

# Lowell Park



## Town of Barnstable ADA Transition Plan

September 2021



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### Background

Lowell Park is located at 10 Lowell Avenue. The Cotuit Kettleers play at the park, but the park is also open to community and school baseball teams and players as well. The park contains a parking lot, toilet rooms, concession stands, a kitchen, and a press box. The kitchen and press box are not open to the public. There is one (1) baseball field, and there are also two (2) practice areas. The baseball field has two (2) dugouts and two (2) bleachers. The bleachers are identical, with both ramp and stair access.

The parking lot has 62 parking spaces including five (5) accessible spaces. There are three (3) concession stand counters. The concession area is located between the bleachers.

Men's and women's toilet rooms are located at the west side of the park. Between the toilet rooms is a bench. There is also one (1) drinking fountain for seated users next to the women's toilet room entrance. The field at the west side of the park and north of the toilet rooms has picnic tables.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues include lack of accessible routes to dugouts, picnic tables, and the boundary of sport activity at practice fields. In addition, there are running slopes that are greater than allowed, excessive changes in level and surfaces that are not stable, firm and slip-resistant.

#### Toilet rooms

Accessibility issues include thresholds at the toilet room entry doors that are higher than the maximum allowed. Also, at the accessible compartments, coat hooks are installed higher than the maximum allowed, and an accessible door pull is not provided. The lavatory, mirror and the changing table are all also installed higher than the maximum height allowed in both the men's and women's toilet rooms.

#### Parking

Accessibility issues include lack of a compliant access aisle and lack of a van accessible designation sign at the van accessible parking space.

#### **Additional Accessibility Issues**

- Handrails at the east side bleachers act as a protruding object.
- Concession stand service counters are installed higher than the maximum allowed.
- Lack of accessible route to picnic tables and lack of accessible picnic tables.
- Running slope at east bleacher ramp is higher than the maximum allowed.
- Signage at toilet rooms lacks raised characters and braille.
- Gate latches at field are higher than the maximum allowed.
- Toe and knee clearance is not provided at the seated users drinking fountain.
- Drinking fountain for standing users is not provided.
- Vertical clearance at stairs located at the bleachers is not provided, so portions of the bleachers act as a protruding object.

#### **Order of Magnitude Cost Estimates**

- Provide an accessible picnic tables on an accessible route: \$4,200
- Renovate toilet rooms: \$7,882
- Provide accessible routes to the boundary of sport activity and between areas of sport activity, and to team practice and team seating areas: \$22,560
- Renovate ramp at bleachers: \$4,718
- Miscellaneous corrective actions (signage, drinking fountains, gate latches, parking, service counters, cane-detectable barriers, etc.): \$13,526

**Total: \*\$52,886**

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**\*Note:** Cost to provide new accessible team seating at baseball field is not provided.

**Image 1:** Example of an accessible dugout including team seating with clear floor space.








**Image 2:** Red lines show the approximate location of a path providing suggested accessible routes to the boundary of sport activity, player and spectator seating and practice areas.















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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	Bleachers (East Side)	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	-	Provide a cane-detectable barrier.	1	306	\$306
2	Dugout (East Side)	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	8%	Reduce cross slope to be no steeper than 1:50 (2.00%).  (Cost provided in ID #3.)	1	-	\$0
3	Path to West Side Bleachers	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	5.4%	Reduce cross slope to be no steeper than 1:50 (2.00%).  (Cost based on a 4' by 4' asphalt patch.)	1	160	\$160
4	Path to Practice Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Accessible route not provided	10.4% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure an accessible route is provided to all practice fields.  (Cost of providing a 4' by 700' long stone dust path to the boundary of sport activity at the practice field with a run slope of 5% max. and a cross slope of 2% max.)	1	22400	\$22400
5	Picnic Tables by West Bleachers	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant Accessible route not provided	16.7% - -	Relocate the accessible picnic table on an accessible route.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Path to Dugout (West Side)	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	0.75"	Alter change in level to be 1/4" high max.  (Cost provided in ID #4.)	1	-	\$0
7	Bleachers (West Side)	Ext.		Exterior Access Route	Exterior		Vertical clearance < 80" above ground	-	Provide a cane-detectable barrier underneath stair.	1	960	\$960
8	Bleachers (East Side)	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	64.5"	Provide a cane-detectable barrier underneath stair.	1	960	\$960
9	Bleachers (East Side)	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	62.25"	Provide a cane-detectable barrier underneath stair.	1	960	\$960
10	Bleachers (East Side)	Ext.		Exterior Access Route	Exterior		Vertical clearance < 80" above ground	68.5"	Provide a cane-detectable barrier underneath stair.	1	960	\$960

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Off-Street Parking Lot or Garage</b>												
11	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	Provide a marked access aisle that is at least 60" wide for the full length of the accessible space. (Re-stripe.)	2	300	\$600
12	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible" Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	62 4 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
13	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	1.5"	Alter the threshold to be 1/2" high max.	1	150	\$150
14	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	1.75"	Alter the threshold to be 1/2" high max.	1	150	\$150
<b>Ramps</b>												
15	Bleachers Ramp (East Side)	Ext.		Ramps	Exterior		Running slope >1:12 (8.33%)	9.5%	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a new 20' long ramp section at the middle area where the running slope is excessive.  (Cost based on 20' long new pressure treated wood straight ramp.)	1	4718	\$4718






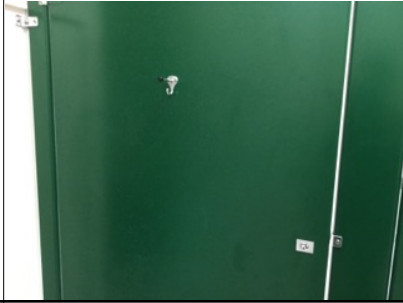

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
16	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
17	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
<b>Service Counter</b>												
18	Office Counters	Ext.		Service Counter	N/A		Counter > 36" high	38.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
19	Kitchen Counter	Ext.		Service Counter	N/A		Counter > 36" high	45"	Provide a counter that is 36" max. above the ground.	1	880	\$880
<b>Operable Parts</b>												
20	Dugout Entrance (East Side)	Ext.		Operable Parts	Gate Latch		Side reach > 54"	57"	Relocate gate latch so that controls are between 15" - 48" above the finished floor.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Path to Dugout (West Side)	Ext.		Operable Parts	Gate Latch		Forward reach if obstruction > 20"- 25" deep is > 44" high	60"	Ensure that gate latch is not higher than 44" above the finished floor.	1	Labor	\$0
<b>Picnic Tables</b>												
22	Press Box (Staff Only)	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
23	Path to West Side Bleachers	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide one (1) picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
24	Picnic Tables by West Bleachers	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	26" -	Provide one (1) picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	1400	\$1400
<b>Benches</b>												
25	Bench (East Side)	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Relocate one bench on an accessible route.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Picnic Tables by West Bleachers	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Relocate one bench on an accessible route.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Lavatory</b>												
27	Women's Toilet Room	1		Lavatory	N/A		Lavatory rim or counter > 34" high Mirror above lavatory w/reflective surface > 40"	36" 43"	Provide at least one lavatory with the rim no higher than 34". Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	3350	\$3350
28	Men's Toilet Room	1		Lavatory	N/A		Lavatory rim or counter > 34" high Mirror above lavatory w/reflective surface > 40"	35" 42"	Provide at least one lavatory with the rim no higher than 34". Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	3350	\$3350
<b>Toilet Compartment</b>												
29	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" Door pull not provided	57" -	Lower coat hook so that it is no higher than 48".	1	220	\$220
30	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" Door pull not provided	64" -	Lower coat hook so that it is no higher than 48".	1	150	\$150



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<b>Dispensers</b>												
31	Women's Toilet Room	1		Dispensers	Baby Changing Station		Controls > 48" (MAAB)	62"	Relocate so the changing table controls are 48" max. above the finished floor.	1	256	\$256
32	Men's Toilet Room	1		Dispensers	Baby Changing Station		Controls > 48" (MAAB)	63"	Relocate so the changing table controls are 48" max. above the finished floor.	1	256	\$256
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
33	Path Between Toilet Rooms	Ext.		Drinking Fountains	Seated		No drinking fountain provided for standing users Knee or toe clearance not provided	- 24	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Ensure 27" min. knee clearance at seated fountain.	1	6056	\$6056
<b>Play and Sport Areas</b>												
<b>Field</b>												
34	Teams Dugouts	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide two (2) new at grade dugouts on an accessible route with a 36" x 48" clear floor space at team seating.  (See sample illustration in the report narrative.)	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Path to Practice Field	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to all practice areas. (Cost provided in ID #4.)	1	-	\$0
<b>Bleachers</b>												
36	Practice Field Bleachers	Ext.		Bleachers	N/A		Cross slope > 1:50 (2.00%) Seats not connected by accessible route Min. # of designated wheelchair spaces not provided	16% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Provide an accessible route to the seating area. Provide a stable and firm 36"x48" space on both ends of the bleacher with a max. slope of 2.00% in all directions.  (Cost provided in ID #4.)	1	-	\$0