

# Brown Farm



## Town of East Longmeadow ADA Transition Plan

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Institute for Human Centered Design

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### Background

Brown Farm is located on 64 Hampden Road. The property has a barn from the 18<sup>th</sup> century, walking trails, an outdoor arena, an indoor arena, a parking area and a community garden area. Seasonal events such as an ice rink and Oktoberfest are held on the site.

**Note:** The walking trails had poison ivy on the survey dates and so they are not included in the assessment.

### Key Accessibility Issues

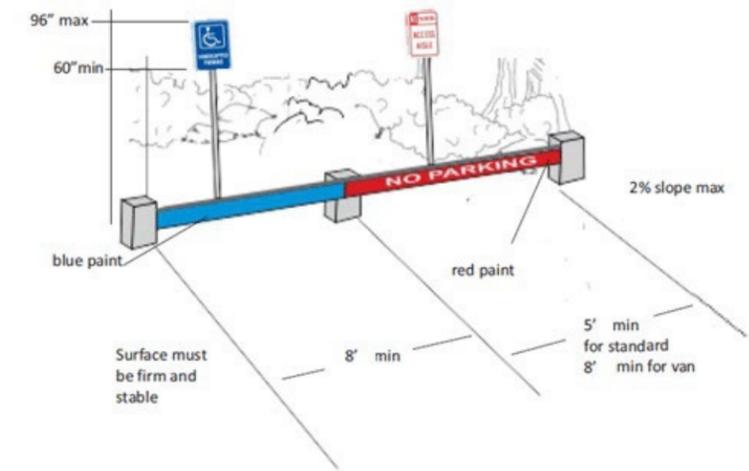
#### Exterior Access Routes

Accessibility issues include lack of accessible routes to many areas including to the barn, community garden, patio by the community garden, the outdoor arena and to the garden hose by the community garden. Additionally, some routes have a running slope that is steeper than allowed.

#### Parking

Accessibility issues include lack of car accessible and van accessible parking spaces in the grass parking lot. Based on the number of parking spaces provided, ensure that the number of accessible parking spaces complies with 2010 ADA Table 208.2 and 208.2.4. Ensure that the accessible parking spaces and access aisles are marked and that each space has a sign with the International Symbol of Accessibility (ISA) and the van spaces have signs with the designation "Van Accessible". An accessible route from the accessible parking spaces should connect to all site amenities.

The following illustration demonstrates how to incorporate an accessible parking space with a marked access aisle in an unpaved lot:



Unpaved Parking Lots

#### Interior Access Routes

Accessibility issues with the barn include a surface that has excessive running slopes and is not firm, stable, and slip-resistant.

#### **Additional Accessibility Issues**

- Lack of a dining surface with compliant knee and toe clearance on the patio.
- Lack of a compliant hose spigot.

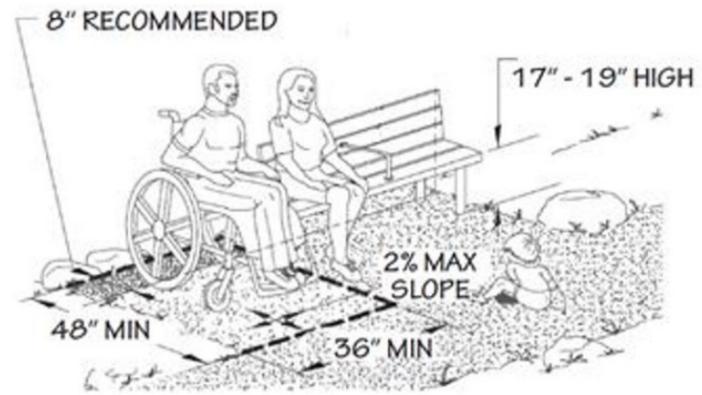
#### **Best Practice and Inclusive Design**

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

- Recommend providing a raised garden bed that is 34" high max. to the top surface and provides space for knee and toe clearance.
- Recommend providing toilet facilities on the site. Portable toilets should have 72" clear depth and 60" clear width at the toilet and should be located on an accessible route.
- Recommend providing a variety of benches, some with armrests and backs on accessible routes. Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to

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have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<div style="border: 1px solid black; padding: 2px;">Approach and Entrance</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Exterior Access Route</div>												
1	Barn	Ext.		Exterior Access Route	Exterior		Accessible route not provided		If the Town provides events in this building, ensure that an accessible route is provided from the parking lot into this structure.	1	-	-
2	Community Garden	Ext.		Exterior Access Route	Exterior		Exterior route < 48" wide Cross slope > 1:50 (2.00%) Surface is not stable, firm, and slip-resistant	23" 5.6%	Ensure that a clear width of 48" min. is maintained at the accessible route. Reduce cross slope to be no steeper than 1:50 (2.00%). Provide a surface that is stable, firm and slip-resistant such as stone dust, asphalt or concrete.	1	-	-
3	Community Garden	Ext.		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided from the parking lot to the community garden.	1	-	-
4	Community Garden	Ext.		Exterior Access Route	Exterior		Accessible route not provided		If this community garden is used by members of the public, ensure an accessible route is provided from the parking lot to the community garden.	1	-	-
5	Patio by Community Garden	Ext.		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided to the patio.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	To Outdoor Arena	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant	22.5% -	Reduce running slope to be no steeper than 1:20 (5.00%). Provide a surface that is stable, firm and slip-resistant such as stone dust, asphalt or concrete.	1	-	-
7	To Outdoor Arena	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant Accessible route not provided	11.7%	Ensure an accessible route is provided to the outdoor arena from the parking lot. Reduce running slope to be no steeper than 1:20 (5.00%). Provide a surface that is stable, firm and slip-resistant such as stone dust, asphalt or concrete.	1	-	-
Off-Street Parking Lot or Garage												
8	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated car accessible parking spaces Total # of designated van accessible spaces	- -	Based on the number of parking spaces provided, ensure that the number of accessible parking spaces complies with 2010 ADA Table 208.2 and 208.2.4. Ensure that the accessible parking spaces and access aisles are marked and that each space has a sign with the International Symbol of Accessibility (ISA) and the van spaces have signs with the designation "Van Accessible".	1	-	-
Access to Goods and Services												
Interior Access Route												
9	Barn	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	If the Town provides events in this building, repair the surface.	1	-	-
10	Barn	1		Interior Access Route	N/A		Running slope > 1:20 (5.00%)	10.9%	If the Town provides events in this building, provide compliant handrails with 1 1/4"- 2" circular cross sections and reduce the running slope to be no higher than 1:12 (8.33%) with compliant platforms and edge protection.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Operable Parts / Reach Range</b>												
11	Hose by Community Garden	Ext.		Operable Parts / Reach Range	Hose and Spigot		Element not on an accessible route Not compliant		Ensure that an accessible route is provided to the hose. Please note that grass is not an accessible route. Provide hardware on the spigot that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (Cost estimate is for an accessible spigot.)	1	325	\$1 - \$500
											<b>325</b>	
<b>Dining or Work Surfaces</b>												
12	Patio by Community Garden	Ext.		Dining or Work Surfaces	Dining Surface		Knee clearance less than 19" deep	6"	Provide at least one dining or work surface with knee clearance that is 19" deep min.	1	1100	\$1K - \$5K
											<b>1100</b>	
<b>Best Practice</b>												
<b>Benches</b>												
13	Outdoor Arena and Throughout the Site	Ext.		Benches	N/A				Recommend providing a variety of benches, some with armrests and backs on accessible routes. Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
<b>Community Garden Bed</b>												
14	Community Garden	Ext.		Community Garden Bed	N/A				Recommend providing a raised garden bed that is 34" high max. to the top surface and provides space for knee and toe clearance.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Portable Toilets</b>												
15	Toilet Facilities	Ext.		Portable Toilets	N/A				Recommend providing toilet facilities on the site. Portable toilets should have 72" clear depth and 60" clear width at the toilet and should be located on an accessible route.	1	-	-