

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

Osage Park

2121 West 31st Street

July 2005



Prepared by

DMCG

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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 – Osage 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. Parking	An appropriate number of designated accessible parking spaces do not exist.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, one in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing parking lot has 94 total parking spaces and only two are designated accessible parking spaces. According to ADAAG, a required minimum of 4 accessible parking spaces should exist in this parking lot. Provide two additional accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	H	H	M	1	\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe the parking lot and add 2 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways and next to existing accessible parking.	12/31/09	
2. Parking	The existing signage, which designates accessible parking spaces, is located too low.	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	H	1	\$150	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Provide an ADAAG compliant signage at existing accessible parking.	12/31/16	

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3. Parking	An adjacent access aisle does not exist at one of the designated accessible parking spaces	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Ensure that each accessible parking has an adjacent access aisle, which complies with ADAAG specifications.	H	H	M	1	\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe the parking lot and provide 1 No. Universal accessible parking space complete with signage at the location of the non-compliant accessible space.	12/31/09				
4. Parking	The surface slope of one of the existing accessible parking spaces is too steep.	4.6.3	The surface slope of one accessible parking space and access aisle is generally beyond 2% and measures over 3% at intervals. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the existing accessible parking space or create another accessible parking space at a different location, which is still on the shortest path of travel to accessible entrances. See the Accessible Parking Detail for more details on parking surfaces.	L	H	M	1 2	\$500	See the Accessible Parking Detail for more details on parking surfaces.	Re-stripe the parking lot and provide 1 No. Universal accessible parking space at a level location complete with signage near the existing non-compliant accessible space.	12/31/16				
5. Exterior Entrances/Exits	None of the entrances/exits at the existing facility are accessible.	4.8	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. In addition, accessible entrances are required to be part of an accessible route, which leads to transportation stops, accessible parking, and public streets or sidewalks. Modify an appropriate number of exterior entrances/exits to ensure compliance with ADAAG specifications.	H ®	H	M	1 6 1 7 3	\$1,500	TAM II ADAAG	Current front and side entrances are compliant and lead to accessible pedestrian pathways, save for Braille signage. <i>Provide an ADAAG compliant Braille signage at main and side entrances.</i>	12/31/09				

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6. Exterior Entrances/Exits	The threshold at the main public entrance is too high measuring 3-inches.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing threshold to comply with ADAAG specifications if these doors are required to exist due to local fire code.	H	H	M	1/5	\$100	See Building Block 8 – Accessible Doors for additional information.	Modify this threshold with a beveled edge to get rid of the abrupt change in level.	12/31/09	
7. Exterior Entrances/Exits	Directional signage does not exist at inaccessible public entrances. In addition, the symbol of accessibility does not exist at accessible entrances.	4.1.2(7)(c)	According to ADAAG, the symbol of accessibility must exist at accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance). Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible entrances.	M	H	L	1/6 1/7	\$100	ADAAG	Provide ADAAG compliant Braille and directional signage at entry and exit entrances.	12/31/11	
8. Exterior Entrances/Exits	Appropriate level clear floor space does not exist at the automatic door operating mechanism at the accessible side door.	4.13.12 4.27.2	If an automatic door is used, then it shall comply with ANSI/BHMA A156.10-1985. In addition, Clear floor space complying with 4.2.4 that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment. Relocate the activation button so that an appropriate level clear floor space exists.	H	H	L	3	\$200	ADAAG	Relocate the activation button so that an appropriate level clear space exists.	12/31/09	
9. Exterior Paths to Facility	The curb ramp, leading to the main entrance has a steep running slope, steep side flares, and does not have a detectable warning surface.	4.7 4.7.7	A detectable warning surface is required on all curb ramps and is more necessary when a curb ramp leads to cross-vehicular traffic. ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 30% slope. The running slopes of curb ramps are required to be no steeper than 1:12 (8.33%). The running slope of the existing curb ramp measures 8.8%. Modify the existing ramp to comply with ADAAG specifications.	H ®	H	M	1/6 1/7	\$500	Detectable Warning Suspension Detectable Warning Specifications #1, #2 Building Block 5 – Curb Ramps	Provide an ADAAG compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/09	

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10. Exterior Paths to Facility	An accessible path of travel does not lead to the swing set and an accessible path does not exist in the use zone of the swing set.	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 grass/dirt surface, an accessible route does not lead to the swing set. Additionally, the sand surface of the swing set is not accessible. Provide an accessible route to at least one swing and provide an accessible surface in the use zone of the swing, 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	2 12	\$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>	Provide a rubber surface to the swing set. Also provide an ADAAG accessible sidewalk to the swing set.	12/31/16	

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11. Exterior Paths to Facility	An accessible path of travel does not lead to single picnic tables.	AGS APT 16.5.1 ↓	Technically, neither 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. 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 or move tables so they exist on an existing accessible path. This path should connect to the end side of the table to allow the user to be seated at the end of the table.	L	H	M	2102	\$200	AGSAPT	Provide an ADAAG compliant sidewalk leading to the end side of any 3 picnic tables, evenly scattered across the facility and nearest the existing sidewalk.	12/31/16	

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12. Exterior Paths to Facility	Due to dirt/grass surfaces, an accessible path of travel does not exist leading to the baseball field, bleachers or other public or player areas.	4.5.1 4.1.2(2) (b)RF	An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports. Accessible wheelchair seating is required to exist at team player seating areas and at public spectator seating areas. Provide an asphalt, concrete or rubber path of travel to the baseball dugouts and bleacher seating areas, including accessible wheelchair seating locations, which comply with ADAAG specifications.	L	H	M	2 4 2 5	\$2,000	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 fields as well as accessible wheelchair seating areas at the spectator areas of these fields.	12/31/16	
13. Exterior Paths to Facility	Due to dirt/grass surfaces, an accessible path of travel does not exist leading to the tennis courts or the basketball court.	4.5.1 4.1.2(2) (b)RF	An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports. Provide an accessible path of travel to both of these courts.	L	H	M	1 9 2 1	\$2,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (not enforceable)	Provide an ADAAG compliant sidewalk to the Tennis and Basketball courts.	12/31/16	
14. General Interior	The counter in the Club Room is located too high at 40-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk or table, in close proximity to the counter, is available and can be utilized when necessary.	H	H	M	4	\$0	ADAAG New ADAAG	An accessible side table exists next to this counter. <i>No action therefore necessary.</i>	N/A	N/A (cmk)
15. General Interior	Appropriate maneuvering clearance does not exist at the latch pull side of the kitchen door.	4.13.6	The existing entrance door provides 6-inches of space at the latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify this door to comply with ADAAG specifications.	M	H	M	5 6	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space.	The public does not use this door. It's a staff only entrance. <i>No action therefore necessary.</i>	N/A	N/A (cmk)

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16. General Interior	The sink in the kitchen is not accessible due to numerous barriers.	4.24	The existing sink does not provide knee and toe clearance, and is too high at 36-inches. 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. The existing sink is 36-inches high and ADAAG requires accessible sinks to be no higher than 34-inches. 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	5	\$1,000	ADAAG 4.24	The public does not use this sink. It's for staff use only. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			
17. General Interior	The paper towel dispenser, in the kitchen, is located too high at 62-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	L	M	5	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.	The public does not use this paper towel dispenser. It's for staff use only. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			
18. General Interior	The counter in the Lounge Room is located too high at 38 ½-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or an accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk or table, in close proximity to the counter, is available and can be utilized when necessary.	H	H	M	7	\$0	ADAAG New ADAAG	An accessible side table exists next to this counter. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			

19. General Interior	The thermostat, in the Lounge Room, is too high at 66-inches.	4.27.3	According to ADAAG, the highest operable part of controls, dispensers, receptacles, and other operable equipment, that are used by the general public, shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6 . Lower the existing thermostat to within ADAAG reach range specifications, if it is used by the general public.	M	H	M	7	\$100	ADAAG	Thermostat controlled and adjusted by members of staff only. <i>No action therefore necessary.</i>	N/A	N/A (cmk)
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20. General Interior	The counter, in the Craft Room, is too high at 36-inches.	4.32.4	According to ADAAG, the tops of accessible counters, where the counters are used by the general public, shall be from 28 in to 34 in (710 mm to 865 mm) above the finish floor or ground. Appendix Note . Ensure that a fully accessible counter exists in this room when necessary.	L	H	L	1 2	\$0	ADAAG	Lower this counter by 2”.	12/31/16				
21. General Interior	The sink in the Craft Room, is not accessible due to numerous barriers.	4.24	The existing sink does not provide knee and toe clearance, and has a depth of over 12-inches. 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. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. 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	1 3	\$200	ADAAG 4.24	Provide a new ADAAG compliant and appropriate sink.	12/31/11				
22. General Interior	The paper towel dispenser, located above the sink in the Craft Room, is too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	H	M	1 3	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.	Lower this paper towel dispenser to 48” from finished floor level.	12/31/11				

23. Restrooms	The paper towel dispensers, located in the men's and women's restrooms, are too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	H	M	1 1	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.	Lower this paper towel dispenser to 48" from finished floor level.	12/31/11	
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24. Restrooms	The toilet stall, in the men's restroom, is totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, and lack of rear grab bar. Modify the restroom to comply with ADAAG specifications, if it is technically feasible to do so. The existing stall does conform to ADAAG's alternate stall specifications.	H	H	M	9	\$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.</i>	12/31/09				
25. Restrooms	The toilet stall, in the women's restroom, is totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, and lack of rear grab bar. Modify the restroom to comply with ADAAG specifications, if it is technically feasible to do so. In addition, an alternate stall does not exist in this restroom due to incorrect door placement.	H	H	M	1 1	\$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 adjust the entrance door to open in the opposite direction.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/09				



Osage Park - Conceptual Cost Projections

Total	\$18,650
Year Three (High)	\$8,700
Year Five (Medium)	\$2,100
Year Ten (Low)	\$7,850