

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

**Country Acres Park**

754 North Country Acres

**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**



1. Exterior Paths	An accessible path of travel does not exist, leading from the bathhouse to either the kiddy or main pools, due to steps.	<a href="#">4.3.2</a>	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 <a href="#">4.1.3</a> and <a href="#">4.1.6</a> ) shall be provided that complies with <a href="#">4.7</a> , <a href="#">4.8</a> , <a href="#">4.10</a> , or <a href="#">4.11</a> , respectively. An accessible route does not include stairs, steps, or escalators. <b>Ensure that an accessible path of travel exists leading to both pools, without steps.</b>	H H	H	M	<u>2</u> <u>2</u> <u>2</u> <u>3</u> <u>2</u> <u>4</u>	\$1,000	<a href="#">ADAAG</a>	<p>THERE ARE TOO MANY STRUCTURAL INCONSISTENCIES AT THIS PARK, WHICH IS VERY OLD, FOR ANY ATTEMPT AT ADAAG COMPLIANCE TO BE MADE.</p> <p>SINCE SIMILAR FACILITIES WHICH ARE BEING MADE FULLY COMPLIANT EXIST NEARBY (HARVEST and ORCHARD), IT IS RECOMMENDED THAT A SIGN BE POSTED THAT THIS FACILITY IS NOT HANDICAPPED ACCESSIBLE BUT SIMILAR ACCESSIBLE FACILITIES EXIST NEARBY. IT IS POSSIBLE THAT THIS PARK WILL BE CLOSED AND THE PROPERTY USED IN A DIFFERENT MANNER.</p>	N/A	N/A (cmk)
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2. Exterior Paths	An accessible path of travel does not exist leading to the tennis courts, due to a very steep running slope.	<a href="#">4.8</a>	The slope of the existing ramp is steeper than ADAAG's maximum of 8.33%. <b>Create a minimum 36-inch wide path of travel leading to the tennis court, which has a running slope of 8.33% or less.</b>	M ®	H	M	<a href="#">3</a> <a href="#">5</a> <a href="#">6</a>	\$500	<a href="#">Ramp Detail</a>			
3. Drinking Fountain	The drinking fountain, on the exterior of the bathhouse, is inaccessible.	<a href="#">4.15</a> <a href="#">4.1.3(10(a))</a> <a href="#">4.4</a>	The existing drinking fountain does not comply with ADAAG specifications regarding faucet control, spout height, is considered a protruding object, and does not provide a hi-lo spout. According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. <b>Since, in existing buildings, a cup holder provided at an inaccessible drinking is considered equivalent facilitation, we recommend providing a cup holder at this drinking fountain and ensuring that the faucet control is accessible.</b>	L	L	M	<a href="#">3</a> <a href="#">4</a>	\$20	<a href="#">Building Block 7 – Drinking Fountains</a>			

**City of Wichita – ADA/504 Transition Plan – Country Acres 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. Swimming Pool Water	No apparent access exists to the pool water in either the kiddy pool of the main pool.	<a href="#">RFFR 15.8</a>	According to the Recreation Facilities - Final Rule ( <a href="#">RFFR</a> ), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). <b>Provide one means of accessible entrance to pool water, which complies with RFFR.</b> Note: RFFR, created by the US Access Board, is not currently an enforceable document.	H H	H H	M M	<a href="#">2</a> <a href="#">2</a> <a href="#">5</a> <a href="#">6</a>	\$2,500	<a href="#">RFFR</a> <a href="#">New ADAAG</a>			
5. Poolside Counter	The counter is located too high at 44-inches.	<a href="#">7.2</a>	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. <b>Lower a portion of the existing counter to a maximum height of 36-inches. Ensure that the window above the counter is also accessible.</b>	M	H	M	<a href="#">2</a> <a href="#">1</a>	\$200	<a href="#">ADAAG</a> <a href="#">New ADAAG</a>			
6. Interior – Pool/Bathhouse	The counter is located too high at 42-inches.	<a href="#">7.2</a>	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. <b>Lower a portion of the existing counter to a maximum height of 36-inches. Ensure that the window above the counter is also accessible.</b>	M	H	M	N A	\$200	<a href="#">ADAAG</a> <a href="#">New ADAAG</a>			

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7. Interior – Pool/Bathhouse	Appropriate signage does not exist at the entrances to the men’s and women’s restrooms/showers.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. <b>Provide ADAAG compliant signage at restroom entrances.</b>	L	L	M	<a href="#">1</a> <a href="#">1</a> <a href="#">2</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>			
8. Interior – Pool/Bathhouse	The interiors of the men’s and women’s restrooms and showers are totally inaccessible due to numerous structural barriers.	<a href="#">4.23</a> <a href="#">4.1.3(11)</a>	Inconsistencies include, but are not limited to, shower stalls with no accessible features as defined by ADAAG 4.21; inappropriate toilet stall clear floor space and no grab bars; pipes exposed under lavatories and knobs for faucet controls; benches too low and do not provide back support; urinal rim, in men’s, too high; and an abrupt vertical change (step) on the exit out of each room; etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore the alterations specifications of ADAAG, including alternate toilet stalls, may be usable if it is technically infeasible to make these restrooms fully accessible. <b>We recommend making these restrooms and showers fully accessible, if it is technically feasible to do so.</b>	H	H	M	<a href="#">2</a> <a href="#">3</a> <a href="#">5</a> <a href="#">6</a> <a href="#">1</a> <a href="#">5</a> <a href="#">1</a> <a href="#">6</a>	\$5,000	<a href="#">Restroom Figures – Building Blocks</a>  See Attachment 5 – <a href="#">Accessible Shower Specifications</a>  <a href="#">ADAAG 4.21.</a>			

**Country Acres Park - Conceptual Cost Projections**

<b>Total</b>	<b>\$9,470</b>
<b>Year One (Very High)</b>	<b>\$3,500</b>
<b>Year Three (High)</b>	<b>\$5,000</b>
<b>Year Five (Medium)</b>	<b>\$900</b>
<b>Year Ten (Low)</b>	<b>\$70</b>