

Masconomo Park



Town of Manchester-by-the-Sea ADA Transition Plan

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Institute for Human Centered Design

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Background

Masconomo Park is located at 60 Beach Street next to Reed Park and Docks. Amenities include a community bandstand where a summer concert series takes place, a Little League baseball field, benches, picnic tables, a playground, a bike rack and a World War 1 Memorial commemorating U.S. troops meeting General Lafayette in France. Parking is available at a parking lot shared with Reed Park and Docks and on-street along Beach Street. IHCD team did not observe any portable toilets. However, on-line sources indicate that a portable toilet is placed in the park from April through October.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include the lack of an accessible route that connects all the amenities in the park (benches, bike racks, picnic tables, player seating, etc.).

Playground

Accessibility issues include lack of a compliant accessible route around the playground and to and around all play components in 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.

Additional Accessibility Issues

- Lack of an accessible picnic table.
- Lack of a sign with the words “Van Accessible” at one (1) van accessible parking space, and lack of an access aisle at one car accessible parking space.

Order of Magnitude Cost Estimates

- Provide an accessible route to all the amenities in the park (including around the exterior of the playground): \$6,100
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$5,760
- Miscellaneous corrective actions (renovate parking, accessible picnic table, etc.): \$2,200





Total: \$14,060

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" x 48" stable, firm and slip resistant surface at the end of at least one (1) bench positioned to allow shoulder alignment with a person on the bench for someone using a wheeled mobility device.
- Recommend providing a 48" wide stable, firm and slip resistant surface around the exterior of an accessible picnic table that is located on an accessible route.
- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Overtime, EWF requires continuous maintenance to ensure that the surface is maintained in operable working condition (stable, firm and slip resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Community Bandstand	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Maintain stone dust path at base of ramp to bandstand.) (Cost based on 20 square feet of stone dust.)	1	160	\$160
2	Book Share Near WWI Memorial	Ext.		Exterior Access Route			. Accessible route not provided	-	Ensure an accessible route is provided. (Cost base on 6'x48" of stone dust connecting book exchange to stable, firm and slip resistant surface at monument.)	1	192	\$192
Off-Street Parking Lot or Garage												
3	Parking for Masconomo Park and Reed Park and Docks	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	55 1 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
4	Parking for Masconomo Park and Reed Park and Docks	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle not provided	-	Provide a marked access aisle that is at least 60" wide.	1	300	\$300
Access to Goods and Services												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
5	Near Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table in this area with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on an accessible picnic table and a 48" min. wide x 10' long stone dust path to picnic table.)	1	1784	\$1784
Benches												
6	Near Playground	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost based on 18'x48" stone dust path to bench.)	1	576	\$576
Bike Racks												
7	Bike Rack	Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike rack is connected to an accessible route. (Cost based on a 12'x48" stone dust path to bike rack.)	1	384	\$384
Play and Sport Areas												
Play Areas												
8	Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- -	Provide a compliant impact-attenuating surface under and around the play components and a stable, firm and slip resistant route around the playground. (Cost estimate for 150 sq. ft. of poured in place rubber surface and 180' x 48" min. of stone dust completing a path around the playground.)	1	7860	\$7860

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
9	Baseball Field First Base Side	Ext.		Field	Baseball		Not connected to an accessible-route	-	Ensure player seating is connected to an accessible route. (Cost based on a 48" wide min. x 12' stone dust path to team seating on first base side of baseball field.)		384	\$0
10	Baseball Field Third Base Side	Ext.		Field	Baseball		Not connected to an accessible-route	-	Ensure player seating is connected to an accessible route. (Cost based on a 48" wide min. x 60' stone dust path to team seating on third base side of baseball field.)	1	1920	\$1920
Best Practice												
Bench												
11	Near Entry	Ext.		Bench	N/A				Recommend providing a 36"x48" stable, firm and slip resistant surface at end of bench positioned to allow shoulder alignment with a person on the bench for someone using a wheeled mobility device.	1	-	\$0