

# Winn Brook Park



## Town of Belmont ADA Transition Plan

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Institute for Human Centered Design

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### Background

Winn Brook Park is located at 97 Waterhouse Road by Winn Brook School. The park has an outdoor stage with seating, a playground with a tot lot and area for older children, three picnic areas, a baseball field, four tennis courts, two basketball courts and eight soccer fields. Additional amenities include trash bins, benches and bike racks.

There is a parking lot to the northeast alongside the playground. No accessible parking spaces are provided within the lot.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include exterior routes that are not maintained in operable working condition, exterior routes with excessive level changes, and lack of accessible exterior routes to the playground, signage, trash bins and bike racks.

#### Curb Ramps

Curb ramps are not provided on the routes from the parking lot to the playground and basketball court.

#### Parking Lot

The parking lot lacks one car accessible and one van accessible parking space.

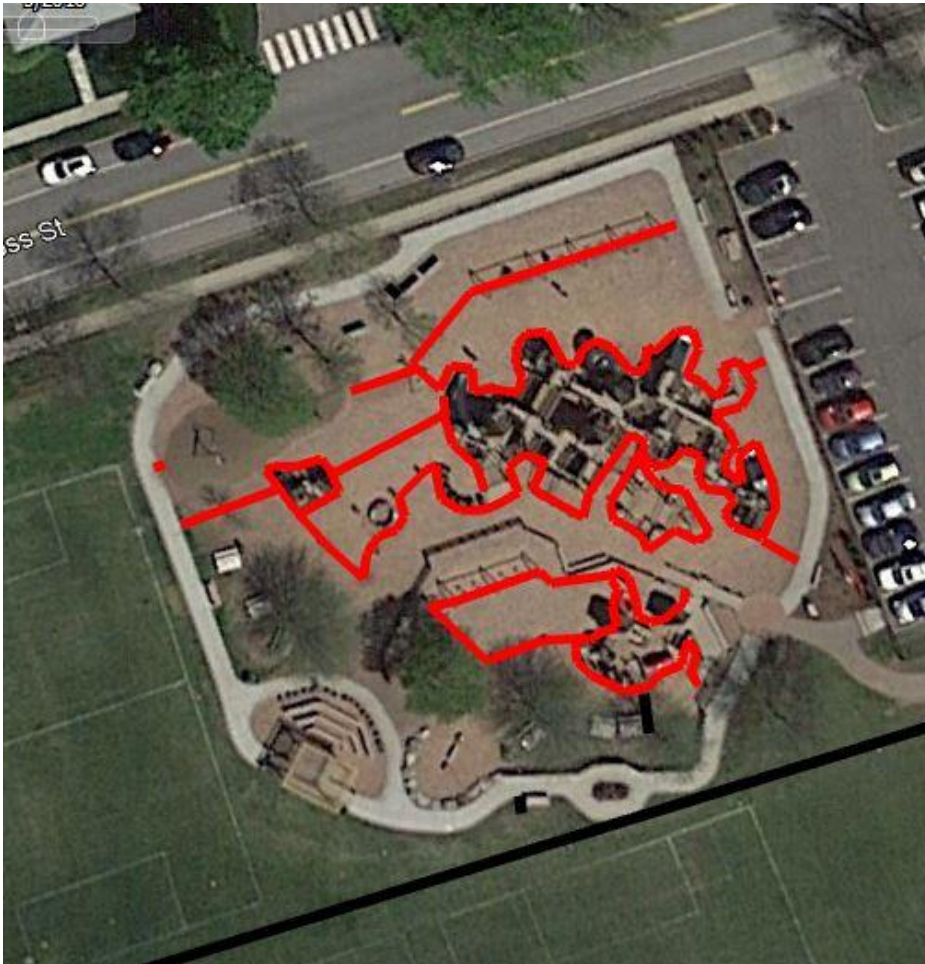
#### Picnic Tables

Accessibility issues with picnic tables include lack of a picnic table with toe and knee clearance in one picnic area, and lack of an accessible route to the accessible picnic table in two other picnic areas.

#### Playgrounds

Accessibility issues include a lack of an impact attenuating accessible route to the play components inside the boundary of the playgrounds. In addition, play areas are not maintained in operable working condition due to wood chips that have infilled part of the accessible walkway. See the following diagram

illustrating accessible routes to and around the play components within the playgrounds (in red).



**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.

Area of Sport Activity

There is no accessible route connecting all areas of sport activity, including the baseball field, soccer fields, tennis courts and basketball courts. In addition, there is no accessible route to the team seating areas and there is a lack of clear floor space alongside the team benches in the baseball field. See the following diagram that illustrates a proposed route connecting all areas of sport activity in black:



Additional Accessibility Issues

- Lack of a directional sign at the inaccessible entrance to the playground.
- Lack of maneuvering clearance with a slope of 1:50 (2%) max. at the Cross Street entrance to the park.
- Lack of an accessible route to one bench in each area.
- Lack of a wheelchair space in the seating area in front of the stage. See following diagram showing the recommended location of the wheelchair space in purple:



Order of Magnitude Cost Estimates

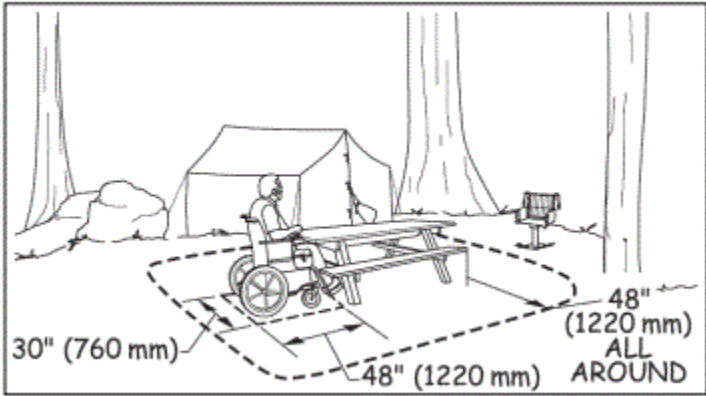
- Renovate exterior routes: \$1,776
- Install two curb ramps: \$5,600
- Provide one car accessible parking space and one van accessible parking space: \$1,600
- Provide an accessible picnic table on an accessible route in one picnic area and accessible routes to two existing accessible picnic tables in two other picnic areas: \$2,104
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$74,956
- Install an accessible route connecting all areas of sport activity, including routes between the soccer fields, baseball field, tennis courts and basketball court: \$48,480
- Miscellaneous corrective actions (directional signage, maneuvering clearance, exterior routes to benches, wheelchair space, clear floor space at team seating areas, etc.): \$2,094

**Total: \$136,610**

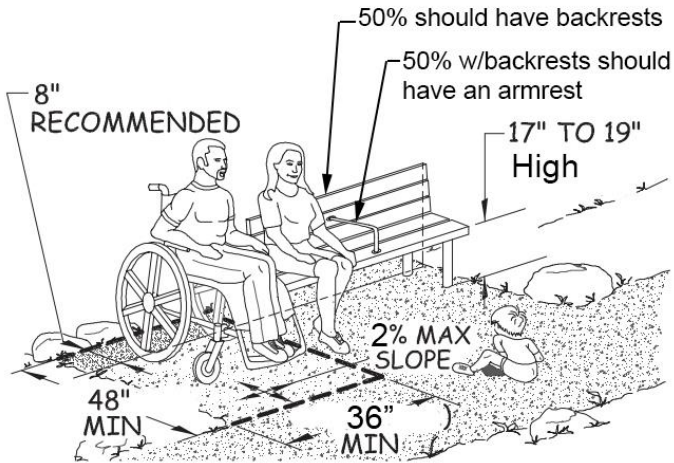
Best Practice and Inclusive Design

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 tennis courts.
- As the rise to the stage is less than 6", handrails are not required, but for greater access consider providing circular handrails located between 34" - 38" high and between 18" - 20" high with 12" extensions at the top and bottom of the ramp run.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around accessible picnic tables. See the following diagram:



- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting 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,




## Winn Brook Park

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 Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Tot Lot	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.25"	Alter change in level at the base of the ramp to be 1/4" high max.	1	256	\$256
2	Playground Walkway	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition and kept clear of sand.	1	Labor	\$0
3	Playground Walkway	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition and kept clear.	1	Labor	\$0
4	Playground Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	4.5"	Provide an accessible route. (Cost estimate for a 6' long sloped concrete path with a level landing.)	1	384	\$384
5	Baseball Diamond Trash Bin	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Relocate the trash bin on the new accessible route.	1	Labor	\$0






Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Cross Street Sidewalk	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route to each bike rack. (Cost estimate based on 46 square ft. of stone dust.)	1	368	\$368
7	Playground Walkway Trash Bin	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Relocate the trash bin to the edge of the path.	1	Labor	\$0
8	Playground Walkway Facing Basketball Court	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the trash bin. (Cost estimate for a 6' long 4' wide concrete route.)	1	384	\$384
Curb Ramp												
9	Parking Lot to Basketball Court	Ext.		Curb Ramp	N/A		Curb ramp not provided	6"	Provide a curb ramp at intersection. (Cost estimate for a concrete curb ramp.)	1	2800	\$2800
10	Parking Lot	Ext.		Curb Ramp	N/A		Curb ramp not provided	8"	Provide a curb ramp at intersection. (Cost estimate for a concrete curb ramp.)	1	2800	\$2800






Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
11	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	28 0 0	Provide one car accessible parking space and one van accessible parking space.	2	800	\$1600
Entrance												
12	Stepped Playground Entrance	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 at the exterior of the gate. .	1	346	\$346
13	Cross Street Park Entrance	Ext.		Entrance	Secondary Entrance		Maneuvering clearance at door > 1:50 (2.00%)	9.1%	Alter so that the slope in all directions is no greater than 1:50 (2.00%) at the gate.	1	360	\$360
Access to Goods and Services												
Signage												
14	Playground Entrance	Ext.		Signage	Informational		Signage not located on an accessible route	-	Provide an accessible route to the sign. (Cost estimate for a 6' long, 4' wide concrete route.)	1	384	\$384






Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Assembly Area												
15	Stage	Ext.		Assembly Area	N/A		Minimum # wheelchair spaces not provided Wheelchair spaces not on accessible route	- -	Provide one wheelchair accessible space with an accessible route to it. (Recommended location would be in the center of the back row.)	1	300	\$300
Picnic Tables												
16	Playground Walkway on the Northeast Side	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	24" -	Provide at least 1 picnic table in this area has toe and knee clearance. Ensure that the picnic table is located on an accessible route.	1	1400	\$1400
17	Playground Walkway - Picnic Tables	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the accessible picnic table is connected to an accessible route. (Cost estimate for a 6' long, 4' wide concrete route.)	1	384	\$384
18	Tot Lot Picnic Area	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Provide an accessible route to the accessible picnic table. (Cost estimate for a 10' long, 4' wide stone dust route.)	1	320	\$320
Exterior Benches												
19	Cross Street Sidewalk	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to the bench. (Cost estimate for 4' wide, 5' long stone dust route.)	1	160	\$160




Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Playground Walkway on the Northwest Side	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. (Cost estimate for a 4' wide, 4' long asphalt route.)	1	160	\$160
21	Playground Walkway South Side - Bench Facing Field	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. (Cost estimate for a 4' wide, 4' long stone dust route.)	1	128	\$128
22	Playground Walkway, Bench Facing Basketball Court	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to the bench in this area. (Cost estimate for a 4' wide, 4' long stone dust route.)	1	128	\$128
Play and Sport Areas												
Play Areas												
23	Playground	Ext.		Play Areas			Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 4,070 sq. ft. of poured in place rubber surface.)	1	56980	\$56980
24	Tot Lot	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. Ensure that one bench in this playground is located on an accessible route. (Cost estimate for 1,284 sq. ft. of poured in place rubber surface.)	1	17976	\$17976

Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Tot Lot Ramp	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
Field												
26	Baseball Diamond	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" clear floor space at both team seating areas and a route to each team seating bench from the new accessible route around the park. (Cost estimate for 4' wide, 16' long stone dust routes.)	1	512	\$512
27	Soccer and Baseball Fields	Ext.		Field			No accessible route to all areas of sport activity	-	Install an accessible route connecting all areas of sport activity, including routes between the soccer fields, baseball field, tennis courts and basketball court. (Cost estimate for 4' wide 1,515' long stone dust route.)	1	48480	\$48480
Best Practice												
28	Tennis Courts	Ext.						-	Recommend providing benches at tennis courts.	1	-	\$0
29	Stage	Ext.						-	As the rise to the stage is less than 6", handrails are not required, but for greater access consider providing circular handrails located between 34"-38" high and between 18"- 20" high with 12" extensions at the top and bottom of the ramp run.	1	-	\$0

Town of Belmont  
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Playground Walkway Bench	Ext.						-	Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0
31	Playground Walkway - Picnic Tables	Ext.						-	Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around accessible picnic tables.	1	-	\$0
32	Tot Lot Ramp	Ext.						-	IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). 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.	1	-	\$0