

Bismore Park



Town of Barnstable ADA Transition Plan

September 2021



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Bismore Park is located at 180 Ocean Street and includes Artist Shanties, the Harbor Master's office, a Bathhouse, a Welcome Center and parking.

Artist Shanties

The Artist Shanties are located on the north side of Bismore Park. Bismore Park contains one walkway running through the middle of the park leading to the Artist Shanties. Along the center walkway, amenities include benches and picnic tables.

Bismore Park Harbor Master's Office and Welcome Center

Both the Bismore Park Harbor Master's Office and Welcome Center are located on the south side. IHCD team has been informed that the Harbor Master's Office is not open to the public.

Bismore Parking Lot

The Bismore Park parking area consists of three (3) parking lots. One parking lot is located at the north side, it has 34 spaces, including three (3) accessible spaces. Another parking lot is located at the south side, it has 24 spaces, including one (1) accessible space. An on-street parking on Ocean Street has 37 parking spaces and two (2) accessible spaces, including one (1) van accessible space. All parking spaces have a pay meter.

Bismore Bathhouse

The Bathhouse is located next to the Welcome Center. The Bathhouse contains one (1) women's toilet room and one (1) men's toilet room.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues with exterior accessible routes include walkways with running and cross slopes that are greater than allowed, excessive changes in level at the parking space access aisle, and surfaces that are not maintained in operable working condition. Additional issues include lack of an accessible route at the Artist Shanties on the south side and wayside signs are not connected to an accessible route.

Curb Ramps

Accessibility issues include lack of curb ramps along Ocean Street, running slopes at curb ramps are greater than allowed and transitions to curb ramps are not flush. In addition, some curb ramps are not maintained in operable working condition because the curb ramp surfaces are deteriorated.

Parking Lot

Accessibility issues include lack of an access aisle at the south parking lot. In addition, there are excessive changes in level and surface openings are greater than allowed at the Ocean Street parking lot

Toilet Rooms

Accessibility issues include lack of minimum depth at the toilet compartment (women's), accessible compartment doors have a malfunctioning self-closing hinge, dispensers are installed higher than allowed and act as protruding objects. In addition, operable parts at the baby changing table are higher than the maximum allowed in the women's toilet room.

Operable Parts

Accessibility issues include controls at parking pay stations that are higher than the maximum allowed. Controls at dog waste bag dispensers are also higher than the maximum allowed. In addition, leaflets and the water bottle filler are installed higher than the maximum height allowed at the Welcome Center.

Additional Accessibility Issues

- Lack of compliant text size, non-glare finish and contrast at wayside.
- Service counters are higher than the maximum allowed.
- Lack of raised characters and braille, and designation signs are not located on the lath side of the door.
- Changes in level greater than allowed at bench (Bismore Park).
- Lack of handrails at ramps located at the Artist Shanties.
- Lack of two accessible picnic tables at the picnic area and the Welcome Center.

Order of Magnitude Cost Estimates

- Renovate curb ramps: \$14,510
- Renovate toilet rooms: \$7,206
- Renovate parking lot: \$3,694
- Renovate ramps at Ocean Street: \$3,520
- Miscellaneous corrective actions (picnic tables, signs, change in level at bench, service counters, etc.): \$6,360

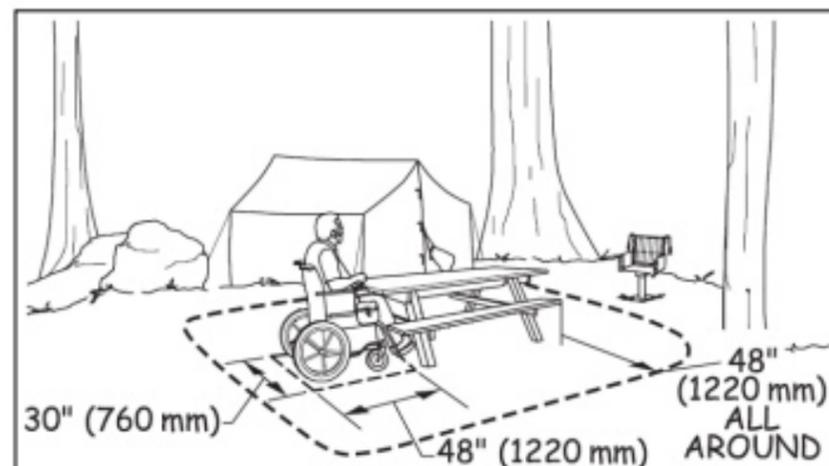
Total: \$35,290

***Note:** Cost to renovate exterior access routes, pay meters, and non-glare finish at sign was 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 some benches with back support and some with armrest.
- Recommend providing a 36" by 48" clear floor space adjacent to one (1) bench at Ocean Street (south side) and one (1) bench at the Artist Shanties and ensure shoulder alignment is provided.
- Recommend adding contrasting strips at the edge of each step at the exterior stairs.
- Recommend providing a detectable warning at curb ramps.
- When an accessible picnic table is provided on an accessible route, IHCD recommends providing a stable, firm and slip-resistant surface for 48" clear on all sides of the picnic table. See the following illustration:



**Town of Barnstable
Bismore Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Ocean Street Parking Accessible Spots	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Level changes > 1/4"	2" 2.25"	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Alter change in level to be 1/4" high max.	1	2894	\$2894
2	Walkway Through Bismore Park	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
3	Walkway Through Bismore Park	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
4	Bench Near Walkway	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	4.4%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
5	Sidewalk Along Ocean Street Heading North	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	2.9%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	North Side Parking Lot Along Bay	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	3.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
7	North Side Parking Lot Along Artist Shanties	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	3.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
8	Walkway to Artist Shanties	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%) Level changes > 1/4"	9.3% 1"	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max.	1	-	\$0
9	Bismore Park Walkway	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.5"	Alter change in level to be 1/4" high max at bench.	1	256	\$256
10	Walkway Through Bismore Park	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	0.75"	Alter change in level to be 1/4" high max.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Sidewalk Along Ocean St. Heading South	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.	1	-	\$0
12	Walkway Through Bismore Park	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	\$0
13	Sidewalk Along Ocean Street Heading South	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. Recommend providing detectable warning.	1	-	\$0
14	Sidewalk Along Ocean Street Heading South	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	\$0
15	Information Sign by Artist Shanties	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the sign.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Walkway at Artist Shanty	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Rotate sign to face the accessible route.	1	Labor	\$0
17	Walkway at Artist Shanties (South Side)	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure end of artist shanties path is connected to an accessible route. (Estimated 4' wide by 30' long concrete path.)	1	-	\$0
Curb Ramp												
18	North Side Parking Lot Along Artist Shanties	Ext.		Curb Ramp	Parallel		Curb ramp not provided	-	Provide a curb ramp. (Cost estimate for a new concrete curb ramp.)	1	2800	\$2800
19	Sidewalk Along Ocean Street Heading South Side	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp. (Cost estimate for a new concrete curb ramp.)	1	2800	\$2800
20	Sidewalk Along Ocean Street Heading South Side	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp. (Cost estimate for a new concrete curb ramp.)	1	2800	\$2800

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Ocean Street Parking Lot (South Street)	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	10.5%	Reduce running slope to be no steeper than 1:12 (8.33%). Recommend providing detectable warning.	1	2800	\$2800
22	Information Sign Near Artist Shanties	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) curb not maintained in operable working condition	11.5%	Provide a new curb ramp. (Cost estimate for a new concrete curb ramp.)	1	2800	\$2800
23	Sidewalk Along Ocean Street	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level. Recommend providing detectable warning.	1	170	\$170
24	Sidewalk Along Ocean Street Heading North Side	Ext.		Curb Ramp	Parallel		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level. Recommend providing detectable warning.	1	170	\$170
25	Sidewalk Along Ocean Street Heading South	Ext.		Curb Ramp	Parallel		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level. Recommend providing detectable warning.	1	170	\$170

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
26	South Parking Lot Accessible Spots	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign does not have the designation "Van Accessible"	24 1 - -	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.	1	800	\$800
Emergency Exit												
27	Welcome Center	1		Emergency Exit	N/A		Illuminated International Symbol of Acc. not provided (MAAB) Maneuvering clearance(s) not provided	- -	If the exit sign is replaced with a new illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA). Remove desk to provide maneuvering clearance at door.	1	200	\$200
Access to Goods and Services												
Ramps												
28	Walkway Through Shanties	Ext.		Ramps	Exterior		Handrails not provided	-	Provide handrails with 1-1/4" to 1-1/2" circular cross section. (Cost estimate for 20' of handrails.)	2	880	\$1760
29	Walkway Through Shanties to Parking Lot	Ext.		Ramps	Exterior		Handrails not provided	-	Provide handrails with 1-1/4" to 1-1/2" circular cross section. (Cost estimate for 20' of handrails.)	2	880	\$1760

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
30	Welcome Center	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	2	232	\$464
31	Men's Toilet Room	Ext.		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
32	Women's Toilet Room	Ext.		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
33	Artist Shanties	Ext.		Signage	N/A		Non glare finish and contrast not provided	-	Provide signs with a non-glare finish with characters that have a high contrast to the background.	1	-	\$0
Service Counter												
34	Sidewalk Along Ocean Street Heading North Side	Ext.		Service Counter	N/A		Counter > 36" high	53.25"	Provide a counter that is 36" max. above the ground.	1	880	\$880

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Sidewalk Along Ocean Street Heading South Side	Ext.		Service Counter	N/A		Counter > 36" high	53.25"	Provide a counter that is 36" max. above the ground.	1	880	\$880
36	Welcome Center Service Counter	1		Service Counter	N/A		Counter > 36" high	44.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Operable Parts												
37	Pay Station at Welcome Center	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	67.25"	Provide a pay meter so that controls are between 15"- 48" above the finished floor.	1	-	\$0
38	Sidewalk Along Ocean Street Heading North	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	67.25"	Provide a pay meter so that controls are between 15"- 48" above the finished floor.	1	-	\$0
39	Sidewalk Along Ocean Street Heading South	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	67.25"	Provide a pay meter so that controls are between 15"- 48" above the finished floor.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	South Side Parking Lot Along Harbormaster Building	Ext.		Operable Parts	Dog Bags		Reach < 15" or > 48"(forward/side approach)	58.25"	Relocate dog waste bags so that controls are between 15"- 48" above the finished floor.	1	Labor	\$0
41	Women's Toilet Room	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	51"	Relocate baby changing table so that controls are between 15"- 48" above the finished floor.	1	Labor	\$0
42	Welcome Center	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	65.5"	Relocate leaflets so that controls are between 15"- 48" above the finished floor.	1	Labor	\$0
43	Welcome Center	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	72.5"	Relocate leaflets so that controls are between 15"- 48" above the finished floor.	1	Labor	\$0
44	Water Fountain Station	1		Operable Parts	N/A		Side reach > 54"	64.25"	Relocate water dispenser 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
Picnic Tables												
45	Bathhouse /Welcome Center	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" min. knee clearance underneath.	1	1400	\$1400
46	Bismore Park/Artist Shanties	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the picnic table is located to an accessible route.	1	1400	\$1400
Toilet & Bathing Rooms												
Toilet Compartment												
47	Men's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
48	Women's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Clearance at toilet < 72" clear depth (MAAB)	- 62"	Repair hinge. Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	6182	\$6182

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dispensers												
49	Women's Toilet Room	Ext.		Dispensers	N/A		Controls > 48" Dispenser acts as a protruding object	58" 8"	Relocate so the hand sanitizer is 48" max. above the finished floor. Relocate hand dryers out of circulation path or provide a cane-detectable barrier 27" max. above the finished floor.	3	256	\$768
50	Men's Toilet Room	Ext.		Dispensers	N/A		Controls > 48" Dispenser acts as a protruding object	56.75" 8"	Relocate so the hand sanitizer is 48" max. above the finished floor. Relocate hand dryers out of circulation path or provide a cane-detectable barrier 27" max. above the finished floor.	1	256	\$256
Best Practice												
51	Artist Shanties	Ext.			252				Recommend providing 36"X48" minimum clear floor space adjacent to the bench. Recommend providing one bench with a back and one bench with arms in this area.	1	-	\$0
52	Sidewalk Along Ocean Street Heading South	Ext.			252				Recommend providing 36"X48" minimum clear floor space adjacent to the bench.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Curb Ramp												
53	Sidewalk Along Ocean Street Near Harbormaster Building	Ext.		Curb Ramp	N/A				Recommend providing detectable warning at curb ramp.	1	-	\$0
54	Sidewalk Along Ocean Street Heading North	Ext.		Curb Ramp	N/A				Recommend providing detectable warning at curb ramp.	1	-	\$0
55	South Side Parking Lot	Ext.		Curb Ramp	N/A				Recommend providing detectable warning at curb ramp.	1	-	\$0
56	South Side Parking Lot	Ext.		Curb Ramp	N/A				Recommend providing detectable warning at curb ramp.	1	-	\$0
Stairs												
57	Stairs at Welcome Center	Ext.		Stairs	Exterior				Recommend providing contrasting color strips at exterior staircase.	1		\$0