

**Sedgwick County, Kansas – Park City Raceway  
Americans with Disabilities Act Transition Plan  
(1229 E. 85<sup>th</sup> St. N.)**

**December 2006**



Prepared by

**DMCG**  
**Disability Management Consulting Group L.L.C.**  
**(dba; ADA Accrediting and Consulting)**  
2801 Jonquil Place  
Columbia, MO 65202

In conjunction with

**Sedgwick County and the Wichita/Sedgwick County Access Advisory Board**

---

Sedgwick County – ADA/504 Transition Plan – Park City Raceway - 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. Parking	An appropriate number of accessible parking spaces may not exist compared to the overall number of vehicle parking.	<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 may accommodate up to over 100 vehicle total parking spaces and only two designated accessible parking spaces exist. According to ADAAG a minimum of 4 accessible parking spaces are required in parking lots containing 100 parking spaces. <b>Provide two 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.</b>	L	L	L	<a href="#">1</a>	\$1,500	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).			
2. Parking	Neither of the two designated accessible parking spaces provide adequate "van accessible" space; according to the surface demarcations.	<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 access aisle is too narrow for either accessible space to be designated as van accessible. <b>Create an access aisle, located next to one of the existing designated accessible vehicle parking spaces, which measures at least 8-foot wide and is a minimum length of the vehicle parking space. In addition, provide a "van accessible" sign mounted below the symbol of accessibility.</b>	M	L	L	<a href="#">2</a>	\$500	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).			

Sedgwick County – ADA/504 Transition Plan – Park City Raceway - 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)
3. Parking	The existing upright signs designating accessible parking are 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>Provide upright signage in front of each existing accessible vehicle parking space, which complies with ADAAG specifications.</b>	L	L	L	<a href="#">2</a>	\$300	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).			
4. Press box	No apparent access exists leading to the press box.	<a href="#">4.3.2</a> <a href="#">4.1.2</a>	According to ADAAG, at least one accessible route complying with <a href="#">4.3</a> 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 <a href="#">4.3</a> shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. Press boxes are generally open to the public (individuals other than County employees), and therefore are required to be accessible and have an accessible path of travel leading to them. <b>We recommend providing lift access to the Press Box.</b>	L	L	VL	<a href="#">2</a>	\$3,500	<a href="#">ADAAG</a>			
5. Portable Restroom	Appropriate maneuvering space does not exist at the entrance to the portable restroom.	<a href="#">4.13.6</a>	The existing entrance door provides approximately 2.5-feet of level clear floor space length in front of the restroom entrance door. ADAAG requires and approximate 50-inch by 60-inch clear floor space on the pull sides of hinged doors of this type. <b>Add concrete to provide appropriate maneuvering space at the restroom entrance door or move the restroom so appropriate clear floor space exists.</b>	V H	L	L	<a href="#">3</a>	\$500	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			

Sedgwick County – ADA/504 Transition Plan – Park City Raceway - 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)			
6. Portable Restroom	The toilet paper dispenser, in the portable restroom, is in the wrong location.	<a href="#">4.16.6</a>	According to ADAAG, toilet paper dispensers are required to be installed within reach, as shown in <a href="#">Fig. 29(b)</a> . <b>Move the toilet paper dispenser under the side grab bar to the point that it complies with ADAAG specifications. The new ADAAG 604.7 further specifies the centerline of the dispenser outlet to be 7 – 9” in front of the toilet.</b>	H	L	L	<a href="#">4</a>	\$100	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information						
7. Wheelchair Seating	A concrete pad exists for wheelchair seating, however wheelchair seating locations are not designated with companion seats and the existing location does not offer equivalent lines of sight viewing.	<a href="#">4.1.3(19)(a)</a>  <a href="#">4.33</a>	According to ADAAG, designated wheelchair seating locations and companion seating are required to be designated and provide equivalent lines of viewing sight as are offered to the general public. In addition, wheelchair seating locations are required to be part of the overall seating footprint. In other words, wheelchair seating locations should not be placed away from and segregated from the seating provided for the general public. <b>We recommend demarcating each wheelchair seating location and ensuring companion seats can be provide upon notice adjacent to each wheelchair seating space. In addition, we recommend moving the existing wheelchair seating or the public bleachers so that wheelchair seating and general public seating are located in the same seating footprint.</b>	L	L	L	<a href="#">5</a>	\$5,000	See <a href="#">Building Block 15 – Assembly Areas</a>						
8. Track	An accessible path of travel does not exist leading to the track area or inner track area due to dirt/grass surfaces and steps.	<a href="#">4.3.2</a>  <a href="#">4.1.2</a>	At least one accessible route complying with <a href="#">4.3</a> shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. <b>Provide an accessible path of travel to the track level and inner track area.</b>	V L	L	L	<a href="#">5</a>  <a href="#">6</a>	10,000	<a href="#">ADAAG</a>						

**Park City Raceway - Transition Plan - Conceptual Cost Projections**

<b>Total</b>	<b>\$21,400</b>
<b>Year One (Very High – VH)</b>	<b>\$500</b>
<b>Year Three (High - H)</b>	<b>\$100</b>
<b>Year Five (Medium - M)</b>	<b>\$500</b>
<b>Year Ten (Low - L)</b>	<b>\$10,300</b>
<b>Year Ten (Very Low - VL)</b>	<b>\$10,000</b>