

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

**Westside Athletic Fields**

571 Northwest McLean

**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 – Westside Athletic Fields – 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 (Include initial)			
1. Accessible Parking	Accessible parking does not exist, in the northwest parking lot, due to a dirt/gravel surface.	4.5.2	ADAAG requires all accessible routes and spaces, including access aisles at accessible parking, to be stable, firm and slip-resistant. The existing gravel/grass surface does not meet this specification. <b>Create accessible parking spaces, if other vehicles are allowed to park in this area, which meets ADAAG specifications, including scoping provisions.</b>	H H	H	M	3 4	\$1,000	See the <a href="#">Accessible Parking Detail for more information on parking surfaces.</a>	Remove the gravel parking and provide 4 No. Universal accessible parking spaces on a hard surface complete with signage, close to exiting pedestrian pathways at this parking lot.	12/31/07				
2. Accessible Parking	Accessible parking spaces do not exist in the northeast parking lot.	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 63 total parking spaces and no designated accessible parking spaces. According to ADAAG required a minimum of 3 accessible parking spaces in this parking lot. <b>Provide three 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.</b>	H H	H	M	8	\$700	(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 3 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways at this location.	12/31/07				
3. Accessible Parking	Accessible parking does not exist, in the eastside parking lot, due to a dirt/gravel surface.	4.5.2	ADAAG requires all accessible routes and spaces, including access aisles at accessible parking, to be stable, firm and slip-resistant. The existing gravel/grass surface does not meet this specification. <b>Create accessible parking spaces, if other vehicles are allowed to park in this area, which meets ADAAG specifications, including scoping provisions.</b>	H H	H	M	1 7	\$1,000	See the <a href="#">Accessible Parking Detail for more information on parking surfaces.</a>	Remove the gravel parking and provide 2 No. Universal accessible parking spaces on a hard surface complete with signage, close to exiting pedestrian pathways at this parking lot.	12/31/07				

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4. Exterior Pedestrian Paths	An accessible path of travel does not exist leading to the Softball Concession Stand or Concession Stand Restrooms, due to dirt/grass surfaces.	<a href="#">4.3.2</a>	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. <b>Create an accessible path (concrete, asphalt, rubber) of travel leading to these park features from accessible parking.</b>	H	H	M	5	\$1,000	ADAAG	Provide accessible sidewalks to all these amenities.	12/31/09				
5. Exterior Pedestrian Paths	An accessible path of travel does not exist leading from the northwest or eastside parking lots, due to dirt/grass surfaces, to any park amenities.	<a href="#">4.3.2</a>	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. <b>Create an accessible path (concrete, asphalt, rubber) of travel leading accessible parking spaces to all accessible park features and elements.</b>	H	H	M	5	\$1,000	ADAAG	Provide an inter-connected accessible sidewalk from the parking lots to all park amenities.	12/31/09				
6. Exterior Pedestrian Paths	A steep cross slope exists on the pedestrian path of travel, located at the curb cut, which leads from the north side parking lot to the sidewalk level.	<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, since a turn is required to follow the path of travel, a steep cross slope exists on the path of travel measuring 3.1-degrees. <b>Modify the top of the curb ramp so that a level landing exists, which is connected to the sidewalk, or otherwise ensure that no cross slope beyond 1:50 exists on the path of travel.</b>	L	H	M	1011	\$700	See <a href="#">Building Block 5 – Curb Ramps</a> for additional ADAAG specifications.	Provide an ADAAG compliant curb ramp and sidewalk so that nowhere in its path is the cross slope more than 2%.	12/31/16				
7. Concession Stand	The concession counter is located too high at 40-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	5	\$200	ADAAG  New ADAAG	Lower the entire concession counter to 36”.	12/31/11				

8. Concession Stand - Restrooms	Braille signage does not exist 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 provided at the latch side of entrance doors, where restrooms are accessible. <b>Provide ADAAG compliant signage at entrances.</b>	L	H	M	6 7	\$100	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>	Provide ADAAG compliant Braille signage at these entrances.	12/31/16	
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9. Concession Stand - Restrooms	The interiors of restrooms are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, narrow stalls, no back grab bars at water closets, no insulated pipes under lavatories, lavatory aprons too low, toilet paper dispensers wrong locations, urinal too high, toilets not centered at 18-inches, etc. <b>Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so.</b> Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access.	M	H	M	3 4 3 3 2 9	\$6,000	<a href="#">Restroom Figures – Building Blocks</a>  <a href="#">Lavatory Specifications</a>	It is not Technically Feasible to modify these stalls for lack of space.  <i>However, install rear grab bars, insulate all pipes under lavatories, raise lavatory aprons to 29", re-locate toilet paper dispensers to under the grab bars, and lower the urinal to 17" in accessible restrooms.</i>  <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/11				

10. Baseball Stadium Seating	An accessible path of travel does not exist leading to the bleacher seating area due to steps and accessible wheelchair seating locations do not exist.	4.1.3(19)	In places of assembly with fixed seating, accessible wheelchair locations shall comply with 4.33.2, 4.33.3, and 4.33.4 and shall be provided consistent with table at 4.1.3(19)(a). At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. <b>Provide an accessible path to the seating area (without steps) and create an appropriate number of accessible wheelchair seating locations within the footprint of the seating area.</b>	H	H	M	1 3 4	\$3,000	See <a href="#">Building Block 15 – Assembly Areas</a>	Provide accessible sidewalk to all the spectator areas of these fields as well as accessible wheelchair seating areas at the spectator areas of these fields.	12/31/09	
11. Baseball Stadium Drinking Fountain	The drinking fountain, which serves the baseball stadium, is not hi-lo.	4.15 4.1.3(10)	ADAAG 4.1 only addresses drinking fountains in reference to floors of a building or facility. <b>Title II</b> requires all programs and services to be accessible and usable. Drinking fountains are a service and therefore must be 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 one at this particular stadium should be fully accessible to individuals who use wheelchairs. <b>Modify the existing fountain or provide a new hi-lo fountain, according to ADAAGG specifications to ensure drinking fountains, as a whole, are accessible.</b>	M	H	M	1 1	\$700	<a href="#">Building Block 7 – Drinking Fountains</a>  Sample hi-lo fountain in park setting	Provide an ADAAG compliant hi-lo drinking fountain at the location of the present non-compliant fountain.	12/31/11	

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12. Baseball Stadium Restrooms	A sloping surface leads to the women’s restroom entrance door.	4.13.6	ADAAG requires an approximate 3-foot by 5-foot level maneuvering area on the pull side of doors of this type. <b>Modify this door to comply with ADAAG specifications.</b>	M	H	M	2 4	\$500	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space	Level the entrance to this restroom so that a 3’ x 5’ landing exists at here.	12/31/11				

13. Baseball Stadium Restrooms	A portion of the ceiling area in the men's restroom is a protruding object.	<a href="#">4.4</a>	Where objects protrude from walls or ceilings more than 4-inches and their leading edge is higher than 27-inches, but lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. <b>Provide a cane detectable area underneath the lowered ceiling or otherwise ensure protruding objects do not exit in this restroom, if it is technically feasible to do so.</b>	M ®	H	M	2 0	1,000	<a href="#">Building Block 2 – 27” to 80” zone</a>	Provide a cane detectable box under the protruding ceiling.	12/31/11	
14. Baseball Stadium Restrooms	The interiors of restrooms are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, narrow stalls, no back grab bars at water closets, no insulated pipes under lavatories, toilet paper dispensers wrong locations, paper towel dispensers located too high, toilets not centered at 18-inches, etc. <b>Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so.</b> Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access.	M	H	M	1 9 2 1 2 6	\$6,000	<a href="#">Restroom Figures – Building Blocks</a>  <a href="#">Lavatory Specifications</a>	It is not Technically Feasible to modify these stalls for lack of space.  <i>However, install rear grab bars, insulate all pipes under lavatories, raise lavatory aprons to 29”, re-locate toilet paper dispensers to under the grab bars, and lower the urinal to 17” in accessible restrooms</i>	12/31/11	

**Westside Athletic Fields - Conceptual Cost Projections**

<b>Total</b>	<b>\$22,900</b>
<b>Year One (Very High)</b>	<b>\$2,700</b>
<b>Year Three (High)</b>	<b>\$5,000</b>
<b>Year Five (Medium)</b>	<b>\$14,400</b>
<b>Year Ten (Low)</b>	<b>\$800</b>