible route surface must be stable, firm and slip-resistant. Re-located the dispensers so that it is usable from an accessible route.	M	H	M	2 7	\$50	ADAAG	Provide an accessible sidewalk to the Mutt Mitts dispenser.	12/31/11				
5. Play Equipment	A stable, firm and slip resistant surface does not exist leading to the individual ground level play components or play structure exit points; and does not exist in the use zone around any of the play facilities.	15.6.4 1 (GAD AAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. The composite elevated play structure does have a rubber accessible surface which leads to it, but no such surface leads from it’s exit points, nor to other ground level play components. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each type or ground level single play component and exit points of the composite elevated play structure. We also recommend that a rubber surface be provide in the use zones of each single type of ground level play component and the elevated composite play structure However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly.	L	H	M	1 1 1 9 2 3 4 4 5 6 7	\$3,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) : Phase III, December 2004. <i>(not enforceable)</i>	Create an accessible route of travel to all play areas and provide a rubber surface in the use zones of each play area.	12/31/16				

City of Wichita – ADA/504 Transition Plan – College Hill Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
6. Outside Unisex Restrooms	Both restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	1 1	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16	
7. Outside Unisex Restrooms	At each restroom, the entrance doors swing into the required clear floor space for the water closets.	4.22.2	According to ADAAG, all doors to accessible toilet rooms shall comply with 4.13 and doors shall not swing into the clear floor space required for any fixture. Modify the entrance door so it does not swing into the clear floor space required for any fixture, by re-hanging the door to swing outward or using other possible modifications.	L	H	M	3 4	\$200	Restroom Figures – Building Blocks	Re-hang these doors so as to swing outwards and thereby create adequate clear floor space.	12/31/16	
8. Poolside Picnic Tables	Due to seating on all four sides, accessible poolside picnic tables do not exist.	AGS APT 16.5.1 2	Technically, ADAAG nor the Recreational Facilities - Final Rule provide scoping for picnic tables. In addition, neither guideline provides specifications for what would constitute an accessible picnic table. However, the document titled “Accessibility Guidelines for Outdoor Developed Areas” (AGSAPT) does provide both scoping and specifications for accessible picnic tables. These Guidelines (AGSAPT) are neither final rules nor enforceable. 16.5.1.2 states, where two or more fixed picnic tables are provided in a picnic area, at least 50 percent, but never less than two, shall comply with 16.5.4 through 16.5.6. In addition, at least 40 percent, but never less than two, of the accessible picnic tables shall be connected to an outdoor recreation access route complying with 16.3. The seating space shall contain knee space at least 27 inches (685 mm) high, 30 inches (760 mm) wide, and 19 inches (485 mm) deep. Toe clearance 9 inches (230 mm) minimum in height shall extend an additional 5 inches minimum from the knee clearance. The existing picnic tables do not provide appropriate knee clearance. Provide at least two accessible picnic tables.	M	H	M	8	\$500	Outdoor Developed Areas	Provide two ADAAG compliant picnic tables with the accessibility signage on them.	12/31/11	

City of Wichita – ADA/504 Transition Plan – College Hill Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access			Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)			
9. Pool House Interior	The public counter is located too high at 43-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	38	\$200	ADAAG New ADAAG	Lower the entire counter to 36" high from finished floor level.	12/31/11				
10. Pool House locker / restrooms	The accessible shower stalls, in both the men's and women's locker / restrooms, do not provide adjustable showerheads or flexible hoses.	4.21.6	According to ADAAG, shower spray unit with a hose at least 60 in (1525 mm) long that can be used both as a fixed showerhead and as a hand-held shower shall be provided. EXCEPTION: In unmonitored facilities where vandalism is a consideration, a fixed showerhead mounted at 48 in (1220 mm) above the shower floor may be used in lieu of a hand-held showerhead. Provide an accessible showerhead in each locker / restroom, if vandalism is not an issue.	M	H	M	39 50	\$400	See Attachment 5 – Accessible Shower Specifications for more information	Provide an accessible showerhead in each bathing unit.	12/31/11				
11. Pool House locker / restrooms	The water closet, in the accessible toilet stall of the men's locker / restroom, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the sidewall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	41	\$500	Restroom Figures – Building Blocks	Move the side partition by 1" so that the water closet is centered at 18".	12/31/16				
12. Pool House locker / restrooms	The floor, in the accessible toilet stall of the women's locker / restroom, has a steep slope measuring 3.1% at the drain.	4.3.7	The surfaces or accessible routes or accessible spaces cannot have cross slopes steeper than 2%. Modify the floor surface so cross slopes beyond 2% do not exist.	L	H	M	49	\$300	Restroom Figures – Building Blocks	Repair this floor so that nowhere is the cross-slope more than 2%.	12/31/16				

College Hill Park - Conceptual Cost Projections

Total	\$9,550
Year One (Very High)	\$0
Year Three (High)	\$1,000
Year Five (Medium)	\$1,450
Year Ten (Low)	\$7,100