

Hathaway's Pond



ADA Transition Plan

October 2021



Institute for Human Centered Design

www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/tty

Background

Hathaway's Pond is located at approximately 1480 Phinneys Lane in Hyannis. Amenities include the beach at the pond, life guard stations, men's and women's toilet rooms, a wayside sign, picnic areas with picnic tables and outdoor grills, and parking for about fifty vehicles at multiple locations along the south end of the pond. There are also two (2) viewing areas on the east side of the pond; the first is about 900 feet from the start of a path that begins at the south end of the pond, and the second viewing area is about 1,200 feet from the same starting point.

Key Accessibility Issues

Beach Access Routes

Accessibility issues include lack of a beach access route to the recreation water level at the pond and to a picnic table on the beach near the pond.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to park amenities including picnic tables and cooking grills. There is also lack of an accessible route to both viewing areas.

Exterior Ramp

Accessibility issues include lack of handrails and edge protection at the exterior ramp to the toilet rooms.

Picnic Tables

Accessibility issues include lack of accessible picnic tables with the required knee and toe clearance at four (4) locations.

Toilet Rooms

Accessibility issues include the toilet centerline farther from the side wall than allowed in the women's accessible compartment and inaccessible door hardware on the door to the men's accessible compartment. Both the men's and women's toilet rooms lack a sign with raised characters and braille at the entry to the toilet rooms, have pipes that are not wrapped under the

lavatory, have a malfunctioning self-closing hinge at the door to the accessible compartment and have the toilet paper dispenser mounted above the side grab bar in the accessible compartment.

Additional Accessibility Issues

- Lack of a van accessible parking space.

Order of Magnitude Cost Estimates

- Provide a beach access route to the recreation water level at the pond and to a picnic table on the beach near the pond: \$6,484
- Provide exterior access routes to pond amenities: \$2,880
- Renovate exterior ramp at toilet rooms: \$2,900
- Renovate toilet rooms: \$4,350
- Provide four (4) accessible picnic tables: \$5,600
- Miscellaneous corrective actions (identification and designation signs, etc.): \$1,464

Total: *\$23,678

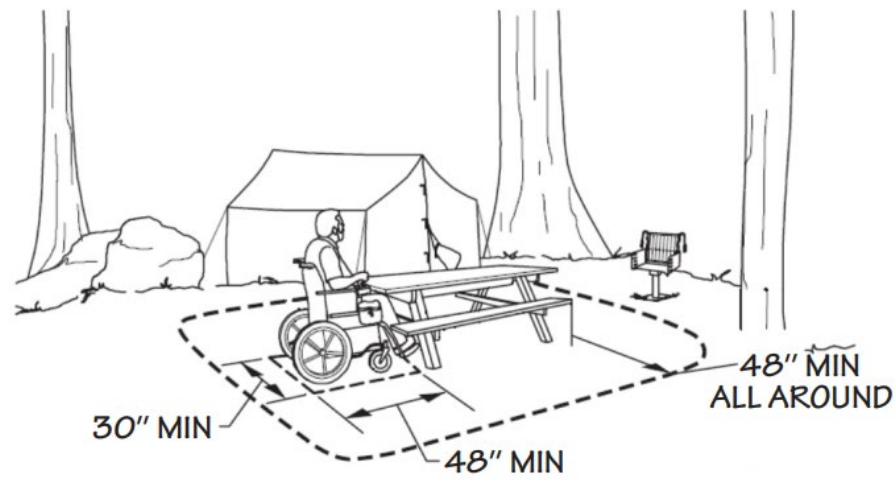
***Note:** Costs to provide additional materials for a van accessible parking space as described in Figure 3 are not included. Also, costs to provide an accessible route to the two (2) viewing areas are not provided because the extreme topography leading to the viewing areas makes creating an accessible route impractical.

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.

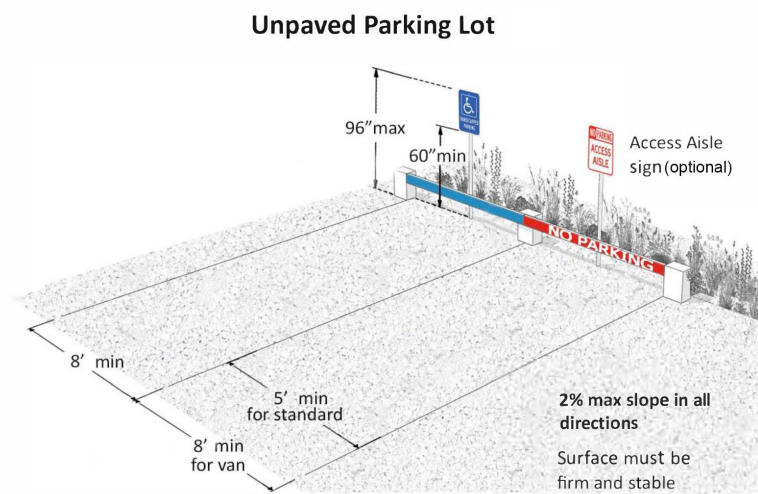
- Recommend providing benches, some with arms and some with backs, near the toilet rooms and in shady areas.
- Recommend providing one bench with a back and one bench with arms in each viewing area.
- Recommend providing a 48" wide min. stable and firm surface such as stone dust under and around at least one accessible picnic table in each distinct picnic area. See Figure 1 below:

Figure 1:








- See Figure 2 illustrating one way to mark accessible parking spaces at unpaved parking lots.

Figure 2:







- Recommend providing a stable and firm surface such as a beach mat connecting the beach access route to at least one of the lifeguard stations so a visitor with a mobility disability could navigate to a life guard station should the need to do so arise.






**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Between First and Second Viewing Area	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	30" - - - -	Ensure that a clear width of 36" min. is maintained at the accessible route. Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Note: Providing an accessible route is impractical.	1	-	\$0
2	Path Prior to First Viewing Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	- - - - -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Repair surface. Ensure an accessible route is provided. Note: Providing an accessible route is impractical.	1	-	\$0
3	Path Prior to First Viewing Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	- - - - -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Repair surface. Ensure an accessible route is provided. Note: Providing an accessible route is impractical.	1	-	\$0
4	Between First and Second Viewing Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	- - - - -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Repair surface. Ensure an accessible route is provided. Note: Providing an accessible route is impractical.	1	-	\$0
5	Between First and Second Viewing Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	- - - - -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Repair surface. Ensure an accessible route is provided. Note: Providing an accessible route is impractical.	1	-	\$0





**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Beach Access Routes												
6	To Beach From Parking	Ext.		Beach Access Routes			Beach route not provided Surface is not firm and stable	- -	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the recreation water level (for lake, pond and reservoir beach). (Cost based on an 82' long beach mat extending to the recreation water level.)	1	4575	\$4575
Off-Street Parking Lot or Garage												
7	Accessible Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign does not have the designation "Van Accessible" Total # of parking	50 1 - - -	Provide a compliant van accessible parking space with a ISA identification sign. Include a marked access aisle that is at least 96" wide at the van space and at least 60" wide at the car space. Add the designation "Van Accessible" to the sign located at the van accessible space. (See the report for a graphic showing how to designate accessible parking spaces in unpaved parking lots.)	2	500	\$1000
Access to Goods and Services												
Ramps												
8	To Accessible Parking From Men's Toilet Room	1		Ramps			No top or bottom landing provided Edge protection < 4" high Handrails not provided	- - -	Provide landing at bottom of ramp. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Provide handrails with 1-1/4" to 1-1/2" circular cross section.	1	2900	\$2900
Signage												
9	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille at the entry to the men's toilet room.	1	232	\$232




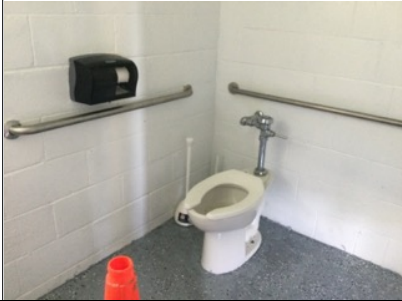

**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Women's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille at the entry to the women's toilet room.	1	232	\$232
Picnic Tables												
11	Fishing Point - North East Side	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
12	Beach	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least 5% but not less than one picnic table with top between 28"- 34" above the ground and 27" clear height underneath in each distinct area where picnic tables are provided. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table and a 33' long beach mat to the picnic table.)	1	3309	\$3309
13	Picnic Area	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 in this picnic area with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table and a 48" wide min. x 30' long stone dust path to, under and around the picnic table.)	1	2360	\$2360
14	Picnic Area Right of Toilet Room	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 in this area with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table and a stone dust accessible route to and around the accessible picnic table in this area.)	1	1400	\$1400




**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Grills												
15	Picnic Area	Ext.		Grills	N/A		Not on a accessible route Surface not firm and stable Clear floor space not provided	- - -	Ensure at least 5% of grills but not less than one grill is located on an accessible route. Ensure surface is firm and stable. Ensure that a stable and firm surface and at least a 30" by 48" clear floor space is provided on all usable sides of grills. (Cost based on a 48" wide min. stone dust route from the parking area to and around the grill.)	2	960	\$1920
Benches												
16	First Viewing Area About 900' From Start of Path	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	-	\$0
Toilet & Bathing Rooms												
Lavatory												
17	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath	-	Insulate pipes to prevent contact at lavatory.	1	92	\$92
18	Men's Toilet Room	1		Lavatory			Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 42.6"	Insulate pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	348	\$348

**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
19	Women's Toilet Room	1		Single-User Toilet	340		Centerline < or > 18" (MAAB)	19.2" -	Relocate toilet so that the centerline is 18" from the side wall.	1	2828	\$2828
Toilet Compartment												
20	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with non-compliant hardware Door with malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70	\$70
21	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
22	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet.	1	353	\$353
23	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet. Or replace dispenser if it does not allow continuous paper flow.	1	353	\$353

**Town of Barnstable
Hathaway's Pond**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dispensers												
24	Men's Toilet Room	1		Dispensers	N/A		Dispenser acts as a protruding object	7.5"	Provide a cane-detectible barrier 27" max. above the finished floor under the suntan lotion dispenser.	1	306	\$306
Best Practice												
Lifeguard Stations												
25	View Towards Life Guard Stations	Ext.		Lifeguard Stations	N/A				Recommend providing a stable and firm surface such as a beach mat connecting from the beach access route to at least one of the lifeguard stations so a visitor with a mobility disability could navigate to a life guard station should the need to do so arise.	1	-	\$0
Viewing Area												
26	Second Viewing Area About 2000' from Start of Path	Ext.		Viewing Area	Exterior				Recommend providing one bench with a back and one bench with arms at both viewing areas.	1	-	\$0