

Heritage Park



Town of East Longmeadow ADA Transition Plan

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Institute for Human Centered Design

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Background

Heritage Park is located north of 3 Dearborn Street. Amenities include two (2) baseball fields, one (1) soccer field, one (1) playground, dog parks, a picnic area, a walking path, picnic tables, a gazebo, a pavilion, and benches. Parking is provided near the pavilion and near the dog parks.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include routes that are not maintained in operable working condition, routes with excessive running and cross slopes, and excessive level changes. Additionally, there is a lack of an accessible route to the picnic area, wayside signs, picnic tables, trash containers, and benches.

Parking

Accessibility issues include lack of three (3) car accessible parking spaces, lack of marked access aisles, parking spaces and access aisles with excessive slopes, and an access aisle is narrower than allowed, lack of identification signage with the International Symbol of Accessibility (ISA), and lack of the designation “Van Accessible” at the van space. Based on the estimated parking count of 69 in the lot near the dog park, two (2) car accessible spaces and one (1) van accessible space should be provided. In the lot near the pavilion, based on an estimated parking count of 75, two (2) car accessible parking spaces and one (1) van accessible parking space should be provided.

Exterior Ramps

Accessibility issues include a ramp with an excessive running slope, lack of edge protection, and lack of compliant handrails.

Exterior Stairs

Accessibility issues include lack of compliant handrails.

Playground

Accessibility issues include lack of an accessible route to the playground, to play components, and around the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Areas of Sport Activity

Accessibility issues include lack of an accessible route to all areas of sport activity (including team seating areas, baseball fields, a soccer field, sideline seating, and practice areas), and lack of wheelchair accessible spaces at team and sideline seating areas.

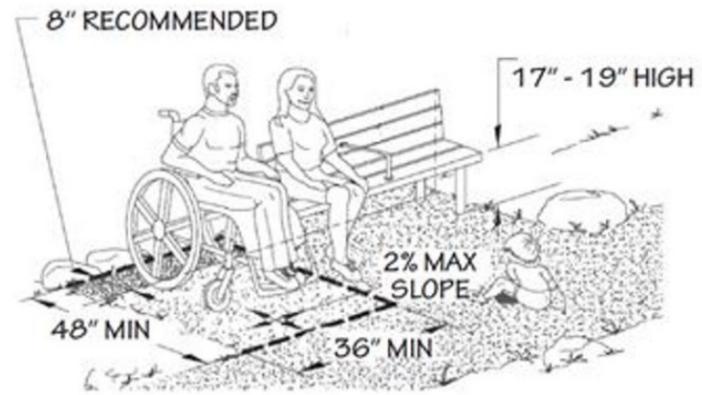
Additional Accessibility Issues

- A curb ramp by the playground lacks a flush transition.
- Gate maneuvering clearance is sloped greater than allowed.
- Lack of accessible picnic tables located on an accessible route.
- Lack of accessible portable toilets located on accessible routes.

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 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. See the following diagram:



- Near the fields, recommend paving the existing desire path.
- At the parking lot near the dog parks, recommend replacing the identification sign with one that includes the text "Accessible" parking instead of "Disabled" parking.
- At the parking lot near the pavilion, recommend repainting the faded parking lines.

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	Entrance From Shopping Center Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
2	Entrance From Shopping Center Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	14.9%	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 gazebo is maintained in operable working condition.	1	-	-
4	Near Dog Park	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.8%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
5	Near Dog Park	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Near Dog Park	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the wayside sign. Recommendation also applies to a wayside sign near the dog park parking.	2	-	-
7	Near Dog Park Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the trash or relocate the trash can to the accessible route.	1	-	-
8	Near Soccer Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Surface is not stable, firm, and slip-resistant	4.1% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface to ensure it is firm, stable, and slip-resistant.	1	-	-
9	Near Soccer Field	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface to ensure it is firm, stable, and slip-resistant. Stone dust is very loose.	1	-	-
10	Pavilion Near Pond	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7.3%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Picnic Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the picnic area.	1	-	-
12	To Fields	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.9%	Reduce cross slope to be no steeper than 1:50 (2.00%). Recommendation applies to the entire route from the playground to the fields.	1	-	-
13	To Fields	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	-	-
14	To Fields	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition. Recommendation applies to all walkways with a similar issue.	1	-	-
15	To Fields	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Route not maintained in operable working condition	2" -	Alter change in level to be 1/4" high max. Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	To Parking	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	2.7% 12.9%	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	-	-
Curb Ramp												
17	Playground Parking	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush	4"	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	-
Off-Street Parking Lot or Garage												
18	Parking Near Dog Park	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign bottom < 60" above finished grade	69 1 0 56" 47.5"	Provide two (2) car accessible spaces with marked access aisles that are at least 60" wide. Provide a marked access aisle that is at least 96" wide at the van space. Locate sign with the bottom of the sign 60" above the ground. (Cost estimate is for two (2) signs with the International Symbol of Accessibility (ISA) at the car accessible parking spaces.)	2	825	\$1K - \$5K
19	Parking Near Pavilion	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%) Running or cross slope at access aisle > 1:50 (2.00%) Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	75 1 1 4.4% 4% - -	Provide 1 car accessible space with a marked access aisle that is at least 60" wide. Reduce running slope to be no steeper than 1:50 (2.00%). 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. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost estimate is for signage.)	4	825	\$1K - \$5K
Exterior Ramp												
20	Gazebo	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Edge protection < 2" high Handrails are not provided Level change > 1/4" at transition	12.4% - - .75"	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. Provide handrails with 1-1/4" to 1-1/2" circular cross sections. Alter change in level to be 1/4" high max.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Stair												
21	Gazebo	Ext.		Exterior Stair	N/A		Handrails not provided	-	Provide handrails on both sides. Recommendation applies to both sides of the gazebo.	2	-	-
22	Pavilion Near Pond	Ext.		Exterior Stair	N/A		Bottom handrail extends < 12" + one tread Cross section of handrail is not compliant	- -	Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections.	1	-	-
Access to Goods and Services												
Doors, Doorways, & Gates												
23	Dog Park	Ext.		Doors, Doorways, & Gates	Other		Maneuvering clearance at door > 1:50 (2.00%)	5%	Alter so that the slope in all directions is no greater than 1:50 (2.00%).	1	-	-
Operable Parts / Reach Range												
24	Dog Park	Ext.		Operable Parts / Reach Range	Other		Reach < 15" or > 48"(forward/side approach)	54"	Relocate gate plunger so that controls are no higher than 48" above the ground. Recommendation also applies to the small and large dog parks.	3	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
25	Large Dog Park	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route. Recommendation also applies to picnic tables near the pond and the playground.	3	-	-
26	Near Desire Path	Ext.		Picnic Tables	N/A		30" clear width not provided Picnic table not on an accessible route	17" -	Provide at least 1 accessible picnic table (or ensure that 5% of picnic tables are accessible) with a 30" by 48" clear floor space. Ensure that the picnic table is connected to an accessible route. (Cost estimate is for an accessible picnic table.)	1	2310	\$1K - \$5K
											2310	
27	Near Pavilion	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route Knee clearance less than 19" deep	- 10"	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. (Cost estimate is for an accessible picnic table.)	1	2310	\$1K - \$5K
											2310	
28	Picnic Area	Ext.		Picnic Tables	N/A		30" clear width not provided	25"	Provide at least 1 accessible picnic table (or ensure that 5% of picnic tables are accessible) with a 30" by 48" clear floor space. (Cost estimate is for an accessible picnic table.)	1	2310	\$1K - \$5K
											2310	
29	Small Dog Park	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route Knee clearance less than 19" deep	- 12.25"	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. (Cost estimate is for an accessible picnic table.)	1	2310	\$1K - \$5K
											2310	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Benches												
30	Large Dog Park	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide an accessible route to one bench in this area. Recommendation also applies to benches near the pond, playground, and small dog park.	4	-	-
Toilet & Bathing Rooms												
Portable Toilet												
31	Near Baseball Field	Ext.		Portable Toilet	N/A		Not located on an accessible route 60" by 72" clear space not provided	- 56.75" x 57"	Locate portable toilet on an accessible route. Provide an accessible portable toilet that has 60" wide and 72" deep at the toilet. Recommendation also applies to a portable toilet near the soccer field.	2	-	-
Recreation Facilities												
Play Areas												
32	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground	-	Install an accessible route to and around the playground.	1	-	-
33	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided to play components	- -	Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
34	Baseball Field	Ext.		Field	Baseball		Field not connected to an accessible route No accessible route to all areas of sport activity	- -	Provide an accessible route to the baseball field. Install an accessible route between all areas of sport activity. Recommendation applies to both baseball fields and the soccer field.	3	-	-
35	Baseball Field - Visitor Dugout	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" firm, stable, and slip-resistant clear floor space at team seating. Provide an accessible route to this space. Recommendation applies to the visitor and home dugouts at both baseball fields and the soccer field.	5	-	-
36	Near Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 60" firm, stable, and slip-resistant clear floor space at sidelines seating. Based on the number of seats provided, look to 2010 ADA Table 221.2.1, and provide the minimum number of wheelchair seats based on that count. Provide an accessible route to this space. Install an accessible route between all areas of sport activity.	1	-	-
37	Near Baseball Field	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas.	1	-	-
38	To Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	29.1%	Provide an accessible route to the soccer field.	1	-	-
Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Clear Floor Space												
39	Near Pond	Ext.		Clear Floor Space	N/A			-	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	-	-
Exterior Access Route												
40	To Fields	Ext.		Exterior Access Route	Exterior			-	Recommend paving the existing desire path.	1	-	-
Off-Street Parking Lot or Garage												
41	Parking Near Dog Park	Ext.		Off-Street Parking Lot or Garage	Visitor			-	Recommend replacing the identification sign with one that includes the text "Accessible" parking instead of "Disabled" parking.	1	-	-
42	Parking Near Pavilion	Ext.		Off-Street Parking Lot or Garage	Visitor			-	Recommend repainting the faded parking lines.	1	-	-