

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

**Aley Park**

1803 South Seneca

**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**

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City of Wichita – ADA/504 Transition Plan – Aley 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. Swimming Pool - Parking	One of the three designated accessible parking locations does not provide an adjacent access aisle.	<a href="#">4.1.2(5)(a)</a> , <a href="#">(b)</a> , <a href="#">4.6</a>	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <a href="#">4.6</a> shall be provided in each such parking area in conformance with the table shown in <a href="#">(5)(a)</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." Three designated accessible parking spaces exist, but one does not provide an adjacent access aisle. <b>Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. Situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.</b> 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.	L	H	M	N A	\$200	(See <a href="#">Accessible Parking Detail – Attachment A</a> and <a href="#">Parking Technical Bulletin</a> , for greater clarification).	Re-stripe parking lot and provide 3 No. Universal accessible parking spaces at the location of the current non-compliant accessible parking.	12/31/11				
2. Swimming Pool - Bathhouse	Steps exist on the only path of travel leading to the Bathhouse.	<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 the bathhouse, without steps.</b>	H H	H	M	<a href="#">1</a>	\$500	<a href="#">ADAAG</a>	Provide an ADAAG compliant ramp to the bathhouse.	12/31/07				
3. Swimming Pool – Sales Counter	The sales counter is located too high at 40 ½-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.</b>	M	H	M	<a href="#">1</a> <a href="#">2</a>	\$200	<a href="#">ADAAG</a>  <a href="#">New ADAAG</a>	Provide a 2’x 3’x 34” high side table next to this counter.	12/31/11				

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4. Pool - Showers / Restrooms	The showers, in the men’s and women’s shower/restrooms, are not accessible.	<a href="#">4.1.3(11)</a>	ADAAG does not specifically address accessibility in gang showers. However, a roll-in shower can be incorporated into the design by providing grab bars in a complying configuration. In addition, an abrupt change in level greater than 1-inch exists on the path of travel to the showers and ADAAG does not allow abrupt changes in level beyond ½-inch. <b>Modify both gang showers so that they are on a fully accessible path of travel without abrupt changes in level and modify one shower in each gang shower to comply with <a href="#">ADAAG 4.21</a>.</b>	M <b>H</b>	H	M	<a href="#">713</a>	\$2,000	See Attachment 5 – <a href="#">Accessible Shower Specifications</a> for more information.	1. Provide ADAAG compliant side grab bars to the extreme end gang shower in the men’s shower room.  2. Create a 4’ wide gang shower in the women’s shower room complete with compliant grab bars. Also eliminate the change in level for this gang shower.	12/31/09	
5. Pool - Showers / Restrooms	An accessible toilet stall does not exist in the men’s or women’s shower/restrooms.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, very narrow stall, narrow stall door, lack of grab bars, etc. <b>Modify the restroom stalls to comply with ADAAG specifications.</b>	H	H	M	<a href="#">1015</a>	\$3,000	<a href="#">Restroom Figures – Building Blocks</a>	It is not Technically Feasible to modify these stalls for lack of space.  <i>However, install rear grab bar.</i>  <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/09	

6. Pool - Showers / Restrooms	The lavatories, in the men's and women's shower/restrooms, have aprons that are located too low.	<a href="#">4.19</a>	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory's apron is too low at 28-inches and pipes are exposed. <b>Ensure at least one lavatory complies with ADAAG specifications.</b>	L	H	M	<a href="#">8</a> <a href="#">1</a> <a href="#">4</a>	\$250	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Raise all lavatories by 1" and insulate all exposed pipes under them.	12/31/16	
7. Pool - Showers / Restrooms	The urinal in the men's shower/restroom is located too high at 25-inches.	<a href="#">4.18</a>	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 25-inches high. <b>Modify one urinal so that the rim is no higher than 17-inches.</b>	L	H	M	<a href="#">1</a> <a href="#">4</a>	\$200	See <a href="#">the Accessible Urinals</a> figure for more details.	Lower the urinal nearest the entrance so the rim is 17" high from finished floor level.	12/31/16	
8. Pool - Showers / Restrooms	The mirrors, in the men's and women's shower/restrooms, are too high.	<a href="#">4.19.6</a>	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 43-inches. Typically, this barrier can be removed by installing an additional full-length mirror. <b>Install a full-length mirror.</b>	L	H	M	<a href="#">1</a> <a href="#">1</a>	\$50	<a href="#">ADAAG</a>	Install a full-length mirror at this location.	12/31/16	

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9. Main Pool	An accessible path of travel does not exist leading to the main pool water.	<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	M	<a href="#">21</a>	\$2,500	<a href="#">RFFR</a> <a href="#">New ADAAG</a>	Wait for the enforceable <b>Final Rule</b> from the US Access Board before tackling this issue, as it has a substantial financial implication.	IN ABEYANCE	IN ABEYANCE (cmk)
10. Main Pool	Steps exist on the path of travel to the pool.	<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 the pool, without steps.</b>	H	H	M	<a href="#">17</a>	\$300	<a href="#">ADAAG</a>	Provide an accessible ADAAG compliant ramp to the pool.	12/31/09	

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11. Kiddies Pool	An accessible path of travel does not exist leading to the kiddies' pool water.	<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	M	<a href="#">20</a>	\$2,500	<a href="#">RFFR</a> <a href="#">New ADAAG</a>	Wait for the enforceable <b>Final Rule</b> from the US Access Board before tackling this issue, as it has a substantial financial implication.	IN ABEYANCE	IN ABEYANCE (cmk)
12. Kiddie Pool	Steps exist on the path of travel to the pool.	<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 the pool, without steps.</b>	H	H	M	<a href="#">19</a>	\$300	<a href="#">ADAAG</a>	Provide an accessible ADAAG compliant ramp to the pool.	12/31/09	
13. Drinking Fountain	The existing drinking fountain is a protruding object and hi-lo fountains do not exist.	<a href="#">4.15.3</a>	Cups at inaccessible drinking fountains are considered equivalent facilitation regarding hi-lo fountains and spout height. <b>Provide a cup holder at this fountain and a cane detectable area underneath.</b>	L	H	M	<a href="#">18</a>	\$50	<a href="#">ADA TAM 3 – P 34</a>	Provide an ADAAG compliant cup holder at this fountain.	12/31/16	

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14. Elevated Composite Play Equipment	The three elevated composite play structures at this facility are fully accessible and comply with the Play Areas – Final Rule.											
15. Playing Fields	An accessible path of travel does not exist leading to any of the playing fields.	<a href="#">4.5.1</a> <a href="#">4.1.2(2)(b)(RF)</a>	An accessible route complying with <a href="#">4.3</a> is required to directly connect both sides of the court in court sports. Only dirt/grass surfaces lead to the volleyball court, basketball court, softball field, and the baseball field. In addition, 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. <b>Provide an asphalt or concrete path of travel to at least one of each type of playing field, which complies with ADAAG specifications.</b> If the fields are used for competition, then they should all be high priority and all be made accessible.	L	M	M	<a href="#">2</a> <a href="#">2</a> <a href="#">3</a> <a href="#">0</a>	\$1,000	See The Recreational Facilities – Final Rule, Section <a href="#">4.1.2(2)(b)</a> ( <i>not enforceable</i> )	<b>Provide an inter-connected accessible sidewalk to all the spectator areas of these play fields as well as accessible wheelchair seating areas at these spectator areas.</b>	12/31/16	

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16. Picnic Table	An accessible path of travel does not lead to the picnic table.	<a href="#">AGS APT 16.5.1</a>	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 ( <a href="#">AGSAPT</a> ) 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 <a href="#">Title II's</a> program access requirements, we recommend following the scoping and specifications provided by the <a href="#">AGSAPT</a> 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. <b>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 to allow the user to be seated at the end of the table; or relocate the existing table to an existing accessible path.</b>	L	H	M	<a href="#">5</a>	\$1,000	<a href="#">AGSAPT</a>	Provide an ADAAG compliant sidewalk leading to the end side of any two picnic tables nearest the existing sidewalk.	12/31/11	
17. Pavilion	A side grab bar does not exist at the water closet in the accessible stall of the women's restroom.	<a href="#">4.17.6</a>	According to ADAAG, grab bars must comply with the length and positioning shown in <a href="#">Fig. 30(a), (b), (c), and (d)</a> . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with <a href="#">4.26</a> . <b>Provide a grab bar at the side of the water closet.</b>	M	H	M	<a href="#">26</a>	\$150	<a href="#">Restroom Figures – Building Blocks</a>	Provide an ADAAG compliant side grab bar at the side of this water closet.	12/31/11	

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18. Pavilion	The flush control valve in on the wrong side of the water closet in the women’s accessible stall.	<a href="#">4.17</a>	Flush control valves, in accessible stalls, are required to be mounted on the wide side of the stall, so that reaching over the water closet is not required. <b>Relocate the existing flush control valve or install an additional valve on the wide side of the stall.</b>	M	H	M	<a href="#">2</a> <a href="#">6</a>	\$150	<a href="#">Restroom Figures – Building Blocks</a>	Relocate the existing flush control valve to the wide side of the stall.	12/31/11	
19. Pavilion	The lavatories, in the men’s and women’s restrooms, do not provide appropriate faucet controls.	<a href="#">4.19</a>	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. <b>Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.</b>	M	H	M	<a href="#">2</a> <a href="#">5</a> <a href="#">7</a>	\$150	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Replace the round knobs on the lavatories with lever type hardware.	12/31/11	
20. Pavilion	Braille signage does not exist at the entrance door to the men’s restroom.	<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	H	M	<a href="#">2</a> <a href="#">4</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>	Provide ADAAG compliant Braille signage at this entrance.	12/31/16	
21. Pavilion	The lavatories, in the men’s and women’s restrooms, are located too high and have exposed pipes.	<a href="#">4.19</a>	At least one lavatory in each restroom is required to have a counter, which is a maximum of 34-inches high. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Lower at least one lavatory in each restroom to a maximum height of 34-inches and wrap pipes with insulation.</b>	L H	H	M	<a href="#">2</a> <a href="#">5</a>	\$300	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Lower the lavatories to 34” from finished floor level and insulate all exposed pipes under these lavatories.	12/31/09	
22. Pavilion	The urinal, in the men’s restroom, is located too high.	<a href="#">4.18</a>	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 21-inches high. <b>Modify one urinal so that the rim is no higher than 17-inches.</b>	L	H	M	N A	\$200	See <a href="#">the Accessible Urinals</a> figure for more details.	Lower the urinal nearest the entrance so the rim is 17” high from finished floor level.	12/31/16	

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23. Pavilion	The fire extinguisher is located too high at 60-inches.	<a href="#">4.2.5</a> <a href="#">4.2.6</a>	At least one of each type operating mechanism 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. <b>Move the fire extinguisher to an accessible location.</b>	M ®	H	M	<a href="#">2</a> <a href="#">9</a>	\$20	See <a href="#">Building Block #10 – Reach Ranges #1, #2 &amp; #3.</a>	Provide an extra Fire Extinguisher and install it next to the existing one at a height of 48” from finished floor level.	12/31/11	
24. Dora Street Parking Lot	The ramps leading from the curb ramp, located in front of accessible parking, have steep cross slopes.	<a href="#">4.3.7</a>	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramp, the ramps leading up to the sidewalk level have cross slopes measuring 4%. <b>Modify the top of the ramps leading from the curb cut so that a cross slope does not exist.</b>	L	M	M	<a href="#">3</a> <a href="#">4</a> <a href="#">3</a> <a href="#">5</a>	\$500	See <a href="#">Building Block 5 – Curb Ramps</a> for additional ADAAG specifications.	Steep cross slopes at this location already rectified.  <i>No action necessary.</i>	N/A	N/A (cmk)
25. Dora Street Parking Lot	The path of travel (sidewalk), which runs along the front of the parking lot, has a very steep cross slope.	<a href="#">4.3.7</a>	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. The existing sidewalk has a cross slope measuring over 7%. <b>Modify sidewalk so that a cross slope does not exist.</b>	L	M	M	<a href="#">3</a> <a href="#">2</a> <a href="#">3</a> <a href="#">3</a>	\$1,500	See <a href="#">Building Block 5 – Curb Ramps</a> for additional ADAAG specifications.	Modify the sidewalk so that nowhere in its path is the cross slope more than 2%.	12/31/16	
26. Dora Street Parking Lot	A steep slope exists in the required clear and level space at the phone, which is located in front of the parking lot.	<a href="#">4.25.3</a>	Where accessible telephones are provided, at least one must comply with <a href="#">4.31.2</a> through <a href="#">4.31.8</a> . A clear floor or ground space at least 30 in by 48 in (760 mm by 1220 mm) that allows either a forward or parallel approach by a person using a wheelchair shall be provided at telephones (see <a href="#">Fig. 44</a> ). Nowhere shall the cross slope of an accessible route exceed 1:50. The clear ground space exists at this telephone, but the surface is not level (1:50 or less). <b>Ensure that level-maneuvering space exists at the telephone.</b>	L	H	M	<a href="#">3</a> <a href="#">4</a> <a href="#">3</a> <a href="#">6</a>	\$200	<a href="#">Fig. 44</a>	Relocate the telephone equipment to level space nearby and ensure ADAAG compliant maneuvering space exists.	12/31/16	

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27. Portable Restrooms	An accessible path of travel does not exist leading to the portable restrooms, located at the baseball fields, and the portable restrooms are not accessible.	<a href="#">4.23</a>	Recommended Correction	L H	H	M	<a href="#">37318</a>	\$500	<a href="#">Restroom Figures – Building Blocks</a>	Portable restrooms do not exist at this location.  No action necessary.	N/A	N/A (cmk)

**Aley Park - Conceptual Cost Projections**

Total	\$16,770
Year One (Very High)	\$500
Year Three (High)	\$11,400
Year Five (Medium)	\$670
Year Ten (Low)	\$5,200