

Freetown Central Park



Town of Freetown ADA Transition Plan

June 2023



Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Freetown Central Park is located at 2 Memorial Drive. Park amenities include a playground, two (2) basketball courts, four (4) baseball fields with team seating areas, batting cage areas, men’s and women’s multi-user toilet rooms, picnic tables, two (2) memorials, and a parking lot. There is one (1) park entry off Memorial Drive, on the park’s southeast side.

Key Accessibility Issues

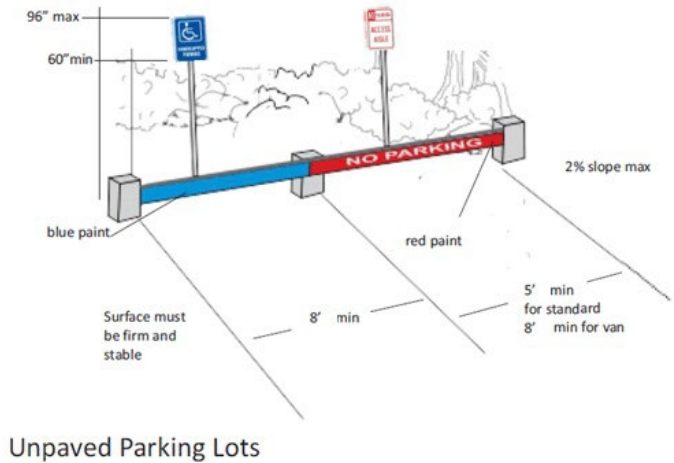
Exterior Routes

Accessibility issues include routes that lack a firm, stable and slip-resistant surface. Additionally, there is lack of an accessible route to two (2) memorials, a bike rack, and one (1) picnic table.

Parking Lot

Accessibility issues include lack of a compliant van accessible parking space with marked access aisle and a compliant identification sign with the International Symbol of Accessibility (ISA) and lack of the designation “Van Accessible”. There is also lack of two (2) compliant car accessible parking spaces, each with a marked access aisle. Additionally, identification signs are located lower than the minimum height allowed, and there is an excessive cross slope at (1) parking space.

Note: See the following diagram that illustrates one way to mark accessible parking spaces in unpaved parking lots.



Doors and Doorways

Accessibility issues include thresholds higher than the maximum allowed, non-compliant door hardware, and lack of maneuvering clearance at the doorway due to the location of a trash can.

Stairs

Accessibility issues at stairs to six (6) team seating areas include lack of handrails on each side of the stair.

Areas of Sport Activity

Accessibility issues include lack of an accessible route to the edge of sport activity (baseball, basketball, pitcher’s area), lack of at least a 30” by 48” stable, firm and slip-resistant area adjacent to at the team seating areas, and lack of a 36” by 60” stable, firm and slip-resistant area adjacent to each side of the sideline seating. Additionally, accessible routes are not provided to team seating areas and spectator seating areas. Several team seating areas are accessed only via stairs and further research should be done to determine the best way to provide an accessible route to these areas. Also, the gates at two (2) baseball fields are not maintained in operable working condition and do not open to 90 degrees.

Multi-User Toilet Rooms

Accessibility issues at both multi-user toilet rooms include lack of an audible and visual fire alarm system, paper towel dispensers that protrude into the circulation path, lack of wrapped plumbing at the lavatories, mirrors located higher than the maximum allowed, lack of a door pull at the accessible compartments, doors at the accessible compartments with malfunctioning self-closing hinges, lack of a rear grab bar, lack of a 42” long side grab bar, and toilet paper dispensers mounted over the grab bars. Additionally, the lavatory in the women’s multi-user toilet room lacks knee and toe clearance and there is lack of the minimum required clear width in the men’s multi-user toilet room due to the location of a trash can.

Playground

Accessibility issues include lack of an accessible route to and around the playground, lack of a compliant impact-attenuating

Central Park

surface under and around the play components and lack of a surface that is firm, stable and slip-resistant.

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.

Additional Accessibility Issues

- Lack of two (2) compliant picnic tables with knee and toe clearance.
- Four (4) service counters located higher than the maximum height allowed.
- Two (2) cabinets in the men’s and women’s multi-user toilet rooms act as protruding objects.

Order of Magnitude Cost Estimates

- Renovate parking spaces: \$5,550
- Provide stair handrails: \$6,360
- Renovate toilet rooms: \$7,140
- Renovate doors: \$1,268
- Lower four (4) service counters: \$3,520
- Provide two (2) picnic tables: \$2,800
- Miscellaneous corrective actions (cane-detectable barriers, designation and informational signs): \$1,076

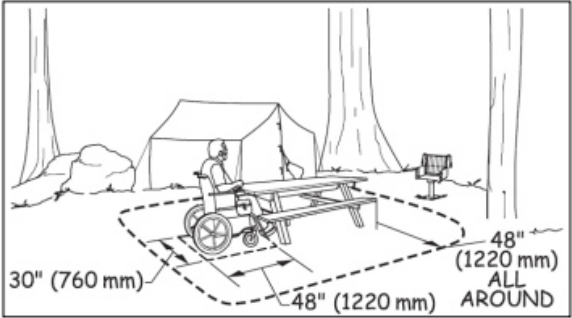
Total: \$27,714*

***Note:** IHCD is not providing costs for some exterior issues such as estimating the cost to provide or repair expanses of sidewalk or walkways. Further analysis is required to determine the best way to provide an accessible route to team seating areas that are down a set of stairs.





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 visual contrasting strips on all stair treads.
- Recommend providing a stable, firm and slip-resistant surface that is 48" wide min. on all sides of the accessible picnic table in each distinct area where picnic tables are provided. See the following illustration:








Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Between Veteran's Baseball Field and Fenway at Volunteer Field	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant	-	Repair the surface. Sand is not considered an accessible surface material.	1	-	\$0
2	By Allison Memorial Baseball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the memorial.	1	-	\$0
3	Franklin Howard Bullock Memorial by Baseball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the memorial.	1	-	\$0
Off-Street Parking Lot or Garage												
4	Parking Lot	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 not provided Running or cross slope at access aisle > 1:50 (2.00%) Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	70 5 0 - 3.8% - 36"	Ensure that 2 car accessible parking spaces are 96" wide min. with marked access aisles 60" wide min. Provide 1 van accessible space and marked access aisle that are both at least 96" wide. Reduce cross slope to be no steeper than 1:50 (2.00%) at the space on the right. Add the designation "Van Accessible" to the van accessible space sign. Locate all signs with the bottom of the sign 60" min. above the ground.	3	1850 Labor	\$5550
Access to Goods and Services												





Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
5	Men's Multi-User Toilet Room	Ext.		Interior Access Route	Interior		Route < 36" wide	23"	When relocating the trash out of the circulation pathway, recommend relocating underneath the paper towel dispenser to act as a cane-detectable barrier underneath it.	1	Labor	\$0
6	Men's Multi-User Toilet Room	Ext.		Interior Access Route	Interior		Obstructed by protruding objects Vertical clearance < 80" above the finished floor	14.5" 66"	Provide a cane-detectable barrier under the cabinet. Alternatively, remove the cabinet.	1	306	\$306
7	Women's Multi-User Toilet Room	Ext.		Interior Access Route	Interior		Obstructed by protruding objects Vertical clearance < 80" above the finished floor	14" 66"	Provide a cane-detectable barrier under the cabinet. Alternatively, remove the cabinet.	1	306	\$306
Doors, Doorways, & Gates												
8	Women's Multi-User Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate the trash can to provide 60" clear width maneuvering clearance at the doorway.	1	Labor	\$0
9	Men's Multi-User Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high Hardware is not compliant	3" -	Alter the threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	634	\$634






Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Women's Multi-User Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high Hardware is not compliant	- -	Alter the threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	634	\$634
Stairways												
11	Team Seating Areas at Allison Memorial, Fenway and Veteran's Baseball Fields	Ext.		Stairways	Exterior		Handrails not provided	- -	Provide handrails on each side of all stairs. (Cost estimate for 10 SF of freestanding metal railing at each team seating stair).	6	1060	\$6360
Signage												
12	Men's Multi-User Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate signs at permanent rooms alongside the door on the latch side.	1	232 Labor	\$232
13	Women's Multi-User Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate signs at permanent rooms alongside the door on the latch side.	1	232 Labor	\$232
Service Counter												
14	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	43"	Provide a counter that is 36" max. above the ground.	4	880	\$3520

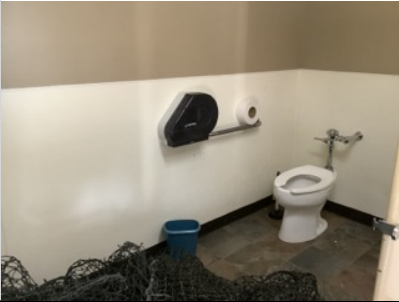




Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
15	By Allison Memorial Baseball Field	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	Ensure that at least 5% (minimum one) of picnic tables are accessible.	1	1400	\$1400
16	East of Concession Stand	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	- 3.3% 9"	Ensure that the picnic table is connected to an accessible route. Ensure that the slope at the accessible space is no greater than 1:50. Provide at least one picnic table with knee clearance that is 19" deep min. (Cost estimate is for an accessible picnic table.)	1	1400	\$1400
Bike Racks												
17	By Parking Lot	Ext.		Bike Racks	N/A		Bike rack is not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.	1	-	\$0
Toilet & Bathing Rooms												
Overall Access												
18	Men's Multi-User Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0






Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Women's Multi-User Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
Lavatory												
20	Women's Multi-User Toilet Room	Ext.		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	6" deep - 52"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Pipe currently obstructs knee clearance. Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	2034	\$2034
21	Men's Multi-User Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 52"	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	348	\$348
Toilet Compartment												
22	Men's Multi-User Toilet Room	Ext.		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.	1	Labor 140	\$140
23	Women's Multi-User Toilet Room	Ext.		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.	1	Labor 140	\$140






Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Men's Multi-User Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Grab bars not provided Side grab bar < 42" long Flush control not on open side Noncompliant toilet paper dispenser	- 24" - -	Provide one grab bar on the rear wall. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 24" min high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	2426	\$2426
25	Women's Multi-User Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Grab bars not provided Side grab bar < 42" long Noncompliant toilet paper dispenser	- 24" 19"	Provide one grab bar on the rear wall. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Relocate toilet paper so that it is 24" min high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	2052	\$2052
Dispensers												
26	Men's Multi-User Toilet Room	Ext.		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	8"	Relocate paper towel dispenser out of the circulation path or locate the trash can underneath the dispenser to act as a cane-detectable barrier.	1	Labor	\$0
27	Women's Multi-User Toilet Room	Ext.		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9"	Relocate paper towel dispenser out of the circulation path or relocate the trash can underneath the dispenser to act as a cane-detectable barrier.	1	Labor	\$0
Play and Sport Areas												
Play Areas												
28	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	-	\$0






Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
29	Franklin Howard Bullock Memorial Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" stable, firm and slip resistant clear floor space at team seating. Provide an accessible route to the baseball field team seating.	2	-	\$0
30	Allison Memorial Baseball Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space alongside each side of the sideline seating. Provide an accessible route to the sideline seating.	2	-	\$0
31	Fenway at Volunteer Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space alongside each side of the sideline seating. Provide an accessible route to the sideline seating.	2	-	\$0
32	Franklin Howard Bullock Memorial Baseball Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space alongside each side of the sideline seating. Provide an accessible route to the sideline seating.	2	-	\$0
33	Veteran's Baseball Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space alongside each side of the sideline seating. Provide an accessible route to the sideline seating.	2	-	\$0





Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Allison Memorial Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the baseball field team seating. Cost needs further analysis. Team seating area could be redesigned to be on a level area as it is in Franklin Howard Bullock Memorial Baseball Field or a ramp could be provided to this dugout.	2	Cost Needs Further Analysis	\$0
35	Fenway at Volunteer Field, First and Third Base Team Seating	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the baseball field team seating. Cost needs further analysis. Team seating area could be redesigned to be on a level area as it is in Franklin Howard Bullock Memorial Baseball Field or a ramp could be provided to this dugout.	2	Cost Needs Further Analysis	\$0
36	Veteran's Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the baseball field team seating. Cost needs further analysis. Team seating area could be redesigned to be on a level area as it is in Franklin Howard Bullock Memorial Baseball Field or a ramp could be provided to this dugout.	2	Cost Needs Further Analysis	\$0
37	Allison Memorial Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
38	Fenway at Volunteer Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0

Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Franklin Howard Bullock Memorial Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
40	Veteran's Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
41	Allison Memorial Baseball Field, First and Third Base Team Seating Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to the practice area. Maintain surface to gate can open to 90 degrees and so the gate does not require excessive opening force.	2	-	\$0
42	Fenway at Volunteer Field, First and Third Base Team Seating	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to the practice area. Maintain surface to gate can open to 90 degrees and so the gate does not require excessive opening force.	2	-	\$0
43	Allison Memorial Baseball Field, Pitchers Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to pitching mound practice areas. Install an accessible route between all areas of sports activity.	2	-	\$0

Town of Freetown
Freetown Central Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
44	Pitcher's Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to pitching mound practice areas. Install an accessible route between all areas of sports activity.	3	-	\$0
Court												
45	Basketball Courts	Ext.		Court	Basketball		. Not connected to accessible route No accessible route between all areas of sport activity	- -	Provide a stable, firm and slip-resistant accessible route to the basketball courts. Install an accessible route between all areas of sports activity.	2	-	\$0
Best Practice												
Picnic Tables												
47	By Allison Memorial Baseball Field	Ext.		Picnic Tables	N/A				Recommend providing a 48" wide min. stable, firm and slip resistant surface around all sides of the picnic table.	1	-	\$0
Stairs												
46	Team Seating Areas at Allison Memorial, Fenway and Veteran's Baseball Fields	Ext.		Stairs	N/A			-	Recommend providing visual contrasting strips on all stair treads.	6	-	\$0