

#### **XIV. ACTIVE AND PASSIVE RECREATIONAL FACILITIES ASSESSMENTS**

##### **PREFACE**

Active Recreational Facilities and Public Spaces

Passive Recreation and Conservation Areas

Walkways

Playgrounds

Active and Passive Recreational Areas Categories of Assessment

Active and Passive Recreational Facilities Accessibility Improvements Cost Estimates

##### **CONSERVATION/PASSIVE RECREATION AREAS**

TOWN COMMON/MEMORIAL SQUARE

CROSS STREET TOT LOT

PLUMMER PARK

ROCKDALE MEMORIAL PARK

LINWOOD FIELD

ELEMENTARY SCHOOL PLAYGROUND AND FIELDS

LASELL FIELD AND BASEBALL FIELDS

HIGH SCHOOL FIELDS

## **PREFACE**

### **Active Recreational Facilities and Public Spaces**

Public spaces, recreational facilities and playgrounds are within the jurisdiction of ADA and 521 CMR and therefore must conform to those standards pertaining to accessible routes, reach ranges, height, knee and toe clearance, operating force, running and cross slopes, clear width, maneuverability and similar standards for ancillary features (bathroom, benches, picnic tables, water fountains, parking, etc.). At a minimum, an accessible route must be provided up to the play or recreation area and then to any play equipment, facilities, bleachers, field, or other amenity or feature.

### **Passive Recreation and Conservation Areas**

Passive recreation and conservation areas are not fully addressed under 521 CMR and the 2010 ADA Standards unless there are developed facilities or services provided at a site. This would include such things as picnic tables, grilling stations, benches, and constructed walkways. If parking is provided and access is available, then parking must also be compliant. An unimproved trail through a wooded area or field would not need to be made “accessible” unless formal construction modifications or improvements were undertaken at that site. In most cases, compliance with 521 CMR and the 2010 ADA Standards in conservation and passive recreation areas, would be technologically infeasible or would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

### **Walkways**

Walkways in recreation areas include, but are not limited to walks, sidewalks, overpasses, bridges, tunnels, underpasses, plazas, courts, and other pedestrian pathways. Sidewalks on streets and ways are also considered walkways, with the exception that if the slope of the natural topography exceeds 5% (1:20) a ramp is not required.

### **Playgrounds**

Playgrounds standards are new under the 2010 ADA Standards. Although there are changes being discussed under 521 CMR, currently Massachusetts simply requires an accessible route to and around the play area and to the play equipment. The 2010 ADA Standards are much more expansive and incorporates ground-level components, elevated components, component standards and surface types. Note: There is a difference between “ADA Compliant” and “Fully Accessible”. Compliant play structures are generally accessible and are made with the physically disabled in mind. However, fully accessible structures are made specifically for those with disabilities and are typically far more expensive. The language of the ADA makes a distinction between “elevated” and “ground” components. Roughly 25% of a play structure’s components must be on the ground level for it to be ADA compliant. A fully accessible structure has roughly 50% of its components as “ground”. In a fully accessible play system, every component is wheelchair accessible, including elevated areas achieved through the use of ramps.

Although the 2010 ADA Standards do not mandate elevated play equipment, if there is elevated play equipment, then accessible ground level equipment must also be provided.

In addition, the entire play area does not need to be on an accessible surface, but rather the routes of travel to both the play area and the accessible play components must comply with Section 402. Accessible Route and Section 302 Floor or Ground Surfaces (stable, firm, slip resistant) of the 2010 ADA Standards and Section 20 (Accessible Route) and Section 29 (Floor Surfaces) of 521 CMR.

The accessible route connecting ground level components within a play area should be 60" wide with some variation allowed depending on length of travel route and size of play area. The accessible route is preferred, but does not have to be, of the same material or structure as the general route of travel.

Under the 2010 ADA Standards, apart from the actual accessible pathway, there are two types of ground surfaces within the play area. Ground surfaces on accessible routes must comply with the American Society for Testing and Materials (ASTM) F 1951 and the ground surfaces located within the "use zone" must comply with ASTM F 1292. Ground surfaces must be inspected and maintained regularly to ensure continued compliance with the ASTM Standards. The type of surface selected and play area use level will determine the frequency of inspection and maintenance activities.

### **Representative Examples of ADA Compliant and Accessible Playgrounds and Play Components**



ASTM F 1951 establishes a uniform means to measure the characteristics of surface systems in order to provide performance specifications to be used when selecting materials for use as an accessible surface under and around playground equipment (not the accessible route). Surface methods that comply with this standard and are located in the use zone must also comply with ASTM F 1292 for “impact attenuating” to provide a safe fall area around play equipment.

Within a play area that is not part of an accessible route, turning area or use zone, acceptable materials can include loose fill such as pea gravel, sand, and wood chips. Depending on the fall height of a play structure, materials such as pea gravel, sand, wood chips, shredded rubber and engineered wood fiber all provide different levels of impact attenuation.

For fully accessible surfaces, pour in place products, rubber mats and tiles, and artificial grass with rubber in-fill all meet ADA standards but are significantly more expensive.

In Massachusetts, public hearings have recently been held to hear comment on sweeping changes to 521 CMR. Significant changes are proposed that would align 521 CMR more with the 2010 ADA Standards including playgrounds and play areas. The proposed surface related changes are noted in red below:

#### **Proposed Changes in 521 CMR**

##### **59.4 Accessible Routes**

*An accessible route shall be provided to reach playground equipment and around the perimeter of the playground to play components.*

*59.4.1 The ground surface of use zones, accessible routes and turning spaces within play areas shall be firm, stable and slip resistant, permanent, and constructed of materials such as rubber resilient surfacing, urethane rubber composites or similar; and comply with commonly accepted impact attenuation criteria for safety surfacing materials within the use zones of play area equipment. Loose fill surfaces and aggregate surfaces including wood fiber, bark mulch, wood chips, shredded rubber, shredded foam, etc. are not acceptable for accessible routes within the playground. Molded rubber mats, if utilized, require adhesion to a permanent surface beneath.*

#### **Active and Passive Recreational Areas Categories of Assessment**

For the purposes of this assessment, Northbridge’s active and passive recreation areas are divided into the following four (4) categories:

1. Conservation Areas
2. Passive Recreation Areas
3. Active Recreation Areas
4. School Recreational Facilities

Detailed assessments follow for Categories 2 – 4.

#### 1. Conservation Areas

These properties are either “land locked”; have no improvements or amenities; or serve solely as wildlife habitat, flood plain, or watershed land. No other action is required at these facilities. This includes the following sites:

- Northbridge Center Field
- Arcade Pond
- Bennet’s Pasture
- Fletcher Street Conservation Land
- Mumford Riverwalk
- Riley Pond
- Shining Rock

#### 2. Passive Recreation Areas

These properties have minimal improvements and/or may serve as assembly areas or green spaces. This includes the following sites:

- Town Common/Memorial Square

#### 3. Active Recreation Areas

These properties have a variety of formal site amenities which may or may not include parking, benches, picnic tables, improved walkways, playing and/or practice fields, play equipment, basketball courts, tennis courts, bathroom facilities including portable toilets, concession facilities, and other amenities. This includes the following sites:

- Rockdale Memorial Park
- Linwood Field
- Plummer Park
- Cross Street Tot Lot

#### 4. School Recreational Facilities

These are school related fields, playgrounds, and related amenities, structures, and buildings. This includes the following sites:

- Lasell Field and Baseball Fields
- Elementary School Playground and Fields
- High School Fields

### **Active and Passive Recreational Facilities Accessibility Improvements Cost Estimates**

The cost estimates provided for each recreational facility are rough parameters of cost based on pricing for similar work as well as estimated costs for certain types of modifications. Actual costs on some items may vary considerably due to unforeseen conditions and/or design alternatives. If the required modifications require design solutions, additional architectural and/or engineering fees may be required. In addition, if the work must be formally bid to private contractors, additional costs (bonds, insurance, prevailing wage) will also increase the overall cost. Depending on complexity, suggested base costs could increase up to an additional 30.5% as a total project cost.



## **CONSERVATION/PASSIVE RECREATION AREAS**

**Description of Facilities:** Unimproved properties with no formal or limited parking. If parking exists, it is gravel only with no designated parking spaces for any vehicles. Although there are paths and trails at some of these sites, none are formally maintained to a standard that would be considered to be an accessible route of travel. These areas would require modifications to parking (level surface, signage, striping) if the sites are improved, expanded upon, or if amenities such as picnic tables, benches, or grilling areas are added to the facilities. At a minimum, compliant accessible routes of travel (maximum 5.0% running slope without railings, maximum 2.0% cross slope; minimum 4 feet in width with 3 feet of clear space; stable, firm, slip resistant surface; and no greater than ¼" abrupt change in level surface) would need to be provided to the enhanced or added service or amenity. This includes the following sites:

- Northbridge Center Field
- Arcade Pond
- Bennet's Pasture
- Fletcher Street Conservation Land
- Mumford Riverwalk
- Riley Pond
- Shining Rock

Although not required, the town could consider placing a kiosk at those areas that it feels has significant features or amenities with visual examples during the different seasons and information about the specific site and the surrounding area. The kiosk would allow those with mobility limiting disabilities to "view" the conservation area. The sign should also be in Braille for visually impaired visitors. Apart from the above "optional" recommendation, no other action is required at these facilities at the present time.

### **Representative Photos**



Mumford Riverwalk



Mumford Riverwalk



Riley Pond



Riley Pond



Shining Rock



Shining Rock

## **TOWN COMMON/MEMORIAL SQUARE**

**Function and Description of Facility and Programs:** The town common area serves as a passive recreational area, green space, and location for civic events. The town common contains 7 to 8 monuments/memorials, 7 benches, and 2 interpretive signs. Memorial Square contains monuments for those who lost their lives in Wars occurring from 1939 – 1955 and the Vietnam War occurring from 1961 – 1975.



Town Common



Memorial Square

**Responsible Party:** Board of Selectmen

### **General Description or Obstacle Which Limits Mobility or Access:**

#### Town Common

Only one of the dispersed benches is on an accessible route of travel with an accompanying level area for a wheelchair. The Linwood Street interpretive sign lacks a level area and stable surface for a wheelchair to view the sign. There are abrupt changes in level surface on the route of travel to the Civil War Monument. Although the running slopes to access the common exceed 8.3% in all but one of the entry points, the natural topography of the site prevents compliance from occurring, so no further action is required.

#### Memorial Square

Memorial Square is fully accessible and compliant.

## **Town Common/Memorial Square Accessibility Assessment**

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<b><u>Accessible Route and Benches</u></b> Only one bench is on an accessible route with an accompanying level area for a wheelchair. There are abrupt, unbeveled changes in level surface on the route of travel at the Civil War Monument. There is no accessible route directly to and no level area for a wheelchair at the Linwood Street interpretive signage.	402 303 403	19 20 22 14	Relocate one of the benches on the Linwood Street side to the concrete walkway.  Provide a stone dust walkway and level wheelchair area at the location with the paired benches (See Photo Town Common 1). The wheelchair space should be 36" wide x 60" deep per wheelchair. The accessible route s/b 48" per 521 CMR with a 2% maximum cross slope	2	2	N	Up to \$500+

See Photos Town Common 1, 2, and 3.		<p>and a 5% maximum running slope.</p> <p>Repair/modify the concrete at the Civil War Monument to eliminate the abrupt changes in level surface and to provide a stable surface.</p> <p>Provide a stone dust accessible route and level area for a wheelchair at the Linwood Street side interpretive signage.</p>				
-------------------------------------	--	--	--	--	--	--

Total up to \$500+

### **Town Common/Memorial Square Accessibility Assessment Photos**



Photo Town Common 1

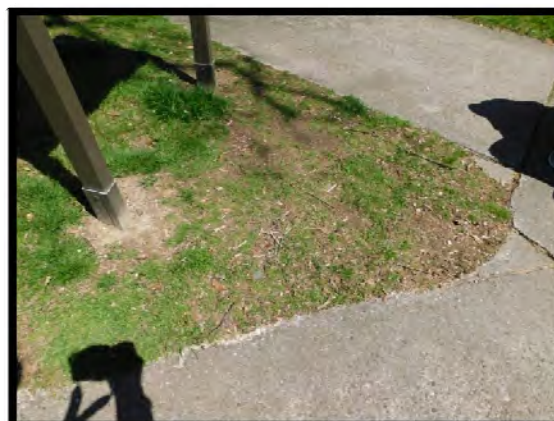


Photo Town Common 2



Photo Town Common 3



## **CROSS STREET TOT LOT**

**Function and Description of Facility and Programs:** Cross Street Tot Lot is a small playground located next to the School Administration Building and the former elementary school on Cross Street. In addition to the play equipment, there is a sandbox and a bench.



**Responsible Party:** Northbridge School Department

**General Description or Obstacle Which Limits Mobility or Access:** The chain link gate to enter the playground is not smooth at the base. The walkway from the sidewalk to the playground has a running slope of up to 12.0%. There is no accessible route of travel fully around the entirety of the playground (one side only). There is no accessible route of travel to the play equipment, sandbox, and bench. Non-compliant wood chips are the primary surface throughout the playground. There are no accessible play components.

## **Cross Street Tot Lot Accessibility Assessment**

<b><u>General Description of Obstacle</u></b>	<b><u>2010 ADAAG</u></b>	<b><u>MAAB 521 CMR</u></b>	<b><u>Type of Action to be Taken</u></b>	<b><u>P</u></b>	<b><u>F</u></b>	<b><u>TF</u></b>	<b><u>Cost Estimate</u></b>
<b>Entrance Gate</b> The existing gate to the playground does not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate.  <a href="#">See Photo Cross Street 1.</a>	404.2.10	NA	Remove gate or install smooth plating at base of gate.	2	2	N	\$100

<p><b><u>Accessible Route of Travel</u></b></p> <p>The accessible route from the sidewalk to the playground has a roughly 35 foot segment with a running slope that varies from 7.0% to 12.0%.</p> <p>There is no accessible route of travel to and fully around the playground and to and between play equipment as well as to the bench and sandbox (up to 9" abrupt change in level surface).</p> <p>Non-compliant woodchips is the surface treatment for the entirety of the play areas. Woodchips may be acceptable in the fall zone area, but not as part of an accessible route of travel.</p> <p>There is no accessible playground equipment in the playground area.</p> <p>See Photos Cross Street 2, 3, and 4.</p>	403	22	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the playground area and to and between playground equipment and components including the bench and sandbox. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no &gt; than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no &gt; 1:2). Create an approach and wheelchair level area at the bench. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface.</p> <p>Accessible compliant playground equipment and swings should be incorporated into the playground area.</p>	2	3	N	Up to \$50,000+
--	-----	----	---	---	---	---	-----------------

**Estimated Total Cost:** Up to \$50,100+

### **Cross Street Tot Lot Accessibility Assessment Photos**



Photo Cross Street 1



Photo Cross Street 2



Photo Cross Street 3



Photo Cross Street 4

## PLUMMER PARK

**Function and Description of Facility and Programs:** Plummer Park consists of an abandoned baseball field and a skate park. There is no on-site parking and limited informal street parking.



**Responsible Party:** Northbridge Park and Recreation Commission, Department of Public Works

**General Description or Obstacle Which Limits Mobility or Access:** The chain link gate to enter the abandoned ballfield is not smooth at the base. There is no improved accessible route of travel to the skate park, memorial bench and portable toilet. The portable toilet is not accessible.

### Abandoned Ballfield

The ballfield is no longer in service and serves as an open field. If the area is brought back into use as an active ballfield, then an accessible route of travel to and around the field and to player's seating and bleachers (if provided) will be required. In addition, the chain link gate will need smooth plating on the push side of the gate. If this area remains in its current state as unimproved, no further action is required.

## Plummer Park Accessibility Assessment

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<b><u>Accessible Route of Travel</u></b> There is no accessible route of travel to the skate park and to the memorial bench with the latter being a woodchip surface.  See Photos Plummer 1, 2, and 3.	403	22	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel to the skate park and memorial bench. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level	2	2	N	Up to \$2,000



			surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options can include compacted stone dust as long it is compacted to meet the requirement of stable, firm, and slip resistant.				
<b>Portable Toilet</b> The portable toilet near the entrance to the park is not an accessible portable toilet and is not on an accessible route of travel.  See Photo Plummer 4.	308.2 308.3 604.7 309.4 604.4 604.	30.12 30.7.6 30.8.5 30.7.2 26.9	Replace the existing portable toilet with an "ADA Compliant" toilet such that soap/towel dispensers are no more than 42" a.f.f.; the toilet paper dispenser s/b a minimum of 24" a.f.f. and s/b 7" min. to 9" max. in front of the water closet measured to the centerline of the dispenser; the height of the water closet s/b 17" to 19" a.f.f. to the top of the seat; the water closet s/b 18" from the nearest sidewall, at least 42" from the farthest sidewall, and 42" from the front of the water closet to the nearest wall or fixture; and a door closing speed that is at least 6 seconds. The accessible portable toilet must be placed on a level surface (less than 2.0% slope) and on an accessible route of travel.	3	2	I	TBD

**Estimated Total Cost:** Up to \$2,000

### **Plummer Park Accessibility Assessment Photos**



Photo Plummer 1



Photo Plummer 2



Photo Plummer 3



Photo Plummer 4



## **ROCKDALE MEMORIAL PARK**

**Function and Description of Facility and Programs:** This facility consists of 4 baseball fields, a concession stand, 6 swings, 2 batting cages, and portable toilets (one of which is “accessible”).



**Responsible Party:** Northbridge Park and Recreation Commission, Department of Public Works

**General Description or Obstacle Which Limits Mobility or Access:** There lacks an accessible route of travel to the swings, concession stand, ballfields, bleachers, batting cages, and portable accessible toilet. There is reduced clear width at the entrance (s) into the facility. The dugouts next to the concession stand have 4” abrupt changes in level surface to access, reduced clear width to one dugout and chain link gates which are not smooth at the base. The concession stand has a 3” abrupt change in level surface to enter and 4” to 8” abrupt changes in level surface to access the outside service counters. The 2 counters are also 7” to 9” too high. The “accessible” portable toilet is not ADA compliant. There is no designated accessible parking in the adjacent paved parking.

### **Rockdale Memorial Park Accessibility Assessment**

<b>General Description of Obstacle</b>	<b><u>2010 ADAAG</u></b>	<b><u>MAAB 521 CMR</u></b>	<b><u>Type of Action to be Taken</u></b>	<b><u>P</u></b>	<b><u>F</u></b>	<b><u>TF</u></b>	<b><u>Cost Estimate</u></b>
<b><u>Parking</u></b> There are no designated accessible parking spaces inclusive of access aisle and signage.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. The van accessible space s/b at a width of either 11’ with a 5’ access aisle or 8’ wide parking space with an 8’ access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8’ wide with a 5’ access aisle.	1	2	I	Up to \$450

			Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.				
<p><b><u>Accessible Route of Travel</u></b></p> <p>There is no accessible route of travel to the ball field, dugouts, bleachers, batting cages, swings, accessible portable toilet, or concession stand.</p> <p>Clear width at entrances and to one of the dugouts near the concession stand have clear widths of less than 32".</p> <p>There are abrupt changes in level surface of 4" to 8" to access the concession stand service counter, up to 3" to access the inside of the concession stand, and up to 4" to access the 2 baseball dugouts next to the concession stand.</p> <p>See Photos Rockdale 1, 2, 3, 4, and 5.</p>	403	22	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the swings, ball fields dugouts, bleachers, batting cages, concession stand, and portable accessible toilet. Entry clear widths must be modified so they are at least 32" wide.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no &gt; than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no &gt; 1:2). Create an approach and wheelchair level area at the bleachers. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p>	2	3	N	Up to \$75,000+
<p><b><u>Portable Accessible Toilet</u></b></p> <p>The portable "accessible" toilet is not ADA compliant as the soap dispenser is 10" too high and located over the grab bars; the toilet paper dispenser is too close to the front of the toilet and is located over the grab bars; the toilet is 2" too high, 2" too close to the near wall, and 10" too close to the door in front of the toilet; and the door closing speed is too fast.</p>	308.2 308.3 604.7 309.4 604.4 604 404.2.8	30.12 30.7.6 30.8.5 30.7.2 26.9	Replace the existing portable "accessible" toilet with an ADA Compliant toilet such that soap/towel dispensers are no more than 42" a.f.f.; the toilet paper dispenser s/b a minimum of 24" a.f.f. and s/b 7" min. to 9" max. in front of the water closet measured to the centerline of the dispenser; the height of the water closet s/b 17" to 19" a.f.f. to the top of the seat; the water closet s/b 18" from the nearest sidewall, at least 42" from the farthest sidewall, and 42" from the front of the water closet to the nearest wall or fixture; and a door closing speed that is at least 6 seconds. The accessible portable toilet must be placed on a level surface (less than 2.0% slope in any direction) and on an accessible route of travel.	3	2	I	TBD
<p><b><u>Concession Stand Counters</u></b></p> <p>The counters (2) are 7" to 9" too high.</p> <p>See Photo Rockdale 6.</p>	904.5	17.6.2	Create a 36" wide counter no higher than 34" a.f.f. below one of the existing counters.	2	2	N	Up to \$350
<p><b><u>Gates</u></b></p> <p>The existing gates (2) to the dugouts near the concession stand do not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate.</p>	404.2.10	NA	Remove the gates or install smooth plating at the base of the gates.	2	2	N	\$200

Total up to \$76,000+

## **Rockdale Memorial Park Accessibility Assessment Photos**



Photo Rockdale 1



Photo Rockdale 2



Photo Rockdale 3



Photo Rockdale 4



Photo Rockdale 5



Photo Rockdale 6

## LINWOOD FIELD

**Function and Description of Facility and Programs:** Linwood Field contains 2 basketball courts, 3 baseball fields, bleacher seating, a concession stand, 6 swings, 1 bench, and a portable toilet.



**Responsible Party:** Northbridge Park and Recreation Commission, Department of Public Works

**General Description or Obstacle Which Limits Mobility or Access:** There is no accessible route of travel to the recreational facility or to the swings, concession stand, ballfields, basketball courts, bleachers, bench, and accessible toilet. There is no designated accessible parking. The interior of the concession stand is only accessible by a set of stairs, which lack railings. The concession stand counter is 19½" too high. The portable toilet is not accessible.

### Linwood Field Accessibility Assessment

General Description of Obstacle	<u>2010</u> <u>ADAAG</u>	<u>MAAB</u> <u>521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost</u> <u>Estimate</u>
<b>Parking</b> There are no designated accessible parking spaces inclusive of access aisle and signage.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG	1	2	N	Up to \$3,500+



			Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.				
<p><b><u>Accessible Route of Travel</u></b></p> <p>There is no accessible route of travel to the basketball courts, ball fields, bench, bleachers, swings, portable toilet, or concession stand.</p> <p>The interior of the concession stand can only be accessed by a set of 3 stairs. The stairs lack railings.</p> <p>See Photos Linwood 1, 2, 3, and 4.</p>	403	22	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the swings, ball fields, basketball courts, bleachers, bench, concession stand, and portable toilet.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no &gt; than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no &gt; 1:2). Create an approach and wheelchair level area at the bleachers. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>If public access is allowed within the concession stand, including volunteers, a ramped approach would be required fully compliant with S. 405 and S. 505 of the 2010 ADA Standards and S. 24 of 521 CMR.</p> <p>Due to the terrain from the parking to the recreational facility, a switchback ramp with compliant paired railings would be required.</p>	2	3	N	Up to \$100 K+
<p><b><u>Portable Toilet</u></b></p> <p>The portable toilet near the entrance to the park is not an accessible portable toilet and is not on an accessible route of travel.</p>	308.2 308.3 604.7 309.4 604.4 604.	30.12 30.7.6 30.8.5 30.7.2 26.9	Replace the existing portable toilet with an "ADA Compliant" toilet such that soap/towel dispensers are no more than 42" a.f.f.; the toilet paper dispenser s/b a minimum of 24" a.f.f. and s/b 7" min. to 9" max. in front of the water closet measured to the centerline of the dispenser; the height of the water closet s/b 17" to 19" a.f.f. to the top of the seat; the water closet s/b 18" from the nearest sidewall, at least 42" from the farthest sidewall, and 42" from the front of the water closet to the nearest wall or fixture; and a door closing speed that is at least 6 seconds. The accessible portable toilet must be placed on a level surface (less than 2.0% slope) and on an accessible route of travel.	3	2	N	TBD
<p><b><u>Concession Stand Counter</u></b></p> <p>The counter is 19½" too high.</p> <p>See Photo Linwood 4.</p>	904.5	17.6.2	Create a 36" wide counter no higher than 34" a.f.f. below the existing counter.	2	2	N	Up to \$175

Total up to \$103,675+

## **Linwood Field Accessibility Assessment Photos**



Photo Linwood 1



Photo Linwood 2



Photo Linwood 3



Photo Linwood 4

## **NORTHBRIDGE ELEMENTARY SCHOOL PLAYGROUNDS AND FIELDS**

**Function and Description of Facility and Programs:** Playground areas adjacent to the school are fully compliant. The front playing fields were still under construction at the time of assessment.



**Responsible Party:** Parks and Recreation Department, School Department

### **General Description or Obstacle Which Limits Mobility or Access:**

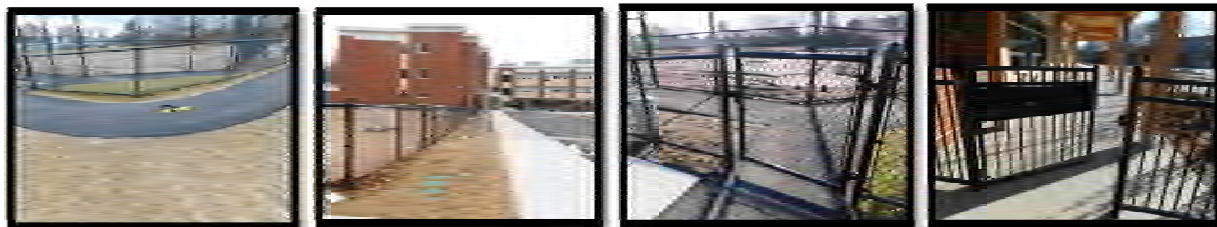
#### Designated Accessible Parking

The two parking spaces at the front ball field and the two parking spaces near the rear field have signage that is 7" to 15½" too high. One of the front ball field spaces has a running slope of 2.4% to 2.8%.

#### Accessible Routes of Travel

The asphalt walkway behind the front baseball field (home plate area) has a segment of roughly 3 to 5 feet with a running slope of up to 5.7%. The walkway at the side playground and basketball court has 2 locations where the walkway crosses a travel lane resulting in abrupt changes in level surface (granite curbing) of ½" to 2". Some of the practice fields at the side and rear of the school do not have an accessible route from the adjacent walkway to the field. Access gates into playing fields and the playgrounds are not smooth on the push side of the gates.

The detailed accessibility assessments are included in the transition plan for the Northbridge Elementary School. Representative photos are provided below.



## **LASELL FIELD AND BASEBALL FIELDS**

**Function and Description of Facility and Programs:** The Lasell Field complex consists of a multi-purpose field and track with bleachers and a broadcast booth, 2 baseball fields, a concession stand, and 2 portable toilets.



**Responsible Party:** Parks and Recreation Department, School Department.

**General Description or Obstacle Which Limits Mobility or Access:** There is no accessible route of travel to the 2 baseball fields, baseball bleachers and dugouts. The baseball bleachers lack a level area for a wheelchair. There is a 3" abrupt change in level surface to access the interior of the concession stand. The concession stand sinks lack knee clearance and a towel dispenser is 13" too high. The concession stand service counters (2) are 14" to 14½" too high. The portable toilets (2) are not accessible and only one is on an accessible route of travel. The chain link gate to the track and multi-purpose field is not smooth at the base. The last 4 feet at the bottom of the ramp to the bleachers has a running slope of 8.5%, which exceeds the maximum allowed of 8.3%. The door into the broadcast booth has a glass pane that exceeds the maximum allowed height by 14".



## Lasell Field and Baseball Fields Accessibility Assessment

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<p><b><u>Accessible Route of Travel</u></b> There is no accessible route of travel to the baseball fields, dugouts, and bleachers. In addition, there are no level areas for a wheelchair next to the bleachers. There is up to a 2" abrupt change in level surface to access the dugouts.</p> <p>There is a 3" abrupt change in level surface to access the interior of the concession stand.</p> <p>See Photos Lasell 1, 2, 3, and 4.</p>	403	22	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the ball fields, baseball bleachers, and dugouts.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no &gt; than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no &gt; 1:2). Create an approach and wheelchair level area at the bleachers. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>If public access is allowed within the concession stand, including volunteers, a ramped approach would be required fully compliant with S. 405 and S. 505 of the 2010 ADA Standards and S. 24 of 521 CMR.</p>	2	3	N	Up to \$15,000+
<p><b><u>Portable Toilet</u></b> Neither of the 2 portable toilets are accessible.</p>	308.2 308.3 604.7 309.4 604.4 604.	30.12 30.7.6 30.8.5 30.7.2 26.9	Replace one of the existing portable toilets with an "ADA Compliant" toilet such that soap/towel dispensers are no more than 42" a.f.f.; the toilet paper dispenser s/b a minimum of 24" a.f.f. and s/b 7" min. to 9" max. in front of the water closet measured to the centerline of the dispenser; the height of the water closet s/b 17" to 19" a.f.f. to the top of the seat; the water closet s/b 18" from the nearest sidewall, at least 42" from the farthest sidewall, and 42" from the front of the water closet to the nearest wall or fixture; and a door closing speed that is at least 6 seconds. The accessible portable toilet must be placed on a level surface (less than 2.0% slope) and on an accessible route of travel.	3	2	N	TBD
<p><b><u>Concession Stand Counters</u></b> The counters are 14" to 14½" too high.</p> <p>See Photo Lasell 5.</p>	904.5	17.6.2	Create a 36" wide counter no higher than 34" a.f.f. below one of the existing counters.	2	2	N	Up to \$175
<p><b><u>Concession Stand Interior</u></b> The sinks lack knee clearance and the towel dispenser is 13" too high.</p>	306.3 308	32.7 6.5 6.6	As may be required due to a reasonable accommodation request, modify the sink to provide at least 27" of knee clearance and lower the towel dispenser to a height of no more than 48" a.f.f.	2	2,3	L	TBD
<p><b><u>Ramp</u></b> The last 4 feet at the bottom of the ramp to the bleachers has a running slope of 8.5%, which exceeds the maximum allowed of 8.3%.</p>	405.2	24.2	Seek a variance to retain the existing 8.5% running slope.	2	1	I	\$0
<p><b><u>Glass pane</u></b> A glass pane to the broadcast booth from</p>	404.2.11	NA	Doors, gates, and side lights adjacent to doors or gates,	4	2	I	\$0

the lift side (accessible route of travel) is 57" a.f.f., which is 14" too high.  See Photo Lasell 6.			containing panels on accessible routes of travel that permit viewing through the panels shall have the bottom of at least one panel located 43 inches maximum a.f.f.  Frost or block the glass panes.				
<b>Gates</b> The gate to the track and multi-purpose field does not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate.	404.2.10	NA	Remove the gate or install smooth plating at the base of the gate.	2	2	N	\$100

Estimated Total Cost: Up to \$15,275+

### **Lasell Field and Baseball Fields Accessibility Assessment Photos**



Photo Lasell 1



Photo Lasell 2



Photo Lasell 3



Photo Lasell 4



Photo Lasell 5

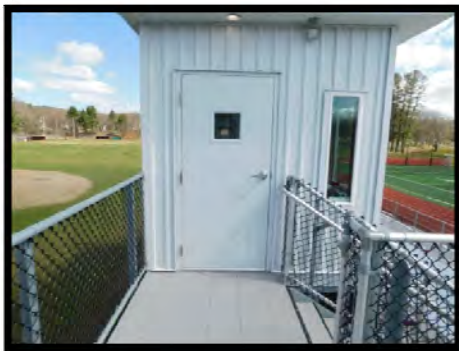


Photo Lasell 6

## HIGH SCHOOL ATHLETIC FIELDS

**Function and Description of Facility and Programs:** The athletic fields behind the high school consist of a baseball field, multiple soccer fields, player benches, bleachers, portable toilets, and designated accessible parking.



**Responsible Party:** School Department

**General Description or Obstacle Which Limits Mobility or Access:** There is no accessible route of travel fully around the soccer fields and baseball field and to player benches and bleacher seating. The designated accessible parking lacks signage and lacks van designated spaces. The portable “accessible” toilet is not on an accessible route of travel and is not ADA compliant. The stairs to the facility are not uniform and lack railings. Although the chain link gate at the entrance lacks a smooth surface at the base, it is not on an accessible route of travel so no further action is required.

### High School Athletic Fields Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<b>Parking</b> The 17 designated accessible parking spaces lack signage and none of the spaces are designated as van accessible. The farthest 2 spaces at the soccer field have running slopes that vary up to 3.4%, which exceeds the maximum allowed by 1.4%.  See HS Fields 1 and 2.	502 703.7.2	23	Stripe and designate at least one van accessible parking space at both the baseball field and soccer field(s) parking areas. The van accessible space s/b at a width of either 11’ with a 5’ access aisle or 8’ wide parking space with an 8’ access aisle (2010 ADA Standards). The accessible passenger vehicle spaces must be 8 feet wide with a 5 foot access aisle. Signage must be set such that the signage height should be a minimum of 60” high at the bottom (2010 ADAAG Standards) and a maximum of 96” at the top (MAAB 521 CMR) and located no more than 10’ in front of the space. Van accessible signage s/b	1	2	I	Up to \$1,750+

			<p>provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.</p> <p>As the number of accessible spaces provided far exceeds that required, it is recommended that the 2 non-compliant spaces (excessive running slopes) at the soccer fields be taken out of service as formally designated accessible spaces but be reserved for elderly or persons with other mobility issues.</p>				
<p><b>Stairs</b></p> <p>The stairs to the athletic fields are not uniform and lack railings.</p> <p>See HS Fields 3 and 4.</p>	504 505	27	<p>As feasible, modify the stairs so that they are uniform in width and height (at least 11" wide and 4" to 7" high) and provide compliant railings (34" – 38" a.f.f. on both sides with top and bottom extensions).</p>	1	3	L	TBD
<p><b>Accessible Route of Travel</b></p> <p>There is no accessible route of travel fully around the soccer fields and baseball field and to player benches and bleacher seating. There is no level wheelchair area at the bleachers.</p> <p>See HS Fields 5 and 6.</p>	403	22	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the playing fields, bleachers, and player benches.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no &gt; than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no &gt; 1:2). Create an approach and wheelchair level area at the bleachers. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p><u>Main Soccer Field Accessible Route of Travel</u></p> <p>Option #1: Due to the terrain from the parking to the first soccer field with bleacher seating, a switchback ramp with compliant paired railings would be required.</p> <p>Option #2: Create additional designated accessible parking spaces and turn-around at the end of the soccer field.</p>	2	3	N	\$60,000 to \$160K+
<p><b>Portable Accessible Toilet</b></p> <p>The portable "accessible" toilet is not ADA compliant as both the soap dispenser and toilet paper dispenser are too high and located over the grab bars; the toilet is ¾" too high, 2" too far from the near wall and 9" too close to the door in front of the toilet; and the door closing speed is too fast. In addition, the portable toilet is not on an accessible route of travel.</p>	308.2 308.3 604.7 309.4 604.4 604 404.2.8	30.12 30.7.6 30.8.5 30.7.2 26.9	<p>Replace the existing portable "accessible" toilet with an ADA Compliant toilet such that soap/towel dispensers are no more than 42" a.f.f.; the toilet paper dispenser s/b a minimum of 24" a.f.f. and s/b 7" min. to 9" max. in front of the water closet measured to the centerline of the dispenser; the height of the water closet s/b 17" to 19" a.f.f. to the top of the seat; the water closet s/b 18" from the nearest sidewall, at least 42" from the farthest sidewall, and 42" from the front of the water closet to the nearest wall or fixture; and a door closing speed that is at least 6 seconds. The accessible portable toilet must be placed on a level surface (less than 2.0% slope in any direction) and on an accessible route of travel.</p>	3	2	I	TBD

Total up to \$161,750+



## **High School Athletic Fields Accessibility Assessment Photos**



Photo HS Fields 1



Photo HS Fields 2



Photo HS Fields 3



Photo HS Fields 4



Photo HS Fields 5



Photo HS Fields 6