

# Payson Park



## Town of Belmont ADA Transition Plan

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Institute for Human Centered Design

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### Background

Payson Park is located at the intersection of Payson Road and Elm Street. Payson Park features two (2) playgrounds, a grass field, a picnic area, bike rack and a concert stand.

There are four park entrances: on Elm Street, on the corner of Elm Street and Payson Street, on Payson Street, and on Van Ness Road. The park entrances on Elm Street and Van Ness Road lack an accessible route due to stairs. The entrance on Payson Street and the entrance on the corner of Payson Street and Elm Street could be brought into full compliance.

On the day of survey, the boundary of sport activity for the grass field was not marked, however soccer nets were observed.

There is no designated parking area, however there is street parking available on Elm Street, Payson Street and Van Ness Road.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include exterior routes with excessive cross and running slopes, and changes in level greater than allowed. There is a lack of an accessible route between all park amenities, including benches and the grass field.

#### Picnic Tables

Accessibility issues include lack of an accessible picnic table located on an accessible route.

#### Playground and Park Circulation

Accessibility issues include lack of an accessible route to and around the two playgrounds. There is also a lack of an impact-attenuating accessible route to the play components inside the boundary of the playgrounds. See the following diagram depicting accessible routes to and around the playgrounds from entrances (in yellow) and to the play components in the playgrounds (in red). A stone dust route to the bike rack is shown in light blue.



**Note:** The ADA allows engineered wood fiber as an accessible surface when it is installed properly and maintained to be stable, firm and slip-resistant. Engineered wood fiber surfaces will require frequent maintenance to comply because of surface displacement due to weather, user activity and other factors.

The Massachusetts Architectural Access Board (MAAB) has long considered engineered wood fiber and wood chips as noncompliant and problematic materials. While it reserves the right to reevaluate this in the future, it is currently MAAB's opinion that such material is not clearly compliant with the requirements of 521 CMR.

### Additional Accessibility Issues

- Directional signage to an accessible park entrance is not provided at the inaccessible entrances to the park.
- Informational signs are mounted lower than allowed.

### Order of Magnitude Cost Estimates

- Renovate exterior routes: \$16,664
- Provide an accessible picnic table on an accessible route: \$4,400

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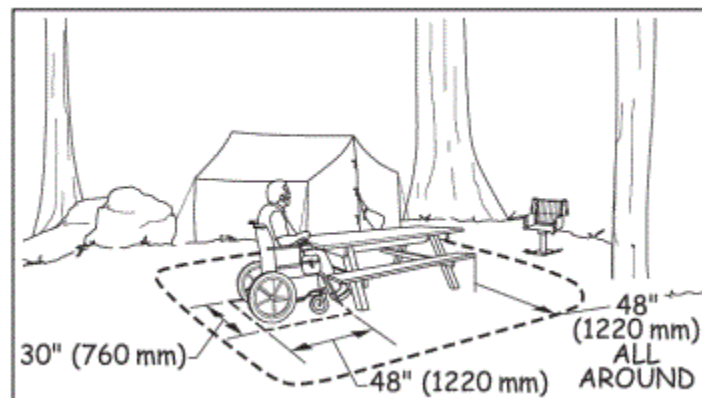
- Install an accessible route to and around the playgrounds: \$19,620
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$58,338
- (Miscellaneous corrective actions: directional signs, etc.):\$1,692

**Total: \$100,714**

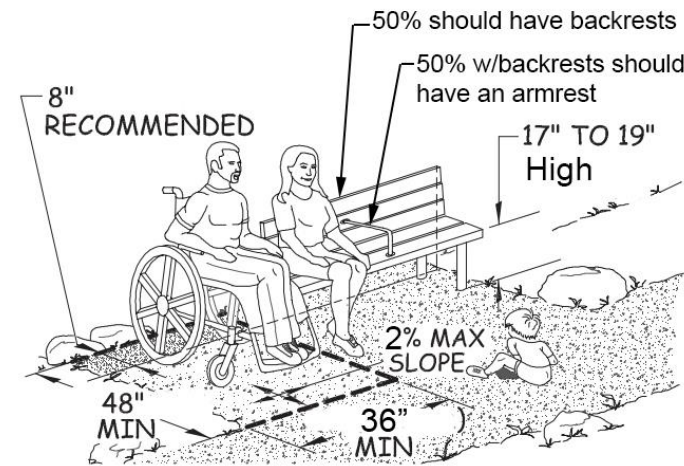
### Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in the picnic area and connected to an accessible route. See the following diagram:








- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside at least one bench that is located on an accessible route so that a wheelchair user can sit with their shoulders aligned alongside someone sitting on the bench. See the following diagram:








- Recommend providing handrails on both sides of stairs.
- Recommend providing contrasting strips on each stair tread.







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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	Elm Street	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	7.4%	Reduce cross slope to be no steeper than 1:50 (2.00%).(Cost estimate to renovate 100' of sidewalk.)	1	4000	\$4000
2	Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	7.8%	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for 10' long, 4' wide asphalt route.)	1	400	\$400
3	Walkway by Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	6.5%	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for 10' long, 4' wide route.)	1	400	\$400
4	South Payson Street Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1.25"	Alter change in level to be 1/4" high max.	1	160	\$160
5	Band Stand	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for 177' long, 4' wide asphalt walkway.)	1	5664	\$5664

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Bike Rack by Main Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack. (Cost estimate for 15' long, 4' wide stone dust route.)	1	480	\$480
7	Bulletin Board and Defibrillator in Grass Field by Picnic Area	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for 24' long, 4' wide asphalt route.)	1	960	\$960
8	Walking Route Between Playground and South Payson Street Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route. (Cost estimate for 4' wide by 109' long asphalt route.)	1	4360	\$4360
9	Walking Route on North Side	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the trash container. (Cost estimate for 6' long by 4' wide asphalt route.)	1	240	\$240
<b>Entrance</b>												
10	Elm Street Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Van Ness Road Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
<b>Access to Goods and Services</b>												
<b>Signage</b>												
12	Main Entrance	Ext.		Signage	Informational		Visual characters < 40" above ground	-	Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor.	1	Labor	\$0
<b>Picnic Tables</b>												
13	Gravel Picnic Area on Southeast Side	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided	6"	Provide at least 1 picnic table with knee and toe clearance that is 17" deep minimum.	1	1400	\$1400
14	Gravel Picnic Area on Southeast Side	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the dining surface is connected to an accessible route. (Cost estimate for a 75' long, 4' wide asphalt route to the picnic table.)	1	3000	\$3000






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Exterior Benches</b>												
15	Grass Field by East Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to the bench. (Cost estimate for 10' long by 4' wide asphalt route.)	1	400	\$400
16	Walking Route on North Side	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. (Cost estimate based on 6' long, 4' wide asphalt route.)	1	240	\$240
17	West Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench. (Cost estimate for 4' wide by 5' long asphalt route.)	1	200	\$200
<b>Play and Sport Areas</b>												
<b>Play Areas</b>												
18	East Playground	Ext.		Play Areas			Accessible route not provided to playground	-	Install an accessible route to the playground. (Cost estimate for 66' long by 4' wide asphalt route.)	1	3300	\$3300
19	West Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground	- -	Install an accessible route to and around the playground. (Cost estimate for 150 ft. long, 4 ft. wide stone dust route to and around the playground.)	1	4800	\$4800

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	East Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Provide an accessible route around the play area (including route to at least one bench). (Cost estimate for 288' long by 4' wide asphalt route around playground.)	1	11520	\$11520
21	East Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 1,250 sq. ft. of poured in place rubber surface.)	1	17500	\$17500
22	West Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 2,917 sq. ft. of poured in place rubber surface.)	1	40838	\$40838
23	West Playground	Ext.		Play Areas	N/A		No compliant transfer system	20.75"	Alteration of component might be technically infeasible. When playground is resurfaced with poured-in-place rubber ensure that transfer platform is 11" to 18" high above the ground surface.	1	Labor	\$0
<b>Field</b>												
24	Grass Field With Soccer Net	Ext.		Field	Soccer		Field not connected to an accessible route	-	Provide an accessible route to the field. (Cost estimate for 4' wide by 5' long stone dust route.)	1	160	\$160
<b>Best Practice</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Grass Field by East Playground	Ext.							Recommend providing clear floor space alongside at least one bench in each area where benches are provided so that a wheelchair user can sit shoulder to shoulder with a person seated at the bench.	1	-	\$0
26	Gravel Picnic Area on Southeast Side	Ext.							Recommend providing a 48" wide stable, firm and slip resistant walking surface around accessible picnic tables.	1	-	\$0
27	Van Ness Road Entrance	Ext.							Recommend providing handrails on both sides of stairs. Recommend providing contrasting strips on each stair tread.	1	-	\$0