



## Manchester-by-the-Sea, Massachusetts

January 2021



## Outdoor Areas

Prepared by the



Institute for Human Centered Design

## Black Beach



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

February 2020



Institute for Human Centered Design

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### Background

Black Beach is located along Ocean Street at Kettle Cove, with one end of the beach starting approximately 250 feet northeast of White Beach. For environmental reasons related to preserving the dunes, there is just one beach access point. It is located at the northwest end of Black Beach.

There is no parking at Black Beach as indicated by a sign along Ocean Street reading, “No Parking No Lifeguard On Duty Swim at your Own Risk.” Parking is available at White Beach, which is located at 19 Ocean Street. A walkway runs along Ocean Street spanning a portion of Black Beach, but it does not cover the full distance from the west end of the beach to the east end of the beach where the beach access point is located.

### Key Accessibility Issues

- Lack of an accessible route that extends to the high tide level.

### Order of Magnitude Cost Estimates

- Provide an accessible route that extends to the high tide level of the beach (beach mat): \$4,401

**Total: \$4,401**



### 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 benches along Ocean Street.
- Recommend providing a sign with the beach name at both ends of Black Beach, and a sign with a directional arrow and text such as, “Beach Access Point” at the west end of Black Beach.

- Recommend providing a sign with a directional arrow indicating that parking is available at White Beach.
- Recommend extending the walkway along Ocean Street so it spans the full length of Black Beach from the beach access point at the east end to the west end of Black Beach where it is closest to White Beach.

**Town of Manchester by the Sea  
Black Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Beach Access Routes</b>												
1	Beach Access Point at West End of Beach	Ext.		Beach Access Routes	Removable		Beach route not provided	33'	Provide an accessible route that is firm and stable.  (Cost based on 78" wide x 33' long beach mat extending from the start of the beach access route to the top of the dune.)	1	1909	\$1909
2	Route to Ocean by Beach Access Point at West End of Beach	Ext.		Beach Access Routes	Removable		Beach route not provided	50'	Provide an accessible route that is firm and stable. Ensure the accessible route extends from a beach mat at the top of the dune to the high tide level.  (Cost based on 78" wide x 50' long beach mat.)	1	2492	\$2492

# Coach Field Playground



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### Background

Coach Field Playground is located at the corner of Brook Street and Norwood Avenue at 38 Norwood Avenue. Amenities include Brook Street Field, two tennis courts, a water fountain and benches. Brook Street Field is used for multiple activities including football, field hockey, soccer and lacrosse. Manchester Memorial Elementary School is located near the northeast side of Brook Field, and an unpaved parking lot is located near the southwest side of Brook Field.

**Note:** Construction equipment blocked access to the tennis courts on the day of the survey. As a result, the tennis courts and the route to the tennis courts were not surveyed. IHCD also did not survey access to the Field from Manchester Memorial High School. IHCD team was told that portable toilets are provided at Coach Field Playground in the non-winter months. No portable toilets were observed on the day of the IHCD survey, but if portable toilets are provided, at least one (1) accessible portable toilet located on an accessible route must also be provided.

### Key Accessibility Issues

#### Exterior Routes

Accessibility issues include lack of a stable, firm and slip resistant accessible route from the parking area to the gate entrance on the southwest side of Brook Field.

#### Parking

Accessibility issues include lack of a compliant van accessible parking space with access aisle and sign that includes the designation "Van Accessible".

#### Drinking Fountain

Accessibility issues include lack of a hi-lo drinking fountain with 30" by 48" clear floor space positioned for a forward approach and 27" min. knee clearance under both fountains.

#### **Additional Accessibility Issues**

- Lack of stable, firm and slip resistant clear floor space for at least one (1) bench in the area with benches and water fountains.

### Order of Magnitude Cost Estimates

- Provide an accessible route to the entrance at Brook Field: \$2,880
- Provide a compliant van accessible parking space: \$1,100
- Provide a compliant Hi-Lo drinking fountain: \$4,216
- Miscellaneous corrective actions (Clear floor space at bench, etc.): \$90





**Total: \$8,286**

### 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 48" min. wide path from the water fountain and benches to the parking area to prevent visitors from parking in such a way as to block the accessible route to the parking area.

**Town of Manchester by the Sea  
Coach Field Playground**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Path to Field Entrance Near East End Parking Lot and Norwood Avenue	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the field entrance (gate opening in fence at east end of field). Note: The route from this corner of the parking lot had the least steep running slopes.  (Cost based on a 48" wide min. x 90' long stone dust path from parking lot to gate in fence.)	1	2880	\$2880
<b>Off-Street Parking Lot or Garage</b>												
2		Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 132" wide at van space Access aisle < 60" wide at car/van space Sign does not have the designation "Van Accessible"	25 1 - 89" 55"	Provide a van accessible space that is at least 96" wide. Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Position sign 60" min. and 96" max. above the ground. (Cost based on re-striping space and aisle and a sign with "Van Accessible".)	1	1100	\$1100
<b>Access to Goods and Services</b>												
<b>Operable Parts</b>												
3	By East End Parking Lot	Ext.		Operable Parts	N/A		Element not on an accessible route	6"	Ensure dog waste bag dispenser is located on an accessible route. (Relocate dispenser or relocate cement blocking route.)	1	Labor	\$0
<b>Benches</b>												
4	Near East End Parking Lot	Ext.		Benches	N/A		Seating spaces < 36" x 48" (single space)		Provide a 36" by 48" clear floor space that is stable, firm and slip resistant at end of 5% (at least one) bench. Position clear floor space to allow for shoulder alignment with someone seated at the end of the bench for wheeled mobility device users.  (Cost based on s 36"x48" asphalt space.)	1	90	\$90
<b>Additional Access</b>												

**Town of Manchester by the Sea  
Coach Field Playground**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Drinking Fountains</b>												
5	Near East End Parking Lot	Ext.		Drinking Fountains	Hi-Lo		Clear floor space not provided	-	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is 27" min. knee clearance under both fountains.  (Cost based on a new Hi-Lo drinking fountain.)	1	4216	\$4216
<b>Best Practice</b>												
<b>Striping</b>												
6	Path From Water Fountain and Benches to East End Parking Lot	Ext.		Striping	N/A				Recommend providing 48" min. wide striping at end of path from water fountain and benches to parking area to prevent visitors from parking in such a way as to block the accessible route.	1	-	\$0

# Masconomo Park



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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.

**Town of Manchester-by-the-Sea  
Masconomo Park**




ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
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
<b>Off-Street Parking Lot or Garage</b>												
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
<b>Access to Goods and Services</b>												



**Town of Manchester-by-the-Sea  
Masconomo Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Picnic Tables</b>												
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
<b>Benches</b>												
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
<b>Bike Racks</b>												
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
<b>Play and Sport Areas</b>												
<b>Play Areas</b>												
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

**Town of Manchester-by-the-Sea  
Masconomo Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Field</b>												
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
<b>Best Practice</b>												
<b>Bench</b>												
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

## Pleasant Grove Cemetery



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### Background

Pleasant Grove Cemetery is located at the corner of Pleasant and Pine Streets at 128 Pine Street. It is one of five (5) cemeteries in Manchester-by-the-Sea and contains approximately 1,162 memorials. New plots are only available for purchase by residents of the town. Vehicles can enter the cemetery grounds, and on-street parking is available bordering the cemetery.

### Accessibility Issues

Minor accessibility issues include a lack of water spigots that are on an accessible route and that have water control hardware that does not require tight grasping, pinching, or twisting of the wrist.

### Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (accessible route to water spigots, spigot hardware, etc.): \$884



**Total: \$884**

### 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 benches at several locations in the cemetery grounds, placing benches on an accessible route, and including some benches with and some benches without armrests.

**Town of Manchester by the Sea  
Pleasant Grove Cemetery**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Access to Goods and Services</b>												
<b>Operable Parts</b>												
1	Cemetery Grounds	Ext.		Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure 5% of the water spigots are located on an accessible route. Provide hardware that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist. (Cost based on a 48" wide min. x 6' long stone dust path to a water spigot and accessible spigot hardware that can be used with a closed fist.)	2	442	\$884
<b>Best Practice</b>												
<b>Benches</b>												
2	Cemetery Grounds	Ext.		Benches	N/A				Recommend providing benches at several locations in the cemetery grounds, placing benches on an accessible route, and including some benches both with and without armrests.	1	-	\$0

## Reed Park and Docks



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### Background

Reed Park is a small park located at Beach Street next to Masconomo Park. Amenities include a pier and benches. Parking is available at the parking lot located near Masconomo Park and on-street parking on Beach Street.

**Note:** The dock area was closed the day of the visit and was not surveyed.

### Key Accessibility Issues

#### Accessible Routes

The major accessibility issue is the lack of an accessible route that connects all the amenities in the park (benches and bike racks).

### Order of Magnitude Cost Estimates

Provide an accessible route to all the amenities in the park:  
\$2,880

**Total: \$2,880\***





**\*Note:** The dock was closed the day of the visit and was not surveyed.

### 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 an accessible parking space near the entrance to the park (Beach Street).
- Recommend providing a sign with the park name.

**Town of Manchester-by-the-Sea  
Reed Park and Docks**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Beach Street - South Side	Ext.		Exterior Access Route	Exterior				This area was closed the day of the visit and was not surveyed.	1	-	\$0
<b>Access to Goods and Services</b>												
2	Beach Street - South Side	Ext.					Not connected to an accessible route		Locate information on an accessible route.	1	Labor	\$0
<b>Benches</b>												
3	Beach Street - East Side	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 60 ft. long by 48 inches wide stone path.)	1	1920	\$1920
<b>Bike Racks</b>												
4	Beach Street - West Side	Ext.		Bike Racks	N/A		Not connected to an accessible route		Ensure bike racks are connected to an accessible route.  (Cost based on 30 ft. long by 48 inches wide stone path.)	1	960	\$960
<b>Best Practice</b>												

**Town of Manchester-by-the-Sea  
Reed Park and Docks**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Parking</b>												
5	Church Street	Ext.		Parking	N/A				Recommend providing one on-street accessible parking space near the entrance to the park.	1	-	\$0

## Crowell Chapel



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### Background

Year Built: 1904

Crowell Chapel is located at 4 Rosedale Avenue. The chapel is available for rent for events such as weddings all year long for Manchester by-the-Sea residents; it is also available for non-profit groups during business hours. The Chapel can accommodate up to 150 people. Parking around Crowell Chapel is available on the north side of Rosedale Avenue.

### Key Accessibility Issues

#### Assembly Area

Accessibility issues include lack of the required number of accessible wheelchair spaces in the chapel area and lack of an assistive listening system.

**Note:** Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system must be provided. If an assistive listening system is present, a sign indicating its availability is required.

#### Single-User Toilet Room

The major accessibility issue is the lack of an accessible toilet room.

### Additional Accessibility Issues

- Lack of an accessible route to the sanctuary.
- Lack of a beveled threshold at the main entrance.
- Excessive opening force is required to open the door (main entrance).
- Lack of the International Symbol of Accessibility (ISA) at the illuminated sign (main entrance).
- Lack of securely attached walk-off mats.





### Order of Magnitude Cost Estimates

- Provide a single-user toilet room: \$24,604
- Miscellaneous corrective actions (portable ramp (sanctuary area), threshold, ADA compliant mat, etc.): \$850


**Total: \$25,454**



**Town of Manchester by-the-Sea  
Crowell Chapel**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Entrance</b>												
1	Main Entrance	1		Entrance	Main Entrance		Threshold not beveled Door requires > 15 lbs. of force to open	- 17 lbs	Bevel threshold. Adjust closers so doors do not require more than 15 pounds of force.	1	150	\$150
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
2	Main Entrance	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	200	\$200
<b>Assembly Area</b>												
3	Chapel	1		Assembly Area	N/A		Minimum # wheelchair spaces not provided	-	Provide comparable accessible seating as needed.	1	Labor	\$0
4	Alter	1		Assembly Area	N/A		Accessible route to stage not provided	-	Provide a portable ramp as needed to ensure an accessible route to the stage.	1	500	\$500
<b>Toilet &amp; Bathing Rooms</b>												

**Town of Manchester by-the-Sea  
Crowell Chapel**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
5	Single-User Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Provide an accessible single-user toilet room.	1	24604	\$24604

# Singing Beach



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### Background

Singing Beach is located at 119 Beach Street. Amenities include men's and women's multi-user toilet/bathing rooms, an accessible single-user toilet room, a ramp to a viewing platform with benches, a dog waste bag dispenser, picnic tables and a concession stand. Additional amenities include a parking lot with approximately 100 spaces including an accessible van and an accessible car parking space and a loading zone located on the north side of the beach. Two additional car accessible parking spaces are located near the viewing platform.

### Key Accessibility Issues

#### Exterior

Accessibility issues include lack of an accessible route that extends to the high tide level at the beach and lack of an accessible route to the bike racks. Other accessibility issues include lack of a compliant loading zone (near the concession stand), and lack of an accessible route from the walkway to the parking lot.

#### Toilet and Bathing Rooms

Accessibility issues include lack of accessible wheelchair compartments, lack of accessible changing areas and lack of compliant transfer showers. Other accessibility issues include lack of insulated pipes at the lavatories, mirrors and hand dryers mounted higher than the maximum height allowed and lack of beveled thresholds. Additional accessibility issues include lack of compliant designation signs, lack of directional signs at the emergency exits in the toilet rooms, and a rear grab bar that is shorter than the minimum required in the single-user toilet room.

### Additional Accessibility Issues

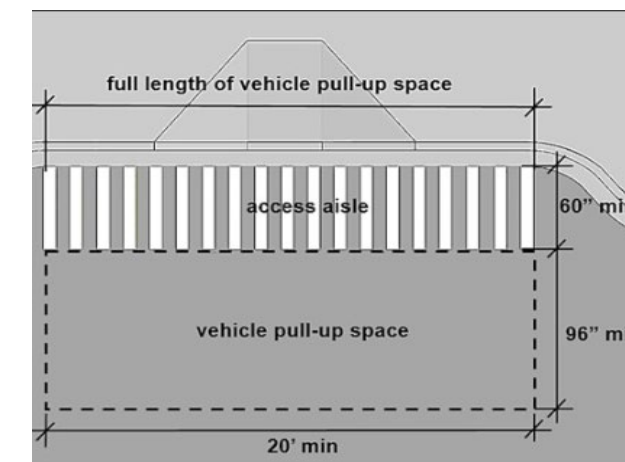
- Lack of a compliant service counter at the concession stand.
- Lack of an accessible picnic table (with knee clearance).
- Faded striping at car accessible parking spaces near viewing platform.

### Order of Magnitude Cost Estimates

- Provide an accessible route that extends to the high tide level (beach mat): \$7,464
- Provide a compliant loading zone (access aisle and curb ramp): \$3,400\* - see diagram
- Provide two (2) compliant accessible wheelchair compartments, two (2) compliant transfer showers, two (2) compliant changing areas. Ensure all amenities are compliant (lavatories, hand dryers and mirrors): \$47,094
- Provide compliant signage (designation, egress and directional): \$1,774
- Miscellaneous corrective actions (picnic table, service counter, etc.): \$3,426

**Total: \*\$63,158**

**\*Note:** Cost to remove stones at exterior route to beach not provided.



Accessible Passenger Loading Zone





### 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.





## Singing Beach

- Recommend providing 36"x 48" clear floor space at one end of the bench on the viewing platform.
- Recommend closing risers and providing handrails on both sides of stairs descending from the viewing platform.






**Town of Manchester-by-the-Sea  
Singing Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Towards Parking Lot	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	240	\$240
<b>Beach Access Routes</b>												
2	Beach Access Route	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level.  (Cost based on 78" wide 100' and 33' beach mats combined to reach high tide level.)	1	6484	\$6484
3	Walkway From Parking to Beach	Ext.		Beach Access Routes	Removable		Beach route not provided Surface is not firm and stable	- -	Ensure surface at the accessible route is firm and stable. (Remove uneven stones, provide beach mat joining beach mat to high tide level.)  (Cost for 78" wide 6.5' long beach mat. Cost to remove stones not provided.)	1	980	\$980
<b>Off-Street Parking Lot or Garage</b>												
4	Accessible Parking Spaces Near Viewing Platform	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not compliant	-	Restripe both car accessible parking spaces.	2	300	\$600






**Town of Manchester-by-the-Sea  
Singing Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Passenger Loading Zones</b>												
5	Passenger Loading Zone	Ext.		Passenger Loading Zones	N/A		Not connected to an accessible route Access aisle not provided		Provide a curb ramp to ensure the passenger loading zone is connected to an accessible route. Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle.  (Cost based on a marked access aisle and a new curb ramp.)	1	3400	\$3400
6	Passenger Loading Zone	Ext.		Passenger Loading Zones	N/A		ISA not provided	-	Add the International Symbol of Accessibility (ISA) to the sign.	1	500	\$500
<b>Entrance</b>												
7	Toilet Rooms	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
8	Toilet and Bathing Room Area	1		Interior Access Route	Interior		Obstructed by protruding objects	-	Relocate object./Provide a cane-detectable barrier.	1	306	\$306

**Town of Manchester-by-the-Sea  
Singing Beach**





ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Doors, Doorways, &amp; Gates</b>												
9	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate boats to maintained the required maneuvering clearance at the doorway.	1	Labor	\$0
10	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled	-	Bevel threshold.	1	150	\$150
<b>Signage</b>												
11	Women's Changing Area	1		Signage	Egress		Not provided Directional sign to accessible emergency exit not provided Raised characters not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	232	\$232
12	Men's Toilet Room	1		Signage	Egress		Not provided Raised characters not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	232	\$232
13	Men's Toilet Room	1		Signage	Designation		Raised characters not provided	-	Provide text with raised characters duplicated in braille.	1	232	\$232

**Town of Manchester-by-the-Sea  
Singing Beach**






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Women's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
<b>Service Counter</b>												
15	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	40.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
<b>Operable Parts</b>												
16	Near Beach	Ext.		Operable Parts	N/A		Element not on an accessible route	-	Ensure dog waste bag dispenser is located on an accessible route. (Relocate dispenser so it is at a surface that is stable, firm and slip resistant.)	1	Labor	\$0
17	Women's Toilet Room	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	68"	Mount at least one coat hook 48" above the finished floor.	1	256	\$256
<b>Picnic Tables</b>												
18	Accessible Parking Spaces Near Viewing Platform	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 with toe and knee clearance. Locate picnic table on an accessible route.	1	1400	\$1400






**Town of Manchester-by-the-Sea  
Singing Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Bike Racks</b>												
19	By Toilet Rooms - South Side	Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are located on an accessible route.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
20	Women's and Men's Toilet Rooms	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Provide one accessible wheelchair compartment in both the women's and men's toilet room.	2	6182	\$12364
<b>Lavatory</b>												
21	Single-User Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
22	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 41"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	348	\$348

**Town of Manchester-by-the-Sea  
Singing Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
23	Women's and Men's Toilet Rooms	1		Lavatory	N/A		Exposed plumbing underneath Dispensers not within reach range	- 54"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate dispenser to 42" max. above the floor.	2	798	\$1596
<b>Single-User Toilet</b>												
24	Single-User Toilet Room	1		Single-User Toilet			Rear grab bar < 42" long (MAAB)	36"	Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	898	\$898
<b>Changing Area</b>												
25	Men's Changing Area	1		Changing Area	N/A		5% Accessible not provided		Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	5866	\$5866
26	Women's Changing Area	1		Changing Area	N/A		5% Accessible not provided		Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	5866	\$5866
<b>Shower Compartment</b>												
27	Men's Shower	1		Shower Compartment	Transfer Type		Size of shower compartment non compliant	43"x43"	Provide a transfer shower that is 36" by 36"	1	9832	\$9832

**Town of Manchester-by-the-Sea  
Singing Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
28	Women's Changing Area	1		Shower Compartment	Transfer Type		Size of shower compartment non compliant	43"x43"	Provide a transfer shower that is 36" by 36".	1	9832	\$9832
<b>Best Practice</b>												
<b>Bench</b>												
29	Viewing Platform	Ext.		Bench	N/A				Recommend providing 36"x48" clear floor space at one end of bench on viewing platform.	1	-	\$0
<b>Stairs</b>												
30	Stairs From Viewing Platform	Ext.		Stairs					Recommend closing risers and providing handrails on both sides.	1	-	\$0

# Sweeney Park



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

March 2020



Institute for Human Centered Design

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### Background

Sweeney Park is located at 113 Summer Street. Amenities include two (2) basketball courts, a Little League baseball field with a press box and scoreboard, a softball field, bullpens, a soccer field, a drinking fountain, player and fan seating and the Bill Burgess Canteen concession stand. The main entrance to the park is located Summer Street. On-street parking is available around the park.

### Key Accessibility Issues

#### Exterior

Accessibility issues include lack of an accessible route to the second basketball court, lack of an accessible route to the drinking fountain and to other park amenities.

#### Play Areas

Accessibility issues include lack of accessible seating at the bleachers located by the basketball court and by the ballfields, lack of clear floor space at the team seating in the baseball field dugouts, and lack of an accessible route to the softball field team seating due to an excessive change in level at the entry to both bullpens.

### Additional Accessibility Issues

- Lack of a drinking fountain for standing users.
- Lack of an accessible picnic table (with knee clearance).
- Lack of closed risers at the stair leading to the press box.
- Lack of compliant hardware at the door to the press box and the concession stand.

### Order of Magnitude Cost Estimates

- Provide an accessible route to all amenities in the park (basketball court, team and fan seating, etc.): \$15,760
- Provide a drinking fountain for standing users: \$4,028
- Miscellaneous corrective actions (accessible door hardware, closed risers at press box, accessible picnic table, accessible seating at bleachers, etc.): \$3,152





**Total: \$22,940**

### 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 48" min. stable, firm and slip resistant surface around the accessible picnic table.






**Town of Manchester by-the-Sea  
Sweeney Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Towards Second Basketball Court	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the second basketball court.  (Cost based on 137 ft. long 48" min. wide stone dust path)	1	4384	\$4384
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
2	Press Box	Ext.		Doors, Doorways, & Gates	N/A		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
3	Bill Burgess Canteen	Ext.		Doors, Doorways, & Gates	N/A		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Stairways</b>												
4	Press Box	Ext.		Stairways	Exterior		Stair has open risers	-	Ensure stairs have closed risers.  (Cost based on closing four (4) wood risers.)	1	64	\$64



**Town of Manchester by-the-Sea  
Sweeney Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Picnic Tables</b>												
5	Near Second Basketball Court	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with toe and knee clearance.	1	1400	\$1400
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
6	Near Press Box	Ext.		Drinking Fountains	N/A		Fountain not on accessible route No drinking fountain provided for standing users	- -	Provide an accessible route to the drinking fountain. Provide an additional drinking fountain for standing users.  (Cost based on a 24 ft. long x 48" wide min. stone dust path and a drinking fountain for standing users).	1	4796	\$4796
<b>Play and Sport Areas</b>												
<b>Field</b>												
7	Baseball	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating bench in each dugout.	2	Labor	\$0
8	Fan Seating Softball	Ext.		Field	Softball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at bleacher seating. Ensure bleacher is connected to an accessible route.  (Cost based on a 60'x48" min. stone dust path to bleachers and a 36'x48' asphalt patch at bleachers.)	1	2160	\$2160

**Town of Manchester by-the-Sea  
Sweeney Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Softball Fan Seating	Ext.		Field	Softball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on a 36'x48' asphalt patch.)	1	240	\$240
10	Baseball Fan Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on a 36'x48' asphalt patch.)	1	240	\$240
11	Team Seating Softball	Ext.		Field	Softball		Not connected to an accessible-route	-	Ensure softball team seating is connected to an accessible route. (Provide a concrete walkway 48" wide min. with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.  (Cost based on two (2) 6'x4' of concrete walkways, one at each softball field dugout.)	2	384	\$768
12	Softball Bullpen	Ext.		Field	Softball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas (softball bullpen).  (Cost based on a 180'x48" min. stone dust path to edge of bullpen.)	1	5760	\$5760
13	Soccer Field	Ext.		Field	Soccer		No accessible route to all areas of sports activity	-	Provide an accessible route to the soccer field. (Cost based on a 60'x48" min. stone dust path to the edge of sport activity at the soccer field.)	1	1920	\$1920

**Town of Manchester by-the-Sea  
Sweeney Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Court</b>												
14	Near Second Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on an asphalt 36"x48" patch alongside the bleachers.)	1	240	\$240
<b>Best Practice</b>												
<b>Picnic Table</b>												
15	Near Second Basketball Court	Ext.		Picnic Table	N/A				Recommend providing a 48" min. stable, firm and slip resistant surface around the accessible picnic table.	1	-	\$0



# Tuck's Point



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

March 2020



Institute for Human Centered Design

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### Background

### Background

Tuck's Point is located at 12 Tuck's Point Road. Amenities include a gazebo, picnic areas, benches, horseshoe pits, a Chowder House with a small adjacent kitchen, a beach, row boats and a boat launch and life vest loaner station, a playground and men's and women's multi-user toilet rooms. A parking lot is located on the west side of the park.

### Key Accessibility Issues

#### Exterior

Lack of accessible routes to all the amenities in the park (benches, picnic tables, etc.) and excessive running and cross slopes at the route leading to the multi-user toilet rooms.

#### Playground

Major accessibility issues include the lack of a compliant accessible route around the playground and lack of an accessible route to each play component.

**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.

#### Toilet Rooms

Accessibility issues include flush control not located on the open/transfer side of the toilet (men's toilet room), lack of insulated pipes at lavatory (women's toilet room).

### Additional Accessibility Issues

- Lack of accessible picnic tables.
- Lack of a marked access aisle and sign with the words "Van Accessible" at the van accessible parking space.
- Lack of a sink with knee and toe clearance in the kitchen (Chowder House).

### Order of Magnitude Cost Estimates

- Provide compliant accessible routes including an accessible route to and around the playground: \$13,960
- Provide a compliant impact-attenuating accessible route to play components in the playground (poured-in-place rubber): \$8,750
- Miscellaneous corrective actions (renovation to toilet rooms, accessible picnic table, parking, sink, etc.): \$8,786

**Total: \$31,496\***






**\*Note:** Costs to reduce some excessive running and cross slopes are not provided.

### 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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Overtime, EWF requires continuous maintenance to ensure 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.
- Recommend providing benches that are between 20"– 24" deep in the multi-user toilet rooms.
- Recommend providing a 48" stable, firm and slip resistant surface around the exterior of all accessible picnic tables.
- Recommend providing a 36" x 48" stable, firm and slip resistant surface at the end of at least one bench in each area positioned so that an individual with a wheeled mobility device can have shoulder alignment with a companion seated on the bench.





**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Walkway to Chowder House and Kitchen	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6.1%	Reduce cross slope to be no steeper than 1:48 (2.08%).  (Cost based on 6'x4' of asphalt to reduce slope at \$10 a square foot.)	1	240	\$240
2	Towards Toilet Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	4.6% 5.5%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	-	\$0
3	Gazebo Towards Toilets	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.  (Cost based on 4'x3' of asphalt to reduce change in level and provide a stable, firm and slip resistant surface between asphalt and mat walkway.)	1	120	\$120
4	Towards Toilet Rooms	Ext.		Exterior Access Route	Walkway		Not maintained in an operable working condition	-	Ensure the accessible route is maintained in operable working condition.  Cost based on a 60 ft. long by 4 ft wide asphalt route.	1	2400	\$2400
5	Walkway From Parking Towards Gazebo	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.2%	Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	-	\$0



**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Walkway to Gazebo	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	8.6%	Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	-	\$0
7	Towards Chowder House	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Relocate tables to ensure the min. 36' width is maintained at the accessible route.	1	Labor	\$0
8	Horseshoe Pits	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to at least one of the horseshoe pits.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
9	Path to Boats	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the area where the boats are stored.  (Cost based on a 36'x48" wide min. 60' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	2400	\$2400
10	Life Vest Loaner Station	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the life vest loaner station.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200





**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Off-Street Parking Lot or Garage</b>												
11		Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible" Sign < 60" above finished grade	55 2 - - 38"	Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Locate sign with the bottom of the sign 60" above the ground.	1	800	\$800
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
12	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs of force to open	14 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
13	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
<b>Picnic Tables</b>												
14	Near Parking	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with toe and knee clearance.	1	1400	\$1400





**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	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 with toe and knee clearance. Provide an accessible route to at least one picnic table in this area.  (Cost based on a 15 ft. long by 4 ft. wide asphalt path.)	1	600	\$600
16	Chowder House Exterior by Ocean	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Locate picnic table on an accessible route.  (Cost based on a 30'x48" wide min. 30' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
17	Near Gazebo	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Locate accessible picnic table in this area on an accessible route.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
<b>Benches</b>												
18	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 an 10 ft. long by 4 ft. wide asphalt route.	1	400	\$400
19	Chowder House Exterior by Ocean	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 a 30'x48" wide min. 30' asphalt path to at least one of the benches in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200





**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20		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 a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
<b>Bike Racks</b>												
21		Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.  (Cost based on a 18'x48" wide min. 15' asphalt path to bike rack. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	600	\$600
<b>Toilet &amp; Bathing Rooms</b>												
<b>Lavatory</b>												
22	Women's Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
<b>Toilet Compartment</b>												
23	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Coat hook > 48"	- 57"	Repair hinge. Lower coat hook so that it is no higher than 48" above the finished floor.	1	150	\$150

**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	374	\$374
<b>Urinal</b>												
25	Men's Toilet Room	Ext.		Urinal	N/A		Clear floor space not provided at urinal	-	Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	256	\$256
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
26	By Toilet Rooms	Ext.		Drinking Fountains	Seated		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028
<b>Sink</b>												
27	Kitchen			Sink	Other		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach to sink.  (Cost based on a sink with the required minimum toe and knee clearance.)	1	1686	\$1686
<b>Play and Sport Areas</b>												

**Town of Manchester by-the-Sea  
Tuck's Point**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Play Areas</b>												
28	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - -	Provide an accessible route to and around the playground. (30'x48" wide min. asphalt.) Provide an accessible route that is 60" min. wide to each play component in the playground. (Poured-in-place rubber.) Provide a compliant impact-attenuating surface under and around the play components. (25 sq.' poured-in-place rubber.) (Cost includes poured-in-place rubber.)	1	11150	\$11150
<b>Best Practice</b>												
<b>Bench</b>												
29	Women's Toilet Room & Men's Toilet Room	Ext.		Bench	N/A				Recommend having a bench that is between 20" and 24" deep.	2	-	\$0
30	Chowder House Exterior by Ocean	Ext.		ench	N/A				Recommend providing a 36"x48" stable, firm and slip resistant surface at the end of at least one bench in each area positioned so that an individual with a wheeled mobility device can have shoulder alignment with a companion seated on the bench.	1	-	\$0
<b>Picnic Table</b>												
31	Near Parking	Ext.		Picnic Table	N/A				Recommend providing a 48" stable, firm and slip resistant surface around the exterior of all accessible picnic tables.	1	-	\$0



## White Beach



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

February 2020



Institute for Human Centered Design

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### Background

White Beach is located at 19 Ocean Street. Parking is available along Ocean Street.

### Key Accessibility Issues

- Lack of an accessible route that extends to the high tide level.
- Lack of a van accessible parking space.

### Order of Magnitude Cost Estimates

- Provide an accessible route that extends to the high tide level (beach mat): \$3,899
- Provide a van accessible parking space: \$800





**Total: \$4,699**

### 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 benches along Ocean Street.
- Recommend providing a sign with the beach name.

**Manchester by-the-Sea  
White Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Beach Access Routes</b>												
1	Accessible Route	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible beach access route that is firm and stable. Ensure the accessible route extends to the high tide level. (Provide a beach mat that is at least 72" wide and extends to the high tide level.)  (Cost based on a 72" wide min. by 80' long beach mat.)	1	3899	\$3899
<b>Off-Street Parking Lot or Garage</b>												
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated van accessible spaces	-	Provide a van accessible space that is at least 96" wide with a marked access aisle that is at least 96" wide. Provide a sign 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.	1	800	\$800
<b>Best Practice</b>												
<b>Benches</b>												
3	19 Ocean Street	Ext.		Benches	N/A				Recommend providing benches along the route.	1	-	\$0
<b>Wayfinding</b>												
4	19 Ocean Street	Ext.		Wayfinding	N/A				Recommend providing a sign with the beach name.	1	-	\$0