

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

Redbarn Park

900 Redbarn Lane

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 – Redbarn 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	On-street parking is the only parking available for this park and accessible on-street parking does 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." Ensure an appropriate number of accessible on-street parking spaces exist serving this park. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	H	H	M	N A	\$1,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Provide 1 No. Universal accessible on-street parking spaces near the children play structure.	12/31/09	
2. Pedestrian Paths	Curb ramps do not exist leading from the street level to the park surface level.	4.3	According to ADAAG, wherever an accessible route crosses a curb, a curb ramp shall exist which complies with 4.7 . Provide curb ramps at street crossings or other locations where pedestrian routes currently exist.	H	H	M	1	\$3,000	See Building Block 5 – Curb Ramps for additional ADAAG specifications.	Provide an ADAAG compliant curb ramp and an accessible sidewalk leading to the children’s play structure.	12/31/09	
3. Pedestrian Paths	An accessible path of travel does not exist leading to any of the playing fields due to dirt/grass surfaces.	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 field, including team player seating areas and public seating areas.	L	H	M	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 play fields as well as accessible wheelchair seating areas at the spectator areas of these fields.	12/31/16	

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4. Play Equipment	The elevated composite play structure does not have appropriate transfer points.	15.6.5 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, a percentage of all elevated composite play structures are required to be accessible via ramps or a transfer system. A combination of transfer platforms and transfer steps provides a continuous accessible route to elevated play components. A transfer system provides individuals the space necessary to physically transfer up or down in a composite play structure. Where provided, a 24-inch (610 mm) minimum width is necessary for individuals moving around a structure. Such a transfer system does not exist at the elevated composite play structure. Provide a transfer system as defined in (SEWFAPS), to an appropriate number of the elevated play components or replace the existing elevated play structure.	L	H	M	3 4	\$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	

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5. Play Equipment	A stable, firm and slip resistant surface does not exist leading to any of the play components 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. 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 of single play component. We also recommend that a rubber surface be provided in the use zones of each type single play component. 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. The path of, outside the use zone, can consist of surface material, which is not impact attenuating (concrete or asphalt).	L	H	M	3 4	\$5,000	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				

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6. Benches	The bench, near the play area, does not meet ADAAG specifications.	4.37	Technically, ADAAG does not provide scoping for park benches, but does provide specifications, which defines an accessible bench. Generally, we consider benches and other park amenities for use by the general public to be services provided by local governments, which own or operate the park. Therefore, we recommend that 5% or at least one bench be made accessible. According to ADAAG specifications, clear floor or ground space complying with 4.2.4 shall be provided and shall be positioned for parallel approach to a short end of a bench seat. Benches shall have back support that is 42 inches (1065 mm) minimum in length and that extends from a point 2 inches (51 mm) maximum above the seat to a point 18 inches (455 mm) minimum above the seat (see Fig. 48). The existing bench does not provide for a parallel approach and does not have a back. Modify the bench to comply with ADAAG specifications.	L	H	M	2	\$250	Figure 47	Provide another bench on the accessible route of travel, 42” long, 17” high with an 18” high back support, mounted 2” above the seating bench.	12/31/16	

Redbarn Park - Conceptual Cost Projections

Total	\$17,250
Year Three (High)	\$4,000
Year Five (Medium)	\$0
Year Ten (Low)	\$13,250