

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

**Harvest Park**

9500 Provincial Lane

**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 – Harvest 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.	<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." The existing parking lot has 49 total parking spaces and one designated accessible parking space. According to ADAAG, a minimum of 2 accessible parking spaces are required in this parking lot. <b>Provide one additional accessible parking space. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations. Since no existing accessible parking spaces are designate van accessible, the newly created space should be designated van accessible with a sign mounted below the symbol of accessibility.</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.	M	H	M	<a href="#">1</a>	\$200	(See <a href="#">Accessible Parking Detail – Attachment A</a> and <a href="#">Parking Technical Bulletin</a> , for greater clarification).	Re-stripe the parking lot and provide 4 No. Universal accessible parking spaces at the current location of the non-compliant accessible ones.	12/31/11	
2. Parking	Upright signage, in front of the existing designated accessible parking space, is located too low.	<a href="#">4.1.2(5)(b)</a> <a href="#">4.6.4</a>	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. <b>Raise the existing sign or install a new sign so that the lowest part of the sign is at least 5-feet high.</b>	L	H	H	<a href="#">1</a>	\$150	(See <a href="#">Accessible Parking Detail – Attachment A</a> and <a href="#">Parking Technical Bulletin</a> , for greater clarification).	Provide ADAAG compliant signage at the accessible parking spaces.	12/31/11	

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3. Parking	The existing designate accessible parking space is not accessible due to a curb ramp that protrudes into the access aisle.	<a href="#">4.6</a>	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. A curb ramp protrudes into the access aisle making its usability questionable. In addition, the existing curb ramp has drop-offs on each side, which may be hazardous for those using them. <b>Modify the existing parking spaces to comply with ADAAG specifications, by removing the curb ramp from the access aisle and creating a sidewalk cut level with the existing parking lot level.</b>	H ®	H	M	<a href="#">2</a>	\$600	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Parking Technical Bulletin</a>  <a href="#">Building Block 5 – Curb Ramps Ramp Detail</a>	Provide an ADAAG compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/07				
4. Pedestrian Paths	An accessible path does not exist leading to the tennis courts due to a very steep running slope and an abrupt change in level, where the sidewalk meets the court surface.	<a href="#">4.8</a>	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%, measuring 11.7%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. An abrupt change in level of 1-inch exists where the sidewalk meets the tennis court surface. <b>Create another fully accessible route to tennis court or modify the existing route so that the running slope is 8.33% or less, has handrails on each side, and no abrupt changes exist greater than ¼-inch.</b>	M ®	H	M	<a href="#">2</a> <a href="#">1</a> <a href="#">2</a> <a href="#">2</a> <a href="#">3</a>	\$500	<a href="#">Ramp Detail</a>	Provide ADAAG compliant handrails on both sides of the ramp where the slope exceeds 5%.  Modify the sidewalk-tennis court joint with a beveled edge to get rid of the abrupt change in level.	12/31/11				
5. Pedestrian Paths	An abrupt change in level exists on the path of travel leading from the men’s and women’s shower/locker rooms to the pool areas.	<a href="#">4.1.2 (2)</a>  <a href="#">4.5.2</a>	Directly outside the men’s and women’s shower/locker rooms a drop-off exists, measuring a 2-inch abrupt level change. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see <a href="#">Fig. 7(c)</a> ). 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 <a href="#">Fig. 7(d)</a> ). <b>Modify the pedestrian path so that no abrupt change in level exists beyond ¼-inch.</b>	L ®	L	M	<a href="#">1</a> <a href="#">9</a>  <a href="#">1</a> <a href="#">4</a>	\$300	<a href="#">ADAAG</a>	Modify this 2” drop-off with a beveled edge to get rid of the abrupt change in level.	12/31/16				

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6. Pools	No apparent access exists leading to pool water at the kiddy pool, the main pool, or the slide.	<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="#">15</a> <a href="#">16</a> <a href="#">17</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				
7. Counters	The poolside counter and the counter at entrance to the Pool/Bathhouse are located too high.	<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 counters to a maximum height of 36-inches.</b>	M	H	M	<a href="#">18</a> <a href="#">3</a>	\$400	<a href="#">ADAAG</a>  <a href="#">New ADAAG</a>	Lower the entire counter to 34" from finished floor level.	12/31/11				
8. Restrooms/Showers	The men's and women's restrooms/showers do not provide Braille signage at the entrance doors.	<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	L	M	<a href="#">9</a> <a href="#">20</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>	Provide ADAAG compliant Braille signage at these restroom entrances.	12/31/16				

9. Restrooms/Showers	An abrupt change in level exists leading to the men's and women's showers.	<a href="#">4.1.2</a> <a href="#">(2)</a> <a href="#">4.5.2</a>	An abrupt change in level exists, measuring 2-inches. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see <a href="#">Fig. 7(c)</a> ). 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 <a href="#">Fig. 7(d)</a> ). <b>Modify the pedestrian path to showers so that no abrupt change in level exists beyond 1/4-inch.</b>	L ®	L	M	<a href="#">4</a> <a href="#">1</a> <a href="#">0</a>	\$300	<a href="#">ADAAG</a>	Modify this 2" drop-off with a beveled edge to get rid of the abrupt change in level.	12/31/16	
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10. Restrooms/Showers	The toilet stalls, in the men's and women's restrooms are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to; very narrow stall and lack of grab bars. <b>Modify the restroom stalls to comply with ADAAG specifications, if it is technically feasible to do so.</b>	M	L	M	<a href="#">5</a> <a href="#">1</a> <a href="#">1</a>	\$3,000	<a href="#">Restroom Figures – Building Blocks</a>	Modify the existing restroom stall and provide an ADAAG compliant toilet stall.	12/31/11				
11. Restrooms/Showers	Accessible shower stalls do not exist, in the men's and women's shower rooms, due to numerous barriers.	<a href="#">4.1.2</a> <a href="#">(6)</a>	Inconsistencies include, but are not limited to, lack of grab bars, lack of accessible faucet controls, entrance too narrow, lack of adjustable shower head, etc. <b>Modify at least one shower stall to comply with ADAAG specifications. See <a href="#">ADAAG 4.21</a>.</b>	M	M	M	<a href="#">8</a> <a href="#">1</a> <a href="#">0</a>	\$2,000	See Attachment 5 – <a href="#">Accessible Shower Specifications</a> for more information.	Modify the existing shower stall and provide an ADAAG compliant shower stall.	12/31/11				
12. Restrooms/Showers	The paper towel dispensers, located in the men's and women's restrooms/showers, are located to high.	<a href="#">4.2.5</a> <a href="#">4.2.6</a> <a href="#">4.24</a>	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 Placement of the existing dispensers allow only a forward reach and the highest operable part measures 54-inches <b>Ensure at least one paper towel dispenser is within ADAAG specified reach ranges in each restroom.</b>	M	L	M	<a href="#">7</a> <a href="#">1</a> <a href="#">2</a>	\$0	See <a href="#">Building Block #10 – Reach Ranges #1, #2 &amp; #3</a> .	Lower the dispensers to 48" from finished floor level.	12/31/11				

13. Restrooms/Showers	Accessible lavatories do not exist, in the men's and women's restrooms, due to round faucet controls and exposed pipes.	<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. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls and insulate pipes underneath.</b>	M	H	M	<a href="#">7</a> <a href="#">1</a> <a href="#">2</a>	\$100	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Replace the round faucet controls with lever type push hardware and insulate all exposed pipes under lavatories.	12/31/11	
14. Restrooms/Showers	The mirror in the women's restroom is located 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 40-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="#">3</a>	\$25	<a href="#">ADAAG</a>	Install a full-size mirror at an appropriate location inside each restroom.	12/31/16	

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15. Restrooms/Showers	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 24-inches high. <b>Modify one urinal so that the rim is no higher than 17-inches.</b>	L	H	M	<a href="#">6</a>	\$100	See <a href="#">the Accessible Urinals</a> figure for more details.	Lower the urinal so that the rim is 17" high from finished floor level.	12/31/16				

**Harvest Park - Conceptual Cost Projections**

<b>Total</b>	<b>\$10,225</b>
<b>Year Three (Low)</b>	<b>\$925</b>
<b>Year Five (Medium)</b>	<b>\$6,200</b>
<b>Year Ten (High)</b>	<b>\$3,100</b>