

McKeon Park



Town of Barnstable ADA Transition Plan



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Background

Year Built: 1979 Year Renovated: 2018 (Dugouts)

McKeon Park is located at 120 High School Road in Hyannis, just west of the St. John Paul II School. The site arrival point is the parking lot adjacent to the school on its south side and above the Judy Walden Scarafile Baseball Field. There is also an accessible seating platform above the baseball field on the third base or visiting team side.

The Hyannis Harbor Hawks of the Cape Cod Baseball League (CCBL) play their home games at Judy Walden Scarafile Baseball Field. The facility also includes team dugout seating for home and visiting baseball teams and spectator bleacher seating for 3,000 attendees. A two (2) story structure behind home plate houses a concession and team merchandise stand on the ground floor. This location can be accessed from the exterior of the building. There is also a lounge area and press box on the second floor. There are exterior stairs leading to the lounge on the east side of the building, and interior stairs from the press box on the north side of the building.

Key Accessibility Issues

Accessible Seating

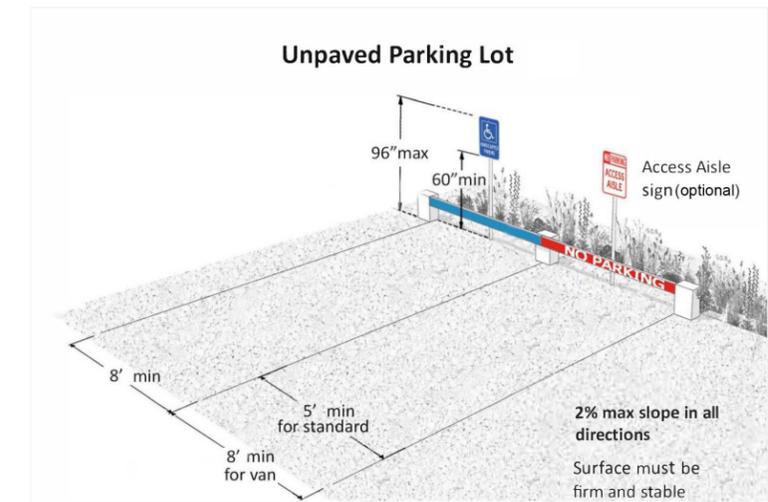
Accessibility issues include lack of the minimum required number of accessible spectator seats with companion seating. (In order to meet the program access obligation, the existing accessible seating platform above the visiting team side of the baseball field should be expanded and a second accessible seating platform should be provided above the field on the home team side of the field.)

Parking

Accessibility issues with parking include lack of a van accessible parking space at an unpaved portion of the parking lot closest to the existing accessible seating platform. An accessible parking identification sign at that location lacks the words “Van Accessible” and the sign is mounted lower to the ground than

allowed. There is also a car accessible parking space that lacks an access aisle, a car accessible parking space with an access aisle that is narrower than required, and a car accessible parking space that lacks an identification sign with the International Symbol of Accessibility (ISA).

The following illustration shows one way to mark accessible parking spaces at unpaved parking areas.



Exterior Access Routes

Accessibility issues include excessive running and cross slopes, excessive changes in level, and lack of routes with a stable, firm and slip resistant surface. The result is the lack of an accessible route from all site arrival points to the baseball field level of McKeon Park and to all amenities at that level. There is also lack of a stable, firm and slip resistant surface connecting the amenities at the field level such as the concession and merchandise stand, dugout team seating, and all field level spectator bleacher seating. In addition, McKeon Park lacks an accessible route that is stable, firm and slip resistant to the accessible seating platform above the baseball field on the visiting team side of the ballpark.

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Vertical Access

Accessibility issues include lack of accessible vertical access to the second floor of the two-story building behind home plate that houses a lounge.

Note: It is not feasible to provide accessible vertical access to the lounge.

Note: A press box adjacent to the second-floor lounge is exempt from the requirement for accessible vertical access because it is less than 500 square feet in size.

Stairs

Accessibility issues at the exterior egress stairs connected to the lounge include open risers, handrails that do not extend 12" beyond the bottom riser, and handrails with a noncompliant cross section. The interior egress stairs from the press box also have open risers, a handrail with a noncompliant cross section, and a handrail that does not extend 12" beyond the bottom riser. In addition, there is the lack of a handrail on one side.

Additional Accessibility Issues

- Door hardware at the building behind home plate requires tight grasping, pinching and twisting of the wrist.

Order of Magnitude Cost Estimates

- Renovate and provide exterior accessible routes to accessible seating platforms: \$3,840
- Renovate stairs: \$3,152
- Miscellaneous corrective actions (parking, accessible door hardware, etc.): \$2,868

Total: *\$9,860

***Note:** It is not feasible to provide an accessible route from the site arrival points in the parking area to the baseball field level of McKeon Park. As a result, costs to provide an accessible route from the site arrival point to the field level and connecting field level amenities including team seating are not provided.

Note: Costs to provide for the expansion of existing accessible seating platform on the visiting team side of the field and for the construction of a comparable accessible seating platform on the home team side of the field 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.

- Recommend providing a sign at the accessible seating area or areas if a second location is provided letting visitors know that staff from the concession stand can assist them with placing a food order, and developing a process so those individuals have a way to communicate a food order with the concession stand.
- Recommend providing a compliant accessible portable toilet located at an accessible location. Ensure the accessible portable toilet complies with the requirements of 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB).

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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	Path From Parking Towards Concessions and First Base Side of Baseball Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant Accessible route not provided	23.9% - -	Due to excessive slopes, providing an accessible route from the parking area to the field level on the first base side of the field is not feasible. There is also no other feasible accessible route to the field.	1	-	\$0
2	Path From Parking to Third Base Side of Baseball Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant Accessible route not provided	16.9% - -	Due to excessive slopes, providing an accessible route from the parking area to the field level on the third base side of the field is not feasible. There is also no other feasible accessible route to the field.	1	-	\$0
3	Accessible Seating Area	Ext.		Exterior Access Route			Accessible route not provided	-	Ensure an accessible route is provided from the northwest parking area to the visiting team side accessible seating area and to a new comparable home team side accessible seating area with a running slope of !:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.) (Cost based on two 4' wide min. x 60' stone dust paths to each accessible seating area.)	2	1920	\$3840
Off-Street Parking Lot or Garage												
4	Unpaved Accessible Parking on Northwest Side of Field Near Accessible Seating	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle not provided Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	- - 55"	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" min. and the top of the sign 96" max. above the ground. (See figure in report narrative for example of how to mark an accessible parking space in an unpaved lot.)	1	800	\$800
5	Near Path to Press Box	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle not provided Sign bottom < 60" above finished grade	- 37"	Provide a marked access aisle that is at least 60" wide. Locate sign with the bottom of the sign 60" above the ground.	1	300	\$300

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Front of School Accessible Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle not provided Sign bottom < 60" above finished grade	- 46"	Provide a marked access aisle that is at least 60" wide at the accessible space that lacks an access aisle. Locate each sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. and the top of the sign 96" max. above the ground.	1	300	\$300
7	Near Parking Spot 96	Ext.		Off-Street Parking Lot or Garage	N/A		Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	- 52.5"	Add a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible". Locate sign with the bottom of the sign 60" min. above the ground. Note: If you choose to keep the space for emergency vehicles, provide another compliant van accessible space and recommend removing the ISA from the ground at the emergency vehicle space.	1	500	\$500
Access to Goods and Services												
Doors, Doorways, & Gates												
8	Lounge Entry Door	2		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
9	To 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
Stairways												
10	Stair To and From Press Box	G		Stairways	Interior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section Handrails not provided Stair has open risers	- - - -	Bottom: Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. Provide handrails with a 1 1/4" - 2" circular cross section. Provide handrails on one side. Ensure stairs have closed risers. (Cost based on two compliant handrails and closing risers.)	1	1576	\$1576

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Stairs To and From Lounge	G		Stairways	Exterior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section Handrails not provided Stair has open risers	- - - -	Bottom: Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. Provide handrails with a 1 1/4" - 2" circular cross section. Provide handrails on one side. Ensure stairs have closed risers. (Cost based on two compliant handrails and closing risers.)	1	1576	\$1576
Play and Sport Areas												
Bleachers												
12	Accessible Seating Area	Ext.		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided	3000 -	In order to provide program accessibility for accessible seating, double the width and depth of the accessible seating platform on the visitors side of the field and provide a comparable seating platform located on an accessible route on the home side of the field. Have portable companion seats available for each location. (Cost dependent of chosen method of construction.)	2	-	\$0