Buena Vista Golf Course



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
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Background

Year Built: 1760, 1926 Year Renovated: 2024 (exterior ramp and purchase of 4 golf carts)

The Buena Vista Golf Course is a 9-hole golf course located at 37 Buena Vista Road. In addition to the course itself, amenities include golf clubs and four (4) golf carts that are available for rental, a starters shack, benches, a portable toilet and parking. Areas surveyed included the areas that are open to members of the public including parking, the starters shack and the golf course.

Key Accessibility Issues and Observed Conditions

Parking Lot
Accessibility issues include a lack of one (1) van accessible and one (1) car accessible parking space located on the shortest accessible route to the path leading to the starters shack and to the start of the golf course.

Portable Toilet
Accessibility issues include a lack of an accessible portable toilet located on an accessible route. (On the day of the survey, an inaccessible portable toilet was located near the fourth hole on the golf course.)

Exterior Access Routes
The IHCD team observed that a golf cart could be used to provide access to the starters shack, the golf tees and throughout the golf course to each of the 9 holes.

Note: Pricing in the survey catalog is not provided for most exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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.

- The IHCD team was told that course personnel can be reached at the starters shack by phone or email, and can meet visitors at an accessible location in the parking lot to provide access to a golf cart, or to whatever else the visitor may need to begin a round of golf. Recommend ensuring this policy and the necessary phone number and email address is widely publicized on the course website, on site, and as needed.
- Recommend re-striping to provide a 5' wide min. and 20' long min. drop-off zone at a location near the starters shack and golf course entry where some existing faded striping exists in order to provide a drop-off zone. Include a sign with the International Symbol of Accessability (ISA) in order to identify the drop-off zone.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Second Hole Tees	Ext.		Exterior Access Route	N/A				The IHCD team observed that a golf cart could be used to provide access to the starters shack, the golf tees and throughout the golf course to each of the 9 holes.	1	-	-
2	Starters Shack	Ext.		Exterior Access Route	Walkway				The IHCD team was told that golfers can drive a golf cart up to the service window to provide an accessible route to this location.	1	-	-
	Off-Street Parking Lot or Garage											
3	Parking By Starters Shack	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided	44 - - - -	Provide one compliant van accessible space and one compliant car accessible space, with striped access aisles and accessible parking sign with the International Symbol of Accessibility. Add the designation "Van Accessible" to the sign located at the van accessible parking space. Locate the accessible spaces on the shortest accessible route to the starters shed and golf course entry area. (Cost is for signs.)	3	825 **2475**	$1K - $5K
	Toilet & Bathing Rooms											
	Portable Toilet											
4	By Fourth Hole	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate a portable toilet on an accessible route. Ensure that 5% (and at least 1) of portable toilets is accessible.	1	7590 **7590**	$5K - $10K
	Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Course Policy											
5	Starters Shack	Ext.		Course Policy	N/A				The IHCD team was told that course personnel can be reached at the starters shack by phone or email, and can meet visitors at an accessible location in the parking lot to provide access to a golf cart, or to whatever else the visitor may need to begin a round of golf. Recommend ensuring this policy and the necessary phone number and email address is widely publicized on the course website, on site, and as needed.	1	-	-
	Drop-off Zone											
6	By Starters Shack	Ext.		Drop-off Zone	N/A				Recommend re-striping to provide a 5' wide min. and 20' long min. area at this approximate location near the starters shack and golf course entry to provide a drop-off zone. Include a sign with the International Symbol of Accessibility (ISA) in order or identify the drop-off zone.	1	-	-

Cornerstone Aquatics Center



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Background

Year Built: 1961 Years Renovated: 2016 (added ADA family changing rooms), 2017 (constructed the ramp at the main entrance), 2020 (renovated the men's and women's locker rooms).

The Cornerstone Aquatics Center is located at 55 Buena Vista Road. A staircase and an exterior ramp lead to an accessible entrance to the first floor on the east side of the building, with egresses located on the building's west side. Parking is available along the east side of the building as well.

The aquatics center has a first floor and a basement, with all public programs located on the first floor. Exterior areas surveyed included the parking, walkways, stairs and a ramp. Once inside, all areas that were open to the members of the public were surveyed, including the reception area, access to three pools, locker rooms, toilet rooms and changing areas, a gymnasium and a multipurpose room.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include slightly excessive running slopes at some of the walkways around the building. In addition, the exterior ramp has a slightly excessive running slope at some locations, and has handrails that do not extend 12" beyond the bottom landing. There are also curb ramps with excessive running and cross slopes, that are not flush where they meet the street or parking area, and some curb ramps by the parking area are lacking detectable warnings or have detectable warnings that are not maintained in operable working condition.

Parking Lot
Accessibility issues include an access aisle that is narrower than allowed. Overall, there are 143 parking spaces in the parking lot. This means that at least four (4) car accessible and one (1) van accessible parking spaces are required. As the IHCD team saw five (5) car accessible and one (1) van accessible parking spaces, no additional accessible parking spaces are required at this time, though the Town of West Hartford always has the option to provide more than the minimum required number of accessible parking spaces.

Signage
Accessibility issues include a lack of tactile egress signs, a lack of a sign with the International Symbol of Accessibility (ISA) at an accessible egress, a lack of a sign at inaccessible egresses directing visitors to the nearest accessible egress, a lack of a sign at an inaccessible toilet room in the gym directing visitors to the nearest accessible toilet room, and there is a lack of the minimum required clear floor space at signs due to the location of stored objects.

Toilet, Shower and Changing Rooms
Accessibility issues include a lack of accessible lockers identified with the International Symbol of Accessibility (ISA) and a lack of compliant benches in locker and changing rooms. There is also a lack of an ambulatory toilet compartment in the women's locker room toilet room area, a lack of an emergency call system in a single-user toilet room, a toilet flush control that is not located on the open or transfer side, an accessible toilet compartment door that lacks a functioning self-closing hinge, and a transfer shower that lacks a vertical grab bar located 4" max. from the front of the shower. Changing room benches lack the minimum required clear floor space at the bench, and baby changing tables have a handle that is located higher than allowed.

Additional Accessibility Issues

- Some doors have a lack of the minimum required maneuvering clearance at the door due to the presence of stored objects or due to the location of a wall.
- There is a lack of at least one work surface in the lobby with knee and toe clearance, and a work surface at a mirror in the women's locker room lacks the minimum required depth.
- Areas with coat hooks lack at least one (1) coat hook that is no higher than 48" above the finished floor.
- There is a lack of drinking fountains for standing users, and a drinking fountain that is provided for standing users lacks a cane-detectable barrier skirt at the high unit.

- On the day of the survey at some locations, there was a lack of the minimum required clear floor space by at least one of each unique type of exercise equipment in the gymnasium.
- At the recreation and multipurpose pool, the accessible entry needs to be addressed. Either an additional handrail that is between 33” and 36” from the existing handrail must be proved at the sloped entry, or some other accessible means of access must be provided. (On the day of the survey, the IHCD team noticed that there was a pool chair lift by a large wall-mounted race timer that could be relocated for independent use at the recreation and multipurpose pool.)
- If audible communication is integral to the men’s locker room where an audio speaker is positioned, there is a lack of an assistive listening system.

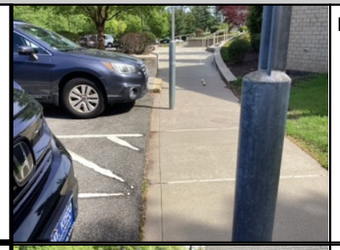
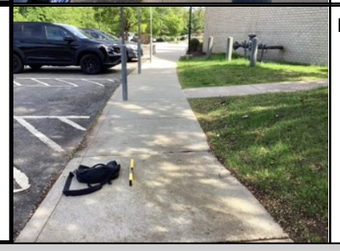
Note: If audible communication is integral to the use of the space, an assistive listening system shall be provided as shall a sign with the International Symbol of Access for Hearing Loss. (The IHCD team was told that an assistive listening system is being purchased.)

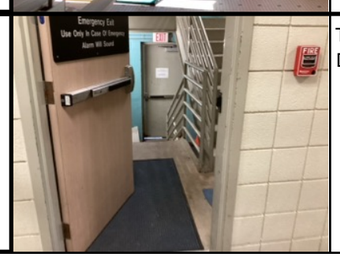
Note: Pricing in the survey catalog is not provided for most exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

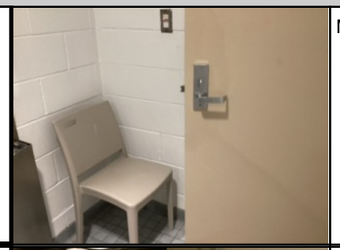
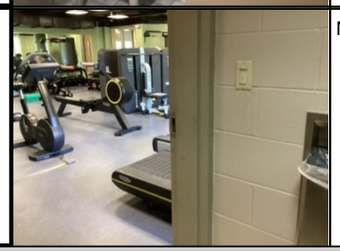
Best Practice and Inclusive Design

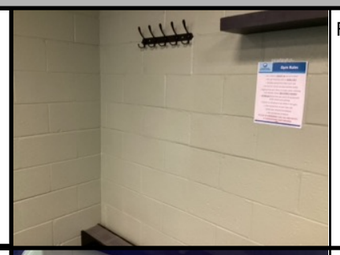
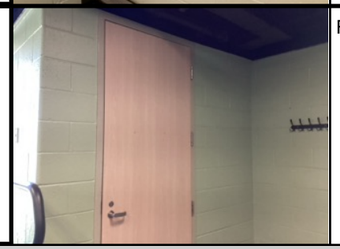
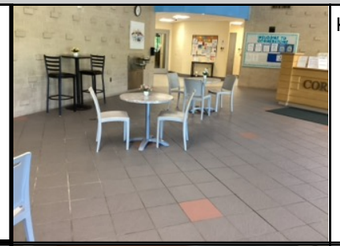
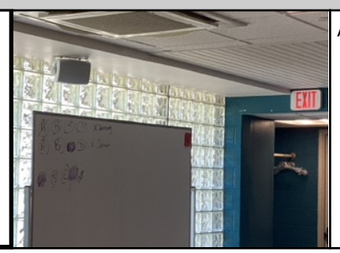
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

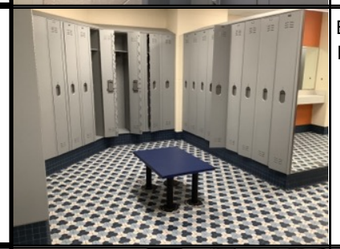
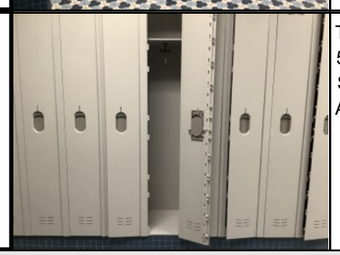
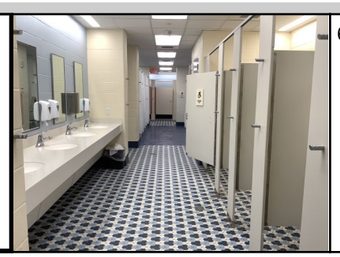
- Recommend providing a detectable warning in a color that contrasts with the ground surface at both ends of all crosswalks that do not have a detecable warning.
- Recommend providing a self-closing hinge at the changing room door in the women's locker room.
- Recommend providing a sign with the International Symbol of Accessibility (ISA) at the accessible door leading from the men's locker room to the pool area.
- Recommend providing a designation sign with raised characters and brialle at all permanent rooms with a purpose that is not likely to change if those rooms do not currently have a designation sign.
- Recommend providing a color contrast on the leading edge of all interior and exterior stairs that do not have color contrast on the stair nosings. Doing so aids some users in judging the steps in both ascent and decent.
- Recommend, at a portion of the exterior walkway near the accessible parking spaces that are located to the right when facing the main entrance to the building, repainting a faded yellow stripe that warns of an approximately four-inch change in level. (Since there is an alternate accessible route from this point to and from the accessible parking spaces and the ramp to the main entrance, the change in level does not have to be removed or reduced, though taking that step could improve accessibility and safety for some visitors.)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	By Parking to Right of Main Entrance	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7.7%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
2	By Parking to Right of Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	-	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
	Curb Ramp											
3	Curb Ramps West Side	1		Curb Ramp	N/A		Running slope is > 1:12 (8.33%)	10%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-
4	Crosswalk by Entrance at Buena Vista Road	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Cross slope > 1:48 (2.08%) Detectable warning not provided (2022)	- - -	Ensure transition from curb ramp to street is flush or free of changes in level. Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%). Provide detectable warnings on curb ramps. (Provide a compliant curb ramp at both ends of this crosswalk if it was last modified in 2022 or more recently.)	2	-	-
5	Curb Ramps, Right Side	Ext.		Curb Ramp	N/A		Detectable warning is not in operable condition	-	Ensure that the detectable warning and the adjoining walkway surface is maintained in operable working condition.	1	-	-

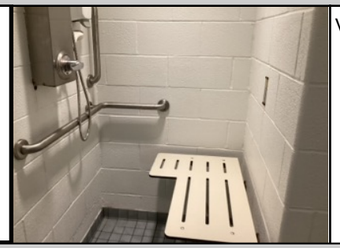
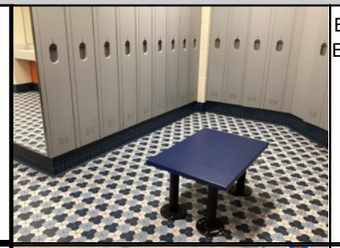
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Off-Street Parking Lot or Garage											
6	Parking to Right of Main Entrance	Ext.	.	Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle is not 60" wide at car space	143 5 1 55"	Provide a marked access aisle that is at least 60" wide. (One of the access aisles here was just 55" wide. Re-stripe the narrow access aisle.) **Note**: There are 3 car accessible parking spaces at this location. On the other side of the entry stairs there are 2 car and 1 van accessible parking spaces. A total of 4 car and 1 van accessible spaces are required in the lot.	1	-	-
	Exterior Ramp											
7	Main Entrance Ramp	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Handrails do not extend 12" past top & bottom	8.7% 9"	Reduce running slope to be no steeper than 1:12 (8.33%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Ensure that extensions return to a wall, guard, the landing surface, or are continuous to the handrail of an adjacent ramp run.	1	-	-
	Access to Goods and Services											
	Means of Egress											
8	Competition Pool	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the right side of the rightmost door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	2	413 **826**	$500 - $1K
9	Egress to Stairs by Multipurpose Room	1		Means of Egress	Egress and Directional Signs		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	2	413 **826**	$500 - $1K

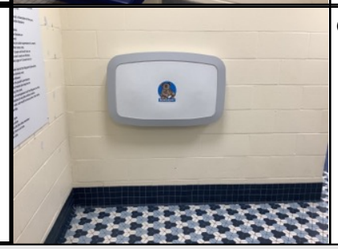
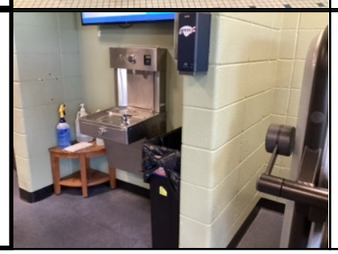
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Main Egress	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit. Ensure that exit doors at the level of exit discharge that lead directly to accessible paths of exit discharge are marked by the International Symbol of Accessibility no less than 6" high and incorporated into the required exit sign or located directly adjacent to it.	2	413 **826**	$500 - $1K
	Doors & Gates											
11	Family Changing Room Shower Area (Right Side)	1		Doors & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate the chair to maintain 18" min. pull side maneuvering clearance at the door.	1	Labor	Labor
12	Gymnasium	1		Doors & Gates	Circulation		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	9900 **9900**	$5K - $10K
	Signage											
13	Toilet and Shower Room Near Lobby	1		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate stored items to maintain a clear floor space of 18" min. by 18" min. centered on the tactile characters. Recommendation applies to all designation signs in a similar condition.	1	Labor	Labor
	Operable Parts / Reach Range											
14	By Gymnasium	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	74”	Provide an additional coat hook located 48" max. above the finished floor.	1	124 **124**	$1 - $500

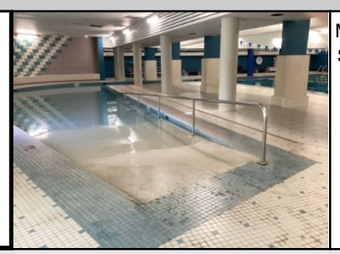
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Gymnasium	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	64.5"	Provide an additional coat hook located 48" max. above the finished floor.	1	124 **124**	$1 - $500
16	Single-User Toilet Room in Gymnasium	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	- -	Provide an additional coat hook no higher than 48" above the finished floor.	1	124 **124**	$1 - $500
	Dining or Work Surfaces											
17	Lobby	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. high knee and toe clearance. **Note:** Almost all pedestal tables do not provide accessible knee and toe clearance.	1	1155 **1155**	$1K - $5K
18	Women's Locker Room	1		Dining or Work Surfaces	Work Surface		Knee and toe clearance < 17" or > 25" deep	11.75"	Provide at least one work surface with knee clearance that is between 17" min. and 25" max. deep.	1	1155 **1155**	$1K - $5K
	Assembly Area											
19	Men's Multi-User Tolet Room Off Lobby	1		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. Cost for a capacity of 50 or less. Recommendation applies to all assembly areas in a similar condition.	1	2604 **2604**	$1K - $5K

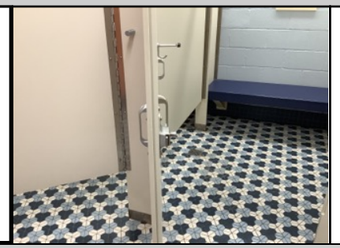
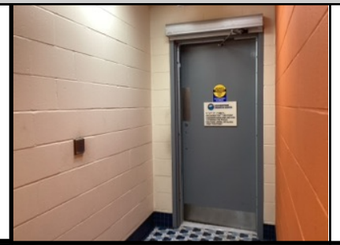
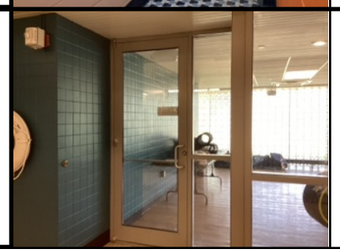
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Locker Room											
20	Men's Locker Room	1		Locker Room	Men's		Accessible locker lacks ISA	-	Ensure elements that are required to be accessible, such as lockers, are identified by the International Symbol of Accessibility (ISA). Cost provided for one instance of this repetitive issue.	1	413 **413**	$1 - $500
21	Toilet and Shower Room Near Lobby	1		Locker Room	Men's		5% of lockers are not accessible Storage > 48" high Hook > 48" high Accessible locker lacks ISA	- 68" 66" -	Provide at least one accessible locker (or ensure 5% of all lockers are accessible). Locate storage shelf and coat hook no higher than 48" above the finished floor at accessible lockers. Ensure elements that are required to be accessible such as accessible lockers are identified by the International Symbol of Accessibility (ISA). Cost provided for one	1	1416 413 **1829**	$1K - $5K
22	Women's Locker Room	1		Locker Room	Women's		Back support not provided at bench Bench < 42" long	- 36"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 42" long and 20" to 24" deep. Recommendation applies to all locker rooms with benches in a similar condition.	1	990 **990**	$500 - $1K
23	Women's Locker Room	1		Locker Room	Women's		Total # of locker 5% of lockers are not accessible Storage > 48" high Accessible locker lacks ISA	97 - 68" -	Ensure that at least 5% of lockers are accessible, with storage and a coat hook, if provided, no higher than 48 inches above the floor. Ensure elements that are required to be accessible are identified by the International Symbol of Accessibility (ISA). Cost is for one instance of this repetitive issue.	1	1416 413 **1829**	$1K - $5K
	Toilet & Bathing Rooms											
	Overall Access											
24	Women's Locker Room	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment.	1	6462 **6462**	$5K - $10K

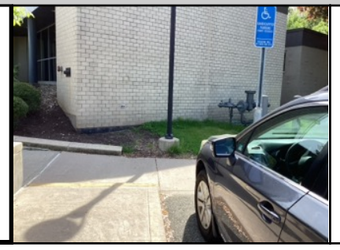
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Single-User Toilet											
25	Single-User Toilet Room in Gymnasium	1		Single-User Toilet	N/A		Rear grab bar < 36" long Clearance at toilet < 56" clear depth Vertical grab bar not provided (2006) Emergency call system not provided (2006)	34" 53” - -	Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible toilet or bathing room. **Note:** The signage should be provided on the latch side of the exterior door. Alternately, the Town of West Hartford also has the option of making this toilet room fully accessible.	1	413 **413**	$1 - $500
26	Toilet and Shower Room Near Lobby	1		Single-User Toilet	N/A		Flush control not on open side Emergency call system not provided (2006)	- -	Relocate the flush control to the open side. Provide an alarm pull switch, identified with emergency instruction within 3 feet of the water closet with a pull cord extending to within 12" of the floor. (Cost estimate is for relocating the flush control.)	1	1650 **1650**	$1K - $5K
	Toilet Compartment											
27	Men's Locker Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open/transfer side of the toilet.	1	1650 **1650**	$1K - $5K
28	Men's Locker Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	Labor
29	Women’s Locker Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open/transfer side of the toilet.	1	1650 **1650**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Women's Locker Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	Labor
	Shower											
31	Family Changing Room Shower	1		Shower	Transfer Type		Vertical grab bar > 4" from edge of shower (2006)	-	Relocate vertical grab bar in the transfer shower so that it is 4" max. from the front edge of the shower.	1	1320 **1320**	$1K - $5K
	Changing Rooms											
32	Men's Locker Room	1		Changing Rooms	Men's		Back support not provided at bench Bench < 42" long	- -	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 42" long min.	1	990 **990**	$500 - $1K
33	Toilet and Shower Room Near Lobby	1		Changing Rooms	N/A		Bench < 42" long	-	Provide a bench that is 42" long min. and 20" to 24" deep.	1	990 **990**	$500 - $1K
34	Women's Locker Room	1		Changing Rooms	Women's		30" clear not provided alongside bench	-	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer, ensuring the remaining bench section is at least 42" long and 20" to 24" deep. **Note:** A new changing room will likely be required because there is not sufficient width for the clear floor space and a compliant bench.	1	12583 **12583**	$10K - $50K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Family Changing Room Near Recreation and Multipurpose Pool	1	OK right right?	Changing Rooms	Family		30" clear not provided alongside bench Bench < 20 - 24" deep	- 19”	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is between 20" min. - 24" max. deep.	1	990 **990**	$500 - $1K
	Baby Changing Table											
36	Toilet and Shower Room Near Lobby	1		Baby Changing Table	N/A		Operable part > 48" high	53"	Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor. Once repositioned, insure the changing table has 27" min. knee and toe clearance and the the work surface is no higher that 34" above the finished floor.	1	1320 **1320**	$1K - $5K
37	Women’s Locker Room	1		Baby Changing Table	N/A		Operable part > 48" high	51”	Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor.	1	1320 **1320**	$1K - $5K
	Additional Access											
	Drinking Fountain											
38	Competition Pool	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
39	Gymnasium	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Lobby	1		Drinking Fountain	Hi-Lo		Standing fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	1469 **1469**	$1K - $5K
41	Recreation and Multipurpose Pool	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
Recreation Areas												
Exercise Machines												
42	Multipurpose Room	1		Exercise Machines	N/A		Clear floor space not provided	-	Ensure that one of each type of equipment has a 30" min. by 48" min. clear floor space positioned for transfer or for use by an individual seated in a wheelchair. Clear floor space required at exercise machines and equipment shall be permitted to overlap.	1	Labor	Labor
Pool												
43	Recreation and Multipurpose Pool	1		Pool	Sloped Entry		Minimum # of accessible entries not provided Sloped entry width < 33”- 38"	- -	To bring the pool entry into full compliance with the ADA Standards and ANSI A117.1, either provide a second railing between 33" and 38" from the first railing at the sloped entry, or relocate the pool chair lift so it can be used independently. The lift was near the pool on the day of the survey (stored by a large race timing clock).	1	-	-
Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Detectable Warning											
44	Curb Ramps West Side	Ext.		Detectable Warning	N/A				Recommend providing a detectable warning in a color that contrasts with the ground surface at the far end of this crosswalk and at the next transition to the parking area in the distance. Recommendation applies to all crosswalks at the school in a similar condition in that they do not have a detectable warning at one or both ends of the crosswalk.	3	-	-
	Self-Closing Hinge											
45	Women's Locker Room Changing Room	1		Self-Closing Hinge	N/A				Recommend providing a self-closing hinge at the changing room door.	1	-	-
	Sign											
46	Men's Locker Room Door to Pool Area	1		Sign	ISA				Recommend providing a sign with the International Symbol of Accessibility (ISA) at the accessible door leading from the men's locker room to the pool area.	1	-	-
47	Multipurpose Room	1		Sign	Designation				Recommend providing a designation sign with raised characters and braille at this permanent room mounted on the glass by the latch side of the door, with the sign mounted between 48 inches minimum and 60 inches maximum above the finished floor. Recommendation applies to all permanent rooms with a purpose that is not likely to change	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Stairs											
48	Main Entrance Stairs	Ext.		Stairs	N/A				Recommend providing color contrast on the leading edge of these stairs and on all stairs that do not have color contrast on the stair nosings. Doing so aids some users in judging the steps in both ascent and decent. Recommendation applies to all exterior and interior stairs that do not have color contrast on the stair nosings.	1	-	-
	Yellow Caution Striping											
49	By Parking to Right of Main Entrance	Ext.		Yellow Caution Striping	N/A				Recommend repainting the faded yellow caution striping where the walkway has a 4" change in level. **Note:** Since there is an alternate accessible route from this point to and from the accessible parking spaces and the ramp to the main entrance, the change in level does not have to be removed or reduced, though taking that step could improve safety for some visitors.	1	-	-

Eisenhower Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1969 Year Renovated: 2017, 2022, 2024, 2025

Eisenhower Park is located at 33 Sheep Hill Drive. Amenities include one (1) pool, a pool house, two (2) playgrounds, two (2) basketball courts, one (1) swing set, one (1) baseball field, one (1) soccer field, one (1) volleyball court, two (2) parking lots, one (1) food scraps drop-off box, and two (2) outdoor single-user toilet rooms on the north side of the park.

The pool house is a one-story building that has an accessible entrance on the northeast side. Areas surveyed include the men's and women's locker rooms and four (4) all-gender single-user toilet and bathing rooms.

Note: The IHCD team was informed that the pool will be renovated to provide a zero-depth entry in the fall of 2025.

Note: Currently, the pool is under 300 linear feet and can be accessed by a chairlift that was in storage for the season at the time of the survey.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive cross slopes, routes with excessive surface openings, routes that are not maintained in operable working condition, routes that do not prevent the accumulation of water, and a lack of an accessible route to a walking circle, and trash and recycling containers. Additionally, curb ramps have excessive running and cross slopes and flares have excessive slopes.

Parking
Accessibility issues include parking spaces and access aisles with excessive slopes, an access aisle that does not adjoin an accessible route, access aisles that are narrower than allowed, and a lack of a compliant van accessible parking space with the designation "Van Accessible".

Exterior Ramp
Accessibility issues include a ramp with excessive running slopes, landings with excessive slopes, and a lack of compliant handrails.

Doors and Doorways
Accessibility issues include doors that lack maneuvering clearance, a threshold that is higher than allowed, and doors that require an excessive opening force.

Signage
Accessibility issues include a lack of tactile signage (with raised characters and braille) at the emergency exit, and a lack of signage with the International Symbol of Accessibility (ISA) at the accessible exit.

Toilet and Bathing Rooms
Accessibility issues include a lack of audible and visual alarms, a lack of accessible changing rooms, flush controls that are not located on the open/transfer side, toilets that have a centerline located farther from the side wall than allowed, emergency pull cords that do not extend to 12 inches high, and side grab bars that are closer to the rear wall than allowed. Additionally, roll-in showers lack grab bars, baby changing tables are located higher than allowed, and baby changing tables lack clear floor space.

Play Areas
Accessibility issues include engineered wood fiber at playgrounds that is not maintained in operable working condition, and a lack of an accessible route to a swing set and playground.

Areas of Sport Activity
Accessibility issues include a lack of wheelchair accessible spaces at team and sideline seating areas, and a lack of an accessible route to all areas of sport activity, including team and sideline seating areas and to each court, field, and practice area.

Drinking Fountains
Accessibility issues include a drinking fountain that is not maintained in operable working condition, a drinking fountain that is not located on an accessible route, and a lack of a drinking fountain for standing users.

Additional Accessibility Issues

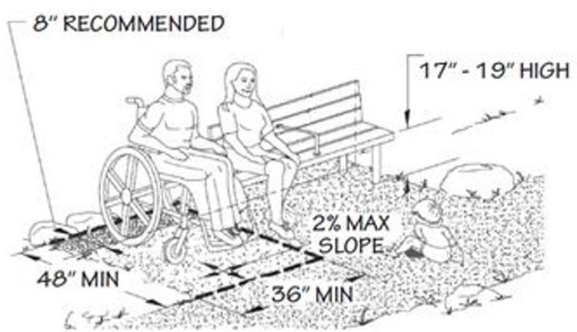
- A food scraps drop-off box has controls located higher than allowed.
- A lack of an accessible portable toilet located on an accessible route.
- A lack of an accessible picnic table located on an accessible route.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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 with backs and armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



- At all curb ramps, recommend providing a detectable warning to alert pedestrians they are entering a vehicle entry/exit way.
- Recommend, at all playgrounds, providing a grass mat (https://www.accessrec.com/grassmat) at accessible routes over or in place of the engineered wood fiber surface or providing another accessible impact-attenuating surface, such as poured in place rubber. Engineered wood fiber requires frequent maintenance to remain in compliance.
- At the outdoor toilet rooms, recommend relocating the designation sign to be alongside the door on the latch side.

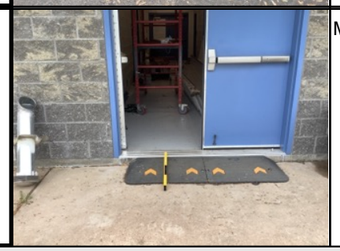
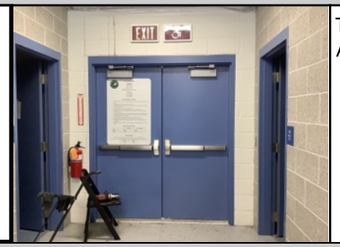
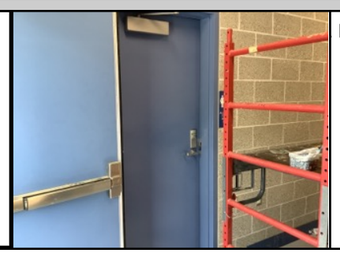
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Near Basketball Courts	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
2	Near Playgrounds	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
3	Near Playgrounds	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
4	Near Soccer Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the trash and recycling containers.	1	-	-
5	Route Around Playground	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water	-	Repair surface to ensure water does not accumulate within the accessible route.	1	-	-

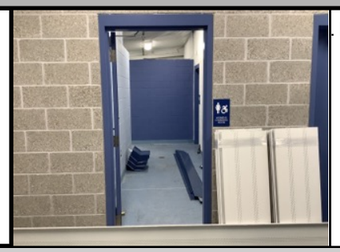
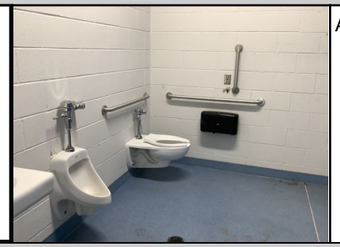
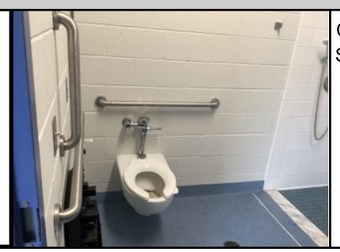
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route Around Playground	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Repair surface to ensure water does not accumulate within the accessible route.	1	-	-
7	Route Around Playground	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Repair surface to ensure water does not accumulate within the accessible route.	1	-	-
8	Route Around Playground	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
9	Route From Parking Near School	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	2” x 3.35”	Repair surface to ensure that the surface opening is no greater than 1/2" max.	1	-	-
10	To Playground	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Repair surface to ensure water does not accumulate within the accessible route.	1	-	-

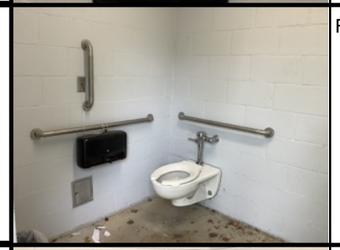
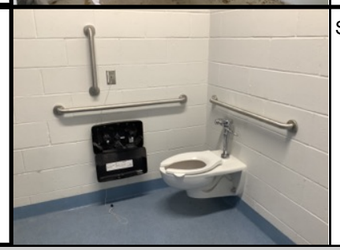
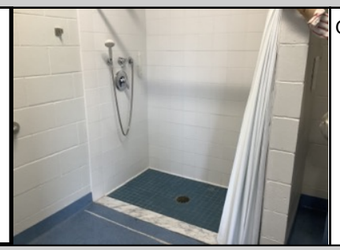
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Towards Parking Near Baseball Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	2.9%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
12	Towards Parking Near Baseball Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	2.4%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
13	Towards Playgrounds	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
14	Walking Circle	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the walking circle.	1	-	-
15	Walkway to Sheep Hill Drive	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	4.5%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-

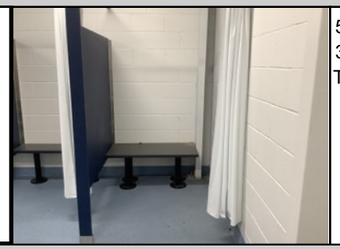
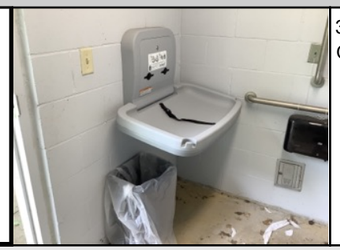
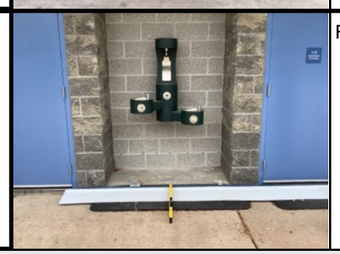
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Walkway to Sheep Hill Drive	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	2.5%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
17	Walkway to Sheep Hill Drive	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Repair surface to ensure that water does not accumulate within the accessible route.	1	-	-
	Curb Ramp											
18	To Parking Near Baseball Field	Ext.		Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%)	11.1%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-
19	To Parking Near Baseball Field	Ext.		Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%) Curb ramp flares > 1:10 (10%)	8.7% 22.8%	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce slope at curb ramp flares to be no steeper than 1:10 (10%).	1	-	-
20	To Parking Near Baseball Field	Ext.		Curb Ramp	Perpendicular		Curb ramp flares > 1:10 (10%) Cross slope > 1:48 (2.08%)	23.5% 19.8% 2.4%	Reduce slope at curb ramp flares to be no steeper than 1:10 (10%). Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Off-Street Parking Lot or Garage											
21	Parking Near Baseball Field	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:48 (2.08%) Access aisle is not 60" wide at car space Access aisle is not 96" wide at van space Running or cross slope at access aisle > 1:48 (2.08%)	3.3% cross 57.5” 93.5” 3.1% cross	Reduce cross slope to be no steeper than 1:48 (2.08%). Provide a marked access aisle that is at least 60" wide. Provide a marked access aisle that is 96" wide. Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
22	Parking Near School	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Access aisle not provided Sign lacks the designation "Van Accessible"	25 - -	Provide a van accessible parking space that is 16' in width, including 8' of cross hatch. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost is provided for signage.)	1	825 **825**	$500 - $1K
	Exterior Ramp											
23	Ramp to Pool	Ext.		Exterior Ramp	N/A		Landing has a slope > 1:48 (2.08%) in either direction	4.9% x 2.2%	Alter so that the slope in all directions is no greater than 1:48 (2.08%). Recommendation also applies to the top of the ramp.	2	-	-
24	Ramp to Pool	Ext.		Exterior Ramp	N/A		. Handrails not provided on both sides	-	Provide a handrail on both sides of the ramp.	1	-	-
25	Ramp to Pool House	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%)	10.5%	Reduce running slope to be no steeper than 1:12 (8.33%). Further study will be needed to determine whether it is technically feasible to bring the ramp into full compliance with the ADA Standards and ANSI A117.1. Recommendation applies to the entire length of the ramp to the pool house.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Entrance											
26	Pool House Entrance	Ext.		Entrance	Main Entrance		Threshold not beveled Threshold > 1/2" high	- 2”	Bevel the threshold. Alter threshold to be 1/2" high max.	1	1650 **1650**	$1K - $5K
27	To Pool House From Pool	Ext.		Entrance	Main Entrance		Maneuvering clearance at door > 1:48 (2.08%)	12.1%	Provide an automatic door opener. Locate the push button in a level area.	1	9900 **9900**	$5K - $10K
	Access to Goods and Services											
	Means of Egress											
28	Pool House Egress	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided on the right side of the right door 48” min. - 60” max. above the finished floor. Ensure that exit doors at the level of exit discharge that lead directly to accessible exits are marked by the International Symbol of Accessibility, which must be not less than 6" high and incorporated into the required exit sign or located directly adjacent to it.	1	413 413 **826**	$500 - $1K
	Doors & Gates											
29	All-Gender Single-User Toilet Room	1		Doors & Gates	Toilet Room		Door requires > 5 lbs. of force to open	11 lbs.	Adjust closer so door does not require more than 5 pounds of force to open. Recommendation applies to all interior doors with a similar issue.	1	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Women's Locker Room	1		Doors & Gates	Other		. Not maintained in operable working condition	-	Relocate construction materials to maintain the required 12" min. maneuvering clearance at the push-side of the door. Recommendation applies to all doors with a similar issue.	1	Labor	Labor
	Operable Parts / Reach Range											
31	Parking Near Baseball Field, Food Scrap Bin	Ext		Operable Parts / Reach Range	Equipment		Reach < 15" or > 48"(forward/side approach)	50”	Ensure that controls are between 15" min. - 48" max. above the ground. The foot control is not an accessible option.	1	-	-
	Toilet & Bathing Rooms											
	Overall Access											
32	Men's Locker Room - Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed. Recommendation applies to all toilet rooms in the pool house and both outdoor toilet rooms.	8	-	-
	Single-User Toilet											
33	All-Gender Single-User Toilet Room	1		Single-User Toilet	N/A		Centerline < 16" or > 18" Side grab bar < 54" from back wall	19.5” 52.5”	Relocate toilet so that the centerline is 16" min. - 18" max. from the side wall. Relocate the side wall grab bar to ensure that one end is located 12" max. from the rear wall and the other end is located 54" min. from the rear wall. Recommendation applies to all single-user toilet and bathing rooms and the men's toilet room.	5	6066 1320 **36930**	$10K - $50K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Men's Locker Room - Toilet Room	1		Single-User Toilet	N/A		. Emergency system does not extend to 12" high (2006)	-	Ensure the alarm pull switch is not tied to ensure the pull cord extends to within 12" of the floor. Recommendation applies to all toilet rooms.	8	Labor	Labor
35	Outdoor Single-User Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side. Recommendation applies to both outdoor toilet rooms.	2	1650 **3300**	$1K - $5K
36	Women's Locker Room - Toilet Room	1		Single-User Toilet	N/A		Side grab bar < 54" from back wall	52.5”	Relocate the side wall grab bar to ensure that one end is located 12" max. from the rear wall and the other end is located 54" min. from the rear wall.	1	1320 **1320**	$1K - $5K
	Shower											
37	All-Gender Single-User Toilet Room	1		Shower	Roll-In Type		Grab bars not provided	-	Provide compliant grab bars for a roll-in shower without a seat. Recommendation applies to all single-user toilet and bathing rooms. Cost estimate is for one grab bar.	4	1238 **4952**	$1K - $5K
	Portable Toilet											
38	Near Parking Close to School	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate the portable toilet on an accessible route. Ensure that at least 5% of portable toilets is accessible.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Changing Rooms											
39	Women's Locker Room - Changing Room	1		Changing Rooms	Women's		5% of changing rooms are not accessible 30" clear not provided alongside bench Turning space not provided	- - 39"	Provide an accessible changing room. Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer onto the bench. Provide turning space in the changing room. Recommendation also applies to the men's locker room.	2	12583 **25166**	$10K - $50K
	Baby Changing Table											
40	Outdoor Single-User Toilet Room	1		Baby Changing Table	N/A		30" x 48" clear floor space not provided Operable part > 48" high	- 55.5"	Relocate trash can to maintain a 30" min. by 48" min. clear floor space positioned for a forward approach. Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor. Recommendation applies to both outdoor toilet rooms.	2	1320 **2640**	$1K - $5K
	Additional Access											
	Drinking Fountain											
41	Between Toilet Rooms	Ext.		Drinking Fountain	Low		No drinking fountain provided for standing users . Not maintained in operable working condition	- -	Provide an additional drinking fountain for standing users. Repair drinking fountain to ensure it is maintained in operable working condition.	1	6647 **6647**	$5K - $10K
42	Near Pool House Entrance	Ext.		Drinking Fountain	Hi-Lo		Fountain not on accessible route	11.3%	Ensure the drinking fountain is located an accessible route with slopes no greater than 1:48 (2.08%).	1	-	-
	Recreation Areas											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Court											
43	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at team seating	-	Provide a 36" min. by 60" min. clear floor space at team seating based on a side entry. Provide an accessible route to this space. Recommendation also applies to team seating at the baseball field and soccer field.	4	-	-
44	Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route No accessible route between all areas of sport activity	- -	Provide an accessible route to the court. Install an accessible route between all areas of sport activity. Recommendation also applies to the volleyball court, soccer field, and baseball field.	4	-	-
	Field											
45	Baseball Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas.	1	-	-
46	Near Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at sideline seating	-	Provide a 36" min. by 60" min. clear floor space at sideline seating based on a side entry. Ensure accessible seating is provided in accordance with Table 221.2.1.1 Number of Wheelchair Spaces in Assembly Areas from the 2010 Standards for Accessible Design. Provide an accessible route to this space. Recommendation also applies to the soccer field.	2	-	-
	Picnic Table											
47	Near Outdoor Toilet Rooms	Ext.		Picnic Table	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
48	Near Playgrounds	Ext.		Picnic Table	N/A		Picnic table not on an accessible route Knee and toe clearance < 17" or > 25" deep	- 7”	Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep. (Cost estimate is for an accessible picnic table.)	1	2310 **2310**	$1K - $5K
	Play Areas											
49	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground	1”	Alter change in level to be 1/4" high max. to provide an accessible route to the playground.	1	-	-
50	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of play component. Recommendation applies to all playgrounds.	1	-	-
51	Swing Set	Ext.		Play Areas	N/A		Accessible route not provided to playground Play areas not maintained in working condition	- -	Install an accessible route to the swing set. Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of play component.	1	-	-
	Best Practice											
	Clear Floor Space											
52	Near Pool	Ext.		Clear Floor Space	N/A			-	Recommend providing benches with backs and armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Detectable Warning											
53	Parking Near Baseball Field	Ext.		Detectable Warning	N/A			-	Recommend providing a detectable warning to alert pedestrians they are entering a vehicle entry/exit way. Recommendation applies to all curb ramps.	1	-	-
	Play Areas											
54	Playground	Ext.		Play Areas	N/A			-	Recommend providing a grass mat (https://www.accessrec.com/grassmat) at accessible routes over or in place of the engineered wood fiber surface or providing another accessible impact-attenuating surface, such as poured in place rubber. Engineered wood fiber requires frequent maintenance to remain in compliance. Recommendation applies to all playgrounds.	1	-	-
	Signage											
55	Outdoor Single-User Toilet Room	Ext.		Signage	Designation			-	Recommend relocating the designation sign to be alongside the door on the latch side. Recommendation applies to both outdoor toilet rooms.	1	-	-

Fernridge Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1976 (Pool House Building) Year Renovated: 2012, 2019

Fernridge Park is located at 567 Fern Street. Amenities include one (1) pool, one (1) splash pad, a pool house, two (2) playgrounds, three (3) tennis courts, one (1) basketball court, one (1) swing set, one (1) baseball field, one (1) soccer field, one (1) volleyball court, one (1) gaga ball pit, a bike rack, and three (3) parking lots and two (2) accessible street parking spaces are provided on Whitman Avenue.

The Pool House is a two-story building that has an accessible entrance on the north side. Interior circulation is not provided between the building floors. However, one (1) set of stairs is provided on the west side and one (1) ramp is provided on the north side. Areas surveyed include the men's and women's locker rooms, the men's and women's family changing rooms, and two (2) all-gender single-user toilet rooms on the lower level.

Note: Currently, the pool is over 300 linear feet and can be accessed by a chairlift and a zero-depth entry.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive running and cross slopes, excessive level changes, routes that are not maintained in operable working condition, routes that do not prevent the accumulation of water, and a lack of an accessible route to benches and a bike rack.

Parking
Accessibility issues include a lack of compliant van and car accessible parking spaces, parking spaces and access aisles with excessive slopes, and access aisles that are narrower than allowed.

Exterior Ramp
Accessibility issues include ramps that are narrower than allowed, ramps with excessive running and cross slopes, landings with excessive slopes, and a lack of compliant handrails.

Doors and Doorways
Accessibility issues include doors that lack maneuvering clearance, doors with hardware that require tight grasping, pinching, or twisting of the wrist, and doors that require an excessive opening force.

Toilet and Bathing Rooms
Accessibility issues include a lack of audible and visual alarms, folding grab bars that interfere with the space needed to use the rear grab bars, a lack of accessible changing stalls in the women's locker room, flush controls that are not located on the open/transfer side, a toilet that has a centerline located farther from the side wall than allowed, urinals lack clear floor space, and a lack of an accessible urinal at a lower height in one area. Additionally, lavatories lack wrapped plumbing to prevent contact, paper towel dispensers are located higher than allowed, hand dryers protrude into the circulation path. Transfer showers lack an accessible route due to excessive slopes, have controls located higher than allowed, and grab bars located lower than allowed. Baby changing tables are located higher than allowed, and lack clear floor space.

Play Areas
Accessibility issues include engineered wood fiber at playgrounds that is not maintained in operable working condition, a lack of a transfer system at elevated play components, and a lack of an accessible route to a swing set.

Areas of Sport Activity
Accessibility issues include a lack of wheelchair accessible spaces at team and sideline seating areas, and a lack of an accessible route to all areas of sport activity, including team and sideline seating areas and to each court, field, and practice area.

Drinking Fountains
Accessibility issues include a drinking fountain that is not maintained in operable working condition, drinking fountains for standing users that lack a cane-detectable barrier, a lack of clear

floor space in front of one drinking fountain, and a lack of a drinking fountain for standing users.

Additional Accessibility Issues

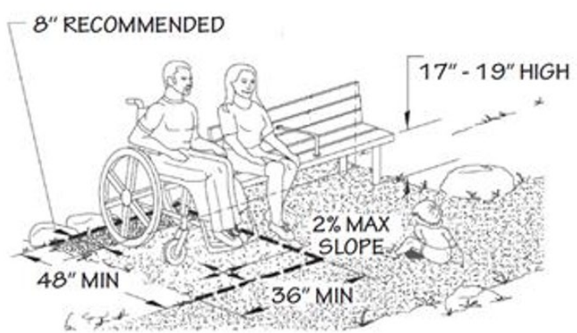
- A lack of accessible lockers in the locker rooms.
- A lack of an accessible portable toilet located on an accessible route.
- A lack of an accessible picnic table located on an accessible route.
- The pool lift is currently not independently operable because the battery is kept in the lifeguard's office for charging.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



- In all changing rooms in locker rooms, recommend providing a coat hook located no higher than 48" above the finished floor.
- Recommend, at all playgrounds, providing a grass mat (https://www.accessrec.com/grassmat) at accessible routes over or in place of the engineered wood fiber surface or providing another accessible impact-attenuating surface, such as poured in place rubber. Engineered wood fiber requires frequent maintenance to remain in compliance.
- At the lower level toilet rooms, recommend relocating the sign to be alongside the door on the latch side.
- At all stairs, recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Footbridge	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max. Recommendation applies to both sides of the footbridge.	1	-	-
2	From Fern Street Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6.2%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
3	From Fern Street Parking	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition. Recommendation applies to all walkways in Fernridge Park.	1	-	-
4	From Splash Pad Towards Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.4%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
5	Near Lower Toilet Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.5%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Near Pond	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water	-	Repair surface to ensure water does not accumulate within the accessible route. Recommendation applies to all walkways in Fernridge Park.	1	-	-
7	Near Split Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.1%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
8	Parking Near Tennis Courts	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.1%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
9	Path Split Towards Argyle Avenue	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.0%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
10	Playground Near Volleyball	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	2.4% 8.5%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-

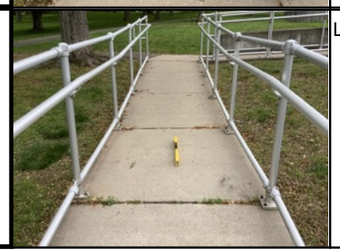
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Playground Near Volleyball	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	5.5”	Alter change in level to be 1/4" high max.	1	-	-
12	Ramp to Lower Level Toilet Rooms	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	.5”	Alter change in level at the ramp transition to be 1/4" high max.	1	-	-
13	Route Around Playground Near Pond	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.2%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
14	Splash Pad	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1.5”	Alter change in level to be 1/4" high max.	1	-	-
15	To Argyle Avenue	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	2.6% 12.9%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-

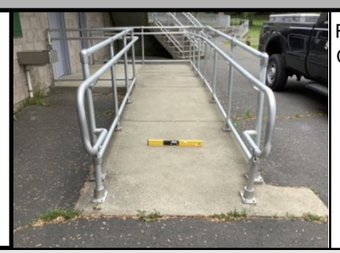
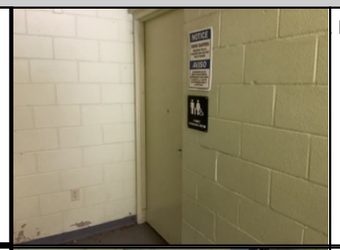
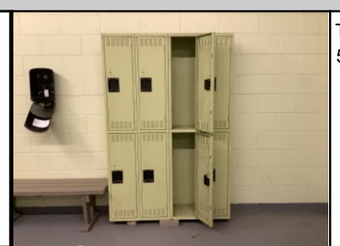
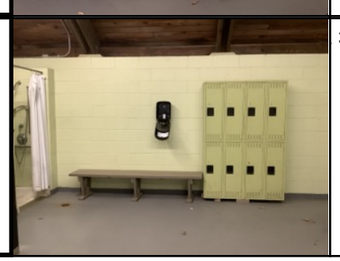
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	To Argyle Avenue	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	11.2%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
17	To Tennis Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	4.2% 17.3%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
18	Towards Baseball Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	5.5%	Reduce cross slope to be no steeper than 1:48 (2.08%). Recommendation applies to the entire length of the route to the baseball field.	1	-	-
19	Towards Parking Near Pond	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.8%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
20	Towards Parking Near Pond	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition Vertical clearance < 80" above ground	- 70”	Repair surface to ensure the accessible route is maintained in operable working condition. Trim low hanging tree branches.	1	-	-

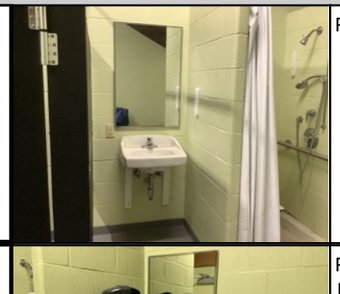
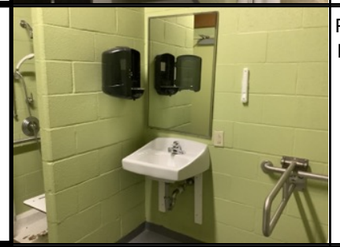
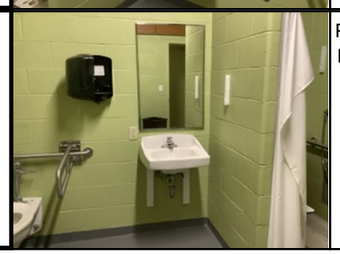
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Towards Playground Near Pond	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	4.1%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
22	Towards Playground Near Pond	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	4.9%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
23	Towards Playground Near Volleyball	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	5.1%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
24	Towards Ramp to Changing Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	3.7% 14.1%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
25	Towards Splash Pad	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.9%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-

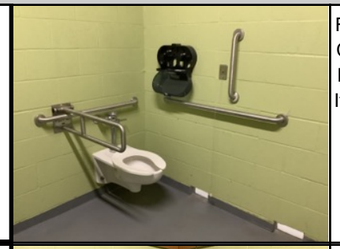
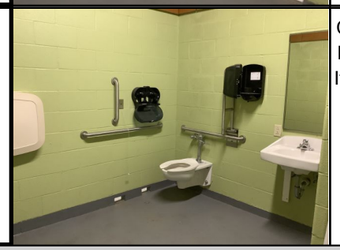
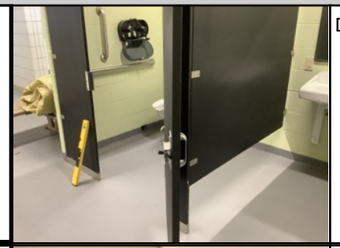
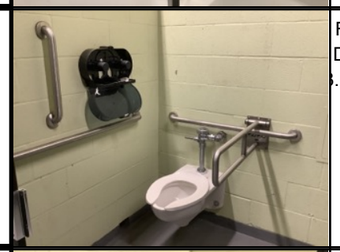
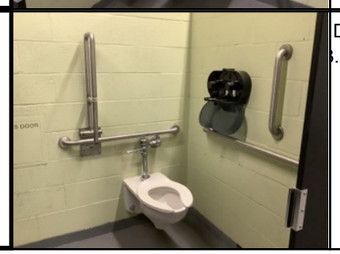
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Towards Splash Pad	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9.4%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
27	Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.3%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
28	Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6.7%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
29	Towards Tennis Courts	Ext.		Exterior Access Route			Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	3.1% 10.4%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Recommendation applies to the length of the walkway to the tennis courts between the pool and the path split to Argyle Street.	1	-	-
30	Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.6%	Reduce running slope to be no steeper than 1:20 (5.00%). Recommendation applies to the length of the walkway to the tennis courts between the pool and the path split to Argyle Street.	1	-	-

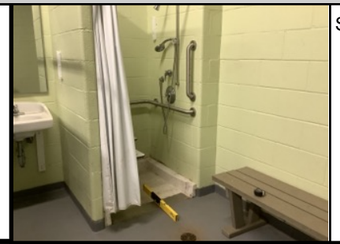
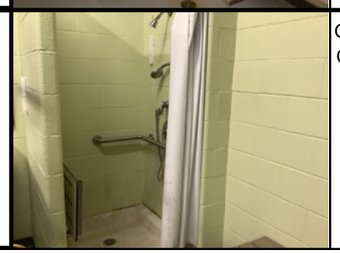
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.2%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
32	Towards Tennis Courts	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.75”	Alter change in level to be 1/4" high max.	1	-	-
33	Towards Whitman Avenue	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	4%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
34	Whitman Avenue On-Street Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5.2% 7.1%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
	Off-Street Parking Lot or Garage											
35	Parking Near Fern Street	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%) Access aisle is not 60" wide at car space Access aisle is not 96" wide at van space Running or cross slope at access aisle > 1:48 (2.08%) Sign lacks the designation "Van Accessible"	64 1 1 5% Cross 55.5", 56" 63" 2.7% Cross -	Provide one additional 15' wide car accessible space including 5' of cross hatch. Reduce cross slope to be no steeper than 1:48 (2.08%). Provide a marked access aisle that is at least 60" wide and provide a marked access aisle that is 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost is provided for signage.)	2	825 **1650**	$1K - $5K

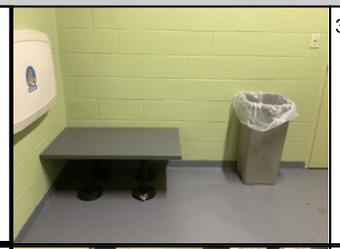
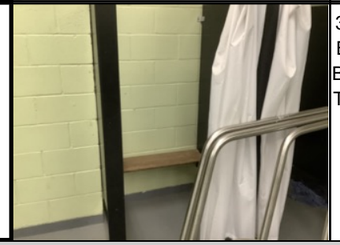
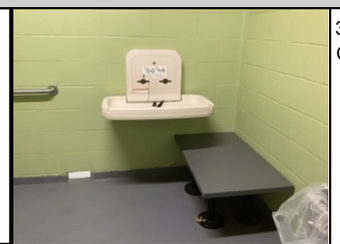
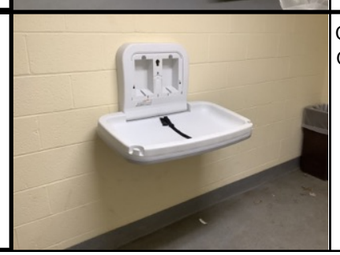
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	Parking Near Pond	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	30 - - - - -	Provide one car accessible space that is 15' wide, including 5' of cross hatch. Provide a van accessible parking space that is 16' in width, including 8' of cross hatch. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost is provided for signage.)	3	825 **2475**	$1K - $5K
37	Parking Near Tennis Courts	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	50 Est. 0 0 - - -	Provide one car accessible space that is 15' wide, including 5' of cross hatch. Provide a van accessible parking space that is 16' in width, including 8' of cross hatch. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost is provided for signage.)	3	825 **2475**	$1K - $5K
	Exterior Ramp											
38	Ramp to Changing Rooms	Ext.		Exterior Ramp	N/A		Ramp clear width between handrails < 48" wide Running slope > 1:12 (8.33%)	44" 10.5%	Renovate the ramp so that the clear width between the handrails is 48" min. Reduce running slope to be no steeper than 1:12 (8.33%). Recommendation applies to the entire length of the ramp to the changing rooms.	1	-	-
39	Ramp to Changing Rooms	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Cross slope of ramp > 1:48 (2.08%)	9.2% 2.8%	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce cross slope to be no steeper than 1:48 (2.08%). Recommendation applies to the entire length of the ramp to the changing rooms.	1	-	-
40	Ramp to Changing Rooms	Ext.		Exterior Ramp	N/A		Landing has a slope > 1:48 (2.08%) in either direction	2.4%	Alter so that the slope in all directions is no greater than 1:48 (2.08%). Recommendation all landings on the ramp to the changing rooms.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Ramp to Lower Level Toilet Rooms	Ext.		Exterior Ramp	N/A		Ramp clear width between handrails < 48" wide Cross slope of ramp > 1:48 (2.08%)	45.5” 2.9%	Relocate handrails so that the clear width of the ramp between the handrails is 48" min. Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
	Access to Goods and Services											
	Doors & Gates											
42	Men's Locker Room - Family Changing Room	2		Doors & Gates	Other		Door requires > 5 lbs. of force to open	20 lbs	Adjust closer so door does not require more than 5 pounds of force to open. Recommendation applies to all interior doors with a similar issue.	1	Labor	Labor
43	Men's Locker Room to Pool	2		Doors & Gates	Other		Clear width at door < 32" Maneuvering clearance(s) not provided Hardware not compliant	29” 10” -	Widen the door so that there is 32" min. clear width. Provide an automatic door opener or ensure door remains open when the pool house is in use. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Recommendation also applies to the women's locker room.	2	7221 9900 **34242**	$10K - $50K
	Locker Room											
44	Men's Locker Room	2		Locker Room	Men's		Total # of locker 5% of lockers are not accessible	8 -	Provide at least one accessible locker (or ensure 5% of all lockers are accessible) . Recommendation also applies to the women's locker room.	2	1416 **2832**	$1K - $5K
45	Men's Locker Room	2		Locker Room	Men's		30" clear not provided alongside bench	-	Relocate bench to provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer.	1	-	-

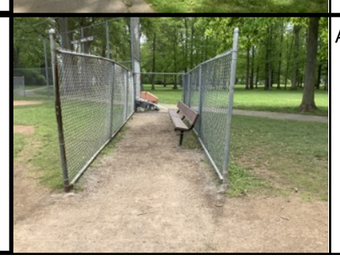
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Toilet & Bathing Rooms											
	Overall Access											
46	Men's Locker Room - Family Changing Room	2		Overall Access	N/A		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed. Recommendation applies to both family changing rooms and the men's and women's changing rooms.	4	-	-
	Lavatory											
47	Men's Locker Room	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Recommendation also applies to the women's locker room.	2	248 **496**	$1 - $500
48	Men's Locker Room - Family Changing Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 49.5"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower paper towel dispenser to 48" max. above the finished floor.	1	248 1320 **1568**	$1K - $5K
49	Women's Locker Room - Family Changing Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 49.5"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower paper towel dispenser to 48" max. above the finished floor on the right side of the lavatory to ensure it does not overlap the 60" clear floor space at the toilet.	1	248 1320 **1568**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Single-User Toilet											
50	Men's Locker Room - Family Changing Room	2		Single-User Toilet	N/A		Flush control not on open side Centerline < 16" or > 18" Dispenser located < 12" above the grab bar Item located < 12" above the grab bar	- 19.5” - -	Relocate the flush control to the open side. Relocate toilet so that the centerline is 16" min. - 18" max. from the side wall. Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Remove folding grab bar on the rear wall as it interferes with the space needed to use the rear grab bar.	1	1650 6066 1320 1320 **10356**	$10K - $50K
51	Women's Locker Room - Family Changing Room	2		Single-User Toilet	N/A		Centerline < 16" or > 18" Dispenser located < 12" above the grab bar Item located < 12" above the grab bar	19.5” - -	Relocate toilet so that the centerline is 16" min. - 18" max. from the side wall. Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Remove folding grab bar on the rear wall as it interferes with the space needed to use the rear grab bar.	1	6066 1320 1320 **8706**	$5K - $10K
	Toilet Compartment											
52	Men's Locker Room	2		Toilet Compartment	Accessible Compartment		Door has noncompliant hardware	29.5"	Relocate inner door pull on each side of the door between 34” min. - 48” max. above the finished floor. Recommendation also applies to the women's locker room.	2	Labor	Labor
53	Men's Locker Room	2		Toilet Compartment	Accessible Compartment		Flush control not on open side Dispenser located < 12" above the grab bar . Item located < 12" above grab bar	- 9.5” -	Provide the flush control on the open/transfer side of the toilet. Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Remove folding grab bar on the rear wall as it interferes with the space needed to use the rear grab bar.	1	1650 1320 1320 **4290**	$1K - $5K
54	Women's Locker Room	2		Toilet Compartment	Accessible Compartment		Dispenser located < 12" above the grab bar . Item located < 12" above grab bar	-	Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Remove folding grab bar on the rear wall as it interferes with the space needed to use the rear grab bar.	1	1320 1320 **2640**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Urinal											
55	Men's Locker Room	2		Urinal	N/A		Clear floor space not provided at urinal Rim > 17" high	33” Deep 22.5”	Relocate urinal to provide a 30" min. by 48" min. clear floor space positioned for a forward approach. Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	6967 **6967**	$5K - $10K
	Dispensers											
56	Lower Level All-Gender Single-User Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	8.5”	Provide a cane-detectable barrier such as a fixed trash can or railing located 27” max. above the finished floor. Recommendation applies to both lower level all-gender single-user toilet rooms	2	657 **1314**	$1K - $5K
	Shower											
57	Men's Locker Room	2		Shower	Transfer Type		Shower not on an accessible route	7.4%	Renovate the slope to no greater than 2.08% or locate the accessible shower on an accessible route. Recommendation also applies to the women's locker room and the family changing rooms in the men's and women's locker rooms.	4	-	-
58	Men's Locker Room	2		Shower	Transfer Type		Grab bars are not 33"- 36" high Control height < 38" or > 48"	31” 36"	Locate grab bars between 33" min. - 36" max. above the finished floor. Relocate controls no lower than 38" above the finished floor. Recommendation also applies to the women's locker room and the family changing rooms in the men's and women's locker rooms.	4	1320 1320 **10560**	$10K - $50K

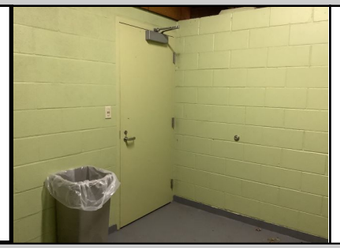
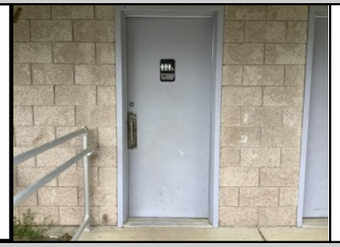
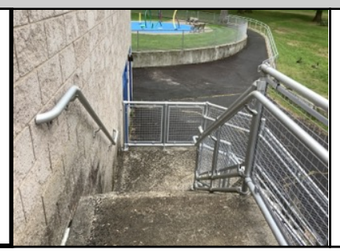
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Portable Toilet											
59	Near Lower Toilet Rooms	Ext.		Portable Toilet	N/A		Not located on an accessible route 60" by 59" clear space not provided	- 56"	Locate portable toilet on an accessible route. Provide an accessible portable toilet that has a clear floor space at the toilet that is 60" min. wide and 59" min. deep.	1	-	-
	Changing Rooms											
60	Men's Locker Room - Family Changing Room	2		Changing Rooms	Other		30" clear not provided alongside bench	23”	Relocate trash can to maintain a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer.	1	Labor	Labor
61	Women's Locker Room	2		Changing Rooms	Women's		30" clear not provided alongside bench Bench < 20 - 24" deep Bench < 42" long Turning space not provided	- 9.5” 34.5” -	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is between 20" min. - 24" max. deep. Provide a bench that is 42" long min. Provide turning space.	1	12583 **12583**	$10K - $50K
	Baby Changing Table											
62	Men's Locker Room - Family Changing Room	2		Baby Changing Table	N/A		30" x 48" clear floor space not provided Operable part > 48" high	- 53”	Relocate bench to maintain a 30" min. by 48" min. clear floor space positioned for a forward approach. Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor. Recommendation also applies to the family changing room in the women's changing room.	2	1320 **2640**	$1K - $5K
63	All-Gender Single-User Toilet Room	Ext.		Baby Changing Table	N/A		Changing table surface > 34" high Operable part > 48" high	35.5” 57.25”	Ensure that the work surface is located between 28" min. - 34" max. above the finished floor with knee and toe clearance positioned for a forward approach. Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor.	1	1320 **1320**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Additional Access											
	Drinking Fountain											
64	Near Lower Toilet Rooms	Ext.		Drinking Fountain	Low		Clear floor space not provided No drinking fountain provided for standing users	43" -	Remove the drinking fountain and install a Hi-Lo drinking fountain somewhere there is room for a 30" by 48" forward approach.	1	1320 6957 **8277**	$5K - $10K
65	Near Men's Locker Room	Ext.		Drinking Fountain	Hi-Lo		Standing fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	1469 **1469**	$1K - $5K
66	Near Women's Locker Room	Ext.		Drinking Fountain	Hi-Lo		Standing fountain does not have cane protection . Not maintained in operable working condition	- -	Provide a cane-detectable barrier skirt under the high unit. Repair drinking fountain to ensure it is maintained in operable working condition.	1	1469 **1469**	$1K - $5K
	Recreation Areas											
	Bench (Exterior)											
67	Near Pond	Ext.		Bench (Exterior)	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route. Recommendation applies to at least one bench in each area where benches are provided.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Bike Rack											
68	Near Pond	Ext.		Bike Rack	N/A		Bike rack is not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.	1	-	-
	Court											
69	Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route No accessible route between all areas of sport activity	- -	Provide an accessible route to the court. Install an accessible route between all areas of sport activity. Recommendation also applies to the gaga ball pit, the volleyball court, and the baseball field.	4	-	-
70	To Tennis Courts	Ext.		Court	Tennis		Court is not connected to an accessible route	3.5”	Alter change in level to be 1/4" high max. to provide an accessible route to the tennis courts. One option would be to provide a curb ramp here.	1	-	-
	Field											
71	Near Baseball Field	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas.	1	-	-
72	William T. Davis Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" min. by 60" min. clear floor space at team seating based on a side entry. Provide an accessible route to this space. Recommendation applies to both team seating areas at the baseball field.	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
73	William T. Davis Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at sideline seating	-	Provide a 36" min. by 60" min. clear floor space at team seating based on a side entry. Ensure accessible seating is provided in accordance with Table 221.2.1.1 Number of Wheelchair Spaces in Assembly Areas from the 2010 Standards for Accessible Design. Provide an accessible route to this space.	1	-	-
	Picnic Table											
74	Basketball Court	Ext.		Picnic Table	N/A		At least 5% accessible spaces not provided	-	Ensure that at least 5% (minimum one) of picnic tables are accessible. (Cost is provided for an accessible picnic table.)	1	2310 **2310**	$1K - $5K
75	Near Basketball Court	Ext.		Picnic Table	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route.	1	-	-
76	Near Tennis Courts	Ext.		Picnic Table	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route Knee and toe clearance < 17" or > 25" deep	25" - 13.5”	Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance. Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep. (Cost is provided for an accessible picnic table.)	1	2310 **2310**	$1K - $5K
	Play Areas											
77	Playground Near Pond	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of play component.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
78	Playground Near Volleyball	Ext.		Play Areas	N/A		Accessible route not provided to play components No compliant transfer system	- -	Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of play component. Further research may be needed to determine whether it is technically feasible to bring the transfer system into full compliance with the ADA Standards and ANSI A117.1.	1	-	-
79	Swing Set	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided to play components	- -	Install an accessible route to the swing set. Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of play component.	1	-	-
	Pool											
80	Chair Lift	2		Pool	Over 300 Linear Feet		Lift not independently operated	-	Ensure the lift battery is readily available to ensure that the lift is independently operated. Currently, the battery is kept in the lifeguard's office for charging.	1	-	-
	Best Practice											
	Clear Floor Space											
81	Near Pool	Ext.		Clear Floor Space	N/A			-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Operable Parts / Reach Range											
82	Men's Locker Room - Family Changing Room	2		Operable Parts / Reach Range	Coat Hook			-	Recommend providing a coat hook located no higher than 48" above the finished floor. Recommendation also applies to the family changing room in the women's locker room.	2	-	-
	Play Areas											
83	Playground Near Volleyball	Ext.		Play Areas	N/A			-	Recommend providing a grass mat (https://www.accessrec.com/grassmat) at accessible routes over or in place of the engineered wood fiber surface or providing another accessible impact-attenuating surface, such as poured in place rubber. Engineered wood fiber requires frequent maintenance to remain in compliance. Recommendation applies to all playgrounds.	1	-	-
	Signage											
84	Lower Level All-Gender Single-User Toilet Room	Ext.		Signage	Designation			-	Recommend relocating the sign to be alongside the door on the latch side.	1	-	-
	Visual Contrast											
85	Stairs From Changing Rooms	Ext.		Visual Contrast	N/A			-	Recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent. Recommendation applies to all stairs.	1	-	-

Glover Soccer Complex



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1956 Year Renovated: 2015

The Glover Soccer Complex is located at 877 Flatbush Avenue. Amenities in the complex include soccer fields, spectator areas, a concession stand, kid's playground, and multi-user toilet rooms.

The facility has a single-story building near an accessible park entrance and two (2) street accessible parking spaces on the northeast side of Flatbush Avenue. The playground has one inaccessible entrance by the corner of Flatbush Avenue and South Quaker Lane.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive level changes, routes not maintained in operable working condition, and routes with excessive cross and running slopes.

Curb Ramps
Accessibility issues include transitions that are not flush, a lack of landings providing at the top of curb ramps, and excessive cross and running slopes.

Parking Lot
Accessibility issues include a lack of a compliant number of accessible car and van spaces and a lack of signage with the International Symbol of Accessibility (ISA) and the designation "Van Accessible". **Note:** IHCD team was told that the lot is borrowed and not part of the park, but if the lot is commonly used by park visitors, accessible parking should be provided.

Doors and Doorways
The key accessibility issue is toilet room entrances that lack maneuvering clearance due to excessive slope.

Toilet Rooms
Accessibility issues include a lack of clear width in the men's multi-user toilet room, items located less than 12" above the grab bar, and a flush control that is not located on the open side.

Field
Accessibility issues include a lack of a stable, firm and slip resistant clear floor space at team seating benches, and a lack of accessible routes to all areas of sport activity.

Play Areas
Accessibility issues include a lack of an accessible route to the playground, a lack of compliant surfaces, and a noncompliant transfer system at the play component.

Additional Accessibility Issues

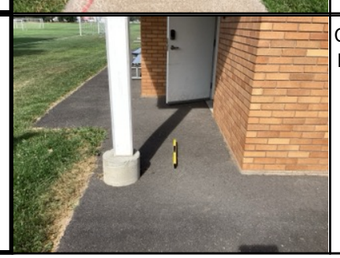
- A lack of picnic tables on an accessible route.
- A lack of an accessible route to a bench in the playground.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

Best Practice and Inclusive Design

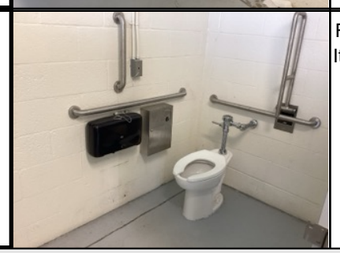
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- On Charter Oak Boulevard, recommend providing an accessible pedestrian signal with an audible signal.
- On Charter Oak Boulevard, recommend providing a crosswalk with ladder-style striping and a curb cut.
- At the playground, recommend providing an on-street accessible parking space and curb cut for playground access.
- At the toilet rooms, recommend providing the International Symbol of Accessibility (ISA) on the directional sign.
- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Charter Oak Boulevard			Exterior Access Route	Sidewalk		Level changes > 1/4"	.75”	Alter change in level to be 1/4" high max.	1	-	-
2	Charter Oak Boulevard			Exterior Access Route	Sidewalk		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max.	1	-	-
3	Charter Oak Boulevard			Exterior Access Route	Sidewalk		Level changes > 1/4" Route not maintained in operable working condition	- -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	-	-
4	Flatbush Avenue by Playground			Exterior Access Route	Sidewalk		Level changes > 1/4"	1.5”	Alter change in level to be 1/4" high max.	1	-	-
5	Women's Multi-User Toilet Room			Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	6.3% 6.4%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Curb Ramp											
6	Accessible Entrance by On-Street Parking			Curb Ramp	Perpendicular		Cross slope > 1:48 (2.08%)	4%	Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%).	1	-	-
7	Charter Oak Boulevard			Curb Ramp	Parallel		Running slope is > 1:12 (8.33%)	9.6%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-
9	Charter Oak Boulevard			Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%) Cross slope > 1:48 (2.08%)	10.3% 4.5%	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%).	1	-	-
8	Charter Oak Boulevard			Curb Ramp	Diagonal		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	-
10	Flatbush Avenue by Playground			Curb Ramp	Diagonal		Running slope is > 1:12 (8.33%) Transition from curb ramp to street not flush Landing not provided at top of curb ramp	14% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Ensure transition from curb ramp to street is flush or free of changes in level. Provide landing at top of curb ramp or reconfigure ramp to provide curb ramp flares no steeper than 1:12 (8.33%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Off-Street Parking Lot or Garage											
11	Parking Lot East of Complex			Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	150 - - - - -	Provide 4 car accessible spaces. Provide 1 van accessible space. Ensure that car accessible parking spaces are 15' wide, including 5' of cross hatch. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space. Cost is for signage.	5	825 **4125**	$1K - $5K
	Passenger Loading Zones											
12	Passenger Loading Zone			Passenger Loading Zones	N/A		Zone not connected to an accessible route Lack of sign with the International Symbol of Acc.	- -	Ensure the passenger loading zone is connected to an accessible route. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Cost is for signage.	1	825 **825**	$500 - $1K
	Access to Goods and Services											
	Interior Access Route											
13	Men's Multi-User Toilet Room			Interior Access Route	N/A		Route < 36" wide	30"	Ensure that a clear width of 36" min. is maintained at the accessible route. **Note:** The accessible route can reduce to 32" for a distance of two feet,	1	-	-
	Doors & Gates											
14	Women's Multi-User Toilet Room			Doors & Gates	Toilet Room		Maneuvering clearance at door > 1:48 (2.08%)	3.8%	Provide an automatic door opener. Recommendation applies to the men's multi-user toilet room.	2	9900 **19800**	$10K - $50K
	Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Toilet Compartment											
15	Men's Multi-User Toilet Room			Toilet Compartment	Accessible Compartment		Item located < 12" above the grab bar	1.5"	Remove the fold-down grab bar so that it does not obstruct the rear grab bar.	1	1320 **1320**	$1K - $5K
16	Women's Multi-User Toilet Room			Toilet Compartment	Accessible Compartment		Flush control not on open side Item located < 12" above the grab bar	- -	Provide the flush control on the open/transfer side of the toilet. Remove the fold-down grab bar so that it does not obstruct the rear grab bar.	1	1650 1320 **2970**	$1K - $5K
	Recreation Areas											
	Bench (Exterior)											
17	Playground			Bench (Exterior)	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area.	1	-	-
	Field											
18	Soccer Field			Field	Soccer		Accessible spaces not provided at team seating	-	Provide a 36" min. by 60" min. stable, firm and slip resistant clear floor space at team seating based on a side entry. Provide an accessible route to this space.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Soccer Field			Field	Soccer		No accessible route to all areas of sport activity	-	Install an accessible route between all areas of sport activity.	1	-	-
	Picnic Table											
20	Field East of Complex			Picnic Table	N/A		Picnic table not on an accessible route Clear floor space not provided	-	Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" min. by 48" min. clear floor space positioned for a forward approach is provided at the picnic table.	1	-	-
	Play Areas											
21	Playground			Play Areas	N/A		Accessible route not provided to playground	-	Install an accessible route to the playground.	1	-	-
22	Playground			Play Areas	N/A		Accessible route not provided to playground	3”	Install an accessible route to the playground.	1	-	-
23	Playground			Play Areas	N/A		No compliant transfer system	-	Further research may be needed to determine whether it is technically feasible to bring the transfer system into full compliance with the ADA Standards and ANSI A117.1.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Playground			Play Areas	N/A		Surface not stable, firm, and slip-resistant	-	Repair surface and ensure that surface is firm, stable and slip-resistant (to areas around play components).	1	-	-
Overall Review												
25	Concession Stand								**Note:** Concession stand is not in use.	1	-	-
Best Practice												
Exterior Access Route												
26	Charter Oak Boulevard			Exterior Access Route	Exterior				Recommend providing an accessible pedestrian signal with an audible signal.	1	-	-
27	Charter Oak Boulevard			Exterior Access Route	Exterior				Recommend providing crosswalk with ladder-style striping and a curb cut from the parking lot to the start of the sidewalk leading to the soccer field entrance.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	On-Street Accessible Parking											
28	Playground			On-Street Accessible Parking	N/A				Recommend providing an on-street accessible space and curb cut for playground access.	1	-	-
	Picnic Table											
29	Field East of Complex			Picnic Table	N/A				Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided.	1	-	-
	Signage											
30	Men's Multi-User Toilet Room			Signage	Directional				Recommend providing the International Symbol of Accessibility (ISA) on the directional sign.	1	-	-

Kennedy Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1983 (Pool House) Year Renovated: 2023 (Toilets)

Kennedy Park is located at 160 Oakwood Avenue. Amenities include a large and small pool, a play area, a splash pad, a baseball field, basketball courts, soccer fields, parking, and a one-story pool house that contains toilet rooms, locker rooms, showers, changing rooms, and a lifeguard and first aid office. Additionally, picnic areas, benches, bike racks, a portable toilet, and trash containers are provided on the site.

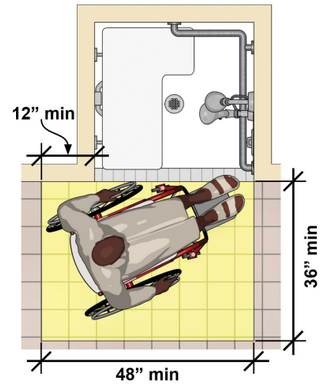
Key Accessibility Issues

Exterior Access Routes
Accessibility issues include a lack of accessible routes to each amenity, including picnic tables, benches, a bike rack, trash containers and recycling containers. Additionally, there are routes with excessive cross slopes, routes with excessive surface openings, and routes that are not maintained in operable working condition.

Parking Lot
Accessibility issues include a lack of one (1) required car accessible parking space, a lack of a marked access aisles, a lack of signage with the International Symbol of Accessibility (ISA) at accessible parking spaces, and a lack of the designation “Van Accessible” at the van accessible parking space.

Doors and Doorways
Accessibility issues include doors that lack maneuvering clearance, door hardware that is located higher than allowed, and a door that requires a greater amount of opening force than allowed.

Toilet and Bathing Rooms
Accessibility issues include toilets that have a centerline located farther from the side wall than allowed, toilet flush controls that are not located on the open/transfer side, a lack of an accessible urinal, hand dryers that act as protruding objects, a lack of grab bars in accessible shower compartments, noncompliant shower seats, and shower controls mounted improperly. Additionally, one (1) shower in a single-user shower room lacks clear floor space as shown in the following graphic from the U.S. Access Board:



Outdoor Areas of Sport Activity
Accessibility issues include a lack of an accessible route to the boundary of sport activity at the baseball and soccer fields, and a lack of accessible spaces at the team seating area. Additionally, there is a lack of an accessible route to the basketball court.

Outdoor Play Areas
Accessibility issues include a lack of an accessible route to a playground near the accessible parking. Additionally, the engineered wood fiber (EWF) surface is not maintained in operable working condition.

Pools
Accessibility issues include a large pool with an excessive running slope at the sloped entry and a lack of handrails at the sloped entry. Additionally, there is a smaller pool lacking an accessible means of entry.

Additional Accessibility Issues

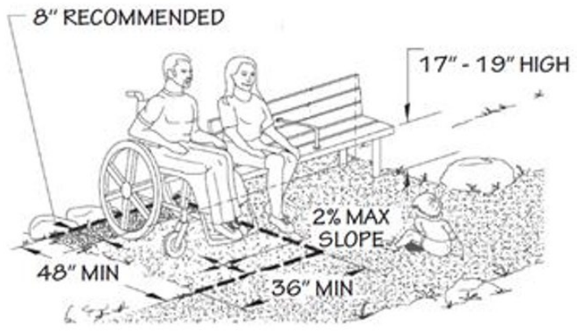
- A women’s locker room sign lacks clear floor space.
- Changing room benches are not provided in two changing rooms.
- A lack of an accessible portable toilet located on an accessible route.
- A lack of a drinking fountain for standing users.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

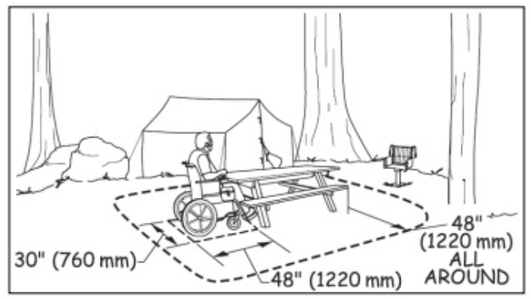
Best Practice and Inclusive Design

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

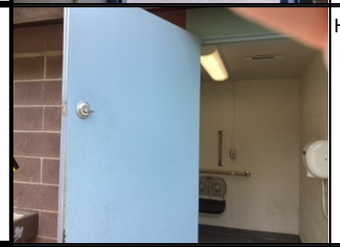
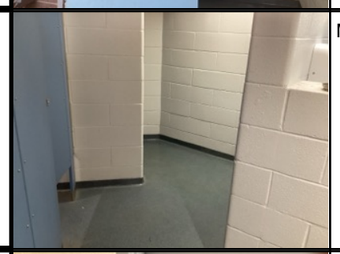
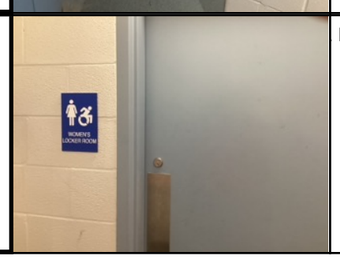
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.

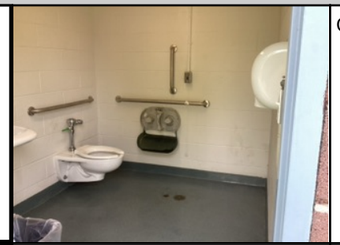
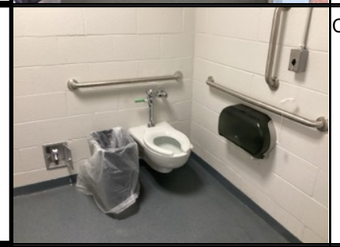
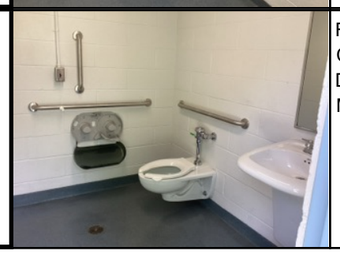


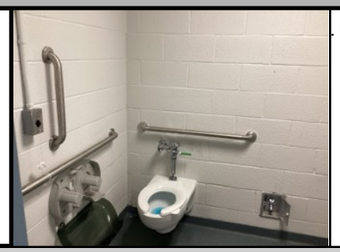
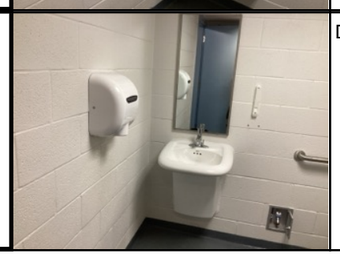
- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided in a manner that is substantially similar to what is shown in the following image.

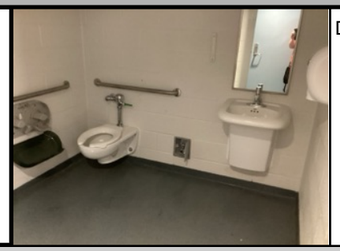
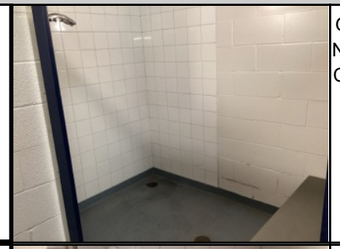
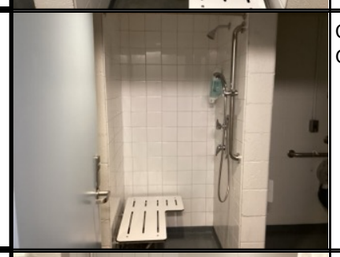
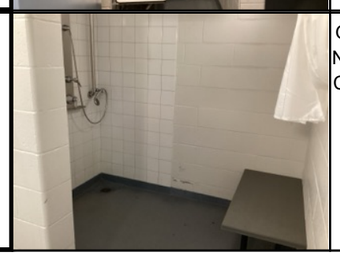


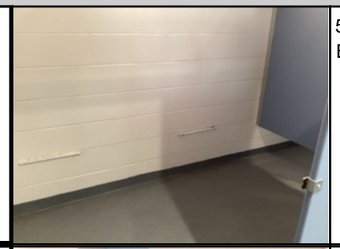
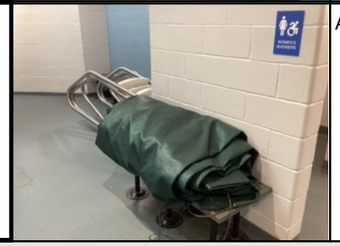
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	All-Gender Toilet Room, Exterior	1		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	2.4%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
2	Baseball Field, Near the Playground by the Pool Area, Soccer Field	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	-	Ensure that the surface opening is no greater than 1/2" max. perpendicular to the dominant direction of travel.	3	-	-
3	Parking Lot by the Detectable Warning	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6.2%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
4	Route Towards the Baseball and Soccer Fields	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	-
5	Tent by Pool Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the tent by the pool area.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Off-Street Parking Lot or Garage											
6	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not compliant Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	65 1 1 - - -	Provide two (2) car accessible parking spaces that are 15' wide with 5' of cross hatch. Provide one (1) van accessible parking space that is 96" wide with a 96" wide access aisle. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground at each accessible parking space. Add the designation "Van Accessible" to the sign at the van space. (Cost is for signage.)	4	825 **3300**	$1K - $5K
	Access to Goods and Services											
	Doors & Gates											
7	All-Gender Toilet Room, Exterior	1		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	1”	Provide an automatic door opener or reverse the swing of the door to provide maneuvering clearance. The door could still swing out, however the hinge and latch side should be reversed. (Cost estimate is for an automatic door opener.)	1	9900 **9900**	$5K - $10K
8	All-Gender Toilet Room, Exterior	1		Doors & Gates	Latch		Hardware < 34" or > 48" high	60”	Ensure hardware is mounted between 34" - 48" above the finished floor.	1	-	-
9	Women’s and Men's Locker Room Exits to Outside	1		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	38", 35"	Provide an automatic door opener.	2	9900 **19800**	$10K - $50K
10	Women’s Locker Room	1		Doors & Gates	Other		Door requires > 5 lbs. of force to open	11 lbs.	Adjust closer so door does not require more than 5 pounds of force to open. Recommendation applies to all interior doors in a similar condition. Checking the required opening force at doors should be part of regular maintenance.	1	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Signage											
11	Women's Locker Room	1		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate stored items and bench to provide a clear floor space of 18" min. by 18" min. centered on the tactile characters.	1	Labor	Labor
	Toilet & Bathing Rooms											
	Single-User Toilet											
12	All-Gender Toilet Room, Exterior	1		Single-User Toilet	N/A		Centerline < 16" or > 18"	25"	Relocate toilet so that the centerline is 16" min. - 18" max. from the side wall.	1	6066 **6066**	$5K - $10K
13	Men's Toilet and Shower Room, Single-User Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate the trash container out of the 60" wide clearance required at the toilet. Ensure that staff is trained not to place the trash container in this location.	1	Labor	Labor
14	One of Two All-Gender, Single-User Toilet and Shower Rooms, Furthest From the Exit Door	1		Single-User Toilet	N/A		. Emergency system does not extend to 12" high (2006)	-	Provide an alarm pull switch, identified with emergency instruction within 3 feet of the water closet with a pull cord extending to within 12" of the floor. (Replace or adjust the emergency pull cord so that it extends to within 12' of the floor.)	1	Labor	Labor
15	Second All-Gender Toilet Room, Exterior	1		Single-User Toilet	N/A		Flush control not on open side Centerline < 16" or > 18" Dispenser acts as a protruding object Maneuvering clearance(s) not provided	- 25" 7" 1"	Relocate the flush control to the open side. Relocate toilet so that the centerline is 16" min. - 18" max. from the side wall. Provide a cane-detectable barrier located 27" max. high under the hand dryer. Provide an automatic door opener. Or treat this as an inaccessible toilet room and provide directional signage to an accessible toilet room. (Cost is for new designation signage and directional signage.)	2	743 **1486**	$1K - $5K

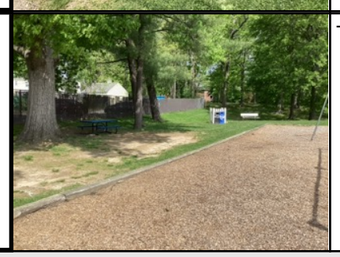
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Locker Room Single-User Toilet Room	1		Single-User Toilet	Women's		. Emergency system does not extend to 12" high (2006)	-	Provide an alarm pull switch, identified with emergency instruction within 3 feet of the water closet with a pull cord extending to within 12" of the floor. (Untie pull cord, and ensure it is within 12" of the floor. As seen on the day of the survey, the cord is not maintained in operable working condition.)	1	Labor	Labor
	Urinal											
17	Men's Toilet and Shower Room	1		Urinal	N/A		Rim > 17" high	20"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3784 **3784**	$1K - $5K
	Dispensers											
18	All-Gender Toilet Room, Exterior	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	7"	Provide a cane-detectable barrier such as a fixed trash can or railing located 27" max. above the finished floor. Dispenser also looks to be in the door maneuvering clearance. **Note:** If an automatic door opener is not provided to address the maneuvering clearance issue at this door, the hand dryer must also be located outside of the 48" deep maneuvering clearance in front of the door.	1	657 **657**	$500 - $1K
19	Men's Toilet and Shower Room, Single-User Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Provide a cane-detectable barrier such as a fixed trash can or railing located 27" max. above the finished floor. Cost is for a cane-detectable barrier.	1	657	657
20	One of Two All-Gender, Single-User Toilet and Shower Rooms, Furthest From the Exit Door	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Provide a cane-detectable barrier such as a fixed trash can or railing located 27" max. above the finished floor. Cost is for a cane-detectable barrier.	1	657 **657**	$500 - $1K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Second of Two Single-User All-Gender Toilet Rooms, Outside of the Multi-User Toilet and Shower	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Provide a cane-detectable barrier such as a fixed trash can or railing located 27” max. above the finished floor. Cost is for a cane-detectable barrier.	1	657 **657**	$500 - $1K
	Shower											
22	Men’s Toilet and Shower Room, Roll-In Shower	1		Shower	Roll-In Type		Grab bars not provided Noncompliant seat Controls not adjacent to seat (roll-in type)	- -	Provide compliant grab bars for a roll-in shower with a seat. Ensure that a folding type seat is provided adjacent to the controls. Locate controls on the back wall adjacent to the seat wall located 27" max. from the seat wall.	1	3714 1287 5833 **10834**	$10K - $50K
23	One of Two All-Gender, Single-User Toilet and Shower Rooms, Furthest From the Exit Door	1		Shower	Transfer Type		Grab bars not provided	-	Provide compliant grab bars for a transfer shower.	2	1238 **2476**	$1K - $5K
24	Second of Two Single-User All-Gender Toilet Rooms, Outside of the Multi-User Toilet and Shower	1		Shower	Transfer Type		Clear space at transfer shower < 48" x 36" Grab bars not provided	- -	Provide a 48" min. by 36" min. clear floor space for a transfer shower. Provide compliant grab bars depending on shower type, (Cost estimate is for grab bars. Further research is needed to renovate the shower for clear floor space.)	2	1238 **2476**	$1K - $5K
25	Women’s Locker Room Roll-In Shower	1		Shower	Roll-In Type		Grab bars not provided Noncompliant seat Controls not adjacent to seat (roll-in type)	- - -	Provide compliant grab bars for a roll-in shower with a seat. Ensure that a folding type seat is provided adjacent to the controls. Locate controls on the back wall adjacent to the seat wall located 27" max. from the seat wall.	2	3714 1287 5833 **21668**	$10K - $50K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Portable Toilet											
26	By Basketball and Baseball	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate an accessible portable toilet on an accessible route. Ensure that at least 5% of portable toilets is accessible. Recommendation applies to each unique area in the park where portable toilets are provided.	1	-	-
	Changing Rooms											
27	Women's and Men's Locker Room Changing Rooms	1		Changing Rooms	Women's		5% of changing rooms are not accessible Bench not provided	- -	Provide an accessible changing room with a 42" long bench. Ensure that turning space is provided. Cost estimate is for a new changing room.	2	12583 **25166**	$10K - $50K
28	Women's Locker Room	1		Changing Rooms	Women's		Accessible feature not maintained in operable working condition	-	Relocate items that are stored on the bench.	1	Labor	Labor
	Additional Access											
	Drinking Fountain											
29	By Pools	Ext.		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
	Recreation Areas											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Bench (Exterior)											
30	Playground Near Accessible Parking	Ext.		Bench (Exterior)	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. Recommendation applies to each unique area in the park where benches are provided.	1	-	-
	Bike Rack											
31	Playground Near Accessible Parking	Ext.		Bike Rack	N/A		Bike rack is not connected to an accessible route	-	Ensure bike racks are connected to an accessible route that is stable, firm and slip-resistant and that the slope at the bike racks is no more than 1:48 (2.08%) in all directions.	1	-	-
	Court											
32	Basketball Court	Ext.		Court	Basketball		No accessible route between all areas of sport activity	-	Install an accessible route between all areas of sport activity, including the basketball court.	1	-	-
	Field											
33	Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	- -	Provide a 36" min. by 60" min. stable, firm and slip resistant clear floor space at team seating based on a side entry. Provide an accessible route to this space. Provide an accessible route to the boundary of sport activity at the baseball field.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the soccer field.	1	-	-
	Picnic Table											
35	Field Behind the Pool Area and by the Playground	Ext.		Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Clear floor space not provided	- - -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" min. by 48" min. clear floor space positioned for a forward approach is provided at the picnic table. Cost estimate is for the picnic table. Recommendation applies to each unique area in the park that has picnic tables.	2	2310 **4620**	$1K - $5K
36	Second Playground Closer to Pool	Ext.		Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Clear floor space not provided	- - -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" min. by 48" min. clear floor space positioned for a forward approach is provided at the picnic table. Cost estimate is for picnic table. Recommendation applies to each unique area in the park that has picnic tables.	1	2310 **2310**	$1K - $5K
	Play Areas											
37	Playground Near Accessible Parking	Ext.		Play Areas	N/A		Accessible route not provided to playground	4”	Install an accessible route to the playground.	1	-	-
38	Second Playground Closer to Pool	Ext.		Play Areas	N/A		Play areas not maintained in working condition	-	Ensure that the play area is maintained in operable working condition. (Make maintaining the engineered wood fiber (EWF) surface a part of regular maintenance.)	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Second Playground Near Pool	Ext.		Play Areas	N/A		Accessible route not provided to play components Play areas not maintained in working condition	- -	Ensure that the play area is maintained in operable working condition. There is an excessive change in level in some areas at the edge of the engineered wood fiber (EWF) surface do to an absence of EWF. Make maintaining the EWF surface a part of regular maintenance.	1	-	-
	Pool											
40	Large Pool With Zero Depth Sloped Entry	Ext.		Pool	Under 300 Linear Feet		Sloped entry running slope > 1:12 Sloped entry handrails not provided/not compliant	8.7% -	Further study will be needed to determine whether it is technically feasible to bring this pool into full compliance with the ADA Standards and ANSI A117.1. Provide handrails at the zero depth sloped entry. Ensure that the clear width between handrails is 33" min. - 38" max. wide. Staff mentioned that they may have handrails in storage.	1	-	-
41	Small Pool With Slide	Ext.		Pool	Under 300 Linear Feet		Minimum # of accessible entries not provided	0	Provide a lift.	1	25067 **25067**	$10K - $50K
	Trash / Recycling											
42	By Basketball Court	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash and recycling containers are located on an accessible route.	1	-	-
43	Playground Near Accessible Parking	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash and recycling containers are located on an accessible route.	1	-	-
	Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Benches											
44	Splash Pad	Ext.		Benches	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Picnic Tables											
45	Field Behind the Pool Area and by the Playground	Ext.		Picnic Tables	N/A				Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided	1	-	-

Norfeldt Field and Parking Lot



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

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Background

Norfeldt Field and Parking Lot is a 5.9 acre-site located at 1515 Boulevard. The area includes a softball field, a parking lot, and a bike path. Amenities on the site include a portable toilet, a Hall of Fame plaque, a trash receptacle, and a food scraps drop-off box.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include a lack of an accessible route to a Hall of Fame plaque, to a food scraps drop-off box, to a portable toilet, to sideline seating, to the boundary of sport activity at the softball field and to all areas of sport activity, including the dugouts. Also, portions of the bike path have excessive running slopes for walkers.

Additional Accessibility Issues

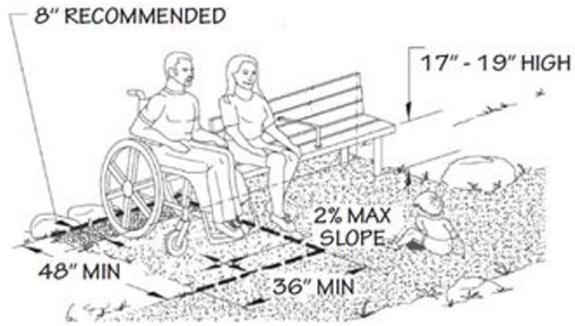
- A lack of an accessible portable toilet.
- A lack of one (1) van and one (1) car accessible parking space.
- Controls at the food scraps drop-off box are not within the reach range.
- A bike repair station is not on an accessible route.

Note: Pricing in the survey catalog is not provided for most exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

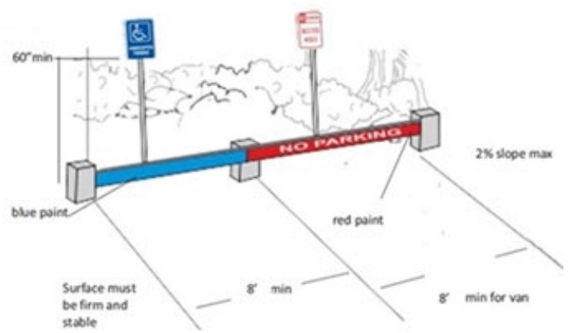
Best Practice and Inclusive Design

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 with backs and armrests along the bike path. Ensure that 5% of benches or at least one (1) bench in each area is located on an accessible route. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



- Recommend, as portions of the bike path in both directions from Norfeldt Field and Parking Lot were observed to have running slopes of at least 18% which are too steep for many walkers, providing that slope information on Town of West Hartford websites and in any materials that describe the bike path.
- The following illustration demonstrates one way to incorporate a van accessible parking space with a marked access aisle in an unpaved parking lot. In Connecticut, a car accessible parking space should be 10’ wide min. with a 5’ wide min. marked access aisle.



Town of West Hartford

Norfeldt Field and Parking Lot

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Bike Path	Ext.		Exterior Access Route	Bike Path		Running slope > 1:20 (5.00%)	18%	**Note:** IHCD team did not survey the full length of the bike path, but portions of the bike path in both directions from Norfeldt Field and Parking Lot were observed to have running slopes of at least 18% which are too steep for many walkers. That information should be noted on Town of West Hartford websites and in any materials that describe the bike path.	1	-	-
2	Hall of Fame Plaque	Ext.	.	Exterior Access Route	Exterior		Accessible route not provided	-	Ensure a stable, firm and slip resistant accessible route is provided to the Hall of Fame plaque or relocate the Hall of Fame plaque to an accessible location.	1	-	-
	Off-Street Parking Lot or Garage											
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided	49 0 0 - -	Provide a compliant van accessible parking space that is 8' wide min. with a marked access aisle that is 8' wide min. and a compliant car accessible parking space 10' wide min. with an access aisle that is 5' wide min. Provide a sign with the International Symbol of Accessibility (ISA) at each space. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost is for signage.)	1	825 **825**	$500 - $1K
	Access to Goods and Services											
	Operable Parts / Reach Range											
4	Bike Repair Station	Ext.		Operable Parts / Reach Range	N/A		Element not on an accessible route	-	Ensure that the bike repair station is located on an accessible route.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Food Scraps Drop-Off Box	Ext.		Operable Parts / Reach Range	Equipment		Element not on an accessible route Reach < 15" or > 48"(forward/side approach)	- 56"	Ensure that the drop-off box is located on an accessible route. Ensure that controls are between 15" min. - 48" max. above the ground. The foot control is not an accessible option. **Note:** Recommend placing the food scraps drop-off box on a surface that is at the same height as the path leading to the box so that the control used to open the box is as low as	1	-	-
Toilet & Bathing Rooms												
Portable Toilet												
6	By Parking	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate portable toilet on an accessible route. Ensure that at least 5% but no less than one of the portable toilets is accessible.	1	-	-
Recreation Areas												
Field												
7	Sideline Seating	Ext.		Field	Softball		Accessible spaces not provided at sideline seating	-	Provide an accessible route to the bleacher. Provide a 36" min. by 48" min. stable, firm, and slip-resistant clear floor space based on a front or rear entry. Ensure accessible seating is provided in accordance with Table 221.2.1.1 Number of Wheelchair Spaces in Assembly Areas from the 2010 Standards for Accessible Design.	1	-	-
8	Team Seating Dugout	Ext.		Field	Softball		Field not connected to an accessible route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the boundary of sport activity at the softball field and to the dugout. Install an accessible route between all areas of sport activity. **Note:** Ensure the access aisle at the accessible parking space connects to the accessible route to the boundary of sport activity, to the dugout, and to each unique amenity on the site.	1	-	-
Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Bike Path											
9	Bike Path	Ext.		Bike Path	N/A				Recommend providing benches with backs and armrests along the bike path. Ensure that 5% of benches or at least one are located on an accessible route. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Exterior Accessible Route											
10	Possible Location for Continuation of an Accessible Route to the Softball Field	Ext.		Exterior Accessible Route	N/A				Recommend considering this approximate location as a point from which an accessible route could be extended to the boundary of sport activity and to both player and sideline seating.	1	-	-

Rockledge Golf Course and Rockledge Grille



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

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Background

Year Built: 1973 Years Renovated: 1994-96 (deck expansion and parking), 2009 (all-gender toilet), 2018 (restaurant interior)

The Rockledge Golf Course and Rockledge Grille are located at 289 South Main Street. Amenities include the two-story clubhouse that houses the Rockledge Grille with a bar, multiple dining rooms and an exterior deck where food and drink is also served. Toilet rooms are available on both levels. The lower level houses a golf shop, and locker, toilet and shower rooms. There is no means of interior vertical access between the two floors, however, golf carts are available to provide an exterior accessible route between entries on both levels of the building, and to provide accessible access throughout the 18-hole golf course as well.

The golf course includes a starters shack, benches, two (2) practice putting greens, a driving range, parking, an on-course snack shack with toilet rooms and picnic tables, on-course drinking fountains, an on-course portable toilet by Hole 4, and an on-course single-user toilet room by Hole 16.

Note: On the day of the survey, the driving range was under construction and could not be surveyed. Ensure that 5% min. (at least one) of the driving range stations is located on an accessible route that can be reached by foot or by a golf cart, and that there is a firm, stable and slip resistant surface providing at least a 30" x 48" clear ground space that slopes no more than 1:48 (2.08%) in all directions at the accessible driving range station.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include a lack of an accessible route to a weather shelter, an instance of an excessive opening, excessive level change, and an excessive cross slope. Additionally, the bottom of the roof at an exterior golf course weather shelter is less than 80” above the ground and therefore protrudes into the circulation path. With regard to curb ramps, some curb ramp flares are steeper than allowed, some curb ramps have a transition to the street or parking area that is not flush, and there is a lack of a curb ramp at a crosswalk.

Note: The IHCD team observed that a golf cart could be used to provide access to the golf tees and throughout the golf course.

Parking
Accessibility issues include a lack of one (1) van accessible and three (3) car accessible parking spaces. There is also an excessive slope at the existing accessible parking spaces, a lack of accessible parking identification signs with the International Symbol of Accessibility, a lack of the designation “Van Accessible” at the van accessible parking space, and an access aisle is narrower than allowed.

Doors
Accessibility issues include a lack of maneuvering clearance at doors due to an excessive slope at a door landing or the location of a wall. A door threshold is also higher than allowed, and some doors require an opening force that is greater than allowed.

Signs
Accessibility issues include a lack of tactile egress signs, a lack of a sign with the International Symbol of Accessibility at an accessible entrance, designation signs that are improperly located, and a lack of a sign directing visitors to the nearest accessible egress or toilet room at inaccessible egresses and toilet rooms.

Assistive Listening System
Accessibility issues include a lack of an assistive listening system in the bar and dining area at the clubhouse.

Note: If audible communication is integral to the use of the space, an assistive listening system shall be provided as shall a sign with the International Symbol of Access for Hearing Loss.

Toilet and Locker Rooms

Accessibility issues include a lack of an accessible bench and a lack of accessible lockers with accessible storage and a sign with the International Symbol of Accessibility (ISA) identifying accessible lockers in the locker rooms. An accessible toilet compartment door has a malfunctioning self-closing hinge and lacks an accessible door pull, dispensers protrude into the circulation path, dispensers are located out of reach range, or are mounted less than 12” above the grab bar. A sanitary napkin dispenser has controls that cannot be used without tight grasping, pinching or twisting of the wrist. In addition, there is a lack of an accessible urinal with the rim mounted no higher than 17” above the finished floor in one location, there are rear grab bars that are shorter than allowed, and a side grab bar that is not properly located. With regard to lavatories, there is a lavatory with a mirror that is located higher than allowed and two (2) lavatories with exposed plumbing that is not wrapped to prevent contact under the lavatory. There is also a lack of an accessible portable toilet located on an accessible route. (On the day of the survey, an inaccessible portable toilet was located near the fourth hole on the golf course.)

Drinking Fountains

Accessibility issues include a lack of interior drinking fountains for standing users, and a lack of drinking fountains for seated users at locations where drinking fountains for standing users are provided on the golf course.

Additional Accessibility Issues

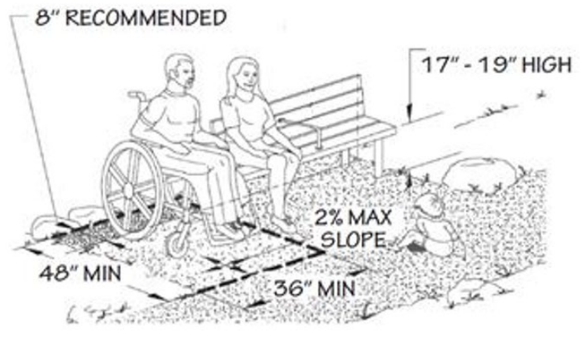
- One (1) exterior staircase lacks handrails on each side and a second exterior staircase has handrails that do not extend 12” beyond the bottom stair riser.
- A metal case protrudes into the interior circulation path at the clubhouse.
- Service counters have a top surface that is higher than allowed.
- Dining surfaces lack the minimum required knee and toe clearance, or are located higher than allowed.
- A lack of an accessible picnic table by the snack shack.

Note: Pricing in the survey catalog is not provided for most exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

Best Practice and Inclusive Design

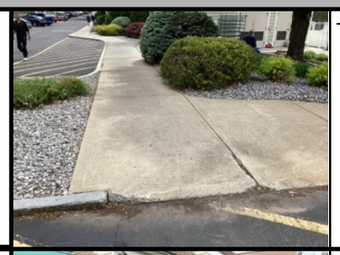
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

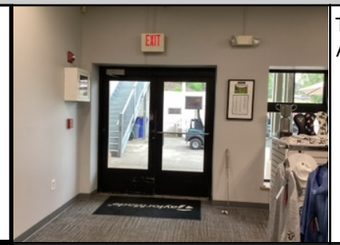
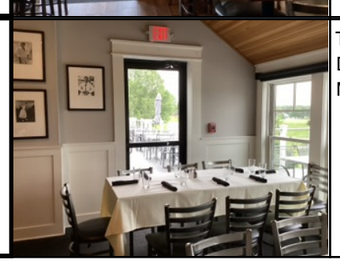
- Recommend providing at least one (1) compliant van accessible parking at the portion of the parking lot that is near the driving range that includes a striped access aisle, an accessible parking identification sign with the International Symbol of Accessibility (ISA), and the designation "Van Accessible". (All Towns have the option of providing more than the minimum number of accessible parking spaces.)
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.

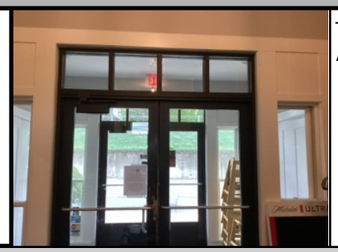
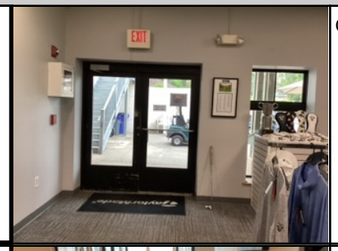
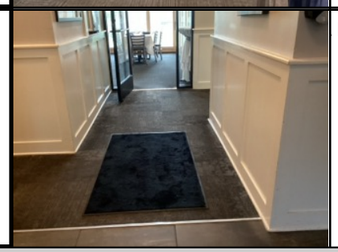
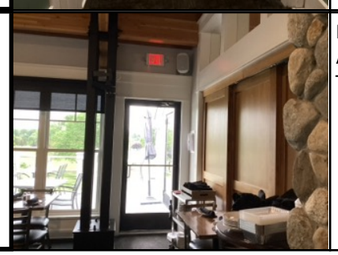


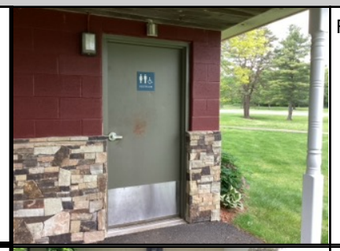
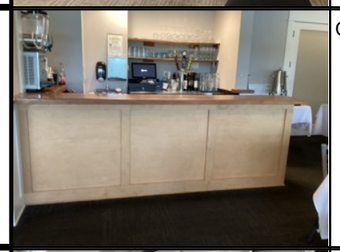
- Recommend providing a curb ramp with a detectable warning that contrast with the color of the ground surface at or very near the main entrace to the bar and dining area at the clubhouse.
- Recommend providing a detectable warning in a color that contrasts with the ground surface at all curb ramps and at both ends of all crosswalks that do not already have a detectable warning. (The IHCD team noticed that detectable warnings were at some locations, but not others.)
- Recommend finding a safe location that is closer to the main entrance to the clubhouse where accessible parking spaces could be provided. Accessible parking spaces should be on the closest accessible route to an accessible entrance, and the IHCD team was told that visitors have complained that the existing accessible parking is too far from the main clubhouse entrance.
- Recommend beveling the outer edges at the base of the on-course shelter to make it easier to get a golf cart in and out of the shelter as needed.
- Recommend, at the exterior stairs by Hole 10, providing handrails on both sides of the stairs and providing a contrasting color on the stair nosings. The stair nosing recommendation applies to all interior and exterior stairs that lack a contrasting color on the stair nosings.

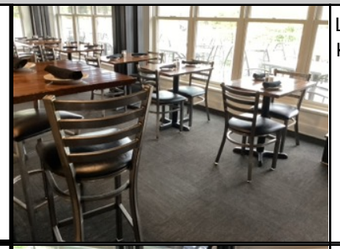
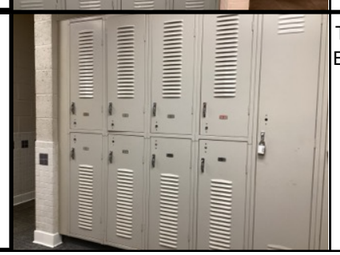
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Course Shelter by Hole 3	Ext		Exterior Access Route	N/A		Vertical clearance < 80" above ground	73"	Recommend providing a sign with a term such as "Low Headroom" since the bottom of the roof of the shelter is less than 80" above the ground and therefore is a protruding object.	1	743 **743**	$500 - $1K
2	First Hole, Route to the Red Tees	Ext		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Level changes > 1/4"	12.4% 6”	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max.	1	-	-
3	By the Main Entrance to the Grille	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	2”	Ensure that the surface opening is no greater than 1/2" max.	1	-	-
	Curb Ramp											
4	Drop-Off Area by Grille	Ext.		Curb Ramp	N/A		Curb ramp flares > 1:10 (10%)	11.6%	Reduce slope at curb ramp flares to be no steeper than 1:10 (10%).	1	-	-
5	Near Access to Patio	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp with a detectable warning that contrasts in color with the ground surface at both ends of the crosswalk. Recommendation applies to all crosswalks on site with a similar condition.	1	-	-

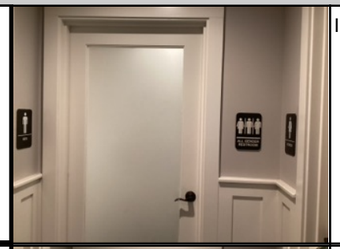
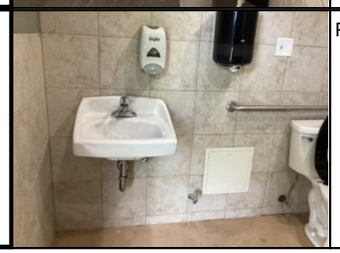
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route From Accessible Parking to Grille	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	1.5”	Ensure transition from curb ramp to street is flush or free of changes in level. Recommendation applies to all curb ramps in a similar condition.	1	-	-
7	South of Main Entrance to Grille	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Cross slope > 1:48 (2.08%)	- 14%	Ensure transition from curb ramp to street is flush or free of changes in level. Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%). Recommend providing a parallel curb ramp instead of a perpendicular curb ramp.	1	-	-
	Off-Street Parking Lot or Garage											
8	Parking North Side	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%) Access aisle is not 60" wide at car space Running or cross slope at access aisle > 1:48 (2.08%) Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	217 2 1 3.7% 55" - - -	Provide 1 additional van and 3 additional car accessible spaces. Reduce running or cross slope to 1:48 (2.08%) max. Provide a marked access aisle at least 60" wide. Provide a sign with the International Symbol of Accessibility (ISA). Add the designation "Van Accessible" to the sign at the van accessible space. Cost is for signs.	7	825 **5775**	$5K - $10K
	Passenger Loading Zones											
9	Drop-Off Area by Grille	Ext.		Passenger Loading Zones	N/A		Lack of sign with the International Symbol of Acc.	-	If this area remains used as a passenger loading zone, provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground.	1	825 **825**	$500 - $1K
	Exterior Stair											
10	Exterior Stairs Towards Driving Range	Ext		Exterior Stair	N/A		Handrail not provided on both sides	-	Provide a handrail on each side.	1	-	-

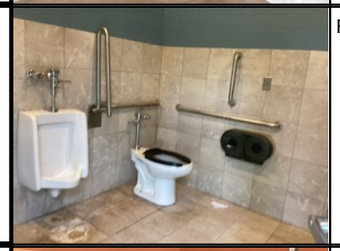
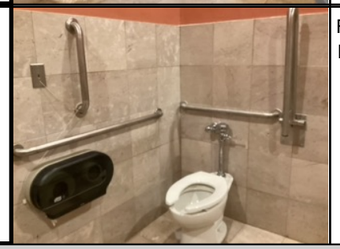
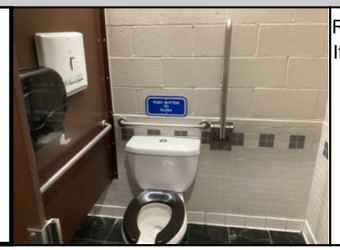
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Across From Clubhouse	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Recommendation applies to all stair railings with a similar condition.	2	-	-
	Entrance											
12	Main Entrance to Grille	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided Maneuvering clearance at door > 1:48 (2.08%)	- 5.00%	Provide a sign with the International Symbol of Accessibility (ISA) once the entrance has been brought into full compliance. Provide an automatic door opener. (The slope at the door landing and at the automatic door control when provided should not be greater than 1:48 (2.08%) in all directions.) Cost is for an automatic door opener.	1	9900 **9900**	$5K - $10K
	Access to Goods and Services											
	Means of Egress											
13	Golf Shop	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Ensure that exit doors at the level of exit discharge that lead directly to accessible paths of exit discharge are marked by the International Symbol of Accessibility not less than 6" high.	2	413 **826**	$500 - $1K
14	Bar Area Egress	2		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the right side of the right door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit. Recommendation applies to all egress doors in a similar condition.	1	413 413 **826**	$500 - $1K
15	Central Dining Room	2		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided Maneuvering clearance(s) not provided	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit. If this door continues to be used as a means of egress, provide the required maneuvering clearance at the door. (Reposition dining surface and chairs.)	1	413 413 Labor **826**	$500 - $1K

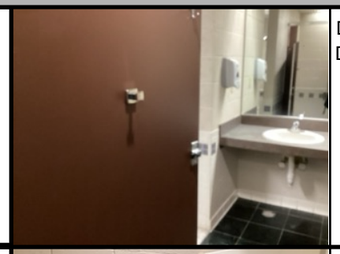
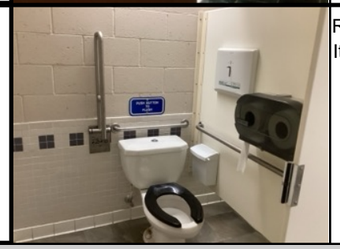
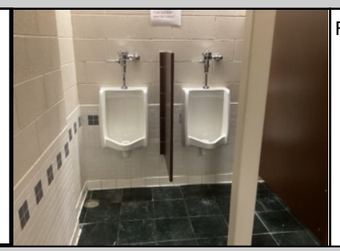
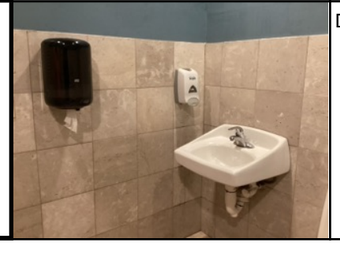
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Clubhouse Main Entrance	2		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Ensure that exit doors at the level of exit discharge that lead directly to accessible paths of exit discharge are marked by the International Symbol of Accessibility 6" high min. and incorporated into the required exit sign or located directly adjacent to it.	2	413 **826**	$500 - $1K
	Interior Access Route											
17	Golf Shop	1		Interior Access Route	N/A		Obstructed by protruding objects	60”	Provide a cane detectable barrier such as a railing located 27” max. above the finished floor below the wall case or relocate the object out of the circulation path. Ensure that maintenance staff is aware every object that they mount in the circulation path that is greater than 4” deep, located higher than 27” above the finished floor and lower than 80” is a protruding object. Cost is for relocating the wall case.	1	825 **825**	$500 - $1K
18	Clubhouse	2		Interior Access Route	N/A		Mat not securely attached	-	Secure mat.	1	Labor	Labor
	Doors & Gates											
19	All-Gender Single-User Toilet Room	2		Doors & Gates	Toilet Room		Threshold > 1/2" high Door requires > 5 lbs. of force to open	1” 12 lbs.	Alter the threshold to be 1/2" high max. Adjust closer so door does not require more than 5 pounds of force to open.	1	1650 Labor **1650**	$1K - $5K
20	Second Bar Area Egress	2		Doors & Gates	Emergency Egress		Maneuvering clearance(s) not provided Accessible exit lacks a sign with a 6" ISA Tactile exit sign not provided	7” -	Provide an automatic door opener or provide a sign to the nearest accessible egress. Provide a sign with the ISA if automatic door is provided. Cost is for an automatic door opener and two signs.	1	9900 413 413 **10726**	$10K - $50K

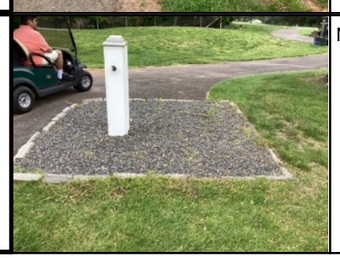
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Signage											
21	Single-User Toilet Room by Hole 16	Ext		Signage	Designation		Raised characters < 48" or > 60" above ground	62”	Mount the sign so that the baseline of the lowest tactile character is 48” min. above finished floor and the baseline of the highest tactile character is 60” max. above the finished floor. Locate sign alongside the door on the latch side.	1	Labor	Labor
22	Snack Shack Men’s and Women’s Single-User Toilet Rooms	Ext		Signage	Designation		Raised characters < 48" or > 60" above ground Location of tactile sign not compliant	70” -	Mount the sign so that the baseline of the lowest tactile character is 48” min. above finished floor and the baseline of the highest tactile character is 60” max. above the finished floor. Locate sign alongside the door on the latch side.	2	Labor	Labor
	Service Counter											
23	Pro Shop	1		Service Counter	N/A		Counter > 36" high	39”	Provide a counter that is 36" max. above the ground or finished floor.	1	1888 **1888**	$1K - $5K
24	Central Dining Room	2		Service Counter	361		Counter > 36" high	41”	If members of the public use this counter, provide a counter that is 36" max. above the ground or finished floor.	1	-	-
25	Snack Shack	Ext		Service Counter	N/A		Counter > 36" high	37”	Provide a counter that is 36" max. above the ground or finished floor.	1	1888 **1888**	$1K - $5K

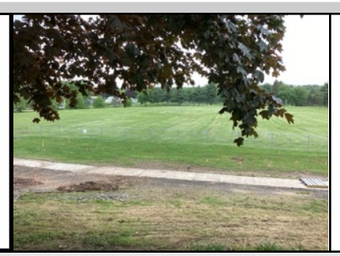
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Dining or Work Surfaces											
26	Bar and Seated Dining Area	2		Dining or Work Surfaces	Dining Surface		Lack of at least one or 5% accessible surfaces Knee or toe clearance not provided	- -	Provide 5% but at least one dining or surface with 27" min. high knee and toe clearance. (Pedestal tables almost never have the required minimum knee and toe clearance.) Recommendation applies to all unique dining areas that are in a similar condition. (On the day of the survey, the IHCD team did see one accessible dining surface in this area.)	1	1155 **1155**	$1K - $5K
27	Bar Area	2		Dining or Work Surfaces	Dining Surface		Lack of at least one or 5% accessible surfaces Top of dining/work surface < 28" or > 34"	- -	At the bar, ensure that at least one dining surface is accessible. Provide at least one dining surface at the bar with top between 28" min. - 34" max. above the floor and 27" min. clear height underneath.	1	1888 **1888**	$1K - $5K
	Assembly Area											
28	South End of Bar	2		Assembly Area	Restaurant		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. Cost is for a capacity of 100.	1	3621 **3621**	$1K - $5K
	Locker Room											
29	Men's and Women's Locker Room	1		Locker Room	Women's		Total # of accessible locker 5% of lockers are not accessible Accessible locker lacks ISA	- - -	Provide at least one accessible locker (or ensure 5% of all lockers are accessible) with accessible controls and elements such as storage or a coat hook, if provided between 15" min. and 48" max. above the finished floor. Once an accessible locker is provided, ensure that it is identified by the International Symbol of Accessibility (ISA). Cost provided for one locker.	2	1416 413 **3658**	$1K - $5K
30	Men's Locker Room	1		Locker Room	Men's		Total # of accessible locker Bench not provided	0 -	Provide an accessible bench within the room. Recommendation applies to all locker areas where members of the public are likely to be changing clothes that are in a similar condition.	1	990 **990**	$500 - $1K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Toilet & Bathing Rooms											
	Overall Access											
31	All-Gender Single-User Toilet Room	2		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	413 **413**	$1 - $500
32	Men's and Women's Single-User Toilet Room	2		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible toilet room.	2	413 **826**	$500 - $1K
	Lavatory											
33	All-Gender Single-User Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 53”	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	248 1320 **1568**	$1K - $5K
34	Single-User Toilet Room by Hole 16	Ext		Lavatory	N/A		Plumbing underneath is exposed		Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	248 **248**	$1 - $500

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Single-User Toilet											
35	All-Gender Single-User Toilet Room	2		Single-User Toilet	N/A		Side or rear grab bar < 33" or > 36" high Rear grab bar < 36" long	38” 24”	Mount grab bars 33" min. - 36" max. above the finished floor. Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	1320 1320 **2640**	$1K - $5K
36	Single-User Toilet Room by Hole 16	Ext		Single-User Toilet	N/A		Dispenser located < 12" above the grab bar	10.75”	Relocate the paper towel dispensers to 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor.	1	1320 **1320**	$1K - $5K
37	Snack Shack Men's Toilet Room With Urinal	Ext		Single-User Toilet	N/A		Rear grab bar < 36" long	31”	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side) and remove the vertical grab bar.	1	1320 **1320**	$1K - $5K
38	Snack Shack Women’s Single-User Toilet Room	Ext		Single-User Toilet	N/A		Rear grab bar < 36" long Item located < 12" above the grab bar	30” -	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the fold-down grab bar.	1	1320 1320 **2640**	$1K - $5K
	Toilet Compartment											
39	Men’s Locker Room	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Items located < 12" above the grab bar	24” 9”	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side. Remove the vertical grab bar. Relocate the toilet paper dispenser 12" above the grab bar. Ensure that operable parts are no higher than 48". Also relocate the toilet seat cover dispenser to a location with clear floor space and ensure the opening is 48" max. above the finished floor.	1	1320 1320 825 825 **4290**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Men's Locker Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34" min. - 48" max. above the finished floor that does not require tight grasping, pinching or twisting of the wrist. Recommendation applies to all accessible toilet compartments in a similar condition.	1	Labor 116 **116**	$1 - $500
41	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Items located < 12" above the grab bar	24" 5"	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar. Relocate the toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Relocate the toilet seat cover dispenser to have clear floor space and ensure the opening is 48" max. high.	1	1320 1320 825 825 **4290**	$1K - $5K
	Urinal											
42	Men's Locker Room	1		Urinal	N/A		Rim > 17" high	24"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	6967 **6967**	$5K - $10K
	Dispensers											
43	Women's Locker Room	1		Dispensers	Tampon Dispenser		Noncompliant operable part	-	Provide a tampon dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	1650 **1650**	$1K - $5K
44	Snack Shack Men's Toilet Room	Ext		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate the dispenser out of the circulation path or provide a cane-detectable barrier such as a fixed trash can or railing located 27" max. above the finished floor. Recommendation applies to all dispensers in a similar condition. Cost is to relocate the dispenser out of the circulation path.	1	1320 **1320**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Portable Toilet											
45	Portable Toilet by Hole 4	Ext		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate portable toilet on an accessible route. Ensure that at least 5% of portable toilets is accessible in each unique area on the course where portable toilet are provided. Recommendation applies to all portable toilets in a similar condition.	1	-	-
	Additional Access											
	Drinking Fountain											
46	Men's Locker Room	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
47	Women's Locker Room	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
48	Drinking Fountain by Hole 12	Ext		Drinking Fountain	High		No drinking fountain provided for seated users	-	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain. Recommendation applies to all drinking fountains in a similar condition. Cost is for a new a Hi-Lo drinking fountain.	1	6957 **6957**	$5K - $10K
49	Drinking Fountain by Hole 4	Ext		Drinking Fountain	High		No drinking fountain provided for seated users	-	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain. Recommendation applies to all drinking fountains in a similar condition. Cost is for a new a Hi-Lo drinking fountain.	1	6957 **6957**	$5K - $10K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	Snack Shack	Ext		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
	Recreation Areas											
	Golf											
51	Course Shelter By Hole 3	Ext		Golf	N/A		Lack of accessible golf cart route to a weather shelter	-	Bevel the outer edges of the base of the shelter to make it easier to get a golf cart in and out of the shelter.	1	-	-
	Picnic Table											
52	Snack Shack	Ext		Picnic Table	N/A		At least 5% accessible spaces not provided Knee and toe clearance < 17" or > 25" deep	- -	Ensure that at least 5% (minimum one) of picnic tables in each unique area where picnic tables are provided are accessible. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep.	1	2310 **2310**	$1K - $5K
	Overall Review											
53	Driving Range	Ext							**Note:** The driving range was under construction on the day of the survey. Ensure that 5% min. (at least one) of the driving range stations is located on an accessible route that can be reached by foot or by a golf cart, and that there is a firm, stable and slip resistant surface providing at least a 30" x 48" clear ground space that slopes no more than than 1:48 (2.08%) at the accessible driving range station.	1	-	-
	Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Accessible Parking											
54	Near Driving Range and Above Golf Carts	Ext.		Accessible Parking	N/A				Recommend providing at least 1 compliant van accessible parking space at this location that includes a striped access aisle, an accessible parking identification sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible". (All Towns have the option of providing more than the minimum number of required accessible parking spaces.)	1	-	-
	Bench											
55	Exterior	Ext		Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Curb Ramp											
56	Main Entrance to Clubhouse	Ext.		Curb Ramp	N/A				Recommend providing a curb ramp that includes a detectable warning that contrast with the color of the ground surface at or very near this location.	1	-	-
	Detectable Warning											
57	Exterior	Ext.		Detectable Warning	N/A				Recommend providing a detectable warning in a color that contrasts with the ground surface at all curb ramps and at both ends of all crosswalks that do not already have a detectable warning. (The IHCD team noticed that detectable warnings were at some locations, but not others.)	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Possible Location of Accessible Parking Spaces											
58	Drop-Off Area by Grille	Ext.		Possible Location of Accessible Parking Spaces	N/A				Recommend finding a safe location that is closer to the main entrance to the clubhouse where accessible parking spaces could be provided. Accessible parking spaces should be on the closest accessible route to an accessible entrance, and the IHCD team was told that visitors have complained that the existing accessible parking is too far from the main clubhouse entrance.	1	-	-
	Stairs											
59	Hole 10	Ext		Stairs	N/A				Recommend providing handrails on both sides of the stairs. Recommend providing a contrasting color on the stair nosings. Stair nosing recommendation applies to all interior and exterior stairs that lack a contrasting color to aid visitors in judging the stairs in both ascent and descent.	1	-	-

Southwood Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
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Background

Southwood Park is located east of 54 Southwood Drive. Amenities include one (1) swing set, one (1) soccer field, walkways and benches.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive changes in level, routes that are obstructed by low hanging vegetation, and a lack of an accessible route to a bench. Additionally, a curb ramp has an excessive running slope and a transition to the street that is not flush.

Play Areas
Accessibility issues include engineered wood fiber at a swing set that is not maintained in operable working condition, and a lack of an accessible route to a swing set.

Areas of Sport Activity
Accessibility issues include a lack of an accessible route to all areas of sport activity and to the boundary of sport activity at the soccer field.

Additional Accessibility Issues

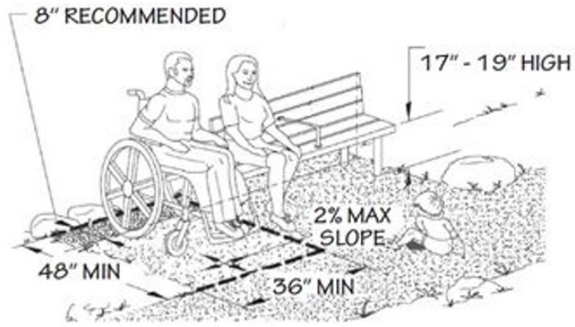
- A lack of an accessible picnic table.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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 with backs and armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



- At the route to the park from the street, recommend providing a detectable warning on the curb ramp, to alert pedestrians they are entering a vehicle entry/exit way.
- Recommend, at the swing set, providing a grass mat (https://www.accessrec.com/grassmat) over or in place of the Engineered Wood Fiber or an accessible impact attenuating poured in place rubber surface.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Route Around Park	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	1.75”	Repair surface to ensure that the surface opening is no greater than 1/2" max.	1	-	-
2	Route Around Park	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max.	1	-	-
3	Route Around Park	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	73”	Trim low hanging tree branches as needed and as part of regular maintenance so they are at least 80" above the ground.	1	-	-
4	Route Around Park	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	65”	Trim low hanging tree branches as needed and as part of regular maintenance so they are at least 80" above the ground.	1	-	-
	Curb Ramp											
5	Route From Street	Ext.		Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%)	11.4%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route From Street	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush	2”	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	-
	Recreation Areas											
	Bench (Exterior)											
7	Park	Ext.		Bench (Exterior)	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide a compliant accessible route to the bench.	1	-	-
	Field											
8	Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route No accessible route to all areas of sport activity	- -	Provide an accessible route to the boundary of sport activity at the soccer field. Install an accessible route between all areas of sport activity.	1	-	-
	Picnic Table											
9	Route Around Park	Ext.		Picnic Table	N/A		Knee and toe clearance < 17" or > 25" deep	9.5”	Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep.	1	2310 **2310**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Play Areas											
10	Swing Set	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided to play components	- -	Install an accessible route to the playground. Ensure that the engineered wood fiber is maintained in operable working condition so that there is an accessible route to one of each type of fitness equipment.	1	-	-
	Best Practice											
	Clear Floor Space											
11	Near Park	Ext.		Clear Floor Space	N/A			-	Recommend also providing benches with backs and armrests located on an accessible route in each unique area in the park where benches are provided. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on	1	-	-
	Detectable Warning											
12	Route From Street	Ext.		Detectable Warning	N/A			-	Recommend providing a detectable warning on the curb ramp, to alert pedestrians they are entering a vehicle entry/exit way.	1	-	-
	Ground Surface at Picnic Tables											
13	Route Around Park	Ext.		Ground Surface at Picnic Tables	933				Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided in the park.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Play Area Surface											
14	Swing Set	Ext.		Play Area Surface	N/A				Recommend providing a grass mat (https://www.accessrec.com/grassmat) over or in place of the engineered wood fiber or an accessible impact attenuating poured in place rubber surface.	1	-	-

Spicebush Swamp Park



Town of West Hartford

ADA Transition Plan

June 2026

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Background

Year Built: 1962

Years Renovated: 2024 (dock), 2025 (bridge)

Spicebush Swamp Park is a 33-acrea natural area located at 173 Mountain Road. Amenities include McGovern Pond, which has one (1) public fishing platform, interpretive stations, a bird sanctuary, a meadow, bridges, benches, a parking lot, and hiking trails.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include a lack of accessible routes to benches, monuments, interpretive stations, bridges and a garden.

Parking

Accessibility issues include a lack of one (1) compliant van accessible parking space with a marked access aisle, signage containing the International Symbol of Accessibility, and a sign with the designation “Van Accessible”.

Trails

Accessibility issues include trails with excessive tread obstacles, excessive running and cross slopes, a lack of clear width, and objects protruding into the pathway.

Note: At any areas that are unable to be made accessible, the Town should document with photos and other means, and provide a display at an accessible on-site location and on the municipal website. At the point where the route becomes inaccessible, IHCD also recommends providing a sign in a level area with information regarding the features of the trail from this point (such as maximum running and cross slopes, and excessive changes in level).

Fishing Platform

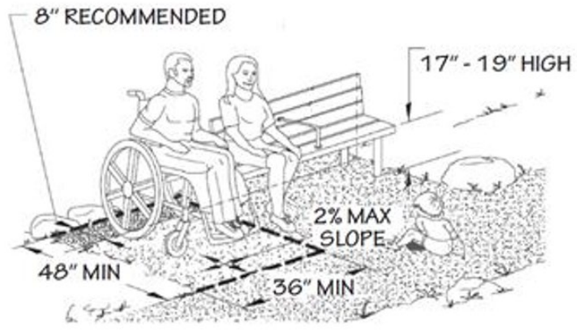
Accessibility issues include a lack of a portion of the platform that is no narrower than 30” wide with the guardrail located no higher than 34” above the platform.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

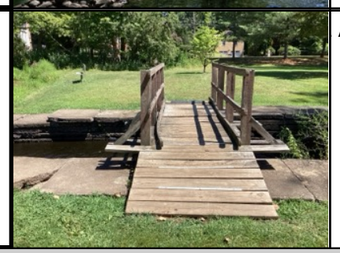
Best Practice and Inclusive Design

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

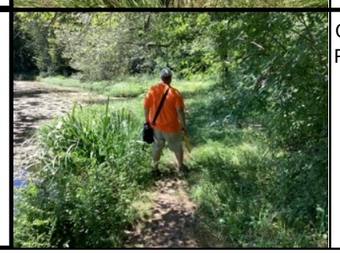
- Recommend providing a bench at points where trails become inaccessible. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



- If this surface by the pond is intended to be used as a steps to the water, recommend providing a contrasting color strip at each stair tread so that each tread is readily apparent when viewed in descent or ascent. Recommend providing railings. Recommendation applies to all stairs.
- At the sloped route to the fishing platform and at the bridge going over the brook, IHCD recommends providing edge protection and handrails.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Bridge to Fishing Platform			Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bridge and fishing platform. Accessible trails cannot be covered with grass. Stone dust is recommended.	1	-	-
2	By Bridge Near Fishing Platform			Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the monument. Recommendation applies to the McGovern Pond monument.	2	-	-
3	Near Bridge Over Brook - Area With Loose Rocks			Exterior Access Route	Exterior		Accessible route not provided	-	Recommend providing a sign in a level area before the trail becomes inaccessible with information regarding the features of the trail from this point (such as maximum running and cross slopes, and excessive changes in level). Document any areas that are unable to be made fully accessible with photos and other means and provide a display at an accessible on-site location and on the Town website.	1	-	-
4	Near Pond Trail Bridge Northeast of Entrance			Exterior Access Route	Exterior		Accessible route not provided	-	To the greatest extent possible, ensure an accessible trail is provided and from the bridge and to the bench. Accessible trails cannot be covered with grass. Stone dust is recommended.	1	-	-
	Off-Street Parking Lot or Garage											
5	Parking			Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Running or cross slope at access aisle > 1:48 (2.08%) Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	14 - - 2.5% - - -	Provide 1 van accessible space. Provide a marked access aisle that is at least 96" wide. Reduce running or cross slope to be no steeper than 1:48 (2.08%). Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.(Cost is for signage.)	2	825 **1650**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Recreation Areas											
	Bench (Exterior)											
6	By Pollinator Pathway			Bench (Exterior)	N/A		No accessible route to one bench in area	30" wide	Provide an accessible route to one bench in this area.	1	-	-
7	Interpretive Station A			Bench (Exterior)	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area and to the interpretive station.	1	-	-
	Garden Bed											
8	Bird Sanctuary Garden			Garden Bed	N/A		Not connected to an accessible route	-	To the greatest extent possible, ensure that the garden is connected to an accessible accessible trail. At any areas that are unable to be made accessible, document with photos and other means, and provide a display at an accessible on-site location and on the Town website.	1	-	-
	Trail											
9	Bridge Over Brook			Trail	N/A		No accessible route provided to trail Run. slope > 1:8 (12%) w/rest. interval within 10 ft.	- 18.5%	To the greatest extent possible, provide an accessible trail to and from the bridge. Accessible trails cannot be covered with grass. Stone dust is recommended. Reduce the running slope to be no steeper than 1:8 and provide a passing area within 10'.	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Bridge Over Brook			Trail	Other		Tread obstacles > 2" (unpaved) or > 1/2" (paved)	2.5”	Alter the tread obstacle to be 2" high max. for unpaved surfaces. Recommendation applies to the bridge at the Pollinator Pathway.	2	-	-
11	Entrance to Trail Trail by Interpretive Station F			Trail	Unpaved		No accessible route provided to trail	-	There is a steep drop at this point. Recommend providing a sign in a level area before the route becomes inaccessible with information regarding the features of the trail from this point (such as max. running and cross slopes, and excessive changes in level). Document areas that are unable to be made fully accessible with photos, etc., and display items at an accessible on-site location and on the Town website.	1	-	-
12	Meadow by Interpretive Station G			Trail	Unpaved		No accessible route provided to trail Clear width < 36" wide	- 0"	To the greatest extent possible, provide an accessible trail in this area. At any areas that are unable to be made accessible, document with photos and other means, and display materials at an accessible on-site location and on the Town website. IHCD also recommends providing a sign in a level area before the route becomes inaccessible with information regarding the features of the trail from this point.	2	-	-
13	Pond Trail			Trail	Unpaved		Clear width < 36" wide	-	Ensure that a clear width of 36" min. is maintained the entire distance of the trail. Recommendation applies to all areas of the Pond Trail with similar issues.	1	-	-
14	Pond Trail			Trail	Unpaved		Clear width < 36" wide Protruding objects or obstructions in the pathway	- 60”	Ensure that a clear width of 36" min. is maintained the entire distance of the trail. Trim low hanging branches in trees.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Pond Trail			Trail	Unpaved		Tread obstacles > 2" (unpaved) or > 1/2" (paved)	-	Alter the tread obstacle to be 2" high max. for unpaved surfaces. Recommendation applies to all areas of the Pond Trail with similar issues.	1	-	-
16	Pond Trail			Trail	Unpaved		Surface not stable and firm Cross slope > 1:20 (5.00%) (unpaved)	- 19%	Ensure surfaces are stable and firm the entire distance of the trail. Reduce the cross slope to be no steeper than 1:20 (5.00%).	1	-	-
17	Pond Trail Near Interpretive Station B			Trail	Unpaved		Run. slope > 1:8 (12%) w/rest. interval within 10 ft.	13.5%	Reduce the running slope to be no steeper than 1:8 and provide a rest interval within 10 feet.	1	-	-
18	Surface of Pond Trail Bridge Northeast of Entrance			Trail	Paved		Tread obstacles > 2" (unpaved) or > 1/2" (paved)	1”	Alter the tread obstacles to be 1/2" high max. for paved surfaces.	1	-	-
	Fishing Platform											
19	Fishing Platform			Fishing Platform	N/A		Railing is higher than 34"	-	Provide a railing that is 30" wide min. that is no higher than 34" max. above the fishing platform.	1	-	-
	Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Exterior Bench											
20	By Pollinator Pathway			Exterior Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
21	Near Bridge Over Brook - Before Area With Loose Rocks			Exterior Bench	N/A				Recommend providing an exterior bench by the brook before the route becomes inaccessible. Provide a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Exterior Stairs											
22	Near Pond Trail Bridge Northeast of Entrance			Exterior Stairs	N/A				If this surface is intended to be used as a steps to the water, recommend providing a contrasting color strip at each stair tread so that each tread is readily apparent when viewed in descent or ascent. Recommend providing railings. Recommendation applies to all stairs.	1	-	-
	Fishing Platform											
23	Fishing Platform			Fishing Platform	N/A				Recommend providing edge protection along the sloped portion of the route, along with handrails.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Sloped Trail											
24	Bridge Over Brook			Sloped Trail	N/A				Recommend providing edge protection along the sloped portion of the route, along with handrails.	1	-	-

Vanderbilt Park



Town of West Hartford

ADA Transition Plan

June 2026

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Background

Vanderbilt Park is located at 36 Frederick Road. The park features play components, picnic tables, benches, walkways, an open field, and trash and recycling containers. A second entrance to the park is located on Edmund Place.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include a lack of accessible routes to trash and recycling containers and to one bench and one picnic table in each area, and excessive level changes and running slopes.

Curb Ramps
Accessibility issues include curb ramps with excessive running slopes, detectable warnings that are not in operable working condition and a transition from the curb ramp to the street that is not flush.

Play Areas
Accessibility issues include a lack of an accessible route to each play area, and a surface that is not maintained to be stable, firm and slip-resistant.

Additional Accessibility Issues

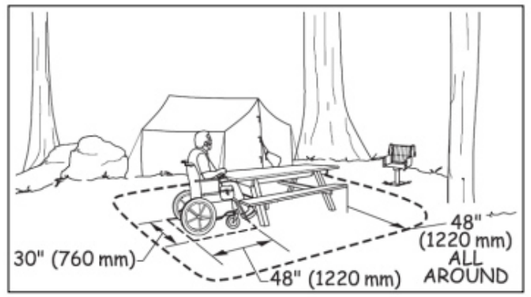
- A lack of an accessible picnic table.

Note: Pricing in the survey catalog is not provided for most exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

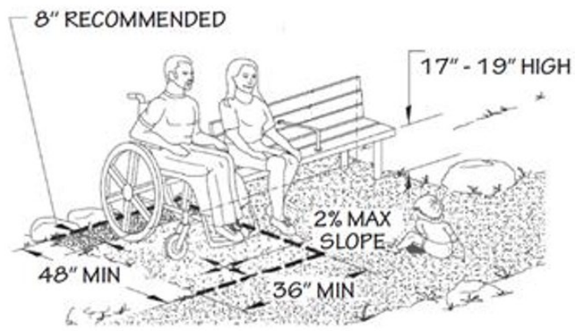
Best Practice and Inclusive Design

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 identifying the park entrance on Edmund Place.
- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided in a manner that is substantially similar to what is shown in the following diagram.



- Recommend providing some benches with armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Frederick Road Park Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided to the trash and recycling containers.	1	-	-
2	Path From Edmund Place	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	.5”	Alter change in level to be 1/4" high max.	1	-	-
3	Towards Edmund Place	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	5.4% due to tree roots	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
4	Towards Edmund Place	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.	1	-	-
	Curb Ramp											
5	Edmund Place Entrance	Ext.		Curb Ramp	N/A		Running slope is > 1:12 (8.33%)	11%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Frederick Road Park Entrance	Ext.		Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%) Curb ramp flares > 1:10 (10%) Detectable warning is not in operable condition	11.5% 10.2% -	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce slope at curb ramp flares to be no steeper than 1:10 (10%). Ensure that the detectable warning is maintained in operable working condition.	1	-	-
7	Frederick Road Park Entrance	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.	1	-	-
Recreation Areas												
Bench (Exterior)												
8	Playground	Ext.		Bench (Exterior)	N/A		No accessible route to one bench in area		Provide an accessible route to one bench in this area.	1	-	-
Picnic Table												
9	Near Playground	Ext.		Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Knee and toe clearance < 17" or > 25" deep	14”	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep. (Cost estimate for an accessible picnic table.)	1	2310 **2310**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Play Areas											
10	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground	3.5”	Install an accessible route to the playground.	1	-	-
11	Playground	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant		Repair surface and ensure that the surface is maintained to be firm, stable and slip-resistant (to areas around play components).	1	Labor	Labor
	Best Practice											
12	Edmund Place Entrance	Ext.							Recommend providing a sign identifying the park from this entrance.	1	-	-
13	Near Playground	Ext.							Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided.	1	-	-
14	Playground	Ext.							Recommend providing some benches with armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-

Veterans Memorial Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

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Background

Veterans Memorial Park is located on the corner of Farmington Avenue and North Main Street. The park is circular in shape with North Main Street running along its northeast side and a parking lot serving a variety of stores on its southwest side.

According to a municipal website, the park is, "…dedicated to all members of the Armed Services who served the United States beginning with the earliest conflict in our country's history, the King Philip[s] War, up to the present Global War on Terror." The park contains engraved blocks of polished black granite. It also has a "Walk of Remembrance" walkway, a Wall of Peace and an inner green lawn. Parking specifically for the park is not provided, but an accessible parking space is located in a private parking lot on the northwest side of the park.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include excessive surface openings and changes in level, a lack of an accessible route to a memorial stone, low-hanging tree branches that intrude on vertical clearance, and cross slopes that are steeper than allowed.

Curb Ramps
Accessibility issues include curb ramps with excessive running slopes, a lack of level landings, surfaces that are not stable, firm, and slip-resistant, and detectable warnings that appear to have faded and no longer contrast with the background surface.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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.

- As the engraved text on memorial stones does not contrast well with the background color and is very difficult to read, we recommend creating a wayside display located on an accessible route in the park that more clearly presents what is written on each memorial stone. We also recommend providing this same information on the municipal website about this park.
- Recommend, as needed for public events, providing an adjustable height podium with knee and toe clearance.
- Recommend providing some benches with backs and both with and without armrests that are located near and within the park.
- Recommend working with the owners of this private parking lot to provide a compliant van accessible parking space by the easement path to the park. Recommend reducing the running or cross slope to be no steeper than 1:48 (2.08%) in all directions, restriping to provide a compliant access aisle and adding the designation "Van Accessible" to the sign located at the van accessible space.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Easement Route to Veterans Park From Private Parking	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	2”	Ensure that the surface opening is no greater than 1/2" max.	1	-	-
2	Inside Veterans Park	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground Exterior route < 36" wide	- 15”	Trim low hanging tree branches to 80" min. above the ground surface. Ensure that a clear width of 48" min. is maintained at the accessible route.	1	-	-
3	Memorial Stone at Southeast End of Park	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the memorial or relocate the memorial to an accessible route.	1	-	-
4	Near Brace Road and Oaks Building Heading Towards the Park	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	-	-
5	Southeast End of Veterans Park	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4.2%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Veterans Memorial at Farmington Avenue	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max. Consider a water-permeable covering around the tree routes.	1	-	-
7	Veterans Park Entrance at Southeast End of Park	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max.	1	-	-
8	Veterans Park Walkway	Ext.		Exterior Access Route	Walkway	 	Cross slope > 1:48 (2.08%)	3.5%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
Curb Ramp												
9	Crosswalk Across North Main Street	Ext.		Curb Ramp	N/A		Running slope is > 1:12 (8.33%) Surface not stable, firm and slip-resistant Detectable warning does not contrast	11.2% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Repair deteriorated surface around the curb ramp. Ensure that the detectable warning surface contrasts visually with the adjacent walking surfaces, either light-on-dark or dark-on-light.	1	-	-
10	Crosswalk by 949 Farmington Avenue	Ext.		Curb Ramp	N/A		Landing not provided at top of curb ramp Detectable warning not provided (2022)	7.1% -	Provide a compliant landing a the top of the curb ramp with a running slope in all directions no greater than 1:48 (2.08%). Provide detectable warnings that contrasts with the surrounding surface on curb ramps and blended transitions at pedestrian street crossings, pedestrian refuge islands, and pedestrian at-grade crossings not located within a street or highway.	1	-	-
Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Font on Memorial Stones	Ext.							As the engraved text on memorial stones does not contrast well with the background color and is very difficult to read, we recommend creating a wayside display located on an accessible route in the park that more clearly presents what is written on each memorial stone. We also recommend providing this same information on the municipal website about this park.	1	-	-
12	Inside Veterans Park	Ext.							Recommend, as needed for public events, providing an adjustable height podium with knee and toe clearance.	1	-	-
13	Park Benches	Ext.							Recommend providing some benches located on an accessible route near or in the park, including benches both with and without arms for use by park visitors.	1	-	-
	Desire Line Informal Path											
14	Northwest End of Park Near Private Parking Lot and Private Lot Accessible Space	Ext.		Desire Line Informal Path	NA				IHCD team noticed an inaccessible desire line path from the boundary of a private parking lot. Because the informal path moves across private property, has an excessive 26% running slope, and the surface is not firm, stable and slip-resistant, IHCD recommends planting dense shrubs or otherwise creating some type of barrier to discourage continued use of the path to access the park.	1	-	-
	Parking											
15	Accessible Parking in Private Lot by Easement to Park	Ext.		Parking	NA				Recommend working with the owners of this private parking lot to provide a compliant van accessible parking space by the easement path to the park. Recommend reducing the running or cross slope to be no steeper than 1:48 (2.08%) in all directions, restriping to provide a compliant access aisle and adding the designation "Van Accessible" to the sign located at the van accessible space.	1	-	-

Veterans Memorial Skating Rink



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Background

Year Built: 1968 Year Renovated: 1999-2000, 2021

Veterans Memorial Skating Rink is a one-story building located at 56 Buena Vista Road. A parking lot is provided on the west side of the building. Additional parking is provided at the Cornerstone Aquatics Center.

The building has one (1) main entrance on its south side. There are additional exits on the east and west sides.

Areas surveyed include the main lobby, ice rink, party rooms, locker rooms 1 through 6, and a pair of men's and women's multi-user toilet rooms.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive running slopes, surface openings that are greater than allowed, and a lack of an accessible route to a bike rack and a memorial stone.

Parking
Accessibility issues include car accessible spaces that are narrower than allowed, accessible parking spaces and access aisles with excessive running slopes, and identification signage that is located lower than allowed.

Interior Access Routes
Accessibility issues include routes with excessive running slopes, routes that are narrower than allowed due to the location of equipment, routes that are obstructed by protruding objects, and surface openings that are greater than allowed.

Interior Ramps
Accessibility issues include ramps with excessive running and cross slopes and a ramp that lacks a compliant landing.

Signage
Accessibility issues include a lack of designation signage with raised characters and braille, a lack of tactile signs (with braille and raised characters) at the emergency egresses, a lack of signage with the International Symbol of Accessibility (ISA) at the accessible emergency exits, and a lack of directional signs with the International Symbol of Accessibility (ISA) at the inaccessible exits directing visitors to the nearest accessible exits.

Doors and Doorways
Accessibility issues include doors that lack maneuvering clearance due to the location of furniture or other items, doors that require a greater amount of opening force than allowed, and a threshold that is higher than allowed.

Assembly Area
Accessibility issues include a lack of the minimum number of required wheelchair spaces, and a lack of an assistive listening system in the assembly area.

Note: In each assembly area where audible communication is integral to the use of the space, an assistive listening system must be provided, and the assistive listening system shall be identified by a sign with the International Symbol of Access for Hearing Loss. The ADA 2010 Standards Section 219 outlines the type of receivers that are required based on the capacity of each assembly area.

Areas of Sport Activity
Accessibility issues include a lack of an accessible route to the ice rink, team seating and penalty box, and a lack of an accessible space in team seating areas.

Locker Rooms
Accessibility issues include storage that is located higher than allowed, a lack of clear floor space alongside benches, and benches that lack the minimum depth.

Toilet and Bathing Rooms
Accessibility issues include a lack of visual and audible alarms, accessible compartment doors with malfunctioning self-closing

hinges, and a lack of door pulls provided on both sides of accessible compartment doors, ambulatory compartment doors that swing into the minimum required compartment area, and folding grab bars that interfere with the space needed to use the rear grab bars. Additionally, lavatories lack clear floor space due to the location of stored items, a baby changing table lacks clear floor space, and baby changing tables have operable parts located higher than allowed. Accessibility issues with showers include showers not located on accessible routes due to excessive slopes and level changes, clear floor space that is steeper than allowed, a shower that lacks clear floor space, and a shower that is larger than allowed.

Additional Accessibility Issues

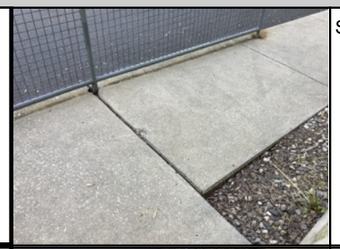
- A lack of a curb ramp in one location.
- An exterior stair lacks compliant handrail extensions.
- A lack of accessible service counters.

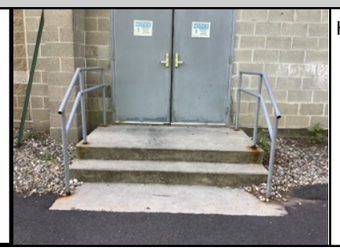
Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

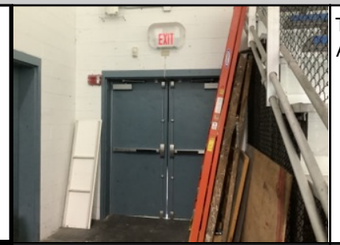
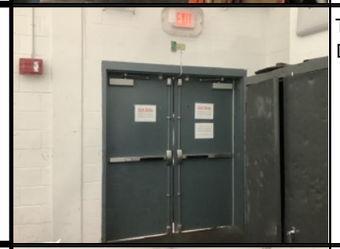
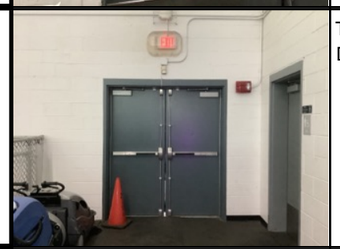
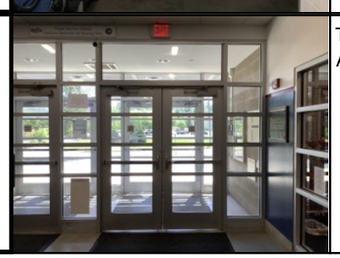
Best Practice and Inclusive Design

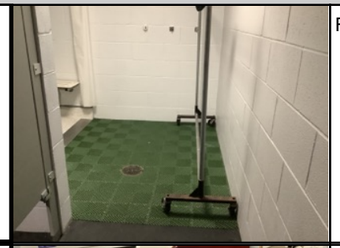
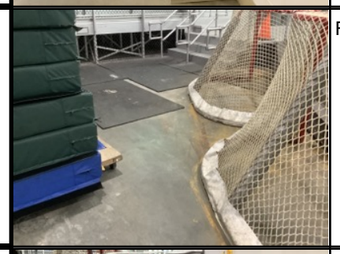
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

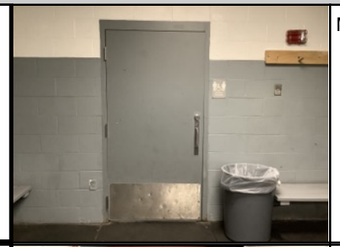
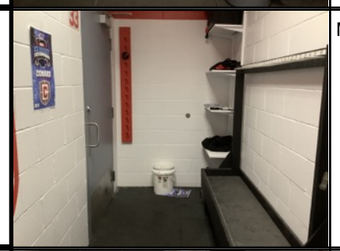
- In the main lobby, recommend providing a variety of seating options (e.g., benches with and without backs and armrests). When the armrest is provided, ensure a 28 inches min. width is provided between the armrests.
- Near the main entrance, recommend providing a curb ramp at this location to connect to the curb ramp on Buena Vista Road. When a curb ramp is provided, recommend providing a ladder-style crosswalk.
- At the main entrance, recommend providing an automatic door opener as the door requires 16 lbs. of opening force.
- At all interior and exterior stairs, recommend providing a contrasting color strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent.

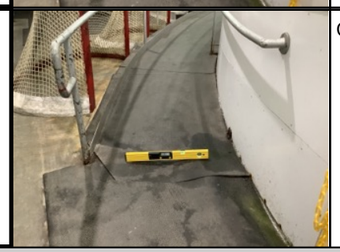
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Egress Near Bleachers	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	1”	Repair surface to ensure that the surface opening is no greater than 1/2" max.	1	-	-
2	Egress Near Bleachers	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition		Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
3	Flagpole	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the flagpole and memorial.	1	-	-
4	Near Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.0%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
5	Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	-	-

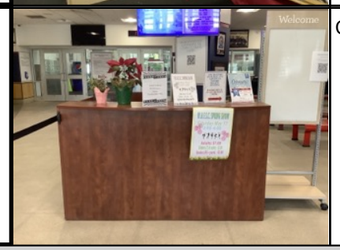
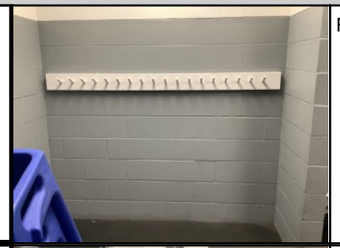
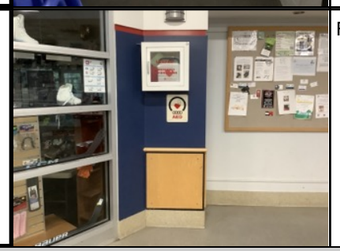
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Curb Ramp											
6	Near Main Entrance	Ext.		Curb Ramp	Perpendicular		Curb ramp not provided	-	Provide a curb ramp at this location.	1	-	-
	Off-Street Parking Lot or Garage											
7	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated car accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%) Running or cross slope at access aisle > 1:48 (2.08%) Sign bottom < 60" above finished grade . Car space is not 120" wide (2018)	4 1 2.8% 4.2% 55” 96”	Reduce running slope to be no steeper than 1:48 (2.08%). Locate sign with the bottom of the sign 60" above the ground. Ensure that car space is 120" wide.	1	-	-
8	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:48 (2.08%) Running or cross slope at access aisle > 1:48 (2.08%)	2.7% 3.8%	Reduce running slope to be no steeper than 1:48 (2.08%).	1	-	-
	Exterior Stair											
9	Egress Near Men's Toilet Room	Ext.		Exterior Stair	N/A		Handrails extensions not compliant	-	Ensure that handrail extensions return to a wall, guard, or the landing surface.	1	-	-

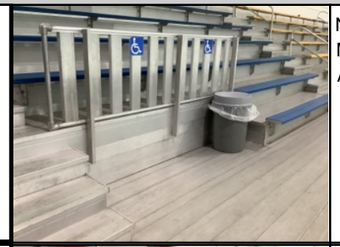
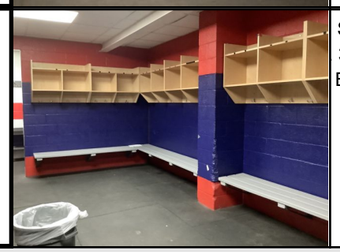
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Entrance											
10	Main Entrance (South Side)	Ext.		Entrance	Main Entrance		Threshold > 1/2" high	.75”	Alter threshold to be 1/2" high max.	1	1650 **1650**	$1K - $5K
	Access to Goods and Services											
	Means of Egress											
11	Bleacher Side Egress	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a sign containing the International Symbol of Accessibility. Such symbol must be not less than 6" high and incorporated into the required exit sign or located directly adjacent to it.	1	413 413 **826**	$500 - $1K
12	Egress Near Locker Room 4	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	1	413 413 **826**	$500 - $1K
13	Egress Near Men's Toilet Room	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	1	413 413 **826**	$500 - $1K
14	Main Egress Near Pro-Shop (South Side)	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a sign containing the International Symbol of Accessibility. Such symbol must be not less than 6" high and incorporated into the required exit sign or located directly adjacent to it.	1	413 413 **826**	$500 - $1K

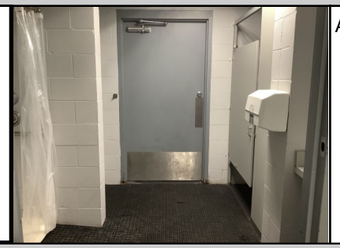
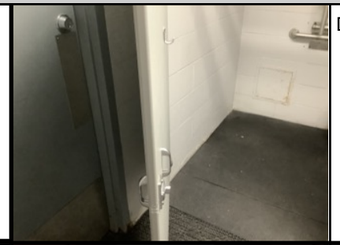
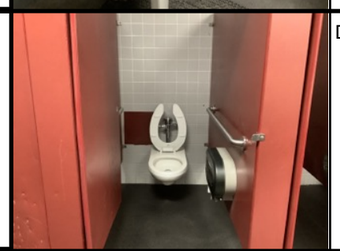
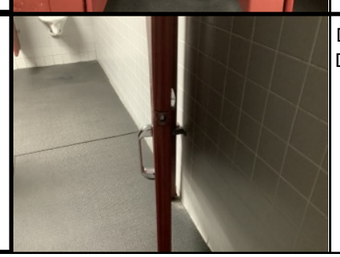
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Interior Access Route											
15	Locker Room 5 and 6 Toilet and Bathing Room	1		Interior Access Route	N/A		Route < 36" wide	24”	Relocate coat rack to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	Labor
16	Main Lobby	1		Interior Access Route	N/A		Obstructed by protruding objects	7”	Provide a cane-detectable barrier such as a fixed trash can or railing located 27” max. above the finished floor under the white box.	1	657 **657**	$500 - $1K
17	To Bleacher Side Egress	1		Interior Access Route	N/A		Route < 36" wide	27”	Relocate equipment to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	Labor
18	To Ramp to Bleachers	1		Interior Access Route	N/A		Level changes > 1/4"	.5”	Alter change in level to be 1/4" high max.	1	-	-
19	Zamboni Entrance	1		Interior Access Route	N/A		Surface openings > 1/2"	2"	Reposition so that openings are 1/2" max.	1	Labor	Labor

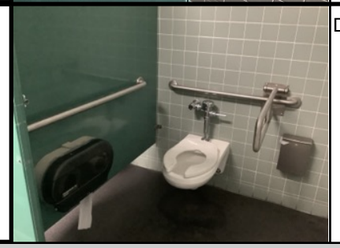
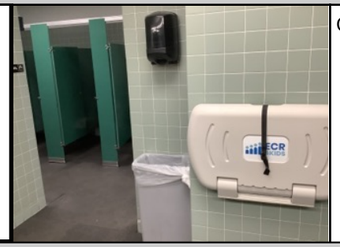
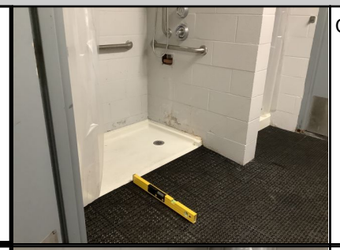
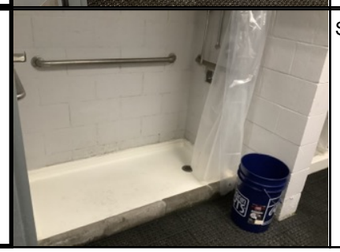
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Zamboni Entrance	1		Interior Access Route	N/A		Surface openings > 1/2"	1”	Replace so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel.	1	-	-
21	Zamboni Entrance	1		Interior Access Route	N/A		Accessible route not provided Running slope > 1:20 (5.00%)	40" 8.1%	Provide an accessible route to the ice rink with a width and turn width that complies with 403.5.2 from the 2010 Standard for Accessible Design. Ensure that a 60" landing is provided at the ramp. Provide compliant handrails with 1 1/4"- 2" circular cross sections.	1	-	-
	Doors & Gates											
22	Locker Room 1 and 2 Toilet and Bathing Room	1		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	7”	Relocate trash can to maintain the required 18" min. maneuvering clearance at the pull-side of the door. Recommendation applies to all doors with a similar issue.	1	Labor	Labor
23	Locker Room 6	1		Doors & Gates	Other		Maneuvering clearance(s) not provided	43”	Relocate stored items to maintain the required 54" min. maneuvering clearance at the pull-side of the door.	1	Labor	Labor
24	Main Egress Near Pro-Shop (South Side)	1		Doors & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	18 lbs	Adjust closer so door does not require more than 5 pounds of force to open. Recommendation applies to all interiors doors with a similar issue.	1	Labor	Labor

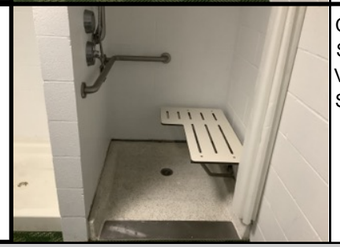
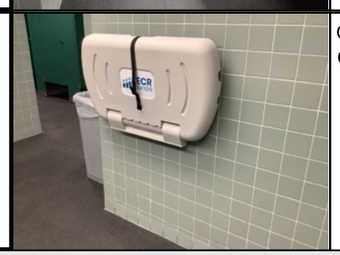
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Ramps											
25	Ramp Near Main Lobby	1		Ramps	Interior		Change in direction at landing < 60" min. x 60" min.	46"	Provide a clear landing 60" min. by 60" min. at the change in direction between runs.	1	-	-
26	Ramp to Bleachers	1		Ramps	Interior		Running slope >1:12 (8.33%)	11.1%	Further study will be needed to determine whether it is technically feasible to bring the ramp into full compliance with the ADA Standards and ANSI A117.1. Recommendation also applies to the ramp near the main lobby.	2	-	-
27	Ramp to Bleachers	1		Ramps	Interior		Cross slope > 1:48 (2.08%)	9.1%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
	Signage											
28	Pro-Shop	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on the sign located on the latch side of the door. Unit cost is provided for one instance of this repetitive item.	1	413 **413**	$1 - $500
29	Check-In Desk Near Entrance	Ext.		Signage	Directional		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish with characters that have a high contrast to the background.	1	413 **413**	$1 - $500

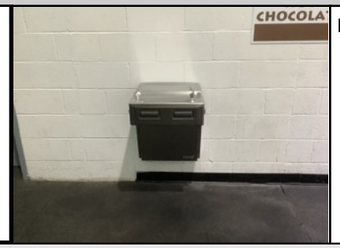
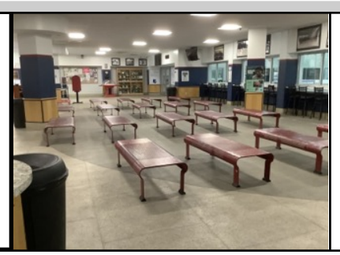
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Service Counter											
30	Pro-Shop	1		Service Counter	N/A		Counter not connected to an accessible route Counter > 36" high	22.5" 38.25”	Relocate tables to ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground or finished floor.	1	1888 **1888**	$1K - $5K
31	Check-In Desk Near Entrance	Ext.		Service Counter	N/A		Counter > 36" high	41.25”	Provide a counter that is 36" max. above the ground or finished floor.	1	1888 **1888**	$1K - $5K
	Operable Parts / Reach Range											
32	Locker Room 1	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	54”	Provide an additional coat hook that is located 48" max. above the finished floor. Unit cost is provided for one instance of this repetitive item.	1	124 **124**	$1 - $500
33	Main Lobby	1		Operable Parts / Reach Range	N/A		Reach < 15" or > 48"(forward/side approach)	65”	Relocate the defibrillator so that controls are no higher than 48" max. above the finished floor.	1	825 **825**	$500 - $1K
	Dining or Work Surfaces											
34	Lobby	1		Dining or Work Surfaces	Dining Surface		Top of dining/work surface < 28" or > 34"	40”	Provide at least one dining surface with top between 28" min. - 34" max. above the floor and 27" min. clear height underneath.	1	1155 **1155**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Assembly Area											
35	Bleachers	1		Assembly Area	Sports Facility		Number of seats Minimum # wheelchair spaces not provided Assistive listening devices not provided	850 6 -	Provide 2 additional wheelchair spaces. If audible communication is integral to the use of the space, provide an assistive listening system. Note: Cost provided is for a transmitter, receiver, ear speaker, neck loop and USB charger with a capacity of 1200.	1	12825 **12825**	$10K - $50K
36	Bleachers	1		Assembly Area	Sports Facility		No shoulder alignment at companion / wc spaces	-	Relocate trash cans to ensure that companion seats are located to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point of the wheelchair space should be measured 36 inches from the front of the wheelchair space. Recommendation applies to all wheelchair spaces on the bleachers.	1	Labor	Labor
	Locker Room											
37	Locker Room 1	1		Locker Room	Other		Storage > 48" high 30" clear not provided alongside bench Bench < 20 - 24" deep	72” - 18.5”	Provide an additional coat hook located 48" max. above the finished floor Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is between 20" min. - 24" max. deep. Recommendation applies to Locker Rooms 2 and 3. Unit cost is provided for one instance of this repetitive item.	3	126 990 **3348**	$1K - $5K
38	Locker Room 4	1		Locker Room	Other		Storage > 48" high 30" clear not provided alongside bench Bench < 20 - 24" deep	66.5” - -	Ensure that at least 5% of storage is accessible, and no higher than 48 inches above the floor. Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is between 20" min. - 24" max. deep. Recommendation also applies to Lockers Room 5 and 6. Unit cost is provided for one instance of this repetitive item.	3	1320 990 **6930**	$5K - $10K
	Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Overall Access											
39	Locker Room 1 and 2 Toilet and Bathing Room	1		Overall Access	N/A		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed. Recommendation applies to the toilet and bathing rooms between Locker Rooms 3 and 4, and 5 and 6.	3	-	-
	Lavatory											
40	Locker Room 5 and 6 Toilet and Bathing Room	1		Lavatory	N/A		Clear floor space not provided at lavatory	-	Relocate stored items to maintain a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	Labor	Labor
	Toilet Compartment											
41	Locker Room 1 and 2 Toilet and Bathing Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge. Recommendation also applies to the toilet rooms between Locker Rooms 3 and 4, and 5 and 6.	3	-	-
42	Men's Multi-User Toilet Room	1		Toilet Compartment	Ambulatory Compartment		Door has inadequate maneuvering clearance	-	Reverse swing at the door. Doors should not swing into the minimum required compartment area. Recommendation also applies to the women's toilet room.	2	825 **1650**	$1K - $5K
43	Men's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34” min. - 48” max. above the finished floor that does not require tight grasping, pinching or twisting of the wrist. Recommendation also applies to the women's toilet room.	2	116 **232**	$1 - $500

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
44	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has noncompliant hardware	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	116 **116**	$1 - $500
45	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Dispenser located < 12" above the grab bar	-	Remove folding grab bar on the rear wall as it interferes with the space needed to use the rear grab bar, Recommendation also applies to the men's toilet rooms and the toilet rooms between Lockers 1 and 2, 3 and 4, and 5 and 6.	5	1320	1320
	Dispensers											
46	Women's Multi-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 48" high	58"	Relocate the paper towel dispenser so the operable part is 48" max. above the finished floor.	1	1320 **1320**	$1K - $5K
	Shower											
47	Locker Room 1 and 2 Toilet and Bathing Room	1		Shower	Transfer Type		Clear floor space steeper than 1:48 (2.08%)	4.7%	Ensure that the clear floor space is not sloped greater than 1:48 (2.08%).	1	-	-
48	Locker Room 3 and 4 Toilet and Bathing Room	1		Shower	Roll-In Type		Shower not on an accessible route	3.5"	Remove curb.	1	1730 **1730**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
49	Locker Room 5 and 6 Toilet and Bathing Room	1		Shower	Transfer Type		Shower not on an accessible route	10.7%	Locate the accessible shower on an accessible route.	1	-	-
50	Locker Room 5 and 6 Toilet and Bathing Room	1		Shower	Transfer Type		Clear space at transfer shower < 48" x 36" Size of shower compartment not compliant Vertical grab bar is < 18" long (2006) Seat located > 3" from compartment entry	- 36" x 39" - 5"	Provide a 48" min. by 36" min. clear floor space for a transfer shower. Provide a transfer shower that is 36" by 36". Provide an 18” min. long grab bar on the control end wall 3” min. and 6” max. above the horizontal grab, and 4” max. from the front edge of the shower. Relocate shower seat to ensure is located max. 3" from the compartment entry.	1	13026 **13026**	$10K - $50K
	Baby Changing Table											
51	Men's Multi-User Toilet Room	1		Baby Changing Table	N/A		Operable part > 48" high	50"	Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor.	1	1320 **1320**	$1K - $5K
52	Women’s Multi-User Toilet Room	1		Baby Changing Table	N/A		30" x 48" clear floor space not provided	29"-45"	When repositioning the baby changing table, ensure that it is located with a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	-	-
53	Women’s Multi-User Toilet Room	1		Baby Changing Table	N/A		Operable part > 48" high Changing table requires > 5 lbs. of force	50” 7 lbs	Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor. Repair table so that it does not require greater than 5 lbs. of force to operate.	1	1320 **1320**	$1K - $5K
	Additional Access											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Drinking Fountain											
54	Between Toilet Rooms	1		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	6647 **6647**	$5K - $10K
	Recreation Areas											
	Rink											
55	Penalty Box	1		Rink	Indoor Ice Skate Rink		Not connected to an accessible route	-	Ensure that the penalty box is connected to an accessible route.	1	-	-
56	Team Seating	1		Rink	Indoor Ice Skate Rink		No accessible spaces provided at team seating area Not connected to an accessible route	- -	Provide a 36" min. by 60" min. clear floor space at team seating based on a side entry. Provide an accessible route to this space. Recommendation applies to both team seating sections.	2	-	-
	Best Practice											
	Benches											
57	Lobby	1		Benches	N/A			-	Recommend providing a variety of seating options (e.g. benches with and without backs and armrests). When the armrest is provided, ensure a 28 inches min. width is provided between the armrests.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Curb Ramp											
58	Near Main Entrance	Ext.		Curb Ramp	N/A			-	Recommend providing a curb ramp at this location to connect to the curb ramp on Buena Vista Road. When a curb ramp is provided, recommend providing a ladder-style crosswalk.	1	-	-
	Entrance											
59	Main Entrance	Ext.		Entrance	N/A			-	Recommend providing an automatic door opener as the door requires 16 lbs. of opening force.	1	-	-
	Visual Contrast											
60	Stairs to Bleachers	1		Visual Contrast	N/A			-	Recommend providing a contrasting color strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent. Recommendation applies to all interior and exterior stairs.	1	-	-

West Hartford Public Library – Noah Webster Branch



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1937/1938 (New Entrances) Years Renovated: 2005, 2006/2007

The West Hartford Public Library – Noah Webster Branch is located at 20 South Main Street. The library has a ground level (with the Blue Back entrance), a lower level that is the children's floor, a main level with an entrance off of South Main Street, a mezzanine level and an administrative level on the third floor. Additional exits are located on the main level. Vertical access is provided by interior ramps and multiple staircases and elevators, including a public access elevator that can be entered from the exterior of the building. IHCD has been told that the exterior elevator is maintained by Blue Back Square. Accessible parking spaces are located on South Main Street.

Areas surveyed included the accessible parking spaces, the approach to the library including a bench, a bike rack and the entrances and egresses. All interior parts of the library that are open to members of the public were also surveyed. Some of the key amenities include the reference room, library stacks, history room, magazine room, teen room, children's library, story rooms, meeting room, and toilet rooms.

Note: No public programs are provided on the third floor of the library and therefore it was not included in the survey.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive cross slopes, routes with excessive level changes, and routes that are not maintained in operable working condition. Additionally, curb ramps have excessive running slopes.

Parking
Accessibility issue include an access aisle with an excessive cross slope and one (1) access aisle is less than 60" wide and should be restriped.

Exterior Stairs
Accessibility issues include a lack of compliant handrails at the historic entrance to the library.

Doors and Doorways
Accessibility issues include doors that lack maneuvering clearance and some interior doors require an opening force that is greater than allowed.

Interior Access Routes
Accessibility issues include an object that protrudes into the circulation path, a lack of the minimum required clear width in some areas, excessive level changes and two (2) interior ramps have a slightly excessive running slope and a lack of handrails.

Signage
Accessibility issues include a lack of tactile egress signs (with raised characters and braille), a lack of clear floor space at designation signage, a lack of directional signs at inaccessible entrances and egresses directing visitors to the nearest accessible entrance or egress, and a lack of signage with the International Symbol of Accessibility (ISA) at the accessible exits.

Service Counters
Accessibility issues include the accessible portion of a service counter not being kept clear, and service counters that lack an accessible portion no higher than 36" above the finished floor.

Work Surfaces
Accessibility issues include work surfaces with a top that is higher than allowed, and a lack of knee and toe clearance at work surfaces.

Note: The IHCD team noticed some tables with a pedestal base in the library. Pedestal tables almost always lack the minimum required knee and toe clearance.

Assembly Area
Accessibility issue includes the possible lack of an assistive listening system in the story room.

Note: If audible communication is integral to the use of the space, an assistive listening system shall be provided as shall a sign with the International Symbol of Access for Hearing Loss.

Toilet Rooms
Accessibility issues include lack of the minimum required clear floor space at a lavatory due to the location of a dispenser, the emergency pull cord in a family toilet room does not extend to 12 inches above the finished floor, a baby changing station is not maintained in operable working condition because it has a broken latch that prevents it from being closed, dispensers are not located at least 12” above the grab bar, rear grab bars are shorter than required often because a vertical grab bar interferes with the rear grab bar, the centerline of some toilets is farther from the side wall than allowed, coat hooks are located higher than allowed, an accessible toilet compartment entry door has a malfunctioning self-closing hinge, and a tampon dispenser has an operable part that cannot be used without requiring tight grasping, pinching or twisting of the wrist.

Additional Accessibility Issues

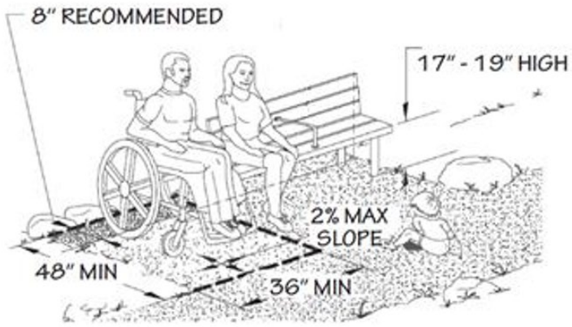
- A lack of drinking fountains for standing users.
- A lack of an accessible sink with knee and toe clearance for children in the story room.
- Interior egress stairs lack a handrail that extends 12” from the stair landing**,** and stair railings are not continuous where required.
- A soundproof booth is not accessible.
- A lack of a cooktop in the kitchen with controls that do not require reaching across the burners.
- A lack of at least one (1) accessible coat hook that is within reach range in some locations where coat hooks are provided.
- The door at one of the interior elevators is narrower than required. (Addressing this issue may be technically infeasible.)

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

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.

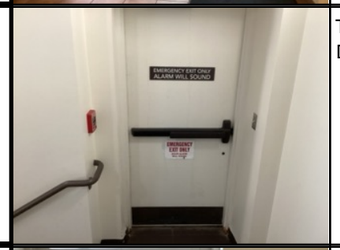
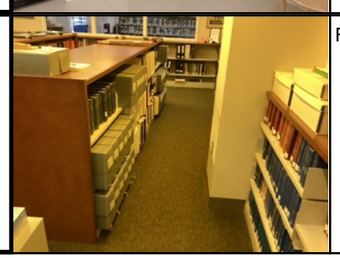
- Recommend, at the suggestion of library staff, providing an automatic door opener that simultaneously opens both doors at the library meeting room on the children’s floor.
- Recommend providing glass manifestations at two heights at the glass walled study pod.
- Recommend providing an adjustable height podium with 27" min. knee and toe clearance where podiums are provided.
- Recommend providing an informational sign informing visitors how to access back issues of magazines at the magazine room magazine stacks.
- Recommend, at all permanent rooms with a purpose that is not likely to change, that also do not have a designation sign such as at an entry to the teen room, providing a designation sign with raised characters duplicated in braille that is mounted on the latch side of the door.
- Recommend providing a contrasting color on the leading 2" of of all interior and exterior stair treads that do not already have a contrasting color on the stair treads to assist visitors in navigating both the ascent and descent of the stairs.
- Recommend providing a detectable warnings in a color that contrasts with the ground surface on both sides of a crosswalk on South Main Street and at all cross walks that traverse a street at a location by the library.
- Recommend providing benches with backs and armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each unique area that has a bench, positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.

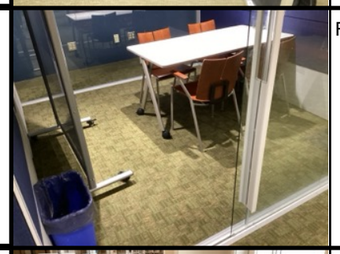
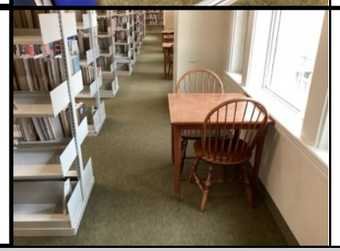
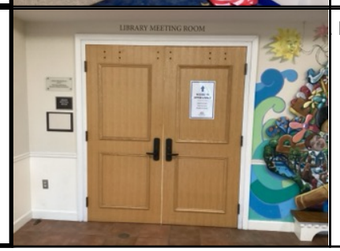


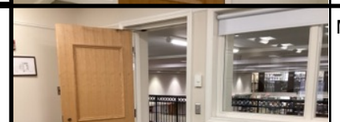
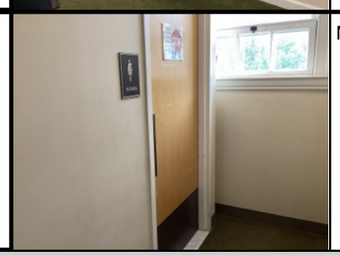
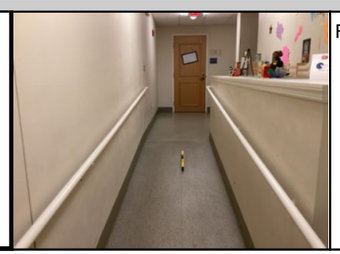
- In the magazine room, recommend providing informational signage for operation of magazine stacks.

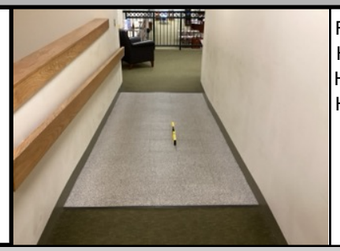
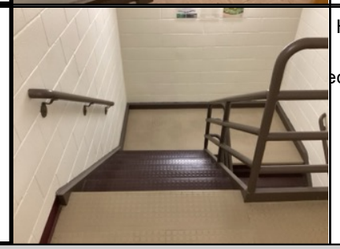
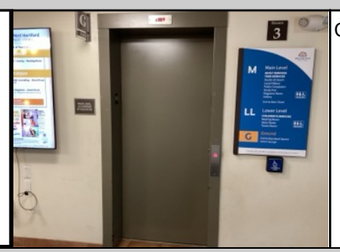
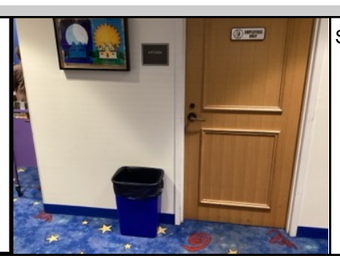
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Isham Road Stair	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max.	1	-	-
2	Bike Rack at South Main Street Entry	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	3.8%	Reduce cross slope to be no steeper than 1:48 (2.08%) at the bike rack.	1	-	-
3	Exterior Public Access Elevator Maintained by Blue Back Square	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Route not maintained in operable working condition	.75” -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	-	-
4	South Main Street Entry	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	.75”	Alter change in level to be 1/4" high max.	1	-	-
	Curb Ramp											
5	South Main Street Entry	Ext.		Curb Ramp	Parallel		Running slope is > 1:12 (8.33%)	8.9%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Off-Street Parking Lot or Garage											
6	South Main Street Entry	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated car accessible parking spaces Running or cross slope at space > 1:48 (2.08%) Access aisle is not 60" wide at car space	3 3.8% 57"	Reduce running or cross slope to be no steeper than 1:48 (2.08%) in all directions at the accessible spaces. Provide a marked access aisle that is at least 60" wide. (Re-stripe as needed to ensure that all of the access aisles are 60" wide min.)	1	-	-
	Exterior Stair											
7	Historical Entrance	Ext.		Exterior Stair	N/A		Handrails not provided	-	Provide handrails on each side.	1	-	-
	Entrance											
8	Historical Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance. Ensure the directional sign contains the International Symbol of Accessibility (ISA)	1	743 **743**	$500 - $1K
9	South Main Street Entry	Ext.		Entrance	Main Entrance		Mat not securely attached	-	As part of regular maintenance, maintain the mat, securing it as necessary, so edges and corners to not become a tripping or slipping hazard.	1	-	-
	Access to Goods and Services											

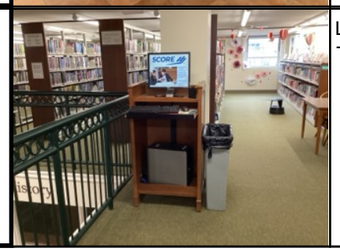
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Means of Egress											
10	Exit to Isham Road and Exit to South Main Street	G		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Ensure that exit doors at the level of exit discharge that lead directly to accessible paths of exit discharge are marked by the International Symbol of Accessibility. Such symbol must be 6" high min. and incorporated	4	413 **1652**	$1K - $5K
11	Stair E	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	2	413 **826**	$500 - $1K
12	Egress Near Preschool Room	LL		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. above the finished floor located on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit.	2	413 **826**	$500 - $1K
	Interior Access Route											
13	Library Meeting Room	LL		Interior Access Route	N/A		Obstructed by protruding objects	33”	Provide a cane-detectable barrier such as a railing located 27” max. above the finished floor or reposition wall element so that it does not protrude more than 4" from the wall. .	1	657 **657**	$500 - $1K
14	History Room	Main Floor		Interior Access Route	N/A		Route < 36" wide	27”	Ensure that a clear width of 36" min. is maintained at the accessible route or provide assistance as needed to help library visitors access materials.	1	-	-

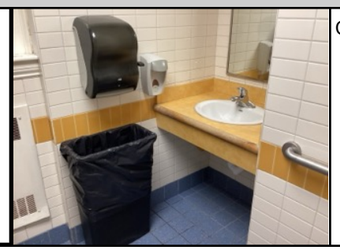
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Soundproof Booth	Main Floor		Interior Access Route	N/A		Level changes > 1/4"	2”	Alter change in level to be 1/4" high max. Provide an equivalent sound proof area with a level entry, a door that is at least 32" wide, and a 60" min. turning radius.	1	-	-
16	Study Pod	Main Floor		Interior Access Route	N/A		Route < 36" wide	16"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	Labor
17	In History Section	MZ		Interior Access Route	N/A			26"	Recommend relocating table to ensure a clear width of 36" min. is maintained in the accessible route.	1	-	-
	Doors & Gates											
18	Family Toilet Room	LL		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	40”	As the ramp railing and other elements interfere with the maneuvering clearance at the door, provide an automatic door opener.	1	9900 **9900**	$5K - $10K
19	Library Meeting Room	LL		Doors & Gates	Meeting Room		Door requires > 5 lbs. of force to open	12 lbs.	Adjust closer so door does not require more than 5 pounds of force to open. Check interior door opening pressure as part of regular maintenance.	1	Labor	Labor

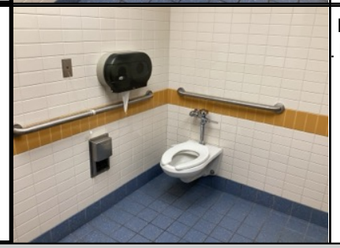
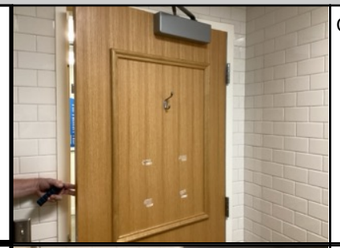
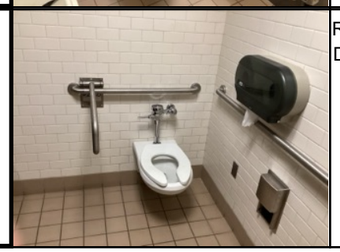
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Women's Multi-User Toilet Room	LL		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	11”	Provide an automatic door opener. (18" min. maneuvering clearance is required on the pull side of doors.)	1	9900 **9900**	$5K - $10K
21	Women's Multi-User Toilet Room	LL		Doors & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closer so door does not require more than 5 pounds of force to open. Recommendation applies to all doors with a similar issue.	1	Labor	Labor
22	Board Room	Main Floor		Doors & Gates	Meeting Room		Maneuvering clearance(s) not provided	-	Remove the trash can to maintain pull side maneuvering clearance at the door. Recommendation applies to all doors in a similar condition.	1	Labor	Labor
23	Women’s Multi-User Toilet Room	Main Floor		Doors & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener. Recommendation applies to all doors in a similar condition. Unit cost is provided for one instance of this repetitive item.	1	9900 **9900**	$5K - $10K
	Ramps											
24	Ramp to Story Room	LL		Ramps	Interior		Running slope >1:12 (8.33%)	9.4%	Further study will be needed to determine whether it is technically feasible to bring the ramp into full compliance with the ADA Standards and ANSI A117.1.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Exit From Elevator 1	MZ		Ramps	Interior		Running slope >1:12 (8.33%) Handrails < 34" or > 38" above ramp surface Handrails have noncompliant cross section Handrails not provided on both sides	8.5% 32” - -	Further study will be needed to determine whether it is technically feasible to bring the ramp's slope into full compliance with the ADA Standards and ANSI A117.1. Alter so the handrails are 34" min. - 38" max. high above the floor. Provide handrails with 1 1/4" to 2" circular cross section or 4" to 6 1/4" non-circular cross section. Ensure handrails are provided on both sides.	1	-	-
	Stairways											
26	Stair C	Main Floor		Stairways	Interior		Handrails do not extend 12" from stairs Handrails not continuous where required ecommendation applies to all egress stairs in a similar condition.	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide continuous handrails. Recommendation applies to all egress stairs with a similar issue.	1	-	-
27	Stair A	MZ		Stairways	Egress		Handrails do not extend 12" from stairs ecommendation applies to all egress stairs in a similar condition.	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	Labor	Labor
	Elevator											
28	Elevator 3	G		Elevator	Interior		Centered door clear width < 42"	31"	Repair may require major renovation at elevator cab and hoistway and may not be practical until system is replaced.	1	-	-
	Signage											
29	Kitchen	LL		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate trash can to maintain a clear floor space of 18" min. by 18" min. centered on the tactile characters. Recommendation applies to all signs in a similar condition.	1	Labor	Labor

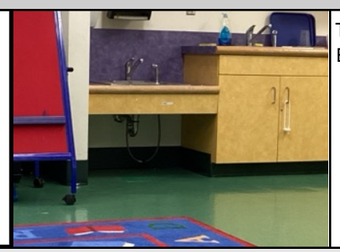
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Service Counter											
30	Check Out Desk	Main Floor		Service Counter	N/A		Accessible portion of counter is not maintained	-	Ensure that the accessible portion of the counter is kept clear. Recommendation applies to all accessible counters with a similar issue.	1	Labor	Labor
31	Teen Room	Main Floor		Service Counter	N/A		Counter > 36" high	38.5”	If this counter is used by members of the public, provide a counter that is 36" max. above the ground or finished floor. (If the counter is just used to display items, items are within reach range.)	1	1888 **1888**	$1K - $5K
	Operable Parts / Reach Range											
32	Kitchen	LL		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	64”	Relocate coat hook so that controls are between 15" min. - 48" max. above the finished floor or provide an additional coat hook	1	124 **124**	$1 - $500
	Children - Reach Ranges											
33	By Story Room	LL		Children - Reach Ranges	N/A		Reach < 16" or > 44" (Ages 9 - 12)	52”	Relocate so the operable part is between 16" min. and 44" max. above the finished floor. (Provide at least one coat hook located no higher than 44" above the finished floor.)	1	124 **124**	$1 - $500

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Dining or Work Surfaces											
34	Catalog Station	Main Floor		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	38”	Provide at least one catalog station work surface with tops between 28" min. - 34" max. above the floor and 27" min. clear height underneath. Recommendation applies to catalog stations in each unique area of the library where they are provided that are in a similar condition. Cost provided for one instance of this repetitive	4	1155 **4620**	$1K - $5K
35	Dictionary Stand	Main Floor		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	42”	Provide at least one dictionary stand work surface with tops between 28" min. - 34" max. above the floor and 27" min. clear height underneath.	1	1155 **1155**	$1K - $5K
36	Magazine Room	Main Floor		Dining or Work Surfaces	Work Surface		Lack of at least one or 5% accessible surfaces Knee or toe clearance not provided	- 24”	Ensure at least one work surface in each unique area in the library that is accessible. Provide at least one work surface with 27" min. high knee and toe clearance. Cost provided for one instance of this repetitive item.	1	1155 **1155**	$1K - $5K
37	Self Checkout	Main Floor		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25.5”	Provide at least one checkout station with 27" min. high knee and toe clearance. Cost estimate is for a new table.	1	1155 **1155**	$1K - $5K
38	Near Board Room	MZ		Dining or Work Surfaces	Work Surface		Lack of at least one or 5% accessible surfaces Top of dining/work surface < 28" or > 34"	- 40”	Ensure that at least one catalog computer is accessible so users who need an accessible work surface do not need to go to the first floor. (This computer could be relocated to an accessible work surface on this floor.) Provide at least one catalog computer with a top between 28" min. - 34" max. above the floor and 27" min. clear height underneath.	1	1155 **1155**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	New Book Area	MZ		Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. high knee and toe clearance in this area. (An accessible table already in the library to be relocated to this area to achieve accessibility.) **Note:** Pedestal tables rarely have knee and toe clearance.	1	Labor	Labor
	Assembly Area											
40	Story Room	LL		Assembly Area	Classroom		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. Recommendation applies to all assembly areas with a similar issue. Unit cost is provided for one instance of this repetitive item. Cost is for a capacity of 50.	1	2604 **2604**	$1K - $5K
	Kitchens											
41	Kitchen	LL		Kitchens	Kitchens		Control panels at cooktop not at front	-	Provide a cooktop with controls that do not require reaching across burners.	1	1650 **1650**	$1K - $5K
	Toilet & Bathing Rooms											
	Lavatory											
42	Family Toilet Room	LL		Lavatory	N/A		Clear floor space not provided at lavatory	-	Relocate the paper towel dispenser and the trash container to provide clear floor space positioned for a forward approach (30" by 48" min.)	1	1320 **1320**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Single-User Toilet											
43	Family Toilet Room	LL		Single-User Toilet	N/A		Rear grab bar < 36" long Dispenser located < 12" above the grab bar	- 3”	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar. Relocate the toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor.	2	1238 1320 **5116**	$5K - $10K
44	Family Toilet Room	LL		Single-User Toilet	N/A		Dispenser located < 12" above the grab bar Emergency system does not extend to 12" high (2006)	3"	Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Provide an alarm pull switch, identified with emergency instruction within 3 feet of the water closet with a pull cord extending to within 12" of the floor. (Unwrap alarm pool and check height of the alarm pull control.)	1	1320 **1320**	$1K - $5K
	Toilet Compartment											
45	Men's Multi-User Toilet Room	LL		Toilet Compartment	Accessible Compartment		Coat hook > 48"	65”	Locate the coat hook no higher than 48" above the finished floor. Unit cost is provided for one instance of this repetitive item.	1	124 **124**	$1 - $500
46	Men's Multi-User Toilet Room	LL		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Centerline < 16" or > 18"	- 19.5”	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar. Relocate toilet so the centerline is 16" min. - 18" max. from the side wall. (Remove the vertical grab bar as it interferes with the rear wall grab bar.)	1	1238 6066 **7304**	$5K - $10K
47	Women's Multi-User Toilet Room	LL		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Dispenser located < 12" above the grab bar	- -	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar. Relocate the toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor.	1	1238 1320 **2558**	$1K - $5K

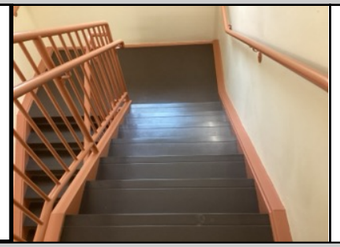
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
48	Women's Multi-User Toilet Room	LL		Toilet Compartment	Accessible Compartment		Dispenser located < 12" above the grab bar Centerline < 16" or > 18"	3” 19”	Relocate toilet paper dispenser 12" above the grab bar and ensure that the operable parts are no higher than 48" above the finished floor. Relocate toilet so the centerline is 16" min. - 18" max. from the side wall.	1	1320 6066 **7386**	$5K - $10K
49	Women's Multi-User Toilet Room	LL		Toilet Compartment	Accessible Compartment		Door has noncompliant hardware Coat hook > 48"	- 64”	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Locate the coat hook no higher than 48" above the finished floor or provide an additional coat hook. Recommendations apply to all toilet compartments with a similar issue. Unit cost is provided for one instance of this repetitive item.	1	116 124 **240**	$1 - $500
50	Men's Multi-User Toilet Room	Main Floor		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Centerline < 16" or > 18"	- 19”	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar. Relocate toilet so the centerline is 16" min. - 18" max. from the side wall. (Remove the vertical grab bar as it interferes with the rear wall grab bar.)	1	1238 6066 **7304**	$5K - $10K
51	Women’s Multi-User Toilet Room	Main Floor		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Rear grab bar < 36" long	- -	Repair hinge. Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Remove the vertical grab bar.	1	1238 1320 **2558**	$1K - $5K
	Dispensers											
52	Family Toilet Room	LL		Dispensers	Bag Dispenser		Dispenser acts as a protruding object	-	Provide a cane-detectable barrier under the dispenser such as a fixed trash can or railing located 27” max. above the finished floor or relocate the dispenser out of the circulation path. Recommendation applies to all dispensers with a similar issue. Unit cost is provided for one instance of this	1	657 **657**	$500 - $1K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
53	Women's Multi-User Toilet Room	LL		Dispensers	Tampon Dispenser		Noncompliant operable part	-	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Recommendation applies to all tampon dispensers in a similar condition. Unit cost is provided for one instance of this repetitive item.	1	1650 **1650**	$1K - $5K
	Baby Changing Table											
54	Men's Multi-User Toilet Room	LL		Baby Changing Table	N/A		Obstructs toilet clear floor space. Not in operable working condition.	- -	Latch is broken on the changing table so the table is always open. Replace or repair the baby changing table.	1	743 **743**	$500 - $1K
	Additional Access											
	Drinking Fountain											
55	Childrens Play Area Near Elevator 1 and Near Stair C	LL		Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Recommendation applies to drinking fountains with a similar issue. Unit cost is provided for one instance of this repetitive item.	2	6957 **13914**	$10K - $50K
	Sinks for Children											
56	Story Room	LL		Sinks for Children	N/A		Toe and knee clearances not provided Exposed plumbing underneath	15” -	Ensure there is a 24" min. knee clearance positioned for a forward approach at sinks with rims or counters that are 31" high. Insulate or otherwise configure pipes to prevent contact, for at least one sink.	1	1320 248 **1568**	$1K - $5K
	Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Automatic Door Opener											
57	Library Meeting Room	LL		Automatic Door Opener	N/A				Recommend, at the suggestion of library staff, providing an automatic door opener that simultaneously opens both doors at this location.	1	Labor	Labor
	Interior Access Route											
58	Study Pod	Main Floor		Interior Access Route	N/A				Recommend providing glass manifestations at two heights.	1	-	-
	Libraries											
59	By Circulation Desk	Main Floor		Libraries	N/A				Recommend removing one side table to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
60	In Fiction Section	MZ		Libraries	N/A				Recommend providing a variety benches in the library including benches both with and without armrests and backs	1	-	-

West Hartford Public Library - Noah Webster Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Podium											
61	Board Room	MZ		Podium	Meeting Room				Recommend providing an adjustable height podium with 27" min. knee and toe clearance. Recommendation applies to all locations where a podium is provided.	1	-	-
	Recreation Areas											
62	Historical Entrance	Ext.		Recreation Areas	Bench (Exterior)				Recommend providing benches with backs and armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Signage											
63	Magazine Room	Main Floor		Signage	Informational				Recommend providing an informational sign informing visitors how to access back issues of magazines at the magazine stacks.	1	-	-
64	Teen Room	Main Floor		Signage	Designation				Recommend providing a designation sign with raised characters duplicated in braille that is mounted on the latch side of the door. Recommendation applies to all permanent rooms with a use that is not likely to change that do not have a designation sign at the entry.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Stairs											
65	Stair D	MZ		Stairs	Egress				Recommend providing a contrasting color on the leading 2" of the stair treads to assist visitors in navigating both the ascent and descent of the stairs. Recommendation applies to all interior and exterior stairs that do not have a color contrast on the stair nosings.	1	-	-
	Street Crosswalk											
66	By South Main Street Entry	Ext.		Street Crosswalk	N/A			-	Recommend providing a detectable warnings in a color that contrasts with the ground surface on both sides of this crosswalk on South Main Street.	1	-	-

Westmoor Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1825 Year Renovated: 2022

Westmoor Park is located at 119 Flagg Road. Amenities include the park office, the log cabin, the demonstration farm, gardens, walking trails, two (2) reptile enclosures, one (1) footbridge, a greenhouse, gardens and one (1) outdoor classroom.

The park office is located in a two-story building that has an accessible entrance on the east side. Additional inaccessible exits are provided on the west and south sides. Areas surveyed include the meeting room, kitchen, lobby, classroom, the all-gender single-user toilet room and the men's and women's toilet rooms.

Note: No public programs are provided on the second floor of the park office; therefore, it was not included in the survey. The footbridge was under construction on the day of survey; therefore, it was not included in the survey.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive running and cross slopes, excessive level changes, and a lack of an accessible route to many amenities, such as the log cabin, benches, gardens, a wayside sign, and reptile enclosures. Additionally, there is a lack of a curb ramp by the park office, and other curb ramps have excessive running and cross slopes.

Parking
Accessibility issues include parking spaces and access aisles with excessive slopes, a parking identification sign mounted lower than allowed, and a lack of signage with the designation "Van Accessible" at the van accessible parking space.

Exterior Stairs
Accessibility issues include a lack of compliant handrails.

Exterior Ramp
Accessibility issues include a ramp with excessive running slopes and landings with excessive slopes.

Doors and Doorways
Accessibility issues include a door that is narrower than allowed, a door with hardware that requires tight grasping, pinching, or twisting of the wrist, and a threshold that is higher than allowed.

Signage
Accessibility issues include a lack of tactile signage (with raised characters and braille) at the emergency exits, a lack of a directional sign with the International Symbol of Accessibility (ISA) at the inaccessible exit/entrance directing visitors to the nearest accessible exit/entrance, and a lack of signage with the International Symbol of Accessibility (ISA) at the accessible exit/entrance.

Assembly Areas
Accessibility issues include a lack of wheelchair accessible spaces and wheelchair accessible spaces that overlap the circulation path.

Toilet and Bathing Rooms
Accessibility issues include a lack of audible and visual alarms, a toilet with the seat located higher than allowed, and a side grab bar is located farther from the rear wall than allowed. Additionally, a lavatory lacks wrapped plumbing to prevent contact and a baby changing table lacks clear floor space.

Kitchens
Accessibility issues include a sink that lacks knee and toe clearance and wrapped plumbing to prevent contact. Additionally, this sink is located higher than allowed.

Trails
Accessibility issues include surfaces that are not stable and firm and trails with excessive running and cross slopes.

Additional Accessibility Issues

- Interior routes are narrower than allowed.
- A lack of an accessible service counter.

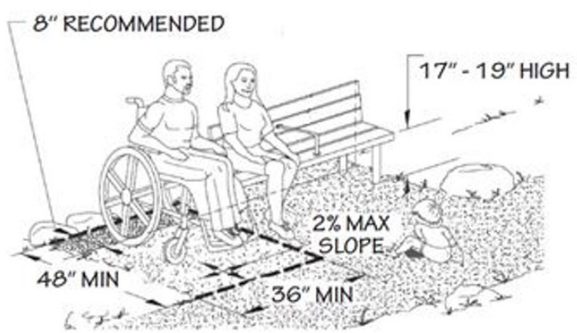
- Items such as a defibrillator are located higher than allowed.
- A lack of an accessible picnic table located on an accessible route.
- A lack of an accessible work surface in one location.
- One (1) drinking fountain is not maintained in operable working condition.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

Best Practice and Inclusive Design

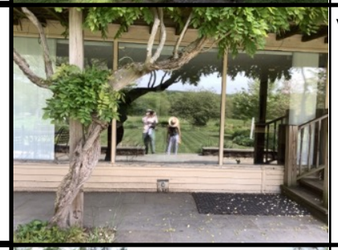
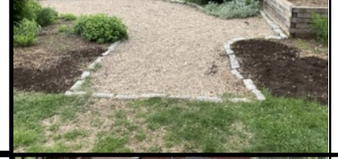
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- In the outdoor classroom, recommend providing some benches with backs and armrests.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.

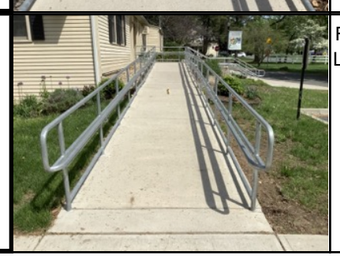


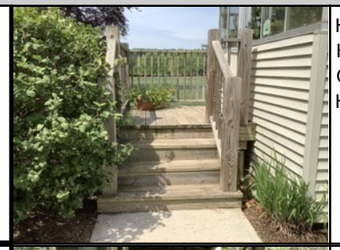
- At the gardens, recommend providing raised garden beds that have a top surface at 34" above the ground and have knee and toe clearance that allow for a forward approach to the bed.
- At all permanent rooms that lack a designation sign, recommend providing a designation sign with raised characters and braille alongside the door on the latch side.
- At all stairs, recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent.

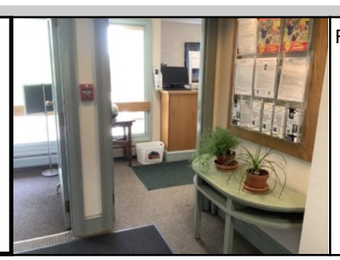
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Barn With Chickens, Goats, and Sheep	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.5”	Alter change in level to be 1/4" high max. Recommendation also applies to the stables and the amphitheater.	3	-	-
2	Box Turtle Behind Office	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the box turtle enclosure. Recommendation also applies to the tortoise enclosure behind the office.	2	-	-
3	Near Barn	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	7.1% 13.4%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
4	Near Barn From Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	8.5%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
5	Near Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the wayside sign.	1	-	-

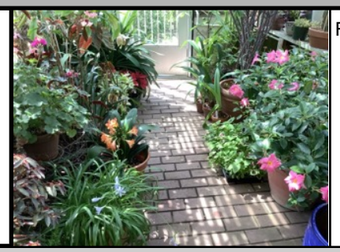
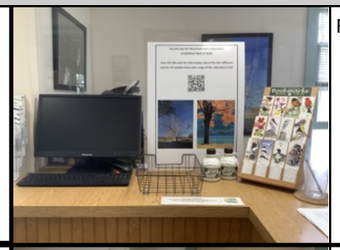
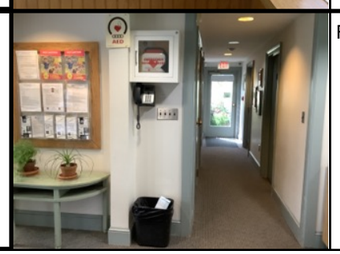
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Observation Deck/Floating Dock	Ext.		Exterior Access Route	Exterior		Accessible route not provided	7.5”	Ensure an accessible route is provided to the observation deck/floating dock.	1	-	-
7	Office - Rear Patio	Ext.		Exterior Access Route	Exterior		Vertical clearance < 80" above ground	69.5”	Trim low hanging tree branches so that vertical clearance is not lower than 80" min. high.	1	-	-
8	Sensory Garden	Ext.		Exterior Access Route	Exterior	 	Accessible route not provided	-	Ensure an accessible route is provided to the garden. Recommendation also applies to the gardens behind the office and the orchard and the wildflower meadows.	3	-	-
9	To Barn From Parking	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	3.5”	Alter change in level to be 1/4" high max.	1	-	-
10	To Barn Gate From Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	4.7% 10%	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Recommendation applies to the entire length of the route from the parking to the barn gate.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	To Outdoor Classroom	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	2.3%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
	Curb Ramp											
12	Crosswalk to Office	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at the crosswalk.	1	-	-
13	Near Office to Barn	Ext.		Curb Ramp	Diagonal		Running slope is > 1:12 (8.33%) Landing not provided at top of curb ramp Cross slope > 1:48 (2.08%)	9.9% 5.8% 2.3%	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a level landing with a slope not greater than than 1:50 (2.00%) at the top of the curb ramp. Reduce cross slope at curb ramp to be no steeper than 1:48 (2.08%).	1	-	-
14	Office Parking	Ext.		Curb Ramp	Diagonal		Landing not provided at top of curb ramp	4.2%	Provide a level landing with a slope not greater than than 1:50 (2.00%) at the top of the curb ramp.	1	-	-
15	Parking Lot by Accessible Parking Space	Ext.		Curb Ramp	N/A		. Not maintained in operable working condition	-	Repair curb ramp to ensure it is maintained in operable working condition.	1	-	-

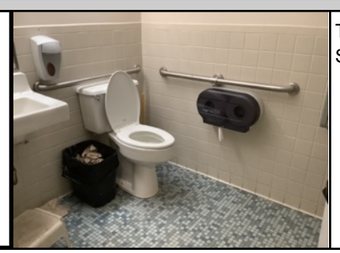
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Route to Office	Ext.		Curb Ramp	Perpendicular		Running slope is > 1:12 (8.33%)	6.7%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-
	Off-Street Parking Lot or Garage											
17	Office Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Running or cross slope at space > 1:48 (2.08%) Running or cross slope at access aisle > 1:48 (2.08%) Sign bottom < 60" above finished grade	1 1 3.8% Run 2.7% Run 45.75”	Reduce running slope to be no steeper than 1:48 (2.08%). Locate sign with the bottom of the sign 60" above the ground.	1	-	-
18	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%) Access aisle does not adjoin an accessible route Running or cross slope at access aisle > 1:48 (2.08%) Sign lacks the designation "Van Accessible"	38 1 3% Cross - 5.7% Run -	Reduce running and cross slopes to be no steeper than 1:48 (2.08%). Ensure the access aisle adjoins an accessible route. Add the designation "Van Accessible" to the sign located at the van accessible space. Cost is provided for signage.	1	825 **825**	$500 - $1K
	Exterior Ramp											
19	Ramp to Office	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%)	9.2%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-
20	Ramp to Office	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Landing has a slope > 1:48 (2.08%) in either direction	8.8% 3.2% x 2.3%	Reduce running slope to be no steeper than 1:12 (8.33%). Alter so that the slope in all directions is no greater than 1:48 (2.08%).	1	-	-

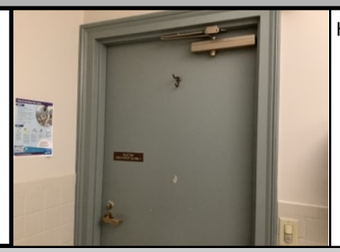
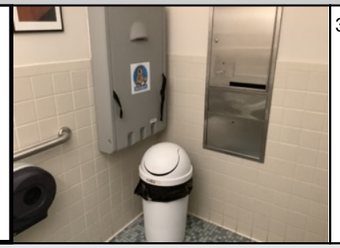
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Ramp to Office	Ext.		Exterior Ramp	N/A		Landing has a slope > 1:48 (2.08%) in either direction	2.8%	Alter so that the slope in all directions is no greater than 1:48 (2.08%).	1	-	-
	Exterior Stair											
22	Office - Greenhouse	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail height < 34" or > 38" Cross section of handrail is not compliant Handrail is not continuous where required	- 39” - -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Locate handrails 34" min. - 38" max. high. Provide handrails with 1 1/4" to 2" circular cross section or 4" to 6 1/4" non-circular cross section. Provide continuous handrails.	1	-	-
23	Office - Meeting Room Egress	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail height < 34" or > 38" Cross section of handrail is not compliant Handrail is not continuous where required	- 38.5” - -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Alter so the handrails are 34" min. - 38" max. high. Provide handrails with 1 1/4" to 2" circular cross section or 4" to 6 1/4" non-circular cross section. Provide continuous handrails.	1	-	-
24	Office - Meeting Room Egress	Ext.		Exterior Stair	N/A		Handrails not provided	-	Provide handrails on each side. Recommendation also applies to the stairs to the garden behind the office.	2	-	-
	Entrance											
25	Log Cabin	Ext.		Entrance	N/A		Clear width at door is < 32" Threshold > 1/2" high	29” 10"	Widen the door so that there is 32" min. clear width or provide another accessible entrance. Ensure that the threshold is no higher than 1/2" max. at the accessible entrance. If providing an accessible entrance would destroy the building's historic significance, provide a display of what visitors see inside the building in an accessible location and relocate public programs to an accessible location. (Cost for widening the door.)	1	7221 **7221**	$5K - $10K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Office - Greenhouse	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance. Ensure the directional sign contains the International Symbol of Accessibility (ISA)	1	743 **743**	$500 - $1K
27	Office - Main Entrance	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided Hardware not compliant	- -	Provide a sign with the International Symbol of Accessibility (ISA). Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	743 1238 **1981**	$1K - $5K
Access to Goods and Services												
Means of Egress												
28	Office - Main Egress	1		Means of Egress	N/A		Tactile exit sign not provided Accessible exit lacks a sign with a 6" ISA	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door, mounted 48” min. - 60” max. above the finished floor located on the latch side of the door. Ensure that accessible exit doors are marked by the International Symbol of Accessibility. Such symbol must be not less than 6" high and incorporated into the required exit sign or located directly adjacent to it.	1	413 413 **826**	$500 - $1K
29	Office - Meeting Room Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48” min. - 60” max. on the latch side of the door. Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible emergency exit. Recommendation applies to both meeting room egresses and the greenhouse egress.	3	413 413 **2478**	$1K - $5K
Interior Access Route												
30	Office - Front Office	1		Interior Access Route	N/A		Route < 36" wide	27.5”	Relocate table to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Office - Greenhouse	1		Interior Access Route	N/A		Route < 36" wide	18”	Relocate plants to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	Labor
	Doors & Gates											
32	Office - Classroom	1		Doors & Gates	Classroom		Threshold not beveled Threshold > 1/2" high	- 1.25”	Bevel the threshold. Alter the threshold to be 1/2" high max.	1	1650 **1650**	$1K - $5K
	Service Counter											
33	Office - Front Office	1		Service Counter	N/A		Counter > 36" high	43.25”	Provide a counter that is 36" max. above the finished floor.	1	1888 **1888**	$1K - $5K
	Operable Parts / Reach Range											
34	Office - Front Office	1		Operable Parts / Reach Range	N/A		Reach < 15" or > 48"(forward/side approach)	59.75”	Relocate the QR code to be no higher than 48" max. above the finished floor.	1	Labor	Labor
35	Office - Main Lobby	1		Operable Parts / Reach Range	N/A		Reach < 15" or > 48"(forward/side approach)	69”	Relocate defibrillator so that controls are no higher than 48" max. above the finished floor.	1	825 **825**	$500 - $1K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Dining or Work Surfaces											
36	Office - Rear Patio	Ext.		Dining or Work Surfaces	Work Surface		Knee and toe clearance < 17" or > 25" deep	-	Provide one work surface with knee clearance that is between 17" min. and 25" max. deep.	1	752 **752**	$500 - $1K
	Assembly Area											
37	Log Cabin Classroom	Ext.		Assembly Area	N/A		Number of seats Minimum # wheelchair spaces not provided	52 est. -	Provide two wheelchair spaces.	1	-	-
38	Outdoor Amphitheater	Ext.		Assembly Area	N/A		Wheelchair spaces overlap circulation paths	-	Relocate seating area so that wheelchair spaces do not overlap circulation paths.	1	-	-
	Kitchens											
39	Office - Kitchen	1		Kitchens	Kitchens		Knee/toe clearance not provided at sink Sink > 34" high Plumbing underneath is exposed	- 36” -	If the kitchen is used by the public, provide a sink with knee and toe clearance positioned for a forward approach. Lower the sink to be no higher than 34" positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact.	1	5106 248 **5354**	$5K - $10K
40	Office - Kitchen	1		Kitchens	N/A		Reach < 15" or > 48"(forward/side approach)	60” hood fan	If the kitchen is used by the public, provide a second set of controls for the range hood mounted 48" max. above the finished floor.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Office - Kitchen	1		Kitchens	N/A		Reach < 15" or > 48"(forward/side approach)	57”	If the kitchen is used by the public, relocate the paper towel dispenser so that controls are 48" max. above the finished floor.	1	825 **825**	$500 - $1K
	Toilet & Bathing Rooms											
	Overall Access											
42	Office - Men's Multi-User Toilet Room	1		Overall Access	Toilet Room		Sign to accessible toilet not provided Audible and visible alarm not provided	- -	Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the nearest accessible toilet or bathing room. When fire system is updated, ensure that a visible and audible fire alarm is installed. Recommendation also applies to the women's toilet room in the office.	2	413 **826**	$500 - $1K
	Lavatory											
43	Office - All-Gender Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Not maintained in operable working condition	- -	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Relocate stool to ensure that the knee clearance is maintained in operable working condition.	1	248 **248**	$1 - $500
	Single-User Toilet											
44	Office - All-Gender Single-User Toilet Room	1		Single-User Toilet	N/A		Toilet seat < 17" or > 19" high Side grab bar < 54" from back wall	20” 52.5" - -	Install a toilet with a seat between 17" min. - 19" max. high above the finished floor. Relocate the side wall grab bar to ensure it is located 12" max. from the rear wall and extends 54" min. from the rear wall.	1	4647 1320 1238 **7205**	$5K - $10K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Office - All-Gender Single-User Toilet Room	1		Single-User Toilet	N/A		Hook located > 48" high	63.25”	Provide an additional coat hook located no higher than 48" above the finished floor.	1	124	$1 - $500
											124	
	Dispensers											
46	Office - All-Gender Single-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate the dispenser out of the circulation path./Provide a cane-detectable barrier such as a fixed trash can or railing located 27” max. above the finished floor.	1	Labor	Labor
	Baby Changing Table											
47	Office - All-Gender Single-User Toilet Room	1		Baby Changing Table	N/A		30" x 48" clear floor space not provided	-	Relocate trash can to maintain a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	Labor	Labor
	Additional Access											
	Drinking Fountain											
48	Near Outdoor Classroom	Ext.		Drinking Fountain	Hi-Lo		. Not maintained in operable working condition	-	Repair drinking fountain to ensure it is maintained in operable working condition.	1	-	-
	Recreation Areas											

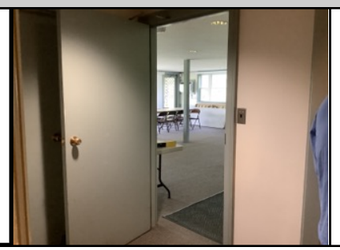
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Bench (Exterior)											
49	Accessible Trail Near Construction Area	Ext.		Bench (Exterior)	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route. Recommendation also applies to one bench near the pond, the butterfly and hummingbird garden, near the stables, the office rear patio, and near the outdoor classroom.	6	-	-
	Garden Bed											
50	Garden	Ext.		Garden Bed	N/A		Not connected to an accessible route	-	Ensure that the garden is connected to an accessible route.	1	-	-
	Picnic Table											
51	Picnic Area	Ext.		Picnic Table	N/A		Picnic table not on an accessible route Knee and toe clearance < 17" or > 25" deep	- 7.75”	Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep. Cost estimate is for an accessible picnic table.	1	2310 **2310**	$1K - $5K
	Trail											
52	Accessible Trail	Ext.		Trail	Paved		Run. slope > 1:8 (12%) w/rest. interval within 10 ft.	13.2%	Reduce the running slope to be no steeper than 1:8.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
53	Accessible Trail	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	3.6%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
54	Accessible Trail - Construction Area	Ext.		Trail	Paved		Surface not stable and firm	-	Repair indents to ensure surfaces are stable and firm the entire distance of the trail. Recommendation applies to the entire length of the accessible trail near the construction area and near Trail Marker 2.	1	-	-
55	Accessible Trail From Log Cabin	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	11.3%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
56	Accessible Trail Near Marker	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	2.9%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
57	Accessible Trail Near Plant-a-Row for the Hungry Gardens	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	4.8%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
58	Accessible Trail Near Plant-a-Row for the Hungry Gardens	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	4.5%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
59	Accessible Trail Near Plant-a-Row for the Hungry Gardens	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	6.1%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
60	Accessible Trail Near Split	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	3.4%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
61	Accessible Trail Near the Pond	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	11.2%	Reduce the cross slope to be no steeper than 1:48 (2.08%). Remove grass.	1	-	-
62	Accessible Trail Near the Pond	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	2.9%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
63	Near Log Cabin	Ext.		Trail	Paved		Protruding objects or obstructions in the pathway	51”	Trim low hanging branches in trees so that they are no lower than 80" above the ground.	1	-	-
64	Near Log Cabin	Ext.		Trail	Paved		Run. slope > 1:12 (8.33%) w/rest. interval within 200 ft.	9.2%	Reduce the running slope to be no steeper than 1:12 (8.33%).	1	-	-
65	Near Log Cabin	Ext.		Trail	Paved		Run. slope > 1:12 (8.33%) w/rest. interval within 200 ft.	9.8%	Reduce the running slope to be no steeper than 1:12 (8.33%)	1	-	-
66	Near Log Cabin	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	4.6%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-
67	Near Log Cabin	Ext.		Trail	Paved		Cross slope > 1:48 (2.08%) (paved)	6.2%	Reduce the cross slope to be no steeper than 1:48 (2.08%).	1	-	-

Best Practice

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Benches											
68	Outdoor Classroom	Ext.		Benches	N/A			-	Recommend providing some benches with backs and armrests.	1	-	-
69	Seating Area Near Gardens	Ext.		Benches	N/A			-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Garden Bed											
70	Garden	Ext.		Garden Bed	N/A			-	Recommend providing raised garden beds that have a top surface at 34" above the ground and have knee and toe clearance that allow for a forward approach to the bed. Recommendation also applies to the garden beds near the Plant-a-Row for the Hungry gardens.	2	-	-
	Signage											
71	Office - Meeting Room	1		Signage	Designation			-	Recommend providing a designation sign with raised characters and braille alongside the door on the latch side. Recommendation applies to all permanent rooms that lack a designation sign.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Visual Contrast											
72	Stairs to Office	Ext.		Visual Contrast	N/A			-	Recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent. Recommendation applies to all stairs.	1	-	-

Wolcott Park



Town of West Hartford

ADA Transition Plan

June 2026

Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1973 (Toilet and Bathing Rooms) Years Renovated: 2021, 2024, 2025

Wolcott Park is located at 1341 New Britain Avenue. Amenities include tennis courts, pickleball courts, basketball court, a baseball field, an announcer's booth, a splash pad, soccer fields, play areas, a toilet room building, picnic tables, benches, and a trail through a nature preserve.

Parking areas are provided on the east and west side of the site.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include routes with excessive running and cross slopes, routes with excessive level changes, routes that are not maintained in operable working condition, and a lack of an accessible route to one (1) bench in each unique area of the park where benches are provided. Additionally, curb ramps have flares that are steeper than allowed, a lack of a stable, firm and slip-resistant surface, or have detectable warnings that are not maintained in operable working condition.

Trails
Accessibility issues include trails that are narrower than allowed, trails that are not stable and firm, and trails with excessive tread obstacles.

Note: On the day of the survey, portions of the trail were muddy and could not be surveyed, tree roots and rocks created tread obstacles, and the width of the route was too narrow in some areas.

Parking Areas
Accessibility issues with the parking lot on the west side include a lack of signage with the designation "Van Accessible" at the van accessible parking space.

Note: The parking lot by the new toilet room building was being resurfaced on the day of the IHCD team visit, and could not be surveyed.

Signage
Accessibility issues include a lack of tactile signage (with raised characters and braille) at the toilet rooms.

Note: The IHCD team understands that at the time of the survey, finishing elements were still being installed at the new toilet rooms.

Assembly Areas / Announcer's Booth
Accessibility issues include a lack of an assistive listening system at the baseball field where there appeared to be an announcer's booth with exterior speakers directed towards spectators.

Note: If audible communication is integral to the use of the space, an assistive listening system shall be provided as shall a sign with the International Symbol of Access for Hearing Loss.

Toilet and Bathing Rooms
Accessibility issues at the new toilet room building include side wall grab bars that are mounted improperly, toilet flush controls that are not located on the open/transfer side of the toilet, and baby changing tables that are located higher than allowed. At the exterior of the building there is also a lack of a drinking fountain for standing users.

Note: The IHCD team learned that the drinking fountain and bottle filler that was installed at the new toilet room is not the drinking fountain model that was designated.

Areas of Sport Activity
Accessibility issues include basketball, tennis and pickleball courts, as well as a baseball and soccer field that are not located on an accessible route. Additionally, there is no accessible route to each practice area, team seating area, and spectator seating area, and there is a lack of accessible seating spaces provided at sideline seating areas and at the team seating area at the soccer field.

Play Areas
Accessibility issues include a ramp that is steeper than allowed in the playground, and play areas that are not fully maintained in operable working condition.

Additional Accessibility Issues

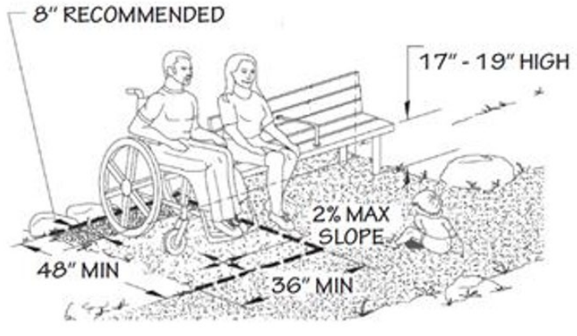
- A lack of accessible picnic tables that are located on an accessible route in each unique area in the park where picnic tables are provided.

Note: Pricing in the survey catalog is not provided for exterior accessibility recommendations as the IHCD team has not been able to ascertain consistently accurate pricing information for most exterior issues. Pricing is also not provided for best practice recommendations as those recommendations are not required.

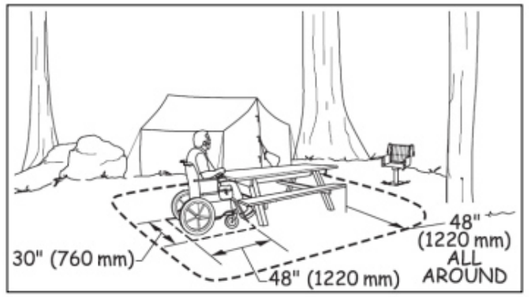
Best Practice and Inclusive Design

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

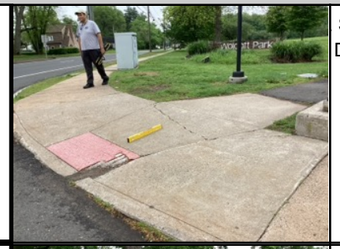
- Recommend providing a bench with a back and armrests by the splash pad.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in the following diagram.

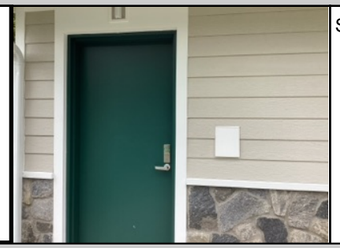


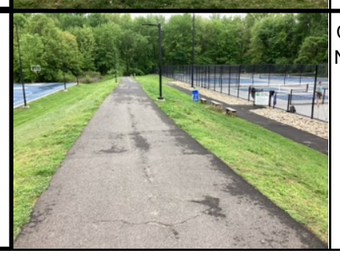
- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided in a manner that is substantially similar to what is shown in the following image.

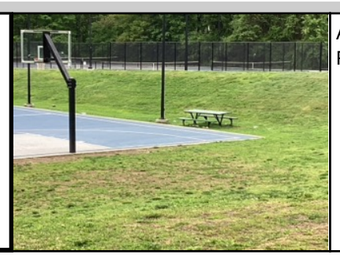


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Approach and Entrance											
	Exterior Access Route											
1	Dock			Exterior Access Route	Dock		Level changes > 1/4" Accessible route not provided	2" -	Alter change in level to be 1/4" high max. Ensure an accessible route is provided to the dock.	1	-	-
2	Entry to Park From Wolcott Road and New Britain Avenue			Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4%	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	-
3	New Britain Avenue, Route Along Park Towards Bus Stop			Exterior Access Route	Sidewalk		Level changes > 1/4" Route not maintained in operable working condition	1.5”	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	-	-
4	Paved Route From Upper Parking Towards Road and Bus Stop			Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.3%	Reduce running slope to be no steeper than 1:20 (5.00%) or treat as a ramp and provide handrails.	1	-	-
5	Upper Field Near Main Road and Bus Stop			Exterior Access Route	Exterior		Accessible route not provided	-	If this field is used for sporting activities, ensure that an accessible route is provided to the boundary of sport activity of this field.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Curb Ramp											
6	New Britain Avenue and Chatfield Drive			Curb Ramp	N/A		Surface not stable, firm and slip-resistant Detectable warning is not in operable condition	- -	Repair the deteriorated surface at the curb ramp. Ensure that the detectable warning is maintained in operable working condition.	1	-	-
7	Upper Larger Parking Area			Curb Ramp	N/A		Curb ramp flares > 1:10 (10%)	14%	Reduce slope at curb ramp flares to be no steeper than 1:10 (10%).	1	-	-
	Off-Street Parking Lot or Garage											
8	Parking by New Toilet Room Building			Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign lacks the designation "Van Accessible"	- - - - - -	When the resurfacing of the parking lot is complete, ensure the number of compliant accessible parking spaces complies with the Connecticut State Accessibility Code and 2010 ADA Standards. **Note:** The parking area is being resurfaced.	1	-	-
9	Upper Larger Parking Area			Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Sign lacks the designation "Van Accessible"	46 1 1 -	Add the designation "Van Accessible" to the sign located at the van accessible parking space. Cost is for a sign.	1	825 **825**	$500 - $1K
	Access to Goods and Services											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Signage											
10	New Toilet Room Building With Four Single-User Toilets			Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side. **Note:** IHCD team understands that at the time of the survey, finishing elements were still being installed at the new toilet rooms.	4	743 **2972**	$1K - $5K
	Assembly Area											
11	Baseball Field Announcer's Booth			Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. **Note:** Cost is for a capacity of 50.	1	2604 **2604**	$1K - $5K
	Toilet & Bathing Rooms											
	Single-User Toilet											
12	Single-User Toilet Room Without a Baby Changing Station			Single-User Toilet	N/A		Flush control not on open side Side grab bar < 54" from back wall	- 52”	Relocate the flush control to the open side. Relocate the side wall grab bar to ensure it is located 12" max. from the rear wall, and that it and extends 54" min. from the rear wall. Recommendation applies to all toilet rooms in a similar condition.	1	1650 1320 **2970**	$1K - $5K
	Baby Changing Table											
13	Single-User Toilet Room With a Baby Changing Station			Baby Changing Table	N/A		Changing table surface > 34" high Operable part > 48" high	37” 53"	Ensure that the work surface is located between 28" min. - 34" max. above the finished floor with knee and toe clearance positioned for a forward approach. Lower the baby changing table so that the table pull control is located no higher than 48" above the finished floor. Recommendation applies to all toilet rooms in a similar condition.	1	1320 **1320**	$1K - $5K
	Additional Access											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Drinking Fountain											
14	New Toilet Room Building			Drinking Fountain	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users. **Note:** The IHCD team learned that the drinking fountain and bottle filler that was installed at the new toilet room is not the drinking fountain model that was designated.	1	6647 **6647**	$5K - $10K
	Recreation Areas											
	Bench (Exterior)											
15	Parking by New Toilet Room Building			Bench (Exterior)	N/A		No accessible route to one bench in area		Provide an accessible route to at least one bench in this area.	1	-	-
	Court											
16	Basketball Court			Court	Basketball		Court is not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the basketball court.	1	-	-
17	Tennis and Pickleball Courts			Court	Tennis		Court is not connected to an accessible route No accessible route between all areas of sport activity		Provide an accessible route to the boundary of sport activity at the tennis and pickleball courts. Install an accessible route between all areas of sport activity.	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Field											
18	Baseball Field			Field	Baseball		Accessible spaces not provided at sideline seating Field not connected to an accessible route No accessible route to all areas of sport activity	- - -	Provide a 36" min. by 48" min. stable, firm, and slip-resistant clear floor space at team seating in both dugouts based on a front / rear entry. Ensure accessible seating is provided in accordance with Table 221.2.1.1 from the 2010 Standards for Accessible Design. Provide an accessible route to the clear floor space at the team seating. Provide an accessible route to the field. Install an accessible route between all	1	-	-
19	Batting Cage or Bullpen for Baseball Field			Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. Recommendation applies to all practice areas not located on an accessible route.	1	-	-
20	Soccer Field			Field	Soccer		Accessible spaces not provided at team seating Field not connected to an accessible route No accessible route to all areas of sport activity	- - -	Provide a 36" min. by 48" min. stable, firm, and slip-resistant clear floor space at team seating based on a front or rear entry. Provide an accessible route to this team seating space. Provide an accessible route to the boundary of sport activity at the soccer field. Install an accessible route between all areas of sport activity.	1	-	-
21	Soccer Field			Field	Soccer		Accessible spaces not provided at sideline seating	-	Provide a 36" min. by 48" min. stable, firm, and slip-resistant clear floor space at sideline spectator seating based on a front or rear entry. Ensure accessible seating is provided in accordance with Table 221.2.1.1 Number of Wheelchair Spaces in Assembly Areas from the 2010 Standards for Accessible Design. Provide an accessible route to this space.	1	-	-
	Picnic Table											
22	By Basketball Court			Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route	- -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. (Cost estimate is for an accessible picnic table.) Picnic table recommendations apply to each unique area in the park where picnic tables are provided.	1	2310 **2310**	$1K - $5K

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
23	By Soccer Field			Picnic Table	N/A		Picnic table not on an accessible route Clear floor space not provided	- -	Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" min. by 48" min. clear floor space that is stable, firm and slip-resistant and positioned for a forward approach is provided at the picnic table accessible seating location. Picnic table recommendations apply to each unique area in the park where picnic tables are	1	-	-
24	Picnic Area by Upper Parking Area			Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route		Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. (Cost estimate is for an accessible picnic table.) Picnic table recommendations apply to each unique area in the park where picnic tables are provided.	1	2310 **2310**	$1K - $5K
25	Upper Level Picnic Tables			Picnic Table	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Knee and toe clearance < 17" or > 25" deep	- - -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Provide at least one picnic table with knee clearance that is 17" min. and 25" max. deep. Ensure that the picnic table is connected to an accessible route.(Cost estimate is for an accessible picnic table.) Picnic table recommendations apply to each unique area in the park where picnic tables are	1	2310 **2310**	$1K - $5K
Play Areas												
26	Playground by New Toilet Room Building			Play Areas	N/A		Running slope of ramps at ground level > 1:16 (6.25%)	9.2%	Rebuilding the ramp so that the ramp run is no steeper than 1:16 (6.25%) might be technically infeasible.	1	-	-
27	Sandbox by New Toilet Room Building			Play Areas	N/A		Play areas not maintained in working condition	-	Ensure that the engineered wood fiber in the play area is maintained in operable working condition as part of regular maintenance and that there is an accessible route to all play components.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
	Trail											
28	Trail From New Toilet Room Building Towards Park			Trail	Unpaved		Clear width < 36" wide Surface not stable and firm Tread obstacles > 2" (unpaved) or > 1/2" (paved)	30" - -	Ensure that a clear width of 36" min. is maintained throughout the trail. Ensure surfaces are stable and firm for the entire trail. Alter the tread obstacle to be 2" high max. for unpaved surfaces and 1/2" high max. for paved surfaces. **Note:** On the day of the survey, portions of the trail were muddy and could not be surveyed, tree roots and rocks created tread obstacles, and the width of the route was too narrow in some areas.	1	-	-
	Best Practice											
	Bench											
29	Splash Pad			Bench	N/A				Recommend providing a bench with a back and armrests located on an accessible route.	1	-	-
	Exterior Bench											
30	Tennis and Pickleball Courts			Exterior Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
	Picnic Tables											
31	By Soccer Field			Picnic Tables	N/A				Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of at least one accessible picnic table that is located on an accessible route in each distinct area where picnic tables are provided.	1	-	-