

Senior Center



Town of East Longmeadow ADA Transition Plan

September 2025



Institute for Human Centered Design

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Background

Year Built: 1940

Year Renovated: 2008

The East Longmeadow Senior Center is a one-story building located at 328 N Main Street. It has one (1) largely accessible main entrance on the south side and four (4) largely accessible entrances on the west, north, and east sides. Parking is provided on the south and west sides of the building.

Areas surveyed included the check-in area, auditorium, Media Rooms A and B, activity room, fitness room, billiards room, Recreation Department, kitchen, men's and women's multi-user toilets rooms, and one (1) single-user toilet room.

Note: On the day of survey, the conference room was in use and was unable to be surveyed.

Key Accessibility Issues

Exterior Routes

Accessibility issues include routes that are not maintained in operable working condition, routes with excessive running and cross slopes, and routes with excessive level changes. There is also lack of an accessible route to the Little Free Library book exchange, to picnic tables, to the picnic area and to a bench.

Exterior Ramps

Accessibility issues include lack of compliant handrails, excessive running slopes, and lack of edge protection.

Parking

Accessibility issues include access aisles and parking spaces with excessive cross slopes, access aisles that are narrower than allowed, lack of accessible parking identification signage with the International Symbol of Accessibility (ISA), and lack of the designation "Van Accessible" on the sign located at the van accessible parking space. Based on the estimated parking count of 111 parking spaces, a total of four (4) car accessible parking spaces and one (1) van accessible parking space should be provided along with compliant signage and marked access aisles.

Signage

Accessibility issues with interior signs include lack of designation signs with raised characters and braille located on the latch side of the door at permanent rooms, lack of a tactile sign (with braille and raised characters) at the emergency egresses, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible emergency exits.

***Note:** When the exit sign at the accessible egress doors is replaced, provide an illuminated exit sign with an illuminated International Symbol of Accessibility (ISA).

Doors and Doorways

Accessibility issues include doors that lack maneuvering clearance and thresholds that are higher than allowed.

Assembly Areas

Accessibility issues include lack of an assistive listening system in the auditorium.

Note: If audible communication is integral to the use of the space, an assistive listening system must be provided. In addition, a sign with the International Symbol of Access for Hearing Loss indicating its availability is required when an assistive listening system is present.

Toilet Rooms

Accessibility issues include accessible compartment doors with malfunctioning self-close hinges, lack of door pulls on both sides of accessible compartment doors, and a toilet that lacks the minimum required width and depth. Additionally, a lavatory lacks wrapped plumbing to prevent contact with users.

Kitchens

Accessibility issues include lack of knee and toe clearance at a cooktop, countertop, and a sink, and a sink is located higher than allowed.

Areas of Sport Activity

Accessibility issues include lack of an accessible route to all areas of sport activity.

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Additional Accessibility Issues

- Lack of accessible service counters.
- Items such as workout equipment and an AED lack clear floor space.
- Items such as coat hooks and a drop-box are located higher than allowed.
- Lack of accessible picnic tables.
- Lack of an accessible route to a drinking fountain.

Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- At the entrance near North Main Street, recommend providing a detectable warning, to alert pedestrians they are entering a vehicle entry/exit way.
- In Media Room A, recommend providing an adjustable height lectern with knee and toe clearance.
- At the entrance near the check-in area, recommend repainting the faded International Symbol of Accessibility (ISA) image on the automatic door opener control.
- Recommend providing a contrasting color strip on each stair tread of all stairs that do not already have a contrasting color strip so that each tread is readily apparent when viewed in descent or ascent.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<div style="border: 1px solid gray; padding: 2px; margin-bottom: 5px;">Approach and Entrance</div> <div style="border: 1px solid gray; padding: 2px; margin-bottom: 5px;">Exterior Access Route</div>												
1	Entrance Near North Main Street (East Side)	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	.75"	Alter change in level to be 1/4" high max.	1	-	-
2	Gazebo	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	2.3% 12.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
3	Gazebo	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
4	Near Check-In Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the little library or relocate the little library to an accessible route.	1	-	-
5	Picnic Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the picnic area.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Curb Ramp												
6	Near Gazebo	Ext.		Curb Ramp	Perpendicular		Landing not provided at top of curb ramp	6.9%	Provide a level landing with a slope note greater than 1:50 (3.00%) at the top of the curb ramp.	1	-	-
Off-Street Parking Lot or Garage												
7	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%) Access aisle not provided Running or cross slope at access aisle > 1:50 (2.00%) Sign with the International Symbol of Acc. not provided	2.8% - 2.7% 4	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Provide a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. (Cost is provided for signage.)	4	825	\$1K - \$5K
8	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%) Access aisle < 60" wide at car/van space Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	3.8% 55.5" 92.5" - 50.25"	Reduce cross slope to be no steeper than 1:50 (2.00%). Provide a marked access aisle that is at least 60" wide at the car accessible parking space. Provide a marked access aisle that is at least 96" wide at the van accessible parking space. Add the designation "Van Accessible" to the sign located at the van accessible space. Locate sign with the bottom of the sign 60" above the ground. (Cost is provided for	1	825	\$500 - \$1K
Exterior Ramp												
9	Ramp to Auditorium Entrance Near Kitchen	Ext.		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Running slope > 1:12 (8.33%) Edge protection < 2" high Level change > 1/4" at transition	23" 9.8% - .5"	Relocate the lower handrail between 18" to 20" high above the ground. Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection that prevents the passage of a 2" diameter sphere, where any portion of the sphere is within 2" of the finished floor or ground surface. Alter change in level to be 1/4" high max.	1	-	-
10	Ramp to Auditorium Entrance Near Kitchen	Ext.		Exterior Ramp	N/A		Landing < 60" min. long	55"	Alter so the landing is 60" long min.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Ramp to Auditorium Entrance Near Media Rooms	Ext.		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Edge protection < 2" high	22" -	Relocate the lower handrail between 18" to 20" high above the ground. Provide edge protection that prevents the passage of a 2" diameter sphere, where any portion of the sphere is within 2" of the finished floor or ground surface.	1	-	-
12	Ramp to Entrance Near Recreation Department	Ext.		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Running slope > 1:12 (8.33%) Edge protection < 2" high	22" 10.3% -	Relocate the lower handrail between 18" to 20" high above the ground. Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection that prevents the passage of a 2" diameter sphere, where any portion of the sphere is within 2" of the finished floor or ground surface.	1	-	-
<div style="background-color: #f0f0f0; padding: 5px; border: 1px solid #ccc;"> Exterior Stair </div>												
13	Stairs to Auditorium Entrance Near Kitchen	Ext.		Exterior Stair	N/A		Tread widths or riser heights are not uniform	-	Further study will be needed to determine whether it is technically feasible to bring the stair risers into full compliance with the ADA Standards, however stairs may be hazardous for users.	1	-	-
<div style="background-color: #f0f0f0; padding: 5px; border: 1px solid #ccc;"> Access to Goods and Services </div>												
<div style="background-color: #f0f0f0; padding: 5px; border: 1px solid #ccc;"> Means of Egress </div>												
14	Auditorium Egress Near Kitchen	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA). Recommendation also applies to egresses near the media rooms, check-in, North Main Street, & Recreation Dept.	5	413	\$1K - \$5K
											2065	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
15	Egress Near Check-In	1		Doors, Doorways, & Gates	Emergency Egress		Distance between doors in series < 48"	40.75"	Ensure the distance between doors in series is 48" min. plus the width of the door or ensure the automatic door opener opens both sets of doors simultaneously.	1	-	-
16	Egress Near Check-In	1		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	1"	Alter the threshold to be 1/2" high max.	1	1650	\$1K - \$5K
											1650	
17	Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	42.25"	Provide an automatic door opener.	1	9900	\$5K - \$10K
											9900	
18	Entrance Near Recreation Department	Ext.		Doors, Doorways, & Gates	Other		Door does not open 90 degrees	-	Relocate the barrel to ensure that the door is able to be opened 90 degrees.	1	Labor	Labor
Signage												
19	Auditorium	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Signage lacks 18" by 18" clear floor space	- - -	Provide text with raised characters duplicated in braille on the sign. Relocate the bookshelf to provide a clear floor space of 18" min. by 18" min. centered on the tactile characters of the sign.	1	413	\$1 - \$500
											413	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Billiards Room	1		Signage	Designation		<p>Raised characters not provided on sign</p> <p>Braille not provided on sign</p> <p>Location of tactile sign not compliant</p>	-	<p>Provide text with raised characters duplicated in braille on the sign.</p> <p>Where a tactile sign is provided at double door with two active leafs, locate the sign to the right of the right-hand door.</p>	1	413	\$1 - \$500
											413	
21	Fitness Room	1		Signage	Designation		<p>Raised characters not provided on sign</p> <p>Braille not provided on sign</p> <p>Location of tactile sign not compliant</p>	-	<p>Provide text with raised characters duplicated in braille on the sign.</p> <p>Locate sign alongside the door on the latch side. Where there is no wall space at the latch side of a single door, locate sign on the nearest adjacent wall.</p>	1	413	\$1 - \$500
											413	
Service Counter												
22	Check-In	1		Service Counter	N/A		Counter > 36" high	40.5"	<p>Provide a counter that is 36" max. above the ground or finished floor.</p> <p>Recommendation also applies to the recreation department.</p>	2	1888	\$1K - \$5K
											3776	
Operable Parts / Reach Range												
23	Fitness Room	1		Operable Parts / Reach Range	Equipment		Clear floor space is not provided	-	Provide a 30" min. by 48" min. clear floor space at at least one of each unique type of exercise equipment.	1	Labor	Labor
24	Lounge	1		Operable Parts / Reach Range	Equipment		<p>Clear floor space is not provided</p> <p>Reach < 15" or > 48" (forward/side approach)</p>	- 56.5"	<p>Relocate the AED to provide a 30" min. by 48" min. clear floor space</p> <p>Relocate AED so that controls are no higher than 48" above the finished floor.</p> <p>Once relocated, ensure the AED does not protrude into the accessible route.</p>	1	825	\$500 - \$1K
											825	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Men's Multi-User Toilet Room	1		Operable Parts / Reach Range	Equipment		Clear floor space is not provided	-	Relocate the soap dispenser to maintain a 30" min. by 48" min. clear floor space. Recommendation also applies to the women's toilet room.	2	825	\$1K - \$5K
											1650	
26	Near Single-User Toilet Room	1		Operable Parts / Reach Range	Other		Clear floor space is not provided Reach < 15" or > 48"(forward/side approach)	- 65.5"	Provide an additional coat hook located no higher than 48" max. above the finished floor.	1	124	\$1 - \$500
											124	
27	Entrance Near Check-In	Ext.		Operable Parts / Reach Range	Equipment		Element not on an accessible route Clear floor space is not provided	2.8% -	Ensure that the automatic door opener is located on an accessible route that is sloped no greater than 1:20 (5.00%). Ensure that the 30" by 48" clear floor space at the automatic the automatic door opener is sloped no more than 1:50 (2.00%) in all directions.	1	-	-
28	Entrance Near North Main Street (East Side)	Ext.		Operable Parts / Reach Range	Equipment		Element not on an accessible route Clear floor space is not provided Not compliant	6% - -	Ensure that the automatic door opener is located on an accessible route that is sloped no greater than 1:20 (5.00%). Ensure that the 30" by 48" clear floor space at the automatic the automatic door opener is sloped no more than 1:50 (2.00%) in all directions. Repair automatic door opener to ensure it is maintained in operable working condition.	1	-	-
29	Entrance Near Recreation Department	Ext.		Operable Parts / Reach Range	Equipment		Reach < 15" or > 48"(forward/side approach)	55.75"	Relocate drop-box so that controls are no higher than 48" above the ground.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Assembly Area												
30	Auditorium	1		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. Note: Cost provided is for a transmitter, receiver, ear speaker, neck loop and USB charger with a capacity of 100.	1	3621	\$1K - \$5K
											3621	
Picnic Tables												
31	Entrance Near Kitchen	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route Knee clearance less than 19" deep	- -	Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 19" deep min.	1	2310	\$1K - \$5K
											2310	
32	Picnic Area	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Knee clearance less than 19" deep	- - 9"	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 19" deep min.	1	2310	\$1K - \$5K
											2310	
Exterior Benches												
33	Entrance Near North Main Street (East Side)	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	6.9%	Relocate one bench to an accessible route.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Kitchens and Kitchenettes												
34	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" high Knee/toe clearance not provided at countertop	- -	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" positioned for a forward approach. Ensure knee and toe clearance are provided for 15" wide min. at the countertop next to the cooktop.	1	5106	\$5K - \$10K
											5106	
35	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at cooktop	-	Provide a cooktop with knee and toe clearance positioned for a forward approach.	1	1650	\$1K - \$5K
											1650	
Toilet & Bathing Rooms												
Overall Access												
36	Women's Multi-User Toilet Room	1		Overall Access	Toilet Room		Element is not maintained in operable condition	-	Ensure the emergency pull cord is not tied so that it extends to within 12" of the floor. Recommendation also applies to the men's toilet room.	2	Labor	Labor
Lavatory												
37	Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 52.25"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	248 825	\$1K - \$5K
											1073	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
38	Women's Multi-User Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	41.5"	Lower mirror so that the bottom surface is at 40" max. above the finished floor. Recommendation also applies to the men's toilet room.	2	825	\$1K - \$5K
1650												
Single-User Toilet												
39	Single-User Toilet Room	1		Single-User Toilet	N/A		< 42" clear deep in front of toilet (MAAB) Clearance at toilet < 60" clear width	22.25" -	Relocate table to ensure that there is 42" clear deep min. in front of the toilet bowl. Relocate trash can to ensure that there is 60" wide min. clear floor space at the toilet.	1	Labor	Labor
40	Single-User Toilet Room	1		Single-User Toilet	N/A		Hook located > 54" high	65.5"	Provide an additional coat hook located no higher than 48" max. above the finished floor.	1	124	\$1 - \$500
124												
Toilet Compartment												
41	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist. Recommendation also applies to the men's toilet room.	2	116	\$1 - \$500
232												
Additional Access												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Drinking Fountains												
42	Between Toilet Rooms	1		Drinking Fountains	Hi-Lo		Fountain not on accessible route Clear floor space not provided	3% -	Ensure that the drinking fountain is located on an accessible route with a running slope that is no greater than 1:20 (5.00%). Ensure that the 30" by 48" clear floor space at the drinking fountain is sloped no more than 1:50 (2.00%) in all directions. .	1	6957	\$5K - \$10K
											6957	
Recreation Facilities												
Field												
43	Horseshoe	Ext.		Field	Other. . .		Field not connected to an accessible route	-	Provide a stable, firm and slip resistant accessible route to the horseshoe section.	1	-	-
Court												
44	Picnic Area	Ext.		Court	Other		Court is not connected to an accessible route No accessible route between all areas of sport activity		Provide an accessible route to the boundary of sport activity at the court. Install an accessible route between all areas of sport activity.	1	-	-
Best Practice												
Detectable Warning												
45	Entrance Near North Main Street (East Side)	Ext.		Detectable Warning	N/A			-	Recommend providing a detectable warning, to alert pedestrians that they are entering a vehicle entry/exit way.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lectern												
46	Media Room A	1		Lectern	N/A			-	Recommend providing an adjustable height lectern with knee and toe clearance.	1	-	-
Operable Parts / Reach Range												
47	Entrance Near Check-In	Ext.		Operable Parts / Reach Range	Equipment			-	Recommend repainting the faded International Symbol of Accessibility (ISA) image on the automatic door opener control.	1	-	-
Visual Contrast												
48	Stairs to Auditorium Entrance Near Kitchen	Ext.		Visual Contrast	N/A			-	Recommend providing a contrasting color strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent. Recommendation applies to all stairs that do not already have a contrasting color strip on each stair tread.	1	-	-