

City of Wichita, Kansas
Americans with Disabilities Act Transition Plan
Planeview Park

2819 Fees
August 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 – Planeview Park - August 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. Accessible Parking	An adjacent access aisle does not exist at the designated accessible parking spaces in the northwest parking indenture.	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." Two designated accessible parking spaces exist, but none provide an adjacent access aisle. Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space.	H	H	M	2 4	\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide Universal accessible parking spaces in their appropriate numbers.	12/31/09				
5. Accessible Parking	The existing accessible parking spaces, located in the northwest-parking indenture, are not accessible due to curb ramps that protrude into the parking space.	4.6	Accessible parking spaces are required to be level with slopes not exceeding 1:50 in any direction along the length and width. Curb ramps protrude into the parking spaces 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.	H ®	H	M	2 4	\$1,000	Accessible Parking Detail Access Board – Parking Technical Bulletin	Modify the accessible parking so that no cross-slopes of more than 2% exist and provide ADA compliant curb ramps.	12/31/09				
6. Accessible Parking	Van accessible parking does not exist, in the northwest-parking indenture, due to inappropriate width and lack of van accessible signage.	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 spaces measure 160-inches wide total width. Create an access aisle, located next to one of the existing designated accessible vehicle parking spaces, which measures at least 8-foot wide and is a minimum length of the vehicle parking space. In addition, provide a “van accessible” sign mounted below the symbol of accessibility.	L	H	M	2 4	\$300	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide Universal accessible parking spaces and a compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/16				

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7. Accessible Parking	The accessible parking space, in the parking lot serving the northwest shelter, is inaccessible due to numerous barriers.	4.1.2(5)(a) , (b) , 4.6	Barriers include signage is too low, lack of adjacent access aisle, curb ramp protrudes into parking space, the curb ramp has a steep drop-off on one side, and van accessible parking does not exist due to inappropriate width and lack of van accessible signage. Modify the accessible parking space to comply with ADAAG specifications.	M	H	M	27	\$1,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide 1 No. Universal accessible parking space at the current location of the non-compliant one and compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/11	
8. Accessible Parking	Four accessible parking spaces are designated, in the parking lot serving the Tennis Court, two spaces are fully accessible and the other two spaces are totally inaccessible due to numerous barriers.	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 42 total parking spaces and four designated accessible parking spaces. According to ADAAG a minimum of 2 accessible parking spaces are required in this parking lot. Since only two spaces are required and two spaces are fully accessible, we recommend removing signage, which designates the other two inaccessible spaces, since they are not required to exist and considerable cost would be involved to make them accessible.	H	H	M	41	\$20	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Remove the accessible signage in the two non-compliant parking spaces and re-designate them as normal parking spaces.	12/31/09	

9. Accessible Parking	Accessible parking spaces do not exist in the gravel lot serving the football field.	4.1.2(5)(a) , (b) , 4.6	Accessible spaces complying with 4.6 shall be provided in each 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." Determine the number of total parking spaces in this lot and create an appropriate number of accessible parking spaces, which comply with ADAAG specifications, including stable, firm and slip-resistant adjacent access aisles.	H	H	M	4 6	\$800	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Remove the gravel and provide 4 No. Universal accessible parking spaces on a hard surface complete with signage, close to exiting pedestrian pathways at this parking lot.	12/31/09	
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10. Accessible Parking	Designated accessible parking spaces do not exist in the paved parking indenture serving the football field.	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 22 total parking spaces and none are designated accessible. According to ADAAG a minimum of 1 accessible parking space is required in this parking lot. Provide one accessible parking space. Ensure to situate the accessible space closest to exiting pedestrian pathways.			M	H	M	4 7	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide 2 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways at this location.	12/31/11		

11. Accessible Parking	Designated accessible parking spaces do not exist in the parking indenture serving the southwest soccer field.	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 22 total parking spaces and none are designated accessible. According to ADAAG a minimum of 1 accessible parking space is required in this parking lot. Provide one accessible parking space. Ensure to situate the accessible space closest to exiting pedestrian pathways.	M	H	M	48	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide 2 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways at this location.	12/31/11	
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12. Accessible Parking	Designated accessible parking spaces do not exist in the parking indenture serving the basketball court.	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 22 total parking spaces and none are designated accessible. According to ADAAG a minimum of 1 accessible parking space is required in this parking lot. Provide one accessible parking space. Ensure to situate the accessible space closest to exiting pedestrian pathways.	M	H	M	50	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe this parking lot and provide 2 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways at this location.	12/31/11				

13. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the RC Plane Circle Runways due to dirt/grass surfaces.	4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading to these park features from accessible parking.	M	H	M	3	\$1,500	Building Block 7 – Drinking Fountains	Provide an ADAAG compliant sidewalk to the RC Plane Circle Runways and connect it to the existing sidewalk.	12/31/11	
14. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the benches along the walking/bicycle path, due to dirt/grass surfaces and path is roped off from the parking lot.	4.37 4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. If seating exists, such as benches, at least 5% should be accessible and located on an accessible path of travel. Create a concrete, asphalt or rubber path of travel that leads to the front and side of at least 5% of benches. Remove the roped-off obstruction at the entrance of the walking path.	H	H	M	6 7	\$300	New ADAAG ADAAG	Provide an ADAAG compliant sidewalk leading to the end side of any two side benches nearest the existing sidewalk.	12/31/09	

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15. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the bleachers and accessible wheelchair seating locations do not exist at the baseball fields.	4.1.3(19) 4.3.2	In places of assembly with fixed seating, accessible wheelchair locations shall comply with 4.33.2 , 4.33.3 , and 4.33.4 and shall be provided consistent with table at 4.1.3(19)(a) . At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Provide an accessible path, from accessible parking, to the bleacher seating areas and create an appropriate number of accessible wheelchair seating locations.	L	H	M	1 0 1 1	\$1,000	See Building Block 15 – Assembly Areas	Provide an accessible sidewalk to the bleacher from the parking area as well as accessible wheelchair seating area at the spectator area of this bleacher.	12/31/16				

16. Exterior Pedestrian Paths	The curb ramp, leading from the parking area to the sidewalk level, which leads to the concession stand, has steep drop-offs on each side.	4.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing curb ramp has no side flares. Modify the existing curb ramp to comply with ADAAG specifications.	M ®	H	M	2 1	\$300	See Building Block 5 – Curb Ramps for additional ADAAG specifications.	Provide a compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/11	
17. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the northwest soccer fields due to dirt/grass surfaces.	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 spectator seating areas; and an accessible route is required to connect all accessible features. Provide an asphalt, concrete or rubber path of travel to at least one soccer field and seating areas, which complies with ADAAG specifications.	L	H	M	2 5	\$1,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)	Provide an accessible sidewalk to one soccer field spectator area as well as accessible wheelchair seating area at this spectator area.	12/31/16	
18. Exterior Pedestrian Paths	The path of travel, leading from accessible parking to the northwest shelter has a very steep cross slope measuring 5.5%.	4.3.7	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. Modify the pedestrian path from accessible parking to the shelter.	M	H	M	2 8	\$1,200	See Building Block 5 – Curb Ramps for additional ADAAG specifications.	Modify this accessible sidewalk so that no cross-slopes of more than 2% exist anywhere on its path.	12/31/11	

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19. Exterior Pedestrian Paths	An abrupt change in level exists on the path of travel to the northwest shelter measuring 1.5-inches.	4.1.3(11) 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Level changes greater than 1/2-inch are required to be achieved via a ramp. Modify the abrupt change, located at the shelter, so that no abrupt change beyond 1/2-inch exists.	L	H	M	2 10 13	\$200	ADAAG	Modify this threshold with a beveled edge so that no abrupt change of more than 1/4" exists.	12/31/16			

20. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the drinking fountain, located near the tennis court. In addition, the faucet control, on the drinking fountain 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 and an accessible path leading to it. Additionally, we recommend providing a hi-lo fountain where the existing fountain is located or at another location to ensure drinking fountains, as a whole, are accessible.	M	H	M	45	\$700	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 as well as a compliant sidewalk to it.	12/31/11	
21. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the southwest soccer field due to dirt/grass surfaces.	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 spectator seating areas; and an accessible route is required to connect all accessible features. Provide an accessible path of travel to at least one soccer field and seating area at this park.	L	H	M	49	\$1,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)	Provide an accessible sidewalk to one soccer field spectator area as well as accessible wheelchair seating area at this spectator area.	12/31/16	

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22. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the basketball court due to dirt/grass surfaces.	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 asphalt, concrete or rubber path of travel to at least one basketball court at this park.	L	H	M	51	\$1,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)	Provide an accessible sidewalk to one basketball court spectator area as well as accessible wheelchair seating area at this spectator area.	12/31/16		

23. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the football field spectator seating area due to dirt/grass surfaces.	4.5.1 4.1.2(2) (b)(R) E)	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 spectator seating areas; and an accessible route is required to connect all accessible features. Provide an asphalt, concrete or rubber path of travel to at least one football field and seating areas (including the creation of wheelchair seating spaces), which comply with ADAAG specifications.	L	H	M	4 6	\$1,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)	Provide an accessible sidewalk to one football field spectator area as well as accessible wheelchair seating area at this spectator area.	12/31/16	
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24. Exterior Pedestrian Paths	An accessible path of travel does not lead to the picnic tables.	AGS APT 16.5.1 ↓	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 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.	L	H	M	5 2 10/5	\$400	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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26. Eastside Restrooms	Braille signage does not exist at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances.	L	H	M	18	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16	
27. Eastside Restrooms	Appropriate maneuvering clearance does not exist at the entrance door to the women's restroom.	4.13.6	The existing entrance door provides 10-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, if it is technically feasible to do so.	L	H	M	20	\$2,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space	It is not Technically Feasible to modify this door for lack of space.	12/31/16	
28. Eastside 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; very narrow stall and lack of grab bars. Modify the restrooms to comply with ADAAG specifications, if it is technically feasible to do so.	H	H	M	19	\$5,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, install grab bars.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/09	
29. Eastside Restrooms	The threshold at the men's entrance door is too high measuring 2-inch.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing thresholds to comply with ADAAG specifications.	M	H	M	64	\$50	See Building Block 8 – Accessible Doors for additional information	Modify this threshold with a beveled edge so that no abrupt change of more than ¼" exists.	12/31/11	
30. Westside Restrooms	Braille signage does not exist at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances.	L	H	M	32	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16	

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31. Westside Restrooms	An abrupt change in level exists on the path of travel to both restrooms measuring 2-inches.	4.1.3(11) 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Level changes greater than 1/2-inch are required to be achieved via a ramp. Modify the abrupt change, located at restrooms, so that no abrupt change beyond 1/2-inch exists.	L	H	M	318	\$300	ADAAG	Modify this threshold with a beveled edge so that no abrupt change of more than 1/4" exists.	12/31/16	
32. Westside Restrooms	The interiors of restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, no grab bars at water closets, no insulated pipes under lavatories, lavatory aprons too low, urinal too high, toilets not centered at 18-inches, etc. Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so. Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access.	M	H	M	283439	\$6,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, remove all structural barriers inside these restrooms.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/11	
33. Southwest Restrooms	Braille signage does not exist at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances.	L	H	M	59	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16	

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			M=medium, H=high	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs				Support Information
34. Southwest Restrooms	Appropriate maneuvering space does not exist on the exterior of entrance doors.	4.13.6		L	H	M	60	\$4,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space	It is not Technically Feasible to modify this door for lack of space	12/31/16	
35. Southwest Restrooms	The interiors of restrooms are totally inaccessible due to numerous barriers.	4.23		L	H	M	70	\$6,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, remove all structural barriers inside these restrooms.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/16	

Planeview Park - Conceptual Cost Projections

Total	\$38,770
Year Three (High)	\$2,320
Year Five (Medium)	\$12,350
Year Ten (Low)	\$24,100