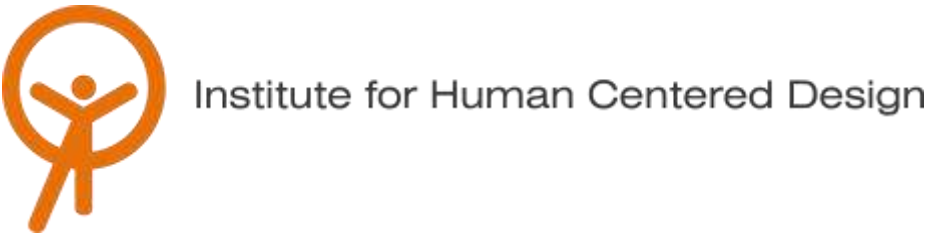


# Sacramone Park



## City of Everett ADA Transition Plan

August 2018



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# Sacramone Park

Year Renovated: 2018

## Background

Sacramone Park is located at 110 Santilli Highway. It is currently being renovated. It contains two baseball fields and an all-purpose field that can be used for multiple sports such as football, soccer, softball, lacrosse and field hockey. In addition, there is a tot-lot, playground, basketball court and splash deck. A facility housing toilet rooms and a concessions stand is currently still under construction. From the condition of the sports fields, accessible routes, playground, splash deck and basketball court, it is clear that the City is making a great effort toward creating an accessible space. However, the following issues were observed:

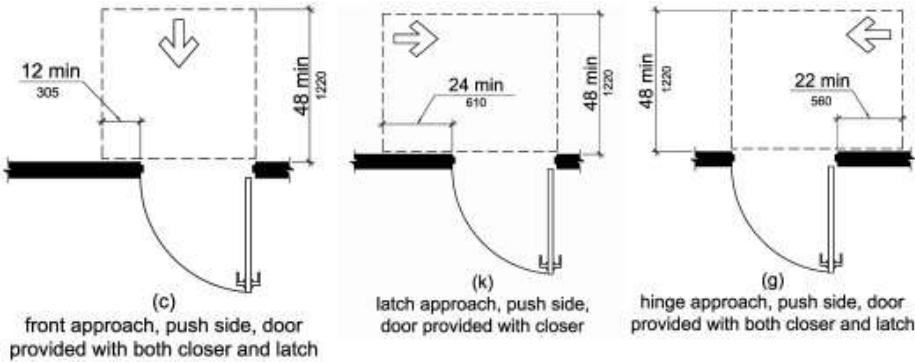
## Key Accessibility Issues

### Entrances

The park has six (6) entrances total, only two (2) of which are not accessible. Provide directional signage at these two (2) inaccessible stepped entrances directing people to the accessible entrance.

### Doors and Gates

Gates lack a vertical solid pushing surface within 10 inches of the ground. One gate by the picnic area lacks maneuvering clearance on the pull side. Toilet room facilities were under construction. At the time of survey there was lack of maneuvering clearance on the latch push side of the toilet room doors due to a drainage ditch. Per the drawings, the doors will have both a latch and closer. The following maneuvering clearance on the push side is required:



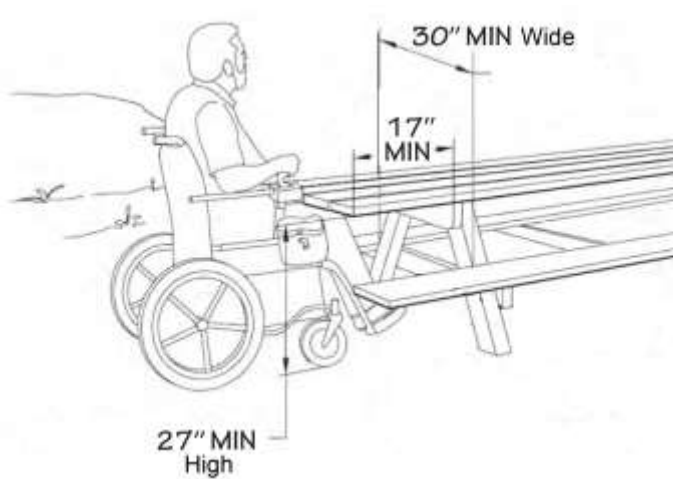
Push side door maneuvering clearance diagrams.

### Service Counter

The service counter window for the concessions stand is located higher than 36 inches above the finish floor.

### Picnic Tables

Accessible picnic tables in the park comply with the MAAB 521 CMR, but do not comply with the ADA 2010 standards. When purchasing tables in the future, ensure they have proper knee and toe clearance per the ADA in addition to the MAAB. The diagram details knee and toe clearance required by the ADA:



Toe and knee clearance at picnic table per ADA standards.

### Team Seating Areas

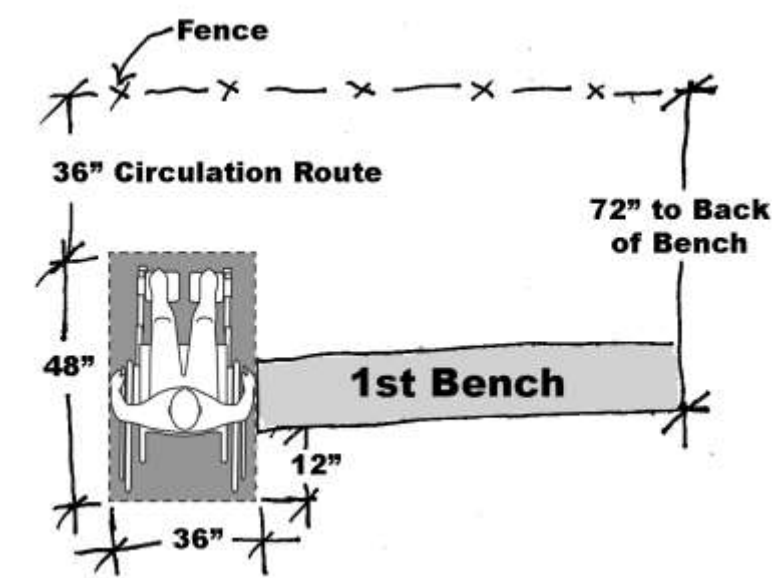
No space is provided for a wheelchair user to sit alongside their peers in any of the four (4) baseball dugouts.



Team seating area illustration.

Bleachers

Three (3) bleachers did not have adequate clear space for wheelchair users to sit alongside their companions. A larger paved area should be added on one side of the Tileston Street and Santilli Highway Bleachers. We recommend relocating the bleacher on the south side to ensure that there is adequate space for a wheelchair user to sit shoulder to shoulder with a companion without blocking the circulation route. See diagram below:



South bleacher placement for a wheelchair accessible space.

Additional Accessibility Issues

- Two curb ramps lack detectable warnings. One curb ramp is not provided across from the park on Tileston Street. One curb ramp from the Best Buy parking facility has a change in level.

**Order of Magnitude Cost Estimates**

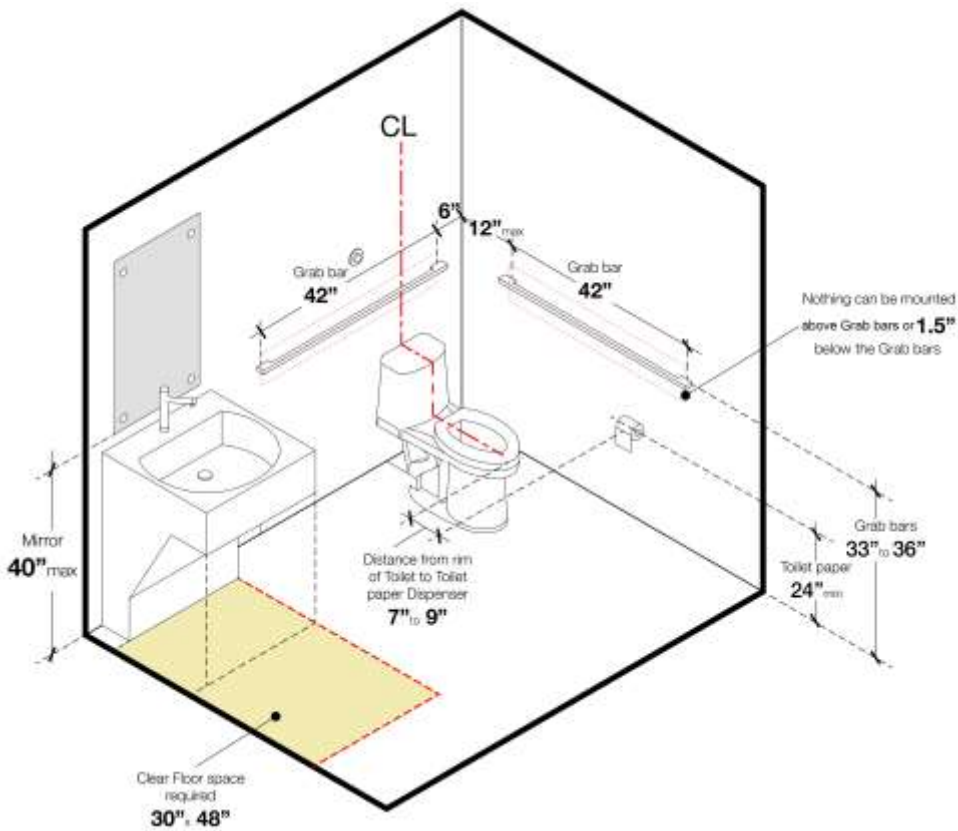
- Renovating curb ramps: \$1,563
- Renovating doors and gates (including providing solid surfaces and maneuvering clearance): \$1,944
- Signage (directional): \$346
- Miscellaneous corrective actions (service counter, accessible space at team seating, accessible space at bleachers, etc.): \$532 and labor

**Total: \$4,385**

**Additional Plan Review Notes**

Toilet Rooms

Size of accessible compartments and clear space at urinals and lavatories at Sacramone Park Field House Permit Set from 03-15-2018 is drawn in compliance with ADA standards and MAAB code. Some details are not called out, such as the location and heights of fixtures, accessories and grab bars within the toilet rooms. Location of toilet paper dispenser is represented incorrectly in toilet room drawings based on 2010 ADA Standards: it should be located 7"-9" in front of the rim of the toilet. The rim of the urinal should be mounted no higher than 17" above finished floor and the flush control should be no higher than 44" above finished floor. Included is a diagram outlining heights of other items in a toilet room per MAAB and ADA 2010 Standards:








ADA 2010 and MAAB toilet room height details.


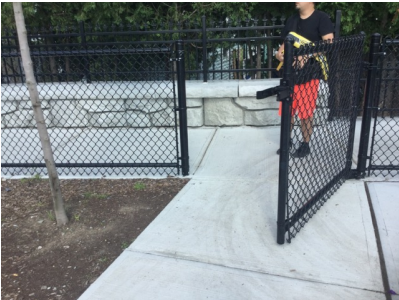

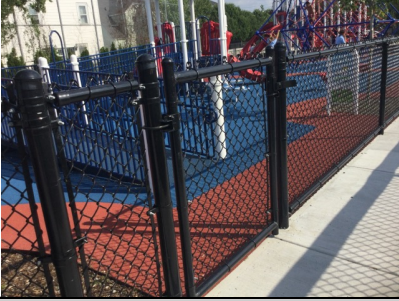

Drinking Fountain

The Elkay EDFP217C drinking fountain may act as a protruding object in the path of travel if it is mounted higher than 27 inches. The lower of the two fountains should be mounted so that there is a 27"-high toe and knee clearance and the spout height should be no higher than 36" above the ground surface. A cane detectable barrier skirt or other cane detectable barrier should be provided at the higher standing height fountain.





**City of Everett**  
**Sacramone Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Curb Ramp</b>												
1	Tileston Street Crossing	Ext.		Curb Ramp	Perpendicular		Curb ramp not provided Curb ramp not contained in street crossing		Provide a curb ramp on the north side of Tileston Street. Repaint the crosswalk so that the curb ramp is contained wholly within the width of the pedestrian street crossing served.	1	1298	\$1298
2	Entrance Gate by Best Buy Parking	Ext.		Curb Ramp	Perpendicular		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.	1	85	\$85
3	Crossing at Best Buy	Ext.		Curb Ramp	Parallel		Detectable warning not provided		Provide a detectable warning on the curb ramp.	1	180	\$180
<b>Entrance</b>												
4	Entrance From Santilli Highway	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided		Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
5	Tileston Street Northeast Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided		Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Access to Goods and Services												
Doors, Doorways, & Gates												
6	Men's and Women's Toilet Rooms	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided		From floor plans, doors are drawn to swing into the toilet rooms. If the doors have both a latch and a closer, ensure that there is a 12" wide 48" deep level clear space on the latch side of the door. Currently, there is a deep drainage trench in this area alongside the door.	2	Labor	\$0
7	Playground Gate	Ext.		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	0"	Pour an 18" wide by 60" deep concrete pad on the latch pull side of the gate.	1	48	\$48
8	Gates to Field	Ext.		Doors, Doorways, & Gates	N/A		10" solid surface not provided		Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.	8	158	\$1264
9	Playground Gates	Ext.		Doors, Doorways, & Gates	N/A		10" solid surface not provided		Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.	4	158	\$632
Service Counter												
10	Concessions Stand Counter	Ext.		Service Counter	N/A		Counter > 36" high	42"	Provide a counter on the exterior of the building that is 36" max. above the ground.	1	440	\$440

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play and Sport Areas												
Field												
11	Baseball Dugouts	Ext.		Field	Baseball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear floor space at team seating. Remove a 36" wide section of bench at each dugout.	4	Labor	\$0
Bleachers												
12	Santilli Highway Side Bleacher	Ext.		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided	44 0	Provide the space for at least one accessible space at this bleacher. In front of the lamp post, provide a concrete area that is 36" wide and goes back 12" from the back of the first bench to allow a wheelchair user to sit shoulder to shoulder with a companion.	1	46	\$46
13	Tileston Street Bleacher	Ext.		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided	44 1	Ensure that a 36" wide section of concrete is provided along each side of the bleachers for wheelchair spaces. Currently there is only a compliant accessible space along one side. Ensure the concrete area extends back 12" from the back of the first bench to allow a wheelchair user to sit shoulder to shoulder with a companion.	1	46	\$46
14	South Bleacher	Ext.		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided Shoulder alignment not provided at companion seats Wheelchair seats overlap circulation paths	24 0 - 46.5"	Relocate bleacher so the back of the first bench is 72" min. from the fence or nearest obstruction. Provide a 36" accessible route that does not overlap with seating area. Provide shoulder alignment with the adjacent wheelchair space. The shoulder alignment of the wheelchair space shall be measured 36" from the front of the wheelchair space. See diagram attached to report for clarification.	1	Labor	\$0
Best Practice												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Playground Area	Ext.						18"	Picnic table is MAAB compliant but not ADA compliant. In the future, purchase accessible picnic tables that are 30" wide for 17" minimum deep. Current supports only have a clear width of 18" and are located approximately 13" deep from the edge of the table.	1		\$0