

Cushman Park



Town of Fairhaven ADA Transition Plan

November 2024



Institute for Human Centered Design

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Background

Cushman Park is located at 154 Green Street. Park amenities include softball fields, tennis courts, running track, playgrounds, concession stand, toilet rooms, basketball court and a band shell. Parking is on the southwest side of the facility.

Key Accessibility Issues

Exterior Routes

Accessibility issues include routes with excessive running and cross slopes and lack of an accessible route to the band shell, bike rack, garden, and monument.

Parking

Accessibility issue includes lack of a van accessible parking spot.

Signage

Accessibility issues include lack of tactile designation signage.

Toilet Rooms

Accessibility issues include plumbing underneath lavatories that is exposed, and clear width by the toilet is not maintained.

Areas of Sport Activity

Accessibility issues include lack of an accessible route to team seating areas and sideline seating areas, lack of an accessible route to practice areas and lack of a wheelchair accessible space in team seating areas and alongside sideline seating areas.

Playgrounds

There is a lack of an accessible route to and around each playground and lack of a compliant impact-attenuating surface to the play components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Additional Accessibility Issues

- Excessive door threshold heights.

- Lack of an accessible service counter.
- Lack of an accessible portable toilet on an accessible route.
- Garden gate hardware is not compliant.

Order of Magnitude Cost Estimates

- Renovate parking: \$500
- Renovate doors: \$2,000
- Provide designation signage: \$900
- Provide an accessible service counter: \$1,144
- Renovate toilet rooms: \$300
- Provide an accessible portable toilet: \$4,600

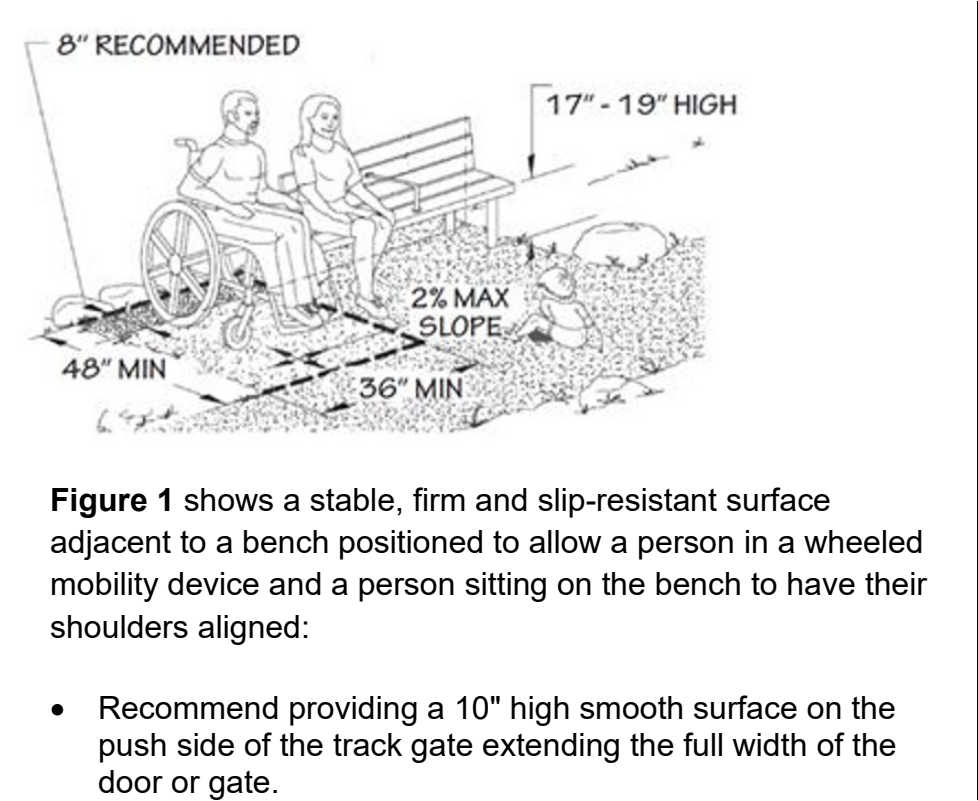
Total: \$9,444






***Note:** IHCD is not providing costs for some exterior issues such as estimating the cost to repair or provide expanses of sidewalk and walkways.

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 path lighting on the route from the parking lot to the park.
- Recommend repairing or replacing the gate to the track to make it easier to open. Ensure that it is kept in operable working condition.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one of the existing benches in each unique program area in the park in a manner that is substantially similar to what is shown in Figure 1.








ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Tennis Court	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Route not maintained in operable working condition	-	Repair the gap. Trim the grass to ensure the accessible route is maintained in operable working condition.	1	-	-
2	Play Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	5.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). Recommendation applies to entire park where there is excessive slope.	1	-	-
3	Near Parking	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water	-	Repair surface.	1	-	-
4	Near Concessions/ Toilet Room	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water		Repair surface.	1	-	-
5	Band Shell	Ext.		Exterior Access Route	Exterior		Accessible route not provided	18.5%	Ensure an accessible route is provided to the band shell.	1	-	-






Doors, Doorways, & Gates

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Garden	Ext.		Doors, Doorways, & Gates	N/A		Hardware not compliant	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	-	-
Signage												
12	Women's and Men's Single-User Toilet Rooms	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Location of tactile sign not compliant	- - -	Provide text with raised characters duplicated in braille on the sign. Provide braille on the sign. Locate sign alongside the door on the latch side.	2	450	\$900
Service Counter											900	
13	Concessions Stand	Ext.		Service Counter	N/A		Counter > 36" high	43"	Provide a counter that is 36" max. above the ground.	1	1144	\$1144
Exterior Benches											1144	
14	Bench Near Swing Set	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide an accessible route to one bench in this area.	1	-	-
Toilet & Bathing Rooms												




ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
15	Women's and Men's Single-User Toilet Rooms	Ext.		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory. Recommendation also applies to the men's single-user toilet room.	2	150	\$300
												300
Single-User Toilet												
16	Women's and Men's Single-User Toilet Rooms	Ext.		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	34"	Relocate the trash can to maintain a 60" wide min. clear floor space at the toilet. Recommendation also applies to the men's single-user toilet room.	2	-	-
Portable Toilet												
17	Portable Toilets	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	It was not clear at the time of survey whether these portable toilets were in use. If they are used, locate at least one portable toilet on an accessible route and ensure that at least 5% of portable toilets is accessible. (Cost estimate is for an accessible portable toilet.)	1	4600	\$4600
												4600
Play and Sport Areas												
Play Areas												
18	Swing Set	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-

Town of Fairhaven
Cushman Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Play Area	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-
Field												
20	Southwest Softball Field - Third and First Base Side	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a firm, stable and slip-resistant 36" x 48" clear floor space at team seating. Provide an accessible route to this space. Recommendation also applies to the northeast softball field.	2	-	-
21	Southwest Softball Field - Third and First Base Side	Ext.		Field	Baseball		Accessible spaces not provided at team seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to this space. Install an accessible route between all areas of sport activity. Recommendation also applies to the northeast softball field.	2	-	-
22	Southwest Softball Field - Third and First Base Side	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" clear floor space at sidelines seating. Provide an accessible route to this space. Recommendation also applies to the northeast softball field.	1	-	-
23	Southwest Softball Field - Third and First Base Side	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" clear floor space at sidelines seating. Provide an accessible route to this space. Recommendation also applies to the northeast softball field.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
24	Batting Cage	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas, including the batting cage.	1	-	-	
25	Southwest and Northeast Softball Field	Ext.		Field	Baseball		No accessible route to all areas of sport activity	-	Install an accessible route between all areas of sport activity including the field and team seating areas.	1	-	-	
Court													
26	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 60" clear floor space at sidelines seating. Provide an accessible route to this space.	1	-	-	
27	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at sidelines seating Seating is not connected to an accessible route	- -	Provide a 36" x 60" clear floor space at sidelines seating. Provide an accessible route to this space. Provide an accessible route to the sidelines seating.	1	-	-	
Best Practice													
28	Parking	Ext.			N/A				Recommend increasing the lighting on the path	1	-	-	

Town of Fairhaven
Cushman Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Track Gate Near Tennis Court	Ext.							The metal fence currently is hitting the ground and making it difficult to open. Ensure that it is kept in operable working condition.	1	-	-
30	Near Track	Ext.							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 narrative report.	1	-	-
31	Track	Ext.						4"	Recommend providing a 10" high smooth surface on the push side of the gate extending the full width of the door or gate.	1	-	-