

Parkville Select Area Evaluation




The report below is an accessibility review of the select section of the Parkville historic downtown area. The main issues at this specific section of town are curb ramps are not provided and several do not provide truncated domes, branches and a stairwell protrude, abrupt transitions are too high, gaps are too wide, cross slopes are too steep, no level landings are provided at the doors, benches do not provide companion seating, gutter slopes are too steep, and a counter is too high. **Please Note:** When a **UD** is indicated, this is a Universal Design (**UD**) recommendation to enhance accessibility. The **UD** recommendation is not required to meet the minimum accessibility standards but it would be encouraged. If used in this report, the letters, **AFF** stand for above finished floor.

The report uses two different accessibility codes. The 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG) can be down loaded from the Access Board website. The website is www.access-board.gov. The other code is the Public Rights of Way Accessibility Guidelines (PROWAG) that has recently gone to final rule. In the report you will see that reference in parenthesis under the column ADAAG/PROWAG. The copy of PROWAG can be downloaded from there Access Board website, www.access-board.gov. The estimated costs for correction of access barriers are taken from the "Means ADA Compliance Pricing Guide 2nd Edition". Each estimated costs for corrective actions have been adjusted for inflation and regional costs to better reflect the 2023 expenses in the suburban Kansas City area.





The Parkville is considered part of a local government which requires compliance with Title II of the Americans with Disabilities Act (ADA). Changes to the cities public spaces and elements would allow for equal opportunity to participate in service, programs and activities. Access of programs and activities can be achieved by removal of physical barriers, modification of policies, practices and procedures that discriminate against a person with a disability and relocation to an accessibility facility. In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information.

PLEASE NOTE: Any references for Outdoor Developed Areas is presently not approved by the Department of Justice. However, it would be recommended to follow these standards as "Best Practices" at this point in time. In addition, in existing facilities, the ADA does allow the relocation of a service, activity or program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information. ADAAG 206.2 requires that at least one accessible route be provided within the boundary of the site. The reports provide comments on all routes that when upgrades are made in the future modifications can be made to correct the access barrier or in some cases modify to the greatest extent possible.

Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
East Side of Main Street								
	The curb ramp at Third Street at the corner of Third and Main Street does not provide truncated domes.	ADAAG 705 (R305)	Provide truncated domes that go the width of the sidewalk and 24 inches deep where it meets the road. Provide a color that contrast with the walkway surface. Truncated dome tiles are typically a more durable solution.	1		\$ 660.00		




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	The curb ramp at Third Street at the corner of Third and Main Street does not provide truncated domes.	ADAAG 705 (R305)	Provide truncated domes that go the width of the sidewalk and 24 inches deep where it meets the road. Provide a color that contrast with the walkway surface. Truncated dome tiles are typically a more durable solution.	1		\$ 660.00		
	The branches at house #205 protrude into the sidewalk at 32 inches AFF.	ADAAG 307 (R402)	Trim the branch to provide an 80 inches minimum clear head space and back to the edge of the walkway.	1		\$ 65.00		
	The sidewalk in front of house #205 has an abrupt transitions too high at 3/4 inch.	ADAAG 303 (R302.6.2)	Grind down or replace section of sidewalk to provide a smooth transition.	1		\$ 600.00		
	The sidewalk at the corner of the 201 Main Street brick building has an abrupt transitions too high at 3/4 inch.	ADAAG 303 (R302.6.2)	Grind down or replace section of sidewalk to provide a smooth transition.	1		\$ 600.00		




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	Near the 201 Main Street brick building entrance is an abrupt transitions too high at 1 inch where the concrete and brick meet.	ADAAG 303 (R302.6.2)	Grind down and/or raise section of brick pavers to provide a smooth transition.	1		\$ 860.00		
	The cross slope starting at the beginning of the brick to just passed the 201 Main Street brick building entrance is too steep at up to 7% for 26 feet.	ADAAG 403.3 (302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 4,300.00		
	No curb ramp is provided at the north corner of 2nd Street and Main Street and no truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		

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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The cross slope of south park of the crosswalk on Second Street is too steep at up to 4.3% for 5 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 220.00		
	The south curb ramp at Second Street has a cross slope too steep at up to 8.1% for 7 feet and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	The brick sidewalk along Main Street between 2nd Street and First Street has a cross slope up to 7% for 1851 feet	ADAAG 403.3 (302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 305,000.00		





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	Several benches are provided but do not provide complaint companion seating spaces because of slopes and spacing,	<u>Proposed</u> Outdoor Areas Standards ADAAG 1011	Bench Recommendation: Provide a clear ground space of at least 30 inches by 48 inches positioned near the bench with one side adjoining the walkway. The clear ground space should have a slope no steeper than 2% in all directions. The clear ground space should not overlap the accessible route or another clear ground space. Provide this for 20% of the benches along the public street.	2		\$ 750.00		
	The Parkville Coffee House has a slope at the door landing of up to 4.4%.	ADAAG 404.2.4.4	Provide a minimum 5 foot (60 inches) level landing of no more than 2% in all directions at the door. Provide a smooth transition to the door threshold and walkway. Option: Re-set bricks to provide a level landing at the door.	1		\$ 1,060.00		
	The north curb ramp at First Street has a cross slope too steep at up to 7.2% and does not provide truncated domes	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		





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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The curb ramp at the Main Street crosswalk has a cross slope too steep at up to 8.6% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	The crosswalk at First Street across Main Street has a cross slope too steep at up to 5.7% for 54 feet.	ADAAG 403.3 (R304.5.2.2)	At a crosswalk at an uncontrolled approach, then remove and regrade section to provide a cross slope no greater than 5%.	1		\$ 2,400.00		
	The south curb ramp at First Street has a cross slope too steep at up to 7.2% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	The cross slope of the walkway in front of Stone Canyon Pizza is too steep at up to 6.2% for 9 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 1,500.00		




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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The sidewalk up to the Stone Canyon Pizza Company entrance has a running slope too steep at up to 9.1%.	ADAAG 404.2.4.4	Provide a minimum 5 foot (60 inches) level landing of no more than 2% in all directions at the door. Provide a smooth transition to the door threshold and walkway.	1		\$ 1,060.00		
	The sidewalk between the American Legion doors has a cross slope too steep at up to 3.6% for 9 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 1,500.00		
	The north curb ramp at the corner of the American Legion Hall and the alley has a gutter running slope too steep at up to 10.5%.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	1		\$ 375.00		
	The south alley at the Bentley Aguilar Studio near the south curb ramp has a cross slope too steep at up to 3.2% for 2 feet.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	1		\$ 375.00		





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	The south curb ramp at the Bentley Aguilar Studio has a cross slope too steep at up to 6%.	ADAAG 406 (R304)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter.	1		\$ 2,000.00		
	The sidewalk in front of the Bentley Aguilar Studio has a cross slope too steep at up to 7.2% for 74 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 12,200.00		
	The parking in front of the Bentley Aguilar Studio are relatively flat and would be a good location for accessible parking.	ADAAG 502 (R310)	Provide three accessible parking space with an access aisle a minimum of 60 inches plus a sign with the International Symbol of Accessibility at the head and middle of the parking space. The parking space and access aisle should be no steeper than 2% in all directions and on a firm and stable surface. Locate the accessible parking space on the shortest accessible route. UD - Provide a Universally Designed parking space with a minimum 11 foot (132 inches) parking space and a minimum 5 foot (60 inches) access aisle.	1		\$ 4,410.00		





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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The north crossing at the train tracks is in poor condition.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1		\$ 250.00		
	The gap near the train tracks is too wide at 1 1/2 inches.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
Sidewalk South of the Tracks								
	The curb ramp at the large parking lot and train tracks has a cross slope too steep at 7.3%.	ADAAG 406 (R304.3)	Provide an inline or parallel curb ramp with a cross slope no steeper than 2% and side ramps no steeper than 8.3%.	1		\$ 2,000.00		
	The stairs at the train tracks and near Main Street protrude at 72 inches AFF at 5 inches out.	ADAAG 307 (R402)	Provide a cane detectable barrier below 27 inches and the width of the protruding object.	1		\$ 750.00		

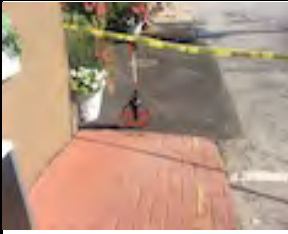



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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The other curb ramp near East Street at the large parking lot and train tracks has a cross slope too steep at 8.8%	ADAAG 406 (R304.3)	Provide an inline or parallel curb ramp with a cross slope no steeper than 2% and side ramps no steeper than 8.3%.	1		\$ 2,000.00		
Sidewalk Alone East Street								
	The corner of the sidewalk at East Street and the large parking lot has a cross slope too steep at up to 4%.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 275.00		
	A gap at the sidewalk south of the tracks is too wide at 3/4 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
	The cross slope so the sidewalk at the small parking lot and up to #8 East Street is too steep at up to 10.3% for 45	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 2,000.00		





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Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The cross slope of the new asphalt alley crosswalk is too steep at up to 5.6% for 14 feet.	ADAAG 403.3 (R304.5.2.2)	At a crosswalk at an uncontrolled approach, then remove and regrade section to provide a cross slope no greater than 5%.	1		\$ 625.00		
	The north sidewalk at the alley and the Samsara store does not provide an curb ramp.	ADAAG 406 (R304)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter.	1		\$ 2,000.00		
	The sidewalk along Bauer and Associates Accounting has a cross slope too steep at up to 4.6% for 38 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade concrete section and re-set bricks to provide a cross slope no greater than 2%.	1		\$ 4,375.00		
	The curb ramp at First Street and East Street at the crosswalk for East Street has a running slope too steep at up to 20.7%.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		





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	The curb ramp at First Street and East Street on the East Street side has a gap too wide at 1 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 600.00		
	The north curb ramp for First Street has a cross slope too steep at 8.3% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	The cross slope of the sidewalk starting where the ATM station is up to near the curb ramp is too steep at up to 9.5% for 172 feet. This includes driveways as well.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 19,780.00		
	The south curb ramp at Second Street has a cross slope too steep at up to 6.5% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		




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	The gutter area at the south curb ramp at Second Street is broken and in poor condition.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	1		\$ 375.00		
	The walkway across Second Street has a cross slope up to 3.8% for 24 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 1,050.00		
	The north curb ramp at Second Street has a cross slope too steep at up to 11.5% and does not provide truncated domes	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	A gap in front of the house at 200 East Street is too wide at 1 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 600.00		




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	The cross slope of the sidewalk starting at the stairs for the house at 200 East Street is too steep at up to 4.7% for 154 feet up to the curb ramp.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 17,700.00		
	The south curb ramp at East Street and Third Street has a cross slope too steep at up to 7.2% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
West Side of Main Street								
	The cross slope of the sidewalk from Café Des Amis to Kansas City Cattle Company is too steep at up to 10.2% for 76 feet.	ADAAG 403.3 (R302.5)	Remove and replace the concrete and re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 12,550.00		




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	No level clear floor space is provided at the drinking fountain.	ADAAG 602.2 (R404)	Provide a minimum clear floor space of 30 inches wide and 48 inches deep for a forward approach and centered on the accessible unit with a 2% slope in all directions. Option: Relocate the drinking fountain to a more level area.	4		\$ 375.00		
	The curb ramp on the northside of Mill Street at the corner of Mill Street and Main Street has a cross slope too steep at up to 7.3% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1		\$ 2,650.00		
	The Mill Street crosswalk has a cross slope too steep at up to 8% for 28 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 1,250.00		



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	The sidewalk in front of the 1918 Social club from the curb ramp area to up to the tracks has a cross slope too steep at up to 10.3% for 80 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 13,200.00		
	The north sidewalk surface at the train tracks is broken and uneven.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1		\$ 250.00		
	The south sidewalk surface at the train tracks is broken and uneven.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1		\$ 250.00		



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Second Street Between Main Street and								
	The cross slope of the south sidewalk at Second Street between Main Street and East Street is too steep at up to 7.2% for 127 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade concrete section and re-set bricks to provide a cross slope no greater than 2%.	1		\$ 14,600.00		
	The cross slope of the north sidewalk at Second Street between Main Street and East Street is too steep at up to 8.1% for 38 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 6,275.00		

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First Street between Main Street and East Street								
Northside								
	The northside of First Street between Main Street and East Street has a cross slope too steep at up to 6.4% for 52 feet starting at the Edward Jones entrance.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 8,580.00		
	The northside of First Street between Main Street and East Street has a 5.3% cross slope at the concrete of the corner of First Street and East Street.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 700.00		
Estimated Total Cost for Accessibility Upgrades at Parkville						\$ 482,595.00		