

**Sedgwick County, Kansas – Lake Afton Park
Americans with Disabilities Act Transition Plan
(24600 W. 39th St. South)**

December 2006



Prepared by

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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Sedgwick County – ADA/504 Transition Plan – Lake Afton Park - December 2006

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. Park Office	The designated accessible parking space does not provide an adjacent access aisle and does not clearly define the vehicle parking space.	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 upright sign is located in the middle of two vehicle parking spaces. Clearly define the accessible vehicle parking space by locating the upright sign in front of the accessible vehicle parking space and demarcating an adjacent access aisle that complies with ADAAG specifications.	V H	H	H	1	\$500	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Park Office	The surface slope of the designated accessible parking space is too steep at 5.5%.	4.6.3	The surface slope of the accessible parking space is beyond 2% and measures 5.5%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the surface or relocate the accessible parking space so the surface slope is not beyond 2%. Ensure the accessible parking space is located on the shortest accessible path of travel to the facility entrance.	M	H	H	1 2	\$4,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
3. Park Office	The threshold at the men and women’s restroom entrance doors are too high measuring 1-inch.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing thresholds to comply with ADAAG specifications.	L	H	H	5 6	\$400	See Building Block 8 – Accessible Doors for additional information						
4. Park Office	Pipes are exposed under the lavatories in the men and women’s restrooms.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	M ®	H	H	7	\$250	See Building Block 6 – Accessible Lavatories , for more information						

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5. Park Office	In the men’s restroom, the flush control valve is located on the wrong side.	4.17	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. Relocate the existing flush control valve or install an additional valve on the wide side of the room.	L	H	H	9	\$250	See Building Block 9 – Accessible Restrooms , for more information			
6. Park Office	The interior public counter is located 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	H	1 1 1 2	\$500	ADAAG New ADAAG			
7. Park Office	The interior public sink does not provide knee clearance underneath due to cabinets.	4.24	The existing sink does not provide knee and toe clearance. 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 Title II , programs or services offered to the general public shall be accessible and usable by individuals with disabilities. Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.	M	H	H	1 3	\$1,000	ADAAG 4.24			

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8. Fishing Docks	Designated accessible parking does not exist in any of the park’s parking lots that serve fishing docks, fishing piers or boat docks.	4.1.2(5)(a) , (b) , 4.6	<p>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."</p> <p>Five fishing piers and one boat dock exists in the park. The Recreational Facilities – Final Rule does not define how many existing fishing piers or boat docks are required to be accessible. Therefore, scoping for existing fishing piers and boat docks fall under the program access provisions of Title II. Under Title II, the fishing piers and boat docks program, as a whole, are required to be accessible. We recommend making at least two fishing piers/docks and one boat dock fully accessible, including creating at least one van accessible parking space, which complies with ADAAG specifications, located at each accessible pier or dock. We also recommend identifying the locations of accessible piers and docks via a variety of media including maps, and on-site signage.</p>	M	H	H	1/6 1/9 1/7 1/7 2/2 2/0 2/2 2/2	\$6,500 Parking only	(See Building Block 1 – Accessible Parking , for greater clarification).			

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9. Fishing Docks	All of the Park’s existing fishing docks/piers and boat docks do not provide accessible paths of travel leading to them and the docks and piers are not accessible.	RF 15.3	<p>At the existing fishing docks/piers and boat docks, paths of travel are inaccessible due to dirt/grass/gravel surfaces, very steep running slopes and very steep cross slopes and abrupt changes. On the wooden decks of all docks and piers abrupt changes in level exist at numerous locations, including where wooden platforms connect. In addition, appropriate handrails and fishing slots don’t exist at fishing piers.</p> <p>Accessible routes, including gangways that are part of accessible routes, serving fishing piers and platforms shall comply with 4.3. On fishing piers, least 25 percent of the railings, guard, or handrail shall be 34 inches (865 mm) maximum above the ground or deck surface (See Figure 62). Accessible routes, including gangways that are part of accessible routes, serving fishing piers and platforms shall comply with 4.3. On fishing piers, gangway running slopes are required to be a maximum slope of 1:12, unless the pier is subject exceptions as defined by the Recreational Facilities Final Rule (See Figure 62).</p> <p>Provide an accessible route from accessible parking to the fishing pier; modify the handrails at the pier to comply with the Recreational Facilities Final Rule specifications; and ensure abrupt changes in level do not exist as part of the surface of the dock or pier. We recommend making at least two fishing piers/docks and one boat dock fully accessible, as defined above.</p>	M	H	H	See Previous	\$20,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)			

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10. Open Shelters, Camp Spaces and Picnic Tables	Numerous open picnic shelters and camping spaces exist at the Park. None of the open picnic shelters or camping sites provide designated accessible parking in parking areas that serve the shelters or camp sites; and none of the picnic tables at the existing shelters and camp sites are accessible. Finally none of the amenities that serve shelters and camp spaces are accessible.	4.1.2(5)(a) , Outdoor Areas 16.5.1.1	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. 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" (ODA) does provide both scoping and specifications for accessible picnic tables. These Guidelines (ODA) <u>are neither final rules nor enforceable</u> . "Proposed 16.17.2.3 requires the slope of the accessible parking space does not exceed 1:50 in any direction. Where surface conditions require a greater slope for proper drainage, an exception permits a 1:33 maximum slope. Camping spaces and shelters, according to the Outdoor Developed Areas Guidelines, are required to be accessible according to the scoping chart (Table 16.17). This table states that, where 2 to 25 shelters exist, at least 2 should be fully accessible including accessible parking and other accessible amenities that serve the particular shelter. In addition, this table states, where 76 to 100 camping spaces exist, at least, 5 camping spaces should be fully accessible, including accessible parking and accessible amenities that serve the camping space. Finally, according to ODA, where two or more fixed picnic tables are provided in a picnic area, at least 50 percent, but never less than two, shall comply with 16.5.4 through 16.5.6. We recommend making at least two picnic shelters, 5 camping spaces, and at least two picnic tables at accessible picnic shelter, camp space and other picnic "areas" with more than one picnic table, fully accessible. In addition, we recommend making all amenities that serve the accessible shelters and camp sites to be fully accessible and located on accessible paths of travel. We also recommend ensuring that Park visitors with disabilities be informed of the locations of accessible Park facilities, via public maps, public advertisements, and/or other means. Note: Specialty-type shelters, such as the Model Aircraft Shelter, should be made accessible in addition to the recommendations listed above.	H M L V L	H H H	H H H	1 8 1 1 3 1 2 2 1 2 4 1 2 6 1 2 9 1 4 3	\$50,000+	See the Outdoor Areas document, for more information			

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11. Park Sheriff's Office	Designated accessible parking does not exist at the Sherriff's Office.	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." Provide one van accessible parking space at the Sheriff's Office, if the Office is open to the public.	L	H	H	2 0 2 1	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).			
12. Park Sheriff's Office	The curb ramp, leading from the parking lot level to the sidewalk level, has very steep side flares and a steep cross slope.	4.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 40% slope. In addition, nowhere shall the cross slope of an accessible path of travel be greater than 2%. Modify the existing ramp to comply with ADAAG specifications, if this facility is open to the public.	L	H	H	2 2 2 3	\$1,500	See Building Block 5 – Curb Ramps for additional ADAAG specifications.			
13. Park Sheriff's Office	A level landing does not exist at the public entrance door.	4.13.6	ADAAG requires an approximate 50-inch by 60-inch level clear floor space at hinged doors of this type, unless the door is automatic. Modify this door to comply with ADAAG specifications.	L	H	H	2 6	\$1,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
14. Park Sheriff's Office	The entrance door was locked at the time of the on-site survey, but it appears that the interior public counter is located too high.	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 an 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. Note: If this facility is open to the public and other public amenities exist on the interior, such as restrooms, these facilities should also be made accessible.	L	H	H	2 4	\$500+	ADAAG New ADAAG			

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14. Storm Shelters	None of the existing Storm Shelters in the Park are located on accessible paths of travel.	4.3.2 4.1.2	According to ADAAG, at least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with 4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. ADAAG, including other related accessibility guidance, does not specifically address “storm” shelters. However, it is our professional opinion that storm shelters are places where the County provides a service that cannot be provided in some other program access manner. Therefore, we recommend providing an accessible path of travel to all existing Storm Shelters, where the accessible route leads to other public ways, such as parking, sidewalks, streets, etc.	H	H	H	3940	\$8,000	ADAAG						
15. Shelter Houses	Six Shelter Houses exist in the park. None of the Shelter Houses provide accessible parking and none of the Shelter Houses are fully accessible on the interior or exterior.	4.3.2 4.1.2	According to ADAAG, at least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with 4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. ADAAG, including other related accessibility guidance, does not specifically address “Shelter Houses.” However, it is our professional opinion that Shelter Houses are places where the County provides a service in a manner similar to other general County buildings. Title II of the ADA requires the programs or services provided at existing County buildings to be accessible. Therefore, we recommend, if the six Shelter Houses are considered existing, that at least two be made fully accessible, including the provision of accessible parking, accessible paths of travel from parking to accessible entrances, and all interior amenities be made fully accessible. In addition, we also recommend ensuring that Park visitors with disabilities be informed of the locations of accessible Park facilities, via public maps, public advertisements, and/or other means.	M	H	H	454873207	\$20,000+	ADAAG						

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16. Restroom Buildings	Numerous restroom buildings exist housing both men’s and women’s restrooms, which are titled “Modern Restroom” on the Park Map. None of the existing restroom buildings, exterior and interior, are accessible. Many are highly inaccessible.	4.3.2 4.1.2	According to ADAAG, At least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with 4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. Title II of the ADA requires the programs or services provided at existing County buildings to be accessible. Therefore, we recommend, if the restroom buildings are considered existing, that at least three be made fully accessible, including the provision of accessible parking, accessible paths of travel from parking to accessible entrances, and all interior amenities be made fully accessible. In addition, we also recommend ensuring that Park visitors with disabilities be informed of the locations of accessible Park facilities, via public maps, public advertisements, and/or other means; and that accessible restroom buildings be dispersed in close proximity to other accessible park facilities, such as shelters, picnic areas, etc.	H M L V L	H H H H H	H H H H H	2791133149189	\$25,000+	ADAAG						

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17. Swimming Areas	Three designated swimming areas exist in the Park. None of the swimming areas provide accessible parking, accessible paths of travel or beach access routes.	4.1.2(5)(a) .	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 Outdoor Developed Areas Accessibility Guidelines (ODA) provides separate scoping and specifications for new and existing "beach access routes." Since the existing swimming areas are considered a program and service provided by the County we recommend making at least one swimming area fully accessible, including the provision of accessible parking, accessible paths of travel from parking to the beach and other amenities serving the accessible swimming area, and an accessible beach access route that complies with the specifications provided by ODA. In addition, we also recommend ensuring that Park visitors with disabilities be informed of the locations of accessible Park facilities, via public maps, public advertisements, and/or other means; and that accessible restroom buildings be dispersed in close proximity to other accessible park facilities, such as shelters, picnic areas, etc.	L	H	H	95	\$10,000	(See Building Block 1 – Accessible Parking , for greater clarification).			

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18. Play Areas	Two separate children’s play areas exist in the Park. Both of the play areas provide structurally accessible play equipment. However, the following accessible features do not exist: accessible parking, accessible paths of travel to required accessible play equipment entrance and exit points, and accessible surfaces in the play equipment use zones.	15.6.4 1 (Acc. Play Areas)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. The composite play structure does have a rubber accessible surface which leads to it, but no such surface leads from it’s exit points, nor to other ground level play components. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each single play component and exit points of the composite play structures at both play areas. We also recommend that a rubber surface be provide in the use zones of each single play component that is required to be accessible and the composite play structures. However, such rubber surfaces are not technically required by the available accessibility guidance, but may be required by the general program access provisions of Title II. (Note: A well maintained wood fiber surface, as defined in (Building Block 16) , is also considered accessible under the conditions that such surface is maintained regularly. In addition, we recommend creating accessible parking at both play areas and accessible paths from parking to play areas and amenities serving the play areas.	M	M	M	6 8 6 9 1 8 4 1 8 5 1 8 6	\$20,000+	See Building Block 16 – Accessible Play Areas , for more information			

Lake Afton Park - Transition Plan - Conceptual Cost Projections

Total	\$170,400+
Year One (Very High – VH)	\$500
Year Three (High - H)	83,000+
Year Five (Medium - M)	72,250+
Year Ten (Low - L)	\$14,650+
Year Ten (Very Low - VL)	\$0