

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

Fairmont Park

1647 N. Yale

November 2005



Prepared by

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In conjunction with

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

City of Wichita – ADA/504 Transition Plan – Fairmont Park - November 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. Parking	The existing signage, which designates accessible parking spaces, is located too low and van accessible signs do not exist.	4.1.2(5)(b) 4.6.4	ADAAG requires accessible parking spaces to be located in each parking lot. Accessible parking spaces are required to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. Provide upright signage in front of each existing accessible vehicle parking space, which complies with ADAAG specifications, including van accessible signage.	L	H	M	2	\$300	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Provide ADAAG compliant accessibility signage in front of each accessible parking stall.	12/31/16				
2. Parking	The existing designated accessible parking spaces are not accessible due to a curb ramp that protrudes into the access aisle and the access aisle has a steep slope measuring over 4%.	4.6	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. Curb ramps protrude into the access aisles making their usability questionable. In addition, the existing curb ramps have drop-offs on each side, which may be hazardous for those using them. Modify the existing parking spaces to comply with ADAAG specifications by removing the curb ramp from the access aisle and creating a sidewalk cut and by modifying the access aisle surface to ensure no slopes beyond 2%.	H H ®	H	M	2 3	\$1,000	Accessible Parking Detail Access Board – Parking Technical Bulletin	Re-stripe the parking lot and provide 4 No. Universal accessible parking spaces at the current location of the non-compliant accessible parking. Also provide a compliant curb ramp to serve these accessible parking.	12/31/07				

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3. Pedestrian Paths	An accessible path of travel does not exist leading to the baseball field or the bleacher seating area; nor does an accessible path lead to the basketball court.	4.5.1 4.1.2(2) (b)R F}	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. Existing pathways are not accessible due to dirt/grass surfaces. Provide an asphalt, concrete or rubber path of travel to at least one of each type of playing field, including team player seating areas and public seating areas.	L	H	M	1 1 5	\$5,000	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 sporting facilities as well as accessible wheelchair seating areas at these spectator areas.	12/31/16				
4. Pedestrian Paths	The curb ramps, leading from the street level to the park level, do not provide an appropriate detectable warning surface.	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 cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb ramps to comply with ADAAG specifications pertaining to a detectable warning surfaces.	H ®	H	M	1 1	\$500	Detectable Warning Suspension Detectable Warning Specifications #1, #2	Install truncated domes detectable warning surface at these curb ramps.	12/31/09				

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5. Pedestrian Paths	An accessible path of travel does not lead to the picnic table and the tables do not provide appropriate knee clearance due to seats on four sides.	AGS APT 16.5.1 1	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 <u>neither final rules nor enforceable</u> . Generally, we consider picnic tables and other park amenities for use by the general public to be services provided by local governments, which own or operate the park. Therefore, to ensure compliance with Title II’s program access requirements, we recommend following the scoping and specifications provided by the AGSAPT to determine the accessibility of picnic tables. According to AGSAPT, section 16.5.1.2 requires that where two or more fixed picnic tables are provided in a picnic area, at least 50 percent, but no less than two, shall comply with 16.5. Of the picnic tables required to be accessible, 40 percent, but never less than two, shall be located along an outdoor recreation access route. Provide an accessible path of travel (concrete, asphalt or rubber) leading to the end sections of an appropriate number of picnic tables. This path should connect to the end side of the table, where seats do not exist, to allow the user to be seated at the end of the table.	L	H	M	1 14	\$500	AGSAPT	Provide an ADAAG compliant sidewalk leading to the end side of any two picnic tables nearest the existing sidewalk.	12/31/16	

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6. Play Equipment	An accessible path of travel does not lead to the swing set and accessible surfaces do not exist in the use zones of the swing set. All other play components are fully accessible.	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 (PAFR) , 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. According to PAFR, at least one of each type of ground level play component must be accessible and be located on an accessible route. Due to the sand surface, an accessible route does not lead to the any of the ground level play components. Additionally, surfaces located within the use zones, must also be accessible and impact attenuating and meet ASTM F 1292-99 Standard Specification Provide an accessible route to at least one at least one of each type of ground level play component and provide an accessible surface in the use zone, which is also impact attenuating. We recommend that an impact-attenuating surface as defined in (SEWFAPS), be installed which consists of either rubber tiles or poured rubber. However, such rubber surface is not technically required by the available accessibility guidance. Other surfaces, such as a well maintained wood fiber surface may suffice.	L	H	M	6 7 8 9 10	\$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>	An accessible path of travel exists to the swing set and accessible surfaces also exist in the use zones of the swing set. <i>No action therefore necessary.</i>	N/A	<i>N/A (cmk)</i>

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7. Exterior Drinking Fountain	The faucet control, on the drinking fountain, near the tennis courts, is not within specified reach range (foot operated).	4.15 4.1.3(10)	According to ADAAG, the number of all facilities and elements, which are required to be accessible, are delineated in ADAAG section 4.1 . However, 4.1 only addresses drinking fountains in reference to floors of a building or facility. The program access provisions of Title II require all programs and services to be accessible and usable. Drinking fountains are a service provided by the City and must be made accessible. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular park should be fully accessible to individuals who use wheelchairs. Modify the existing drinking fountain to comply with ADAAG specifications for individuals who use wheelchairs, including spout height. Additionally, we recommend providing a hi-lo fountain where the existing fountain is located.	M	H	M	13	\$300	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting	Provide an ADAAG compliant hi-lo drinking fountain at the current location of the non-compliant one.	12/31/11	
8. Community Center Interior	A step exists on the path of travel to the stage.	4.33.5	According to ADAAG, an accessible route shall connect stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. An accessible route cannot include steps. Ensure that a portable lift is available when necessary.	L	H	M	16 17	\$0	ADAAG	Provide a temporary accessible ramp to stage area for use when, and as needed.	12/31/16	
9. Community Center Interior	The Sink, located outside the women’s restroom, does not provide appropriate knee clearance.	4.24	The existing sink does not provide knee and toe clearance. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.	M	H	M	18	\$500	ADAAG 4.24	Modify this sink so as to provide appropriate knee and toe clearance.	12/31/11	

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10. Community Center Interior	Exit signs are not also provided in Braille.	4.1.3(16) 4.30.4	ADAAG requires signage, which designates permanent rooms and spaces, to be designated with Braille and raised letters. Signage identifying permanent rooms and spaces are generally defined as room numbers, restroom signs and exit signs. Provide ADAAG compliant signage wherever exit signs are provided, where the Braille signs comply with ADAAG specifications.	M ®	H	M	26	\$500	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/11				
11. Community Center Interior - Restrooms	Grab bars, located in the accessible stalls of the men’s and women’s restrooms, are too high at 37-inches.	4.16.4	According to ADAAG, grab bars at water closets are required to comply with Figure 29 and mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	22 25	\$400	Restroom Figures – Building Blocks	Lower these grab bars to 36” from finished floor level.	12/31/16				
12. Community Center Interior - Restrooms	The water closet, in the men’s accessible stall, is centered at 17-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.	L	H	M	22	\$500	Restroom Figures – Building Blocks	Move the partition so that the water closet is centered at 18” from the sidewall.	12/31/16				
13. Exterior Restrooms	The men’s and women’s 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	35	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16				

14. Exterior Restrooms	The toilet stalls, in the men's and women's restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, water closets centered at 31-inches, toilet seats 20-inches high, lack of rear grab bars, etc. Modify the restrooms to comply with ADAAG specifications.	M	H	M	3 3 3 7	\$3,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, install rear grab bars and a new accessible water closet properly centered at 18".</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/11	
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15. Exterior Restrooms	The lavatories, in the men's and women's restrooms, are inaccessible due to low aprons.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory's apron is too low at 22-inches. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L	H	M	3 4 3 6	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Raise these aprons to 29" high from finished floor level.	12/31/16				
16. Exterior Restrooms	The urinal, in the men's restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 23-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	3 4	\$100	See the Accessible Urinals figure for more details.	Modify the urinal nearest the door so that the rim is 17" high from finished floor level.	12/31/16				



Fairmont Park - Conceptual Cost Projections

Total	\$15,950
Year One (Very High)	\$1,000
Year Three (High)	\$500
Year Five (Medium)	\$4,300
Year Ten (Low)	\$10,150