

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

**Hyde Park**

201 S. Greenwood

**November 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 – Hyde Park – November 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 <i>(Include initial)</i>
1. Accessible Parking	The two existing accessible parking spaces are not clearly defined with painted markings to determine appropriate width of each space.	<a href="#">4.1.2(5)(b)</a> , <a href="#">4.6.3</a>	Supplemental technical information pertaining to ADAAG recommends that accessible vehicle parking spaces and access aisles be demarcated (painted) to ensure appropriate clear widths exist. <b>Stripe accessible vehicle parking areas and adjacent access aisles so that the width of each is clearly discernable ensuring appropriate widths exist.</b>	L	H	M	<a href="#">0</a>	\$200	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Bulletin #4</a>	Re-stripe the parking lot and provide 2 No. Universal accessible parking spaces at the current location of the non-compliant accessible parking.	12/31/16	
2. Accessible Parking	One of the existing accessible parking spaces 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. Curb ramps protrude into the access aisles making their usability questionable. In addition, the existing curb ramp has drop-off on one side, which may be hazardous for those using them. <b>Modify the existing parking space and curb ramp to comply with ADAAG specifications.</b>	H ®	H	M	<a href="#">1</a> <a href="#">2</a>	\$1,000	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Parking Technical Bulletin</a>	Remove existing curb ramp and provide an ADAAG compliant curb ramp at this location complete with truncated domes detectable warning surface.	12/31/09	

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3. Accessible Routes	An accessible path of travel does not lead to picnic tables.	<a href="#">15.6.4 .1 (GAD AAG FR)</a>	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 ( <a href="#">AGSAPT</a> ) 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 <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.</b>	L	H	M	<a href="#">4</a>	\$500	<a href="#">AGSAPT</a>	Provide an ADAAG compliant sidewalk leading to the end side of any two picnic tables nearest the existing sidewalk.	12/31/16	
4. Interior - Kitchen	The paper towel dispenser is located to high at 60-inches to the highest operable part.	<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. <b>Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.</b>	M	H	M	<a href="#">9</a>	\$50	See <a href="#">Building Block #10 – Reach Ranges #1, #2, #3</a>	Lower this paper towel dispenser to 48” from finished floor level.	12/31/11	

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5. Interior - Kitchen	The telephone is located too high measuring 66-inches to the highest operable part.	<a href="#">4.25.3</a>	Where phones are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>Lower phone to comply with ADAAG specifications. In addition, ensure that the telephone complies with all other ADAAG specifications, such as TDD's, whenever necessary.</b> Generally, this is the telephone company's responsibility to adjust phone height. Note: If four or more public pay telephones (including both interior and exterior telephones) are provided at a site of a private facility, and at least one is in an interior location, then at least one interior public text telephone (TTY) shall be provided. If an interior public pay telephone is provided in a public use area in a building of a public facility, at least one interior public text telephone (TTY) shall be provided in the building in a public use area.	L	H	M	N A	\$0	<a href="#">Building Block 10 – Reach Ranges</a>	This area is not accessible to members of the public.  <i>No action therefore needed or necessary.</i>	N/A	N/A (cmk)
6. Interior - Kitchen	Round door hardware exists on public doors throughout the facility.	<a href="#">4.13</a>	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. <b>Modify all doors used by the general public by replacing door knobs with lever-type hardware or installing add-on levers.</b>	L	M	M	<a href="#">1</a> <a href="#">1</a>	\$150	See Attachment B – <a href="#">Accessible Door Hardware</a> for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16	
7. Interior - Kitchen	The sink is not accessible due to numerous barriers.	<a href="#">4.24</a>	The existing sink does not provide knee and toe clearance due to cabinets underneath. 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 <a href="#">Title II</a> , programs or services offered to the general public shall be accessible and usable by individuals. <b>Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.</b>	M	H	M	<a href="#">9</a>	\$500	<a href="#">ADAAG 4.24</a>	This area is not accessible to members of the public.  <i>No action therefore needed or necessary.</i>	N/A	N/A (cmk)

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8. Interior - Restrooms	A hi-lo drinking fountain does not exist.	<a href="#">4.15</a> <a href="#">4.1.3(10(a))</a>	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. <b>Provide a cup holder at this fountain and a cane detectable area underneath.</b>	L	H	M	<a href="#">1/2</a>	\$0	<a href="#">Building Block 7 – Drinking Fountains</a>  <a href="#">ADA TAM 3 – P 34</a>	<b>Provide cups and a cup holder at this fountain. Also provide a cane detectable box under the fountain.</b>	12/31/16				
9. Interior - Restrooms	The lavatories in the men’s and women’s restrooms have exposed pipes underneath.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Ensure at least one lavatory, in each restroom, complies with ADAAG specifications.</b>	L	H	M	<a href="#">1/3</a>	\$250	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	<b>Insulate all exposed pipes under these lavatories.</b>	12/31/16				
10. Interior - Restrooms	The mirrors, in the men’s and women’s restrooms, are located too high at 42-inches.	<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 in each restroom.</b>	L	H	M	<a href="#">1/3</a>	\$50	<a href="#">ADAAG</a>	<b>Install a full-length mirror in each restroom.</b>	12/31/16				
11. Interior - Restrooms	In the men’s and women’s restrooms, the paper towel dispenses are not within reach range.	<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. <b>Ensure at least one paper towel dispenser, in each restroom, is within ADAAG specified reach ranges.</b>	M	H	M	<a href="#">1/3</a>	\$0	See <a href="#">Building Block #10 – Reach Ranges #1, #2, #3</a>	<b>Lower the paper towel dispenser to 48” from finished floor level.</b>	12/31/11				
12. Interior - Restrooms	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="#">1/4</a>	\$100	See the <a href="#">Accessible Urinals</a> figure for more details.	<b>Modify the urinal so that the rim is 17” high from finished floor level.</b>	12/31/16				

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13. Interior - Restrooms	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 rear grab bars located too low. <b>Modify the restrooms to comply with ADAAG specifications.</b>	M	H	M	<a href="#">15108</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 grab bars properly”.</i>  <i>Although these restrooms will not be ADA compliant, they will be barrier free.</i>	12/31/11				
14. Interior - Restrooms	The coat hook, in the women’s restroom, is located too high at 69-inches	<a href="#">4.25.3</a>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>Install a lowered coat hook making sure not to make the hook a protruding object.</b>	L	H	M	<a href="#">19</a>	\$10	<a href="#">Building Block 10 – Reach Ranges</a>	Lower the coat hook to 48” from finished floor level.	12.31.16				
15. Interior - Restrooms	Door opening hardware does not exist on the stall door in the women’s restroom.	<a href="#">4.13</a>	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. <b>Modify this door by installing lever-type hardware.</b>	L	H	M	<a href="#">21</a>	\$150	See Attachment B – <a href="#">Accessible Door Hardware</a> for information on inexpensive add-on lever handles.	Provide lever type hardware doorknobs on this door.	12/31/16				

**Hyde Park - Conceptual Cost Projections**

<b>Total</b>	<b>\$5,960</b>
<b>Year One (Very High)</b>	<b>\$0</b>
<b>Year Three (High)</b>	<b>\$1,000</b>
<b>Year Five (Medium)</b>	<b>\$3,550</b>
<b>Year Ten (Low)</b>	<b>\$1,410</b>