

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

McDonald Park

840 N. Yale

October 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 – McDonald Park - October 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.	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 184 total parking spaces and only two designated accessible parking spaces. ADAAG requires a minimum of 6 accessible parking spaces in this parking lot. Provide 4 additional accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	H	H	M	1	\$600	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe the parking lot and add 4 No. Universal accessible parking spaces near the existing curb ramp.	12/31/09	
2. Parking	The surface slope of the existing accessible parking spaces and access aisle is too steep.	4.6.3	The surface slope of accessible parking spaces and access aisle is generally beyond 4%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the existing accessible parking spaces or create other accessible parking at different location, which are still on the shortest path of travel to accessible entrances.	L	H	M	1 2	\$1,000	See the Accessible Parking Detail for more details on parking surfaces.	Relocate and re-stripe accessible parking to a level area nearby, in the parking lot and provide 4 No. Universal accessible parking spaces complete with signage and accessible sidewalk close to exiting pathways.	12/31/16	
3. Parking	The signs that designate existing accessible parking spaces are partially hidden by tree branches.	4.1.2(5)(b) 4.6.4	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. Ensure the signs are fully visible.	L	H	H	1	\$50	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin	Trim bushes so that the signs are always visible.	12/31/16	10/03/07 (cmk)

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4. Exterior Booth	The counter is located too high at 45-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	L	H	M	3	\$0	ADAAG New ADAAG	Provide a 2' x 3' x 34" high side table next to this counter.	12/31/16	
5. Exterior Drinking Fountains	The faucet control, on the drinking fountain, is not within specified reach range.	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 address 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 two at this particular park should be fully accessible to individuals who use wheelchairs. Modify two of the existing drinking fountains to comply with ADAAG specifications for individuals who use wheelchairs, including spout height; including a stable, firm and slip-resistant clear space maneuvering space. Additionally, we recommend providing a hi-lo fountains.	L	H	M	3 2	\$300	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting	Provide an accessible water cooler at the location of the non-compliant fountain.	12/31/16	

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6. Exterior Restrooms	A step exists on the path of travel to the men’s and women’s restrooms, at the entrance door threshold.	4.3.2	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), a ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. We recommend providing a minimum 5-foot by 5-foot level landing at restroom entrances, where the landing is also level with, or no lower than 1/2-inch, than the existing restroom entrance door thresholds. A ramp should connect the concrete pad with the ground level.	H	H	M	2 8 2 3	\$300	ADAAG	Provide a 5’x 5’ level concrete landing pad at these entrances.	12/31/09				
7. Exterior Restrooms	The men’s and women’s restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	2 9 2 2	\$50	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these restroom entrances.	12/31/16	10/03/07 (cmk)			
8. Exterior Restrooms	Round door hardware exists on the men’s and women’s restroom entrance door.	4.13	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. Modify the doors by replacing doorknobs with lever-type hardware or installing add-on levers.	M	H	M	2 5	\$150	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16	10/03/07 (cmk)			
9. Exterior Restrooms	The lavatories, in the men’s and women’s restrooms, are inaccessible due to exposed pipes and round knobs for faucet controls.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. In addition, faucet controls are required to be usable with a tight grip, tight pinching, or twisting of the wrist to operate. Ensure at least one lavatory, in each restroom, complies with ADAAG specifications.	M	H	M	3 0	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Insulate all exposed pipes under these lavatories and replace the round faucet knobs with lever type hardware.	12/31/16	10/03/07 (cmk)			

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10. Exterior 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 stalls, lack of grab bars, toilet seats too low, toilet paper dispensers in wrong location, etc. Modify the restroom stalls to comply with ADAAG specifications, if it is technically feasible to do so.	H	H	M	2731	\$5,000	Restroom Figures – Building Blocks	<p>It is no Technically Feasible to make any modifications to these toilet stalls for lack of space.</p> <p>However, install rear grab bars, relocate toilet paper dispenser to under the side grab bar, and install a new ADAAG compliant water closet.</p> <p>Although this restroom will not be ADA compliant, it will be barrier free.</p>	12/31/09				
11. Clubhouse	An appropriate level maneuvering area does not exist on the exterior of the main public entrance due to a dip in the concrete.	4.13.6	ADAAG requires an approximate 5-foot by 5-foot level maneuvering area in front of doors of this type. Modify the area in front of the door so that is its level (no slopes greater than 1:50).	L	H	M	4	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space	Repair the concrete dip and make it level.	12/31/16				
12. Clubhouse Interior	The concession counter is too high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	6	\$200	ADAAG New ADAAG	Provide a 2’ x 3’ x 34” high side table next to this counter.					

13. Clubhouse Interior	The coat rack is located too high at 62-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat rack making sure not to make the rack a protruding object.	L	H	M	7	\$10	Building Block 10 – Reach Ranges	Lower the coat rack to 48” from finished floor level.	12/31/16	10/03/07 (cmk)
14. Clubhouse Interior	The existing drinking fountain is inaccessible due to lack of knee space and a high spout.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	H	M	8	\$0	ADA TAM 3 – P 34	An alternative accessible water cooler complete with cups and cup holders exists next to this fountain. <i>No action therefore required.</i>	N/A	10/03/07 (cmk)
15. Clubhouse Interior	The Green Fees counter is too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	L	H	M	9	\$200	ADAAG New ADAAG	Provide a 2’ x 3’ x 34” high side table next to this counter.	12/31/16	

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16. Locker Rooms	The entrance door, leading to the men’s locker room, is too narrow at 29-inches.	4.13.5	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. The existing door only provides a 29-inch clear opening. Modify the entrance door to comply with ADAAG specifications by installing foldaway hinges, if it is possible to do so and technically feasible.	H	H	M	10	\$100	See Building Block 8 – Accessible Doors for additional information	Widen the door to 34”.	12/31/09				

17. Locker Rooms	The men's and women's locker rooms (restrooms) do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	1018	\$50	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these restroom entrances.	12/31/16	10/03/07 (cmk)
18. Locker Rooms	The door opening hardware on lockers, in the men's and women's locker rooms, is not accessible.	4.1.3(12)(c) 4.25.4	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25 . Appendix Note . In addition, Hardware for accessible storage facilities shall comply with 4.27.4 . Touch latches and U-shaped pulls are acceptable. Modify the door opening hardware on at least 5% or each type of locker.	M	H	M	16	\$300	ADAAG	Modify 5% of the lockers and install U-shaped pulls locking hardware on the locker doors.	12/31/11	
19. Locker Rooms	The lavatories, in the men's and women's locker rooms, are inaccessible due to a lack of knee clearance and low aprons.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory's apron is too low at 27-inches. The support under the existing lavatory prohibits appropriate knee and toe clearance. Ensure at least one lavatory, in each locker room, complies with ADAAG specifications.	H	H	M	11	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Remove existing lavatories and replace them with ADAAG compliant ones.	12/31/09	
20. Locker Rooms	The mirrors, in the men's and women's locker rooms (restrooms), are located too high at 54-inches.	4.19.6	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. Install a full-length mirror in each locker room.	L	H	M	11	\$25	ADAAG	Lower the mirrors to 40" from finished floor level.	12/31/16	10/03/07 (cmk)

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21. Locker Rooms	The paper towel dispensers, in the men's and women's locker rooms, are located too high measuring 55-inches.	4.2.5 4.2.6 4.24	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. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	L	H	M	13	\$100	See Building Block #10 – Reach Ranges #1, #2, #3 .	Lower the dispensers to 48" from finished floor level.	12/31/16	

22. Locker Rooms	A 4-inch abrupt change in level exists leading to the showers in the men's and women's bathing/locker rooms and an accessible shower does not exist.	4.3.8	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 and other accessible features. Modify both gang showers so that they are on a fully accessible path of travel without steps and modify one shower in each locker room to comply with ADAAG 4.21.	H	H	M	1 4	\$5,000	See Attachment 5 – Accessible Shower Specifications for more information.	These bathing units are no longer being used. This area is used as storage. <i>No modifications therefore recommended.</i>	N/A	N/A (cmk)
23. Locker Rooms	The urinal, in the men's locker room, is located too high.	4.18	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. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	1 2	\$100	See the Accessible Urinals figure for more details.	Modify the urinal nearest the door so that the rim is 17" high from finished floor level.	12/31/16	
24. Locker Rooms	The toilet stalls, in the men's and women's locker rooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, lack of grab bars, toilet seat height too low, toilets not centered at 18-inches, etc. Modify the restroom toilet stalls to comply with ADAAG specifications, if it is technically feasible to do so.	H	H	M	1 7 2 0	\$4,000	Restroom Figures – Building Blocks	Modify one toilet stall in each restroom and make it fully ADAAG compliant by combining two existing stalls into one.	12/31/09	

McDonald Park - Conceptual Cost Projections

Total	\$18,535
Year Three (High)	\$15,250
Year Five (Medium)	\$900
Year Ten (Low)	\$2,385