

Coach Field Playground



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

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Institute for Human Centered Design

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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.

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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 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
Off-Street Parking Lot or Garage												
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-stripping space and aisle and a sign with "Van Accessible".)	1	1100	\$1100
Access to Goods and Services												
Operable Parts												
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
Benches												
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
Additional Access												

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Drinking Fountains												
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
Best Practice												
Striping												
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