

Grove Street Park



Town of Belmont
ADA Transition Plan

August 2021



Institute for Human Centered Design

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Background

Grove Street Park, located on Grove Street, is composed of four (4) tennis courts, an inter-generational walking trail that encircles the park, a multipurpose grass field, a playground, a basketball court, batting cages, and three (3) baseball diamonds. The walkway connects most areas of sport activity within the park.

A small parking lot is provided by the tennis courts and street accessible parking spaces are provided on Foster Road and Grosvenor Street.

Key Accessibility Issues

Exterior Access Routes

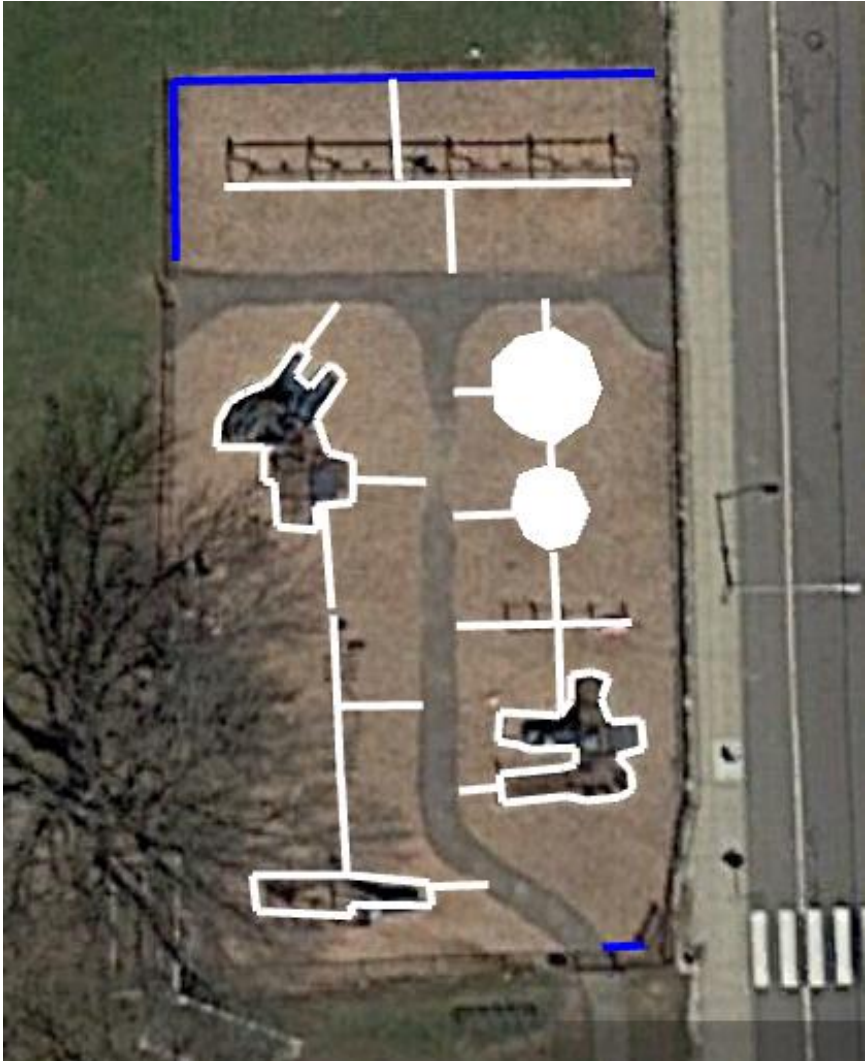
Accessibility issues include exterior routes with excessive level changes, and lack of accessible exterior routes to bike racks, trash bins, a defibrillator and batting cages.

Accessible Parking

The parking lot lacks one van accessible parking space. The accessible street parking space on Foster Road has a surface that is in need of repair. The accessible street parking space on Grosvenor Street lacks an accessible route connecting it to the park.

Playground

Accessibility issues include a lack of an impact attenuating accessible route to the play components inside the boundary of the playgrounds. In addition, there is no accessible route around the playground. At minimum IHCD recommends providing an accessible route around the north and northwest sides of the playground. Other routes may be too close to the area that is required to be an impact-attenuating surface to be required. See the following image for proposed asphalt routes outlined in blue and proposed poured-in-place rubber routes shown in white:



Note: The ADA allows engineered wood fiber as an accessible surface when it is installed properly and maintained to be stable, firm and slip-resistant. Engineered wood fiber surfaces will require frequent maintenance to comply because of surface displacement due to weather, user activity and other factors.

The Massachusetts Architectural Access Board (MAAB) has long considered engineered wood fiber and wood chips as noncompliant and problematic materials. While it reserves the right to reevaluate this in the future, it is currently MAAB’s opinion that such material is not clearly compliant with the requirements of 521 CMR.

Areas of Sport Activity

Accessibility issues include lack of accessible routes to team seating areas, lack of accessible spaces alongside team seating benches, lack of accessible routes from team seating areas to the sports field, lack of an accessible route to spectator seating areas, lack of accessible spaces alongside spectator seating areas and lack of an accessible route to the basketball court.

Drinking Fountain

One drinking fountain for seated users is provided, however there is no accessible route to the drinking fountain. Additionally, a drinking fountain for standing users is required.

Additional Accessibility Issues

- Lack of an accessible route to one bench in the playground.
- The visual sign at the playground entrance is mounted lower than allowed.

Order of Magnitude Cost Estimates

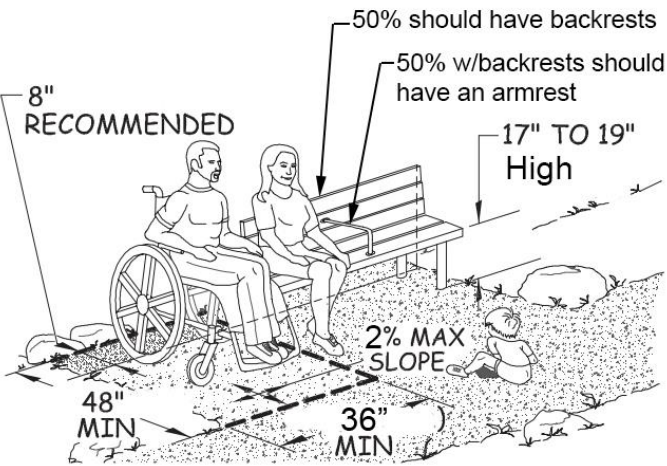
- Renovate exterior routes: \$12,096
- Provide one (1) van accessible parking space in the parking lot and renovate one (1) street accessible parking space: \$2,042
- Provide an accessible route to the drinking fountain for seated users and provide an additional drinking fountain for standing users, (also located on an accessible route): \$4,268
- Provide an accessible route around the playground on the north and northwest sides: \$4,120
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$41,272
- Install an accessible route connecting all areas of sport activity, including routes to team seating areas, between team seating areas and the field and to spectator seating areas: \$12,120
- Miscellaneous corrective actions (accessible route to a bench, etc.): \$800

Total: \$76,718

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 10" high solid surface (kickplate) on the push side of all gates.
- Recommend providing clear floor space alongside one bench in each area of the park so that a person using a wheelchair or wheeled mobility device can sit shoulder to shoulder with a person seated on the bench. See the following diagram:



- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, 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.





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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	Grosvenor Street Parking by Sargent Road and West Baseball Field	Ext.		Exterior Access Route	Exterior		Not provided from all site arrival points	-	Ensure an accessible route is provided from all points of arrival including the accessible parking space on Grosvenor Street. (Cost estimate for 40' long by 4' wide asphalt path to the entrance.)	1	1600	\$1600
2	Route to Batting Cages	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	160	\$160
3	Bike Rack by Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200
4	Bike Rack by Soccer Fields	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack. (Cost estimate for 25' long by 4' wide asphalt route.)	1	1000	\$1000
5	Bike Rack by Tennis Courts	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200





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6	Bike Rack by West Baseball Field	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack. (Cost estimate for 20' long by 4' asphalt route.)	1	800	\$800
7	Defibrillator	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the defibrillator. (Cost estimate for 7' long 4' wide asphalt area.)	1	280	\$280
8	Entrance From Grove Street by Basketball Court	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for 100' long by 4' wide asphalt route to the basketball court and walking path to the batting cages from the entrance.)	1	4000	\$4000
9	Entrance From Grove Street by Basketball Court, Bike Rack	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200
10	Playground	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to one bench in the playground. (Cost estimate for 10' long by 4' wide asphalt route.)	1	400	\$400






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
11	Walking Path Behind Northeast Baseball Diamond	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Relocate trash bin to an accessible route.	1	256	\$256	
Off-Street Parking Lot or Garage													
12	Parking Lot by Tennis Court	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	10 0	Provide one van accessible parking space.	1	1850		\$1850
13	Accessible Parking Space on Foster Road	Ext.		Off-Street Parking Lot or Garage	Visitor		Surface not stable, firm, and slip-resistant	-	Repair surface at accessible parking space.	1	192		
Access to Goods and Services													
Signage													
14	Playground Entrance	Ext.		Signage	Informational		Visual characters < 40" above ground	-	Mount visual sign so that the baseline of the lowest character is 40" min. above the ground.	1	Labor	\$0	






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Benches												
15	Bench Under Tree by Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to this bench. (Cost estimate for 20' long by 4' wide asphalt route.)	1	800	\$800
Additional Access												
Drinking Fountains												
16	Drinking Fountain by Gosvenor Street	Ext.		Drinking Fountains	Low		Fountain not on accessible route	-	Ensure an accessible route is provided to the drinking fountain. (Cost estimate for 6' long by 4' wide route.)	1	240	\$240
17	Drinking Fountain by Gosvenor Street	Ext.		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
Play and Sport Areas												
Play Areas												
18	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Provide an accessible route around the play area on the north and northwest side. (Note: Other routes may be too close to the area that is required to be impact attenuating.) (Cost estimate for 103' long by 4' wide asphalt route.)	1	4120	\$4120



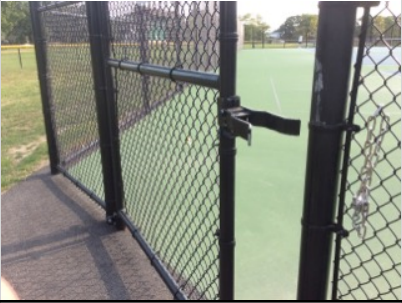

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19	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 2,948 sq. ft. of poured in place rubber surface.)	1	41272	\$41272
20	Playground	Ext.		Play Areas	N/A		No compliant transfer system	21"	Alteration might be technically infeasible. When replacing surface, attempt to ensure that the transfer platform is 11" to 18" above the ground.	1	-	\$0
Field												
21	Northeast Baseball Diamond, First Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	28" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area. (Cost estimate for 6' long by 4' wide asphalt area.)	1	240	\$240
22	Northeast Baseball Diamond, Third Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23.5" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area. (Cost estimate for 6' long by 4' wide asphalt area.)	1	240	\$240
23	West Baseball Field, Team Seating by First Base	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area and from the entrance walkway to the team seating area. (Cost estimate for 50' long by 4' wide asphalt route.)	1	2000	\$2000

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	West Baseball Field, Team Seating by Third Base	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from team seating. (Cost estimate for 10' by 4' asphalt area.)	1	400	\$400
25	Central Baseball Field by Tennis Courts, First Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating No accessible route to all areas of sport activity	24" -	Provide a 36" x 48" clear floor space at team seating. Install an accessible route between all areas of sport activity. (Cost estimate for 75' long 4' wide asphalt area.)	1	3000	\$3000
26	Central Baseball Field by Tennis Courts, Third Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at team seating. Install an accessible route between all areas of sport activity including to the team seating area and from the team seating area to the field. (Cost estimate for 40' long by 4' wide asphalt area.)	1	1600	\$1600
27	Central Baseball Field by Tennis Courts	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating on each side. Install an accessible route to each side of bleacher. (Cost estimate for two 10' long by 4' wide asphalt routes.)	2	400	\$800
28	Northeast Baseball Diamond	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating on each side. Install an accessible route to each side of bleacher. (Cost estimate for two 10' long by 4' wide asphalt routes.)	2	400	\$800

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	West Baseball Field Spectator Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating. Install an accessible route between the accessible street parking space, the entrance by the bleachers and the bleachers, (Cost estimate for 70' long 4' wide asphalt area.)	1	2800	\$2800
Court												
30	Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route	-	Provide an accessible route to the court. (Cost estimate for 6' long by 4' wide asphalt route.)	1	240	\$240
Best Practice												
31	Tennis Courts	Ext.			-			-	Recommend providing a 10" high solid surface (kickplate) on the push side of all gates.	1	-	\$0
32	Walking Path by Playground Swings	Ext.			-			-	Recommend providing clear floor space alongside one bench in each area of the park so that a person using a wheelchair or wheeled mobility device can sit shoulder to shoulder with a person seated on the bench.	1	-	\$0