

# Town of Manchester-by-the-Sea: Priority for ADA Transition Plan - Outdoor Areas

**Priorities:**

- Priority 1: Program Access\* or Safety
- Priority 2: Navigational Issue
- Priority 3: Additional Access\*
- Priority 4: Enhanced Usability

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**Information Provided by Institute for Human Centered Design**

**Project Management for the Town of Manchester-by-the-Sea**

ID	Facility Name	Element	Issue/Physical Barrier	Location	Fl.	Rm.	Town Priority	Priority for Barrier Removal	Remedies	Quantity	Estimated Cost of Barrier Removal	Project Management for the Town of Manchester-by-the-Sea		
												Project Start Date	Project Completion Date	Responsible for Barrier Removal
1	Black Beach	C. Beach Access Routes	A. Beach route not provided	Beach Access Point at West End of Beach	Ext.		Priority 1	Program Access	Provide an accessible route that is firm and stable.  (Cost based on 78" wide x 33' long beach mat extending from the start of the beach access route to the top of the dune.)	1	\$1,909			
2	Black Beach	C. Beach Access Routes	A. Beach route not provided	Route to Ocean by Beach Access Point at West End of Beach	Ext.		Priority 1	Program Access	Provide an accessible route that is firm and stable. Ensure the accessible route extends from a beach mat at the top of the dune to the high tide level.  (Cost based on 78" wide x 50' long beach mat.)	1	\$2,492			

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1	Coach Field Playground	A. Exterior Access Route	O. Accessible route not provided	Path to Field Entrance Near East End Parking Lot and Norwood Avenue	Ext.		Priority 1	Program Access	Ensure an accessible route is provided to the field entrance (gate opening in fence at east end of field). Note: The route from this corner of the parking lot had the least steep running slopes.  (Cost based on a 48" wide min. x 90' long stone dust path from parking lot to gate in fence.)	1	\$2,880			
2	Coach Field Playground	E. Off-Street Parking Lot or Garage	A. Total # of parking B. Total # of designated accessible parking spaces C. Total # of designated van accessible spaces E. Vehicle space < 132" wide at van space K. Access aisle < 60" wide at car/van space O. Sign does not have the designation "Van Accessible"		Ext.		Priority 1	Program Access	Provide a van accessible space that is at least 96" wide. Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Position sign 60" min. and 96" max. above the ground. (Cost based on re-striping space and aisle and a sign with "Van Accessible".)	1	\$1,100			
3	Coach Field Playground	G. Operable Parts	A. Element not on an accessible route	By East End Parking Lot	Ext.		Priority 1	Program Access	Ensure dog waste bag dispenser is located on an accessible route. (Relocate dispenser or relocate cement blocking route.)	1	\$0			

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4	Coach Field Playground	L. Benches	D. Seating spaces < 36" x 48" (single space)	Near East End Parking Lot	Ext.		Priority 1	Program Access	Provide a 36" by 48" clear floor space that is stable, firm and slip resistant at end of 5% (at least one) bench. Position clear floor space to allow for shoulder alignment with someone seated at the end of the bench for wheeled mobility device users.  (Cost based on s 36"x48" asphalt space.)	1	\$90			
5	Coach Field Playground	A. Drinking Fountains	B. Clear floor space not provided	Near East End Parking Lot	Ext.		Priority 1	Program Access	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is 27" min. knee clearance under both fountains.  (Cost based on a new Hi-Lo drinking fountain.)	1	\$4,216			
6	Coach Field Playground	Striping		Path From Water Fountain and Benches to East End Parking Lot	Ext.		Priority 4	Universal Design	Recommend providing 48" min. wide striping at end of path from water fountain and benches to parking area to prevent visitors from parking in such a way as to block the accessible route.	1	\$0			

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1	Crowell Chapel	G. Entrance	N. Threshold not beveled R. Door requires > 15 lbs. of force to open	Main Entrance	1		Priority 1	Program Access	Bevel threshold. Adjust closers so doors do not require more than 15 pounds of force.	1	\$150			
2	Crowell Chapel	A. Means of Egress	O. Illuminated ISA symbol not provided (MAAB)	Main Entrance	1		Priority 1	Program Access	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	\$200			
3	Crowell Chapel	N. Assembly Area	C. Minimum # wheelchair spaces not provided	Chapel	1		Priority 1	Program Access	Provide comparable accessible seating as needed.	1	\$0			
4	Crowell Chapel	N. Assembly Area	N. Accessible route to stage not provided	Alter	1		Priority 1	Program Access	Provide a portable ramp as needed to ensure an accessible route to the stage.	1	\$500			
5	Crowell Chapel	A. Overall Access	B. Turning space not provided C. Accessible plumbing fixtures or stalls not provided	Single-User Toilet Room	1		Priority 1	Program Access	Provide an accessible single-user toilet room.	1	\$24,604			

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1	Masconomo Park	A. Exterior Access Route	J. Level changes > 1/4"	Community Bandstand	Ext.		Priority 1	Program Access	Alter change in level to be 1/4" high max. (Maintain stone dust path at base of ramp to bandstand.)  (Cost based on 20 square feet of stone dust.)	1	\$160			
2	Masconomo Park	A. Exterior Access Route	O. Accessible route not provided	Book Share Near WWI Memorial	Ext.		Priority 1	Program Access	Ensure an accessible route is provided.  (Cost base on 6'x48" of stone dust connecting book exchange to stable, firm and slip resistant surface at monument.)	1	\$192			
3	Masconomo Park	E. Off-Street Parking Lot or Garage	A. Total # of parking B. Total # of designated accessible parking spaces C. Total # of designated van accessible spaces O. Sign does not have the designation "Van Accessible"	Parking for Masconomo Park and Reed Park and Docks	Ext.		Priority 1	Program Access	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	\$500			
4	Masconomo Park	E. Off-Street Parking Lot or Garage	H. Access aisle not provided	Parking for Masconomo Park and Reed Park and Docks	Ext.		Priority 1	Program Access	Provide a marked access aisle that is at least 60" wide.	1	\$300			

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5	Masconomo Park	J. Picnic Tables	G. Toe or knee clearance at table not provided H. Picnic table not on an accessible route	Near Playground	Ext.		Priority 1	Program Access	Provide at least one picnic table in this area with toe and knee clearance. Locate picnic table on an accessible route.  (Cost based on an accessible picnic table and a 48" min. wide x 10' long stone dust path to picnic table.)	1	\$1,784			
6	Masconomo Park	L. Benches	A. No accessible route to one bench in this area	Near Playground	Ext.		Priority 1	Program Access	Provide an accessible route to at least one bench in this area.  (Cost based on 18'x48" stone dust path to bench.)	1	\$576			
7	Masconomo Park	M. Bike Racks	A. Not connected to an accessible route	Bike Rack	Ext.		Priority 1	Program Access	Ensure bike rack is connected to an accessible route.  (Cost based on a 12'x48" stone dust path to bike rack.)	1	\$384			
8	Masconomo Park	B. Play Areas	B. Accessible route not provided at play components M. Surface not stable, firm, and slip-resistant	Playground	Ext.		Priority 1	Program Access	Provide a compliant impact-attenuating surface under and around the play components and a stable, firm and slip resistant route around the playground. (Cost estimate for 150 sq. ft. of poured in place rubber surface and 180' x 48" min. of stone dust completing a path around the playground.)	1	\$7,860			
9	Masconomo Park	C. Field	C. Not connected to an accessible-route	Baseball Field First Base Side	Ext.		Priority 1	Program Access	Ensure player seating is connected to an accessible route.  (Cost based on a 48" wide min. x 12' stone dust path to team seating on first base side of baseball field.)		\$0			
10	Masconomo Park	C. Field	C. Not connected to an accessible-route	Baseball Field Third Base Side	Ext.		Priority 1	Program Access	Ensure player seating is connected to an accessible route.  (Cost based on a 48" wide min. x 60' stone dust path to team seating on third base side of baseball field.)	1	\$1,920			

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11	Masconomo Park	Bench		Near Entry	Ext.		Priority 4	Universal Design	Recommend providing a 36"x48" stable, firm and slip resistant surface at end of bench positioned to allow shoulder alignment with a person on the bench for someone using a wheeled mobility device.	1	\$0			

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1	Pleasant Grove Cemetery	G. Operable Parts	A. Element not on an accessible route H. Not operable with a closed fist	Cemetery Grounds	Ext.		Priority 1	Program Access	Ensure 5% of the water spigots are located on an accessible route. Provide hardware that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist. (Cost based on a 48" wide min. x 6' long stone dust path to a water spigot and accessible spigot hardware that can be used with a closed fist.)	2	\$884			
2	Pleasant Grove Cemetery	Benches		Cemetery Grounds	Ext.		Priority 4	Universal Design	Recommend providing benches at several locations in the cemetery grounds, placing benches on an accessible route, and including some benches both with and without armrests.	1	\$0			



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1	Reed Park and Docks	A. Exterior Access Route		Beach Street - South Side	Ext.				This area was closed the day of the visit and was not surveyed.	1	\$0			
2	Reed Park and Docks		A. Not connected to an accessible route	Beach Street - South Side	Ext.		Priority 1	Program Access	Locate information on an accessible route.	1	\$0			
3	Reed Park and Docks	L. Benches	A. No accessible route to one bench in this area	Beach Street - East Side	Ext.		Priority 1	Program Access	Provide an accessible route to at least one bench in this area.  (Cost based on 60 ft. long by 48 inches wide stone path.)	1	\$1,920			
4	Reed Park and Docks	M. Bike Racks	A. Not connected to an accessible route	Beach Street - West Side	Ext.		Priority 1	Program Access	Ensure bike racks are connected to an accessible route.  (Cost based on 30 ft. long by 48 inches wide stone path.)	1	\$960			
5	Reed Park and Docks	Parking		Church Street	Ext.		Priority 4	Universal Design	Recommend providing one on-street accessible parking space near the entrance to the park.	1	\$0			

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1	Singing Beach	A. Exterior Access Route	N. Running slope > 1:20 (5.00%)	Towards Parking Lot	Ext.		Priority 1	Program Access	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	\$240			
2	Singing Beach	C. Beach Access Routes	A. Beach route not provided	Beach Access Route	Ext.		Priority 1	Program Access	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level.  (Cost based on 78" wide 100' and 33' beach mats combined to reach high tide level.)	1	\$6,484			
3	Singing Beach	C. Beach Access Routes	A. Beach route not provided C. Surface is not firm and stable	Walkway From Parking to Beach	Ext.		Priority 1	Program Access	Ensure surface at the accessible route is firm and stable. (Remove uneven stones, provide beach mat joining beach mat to high tide level.)  (Cost for 78" wide 6.5' long beach mat. Cost to remove stones not provided.)	1	\$980			
4	Singing Beach	E. Off-Street Parking Lot or Garage	J. Access aisle not compliant	Accessible Parking Spaces Near Viewing Platform	Ext.		Priority 1	Program Access	Restripe both car accessible parking spaces.	2	\$600			

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5	Singing Beach	F. Passenger Loading Zones	A. Not connected to an accessible route E. Access aisle not provided	Passenger Loading Zone	Ext.		Priority 1	Program Access	Provide a curb ramp to ensure the passenger loading zone is connected to an accessible route. Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle.  (Cost based on a marked access aisle and a new curb ramp.)	1	\$3,400			
6	Singing Beach	F. Passenger Loading Zones	P. ISA not provided	Passenger Loading Zone	Ext.		Priority 1	Program Access	Add the International Symbol of Accessibility (ISA) to the sign.	1	\$500			
7	Singing Beach	G. Entrance	B. Entrance not on an accessible route C. Directional sign to accessible entrance not provided	Toilet Rooms	Ext.		Priority 1	Program Access	Provide a directional sign indicating the location of the nearest accessible entrance.	1	\$346			
8	Singing Beach	A. Interior Access Route	B. Obstructed by protruding objects	Toilet and Bathing Room Area	1		Priority 3	Additional Access	Relocate object./Provide a cane-detectable barrier.	1	\$306			
9	Singing Beach	B. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Women's Toilet Room	1		Priority 3	Additional Access	Relocate boats to maintained the required maneuvering clearance at the doorway.	1	\$0			
10	Singing Beach	B. Doors, Doorways, & Gates	K. Threshold not beveled	Women's Toilet Room	1		Priority 3	Additional Access	Bevel threshold.	1	\$150			
11	Singing Beach	E. Signage	A. Not provided B. Directional sign to accessible emergency exit not provided B. Raised characters not provided	Women's Changing Area	1		Priority 1	Program Access	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	\$232			
12	Singing Beach	E. Signage	A. Not provided B. Raised characters not provided	Men's Toilet Room	1		Priority 1	Program Access	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	\$232			
13	Singing Beach	E. Signage	B. Raised characters not provided	Men's Toilet Room	1		Priority 2	Navigational Issue	Provide text with raised characters duplicated in braille.	1	\$232			
14	Singing Beach	E. Signage	B. Raised characters not provided D. Braille not provided	Women's Toilet Room	1		Priority 2	Navigational Issue	Provide text with raised characters duplicated in braille.	1	\$232			
15	Singing Beach	F. Service Counter	B. Counter > 36" high	Concession Stand	Ext.		Priority 3	Additional Access	Provide a counter that is 36" max. above the ground.	1	\$880			
16	Singing Beach	G. Operable Parts	A. Element not on an accessible route	Near Beach	Ext.		Priority 1	Program Access	Ensure dog waste bag dispenser is located on an accessible route. (Relocate dispenser so it is at a surface that is stable, firm and slip resistant.)	1	\$0			

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17	Singing Beach	G. Operable Parts	C. Reach < 15" or > 48"(forward/side approach)	Women's Toilet Room	1		Priority 3	Additional Access	Mount at least one coat hook 48" above the finished floor.	1	\$256			
18	Singing Beach	J. Picnic Tables	G. Toe or knee clearance at table not provided H. Picnic table not on an accessible route	Accessible Parking Spaces Near Viewing Platform	Ext.		Priority 1	Program Access	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	\$1,400			
19	Singing Beach	M. Bike Racks	A. Not connected to an accessible route	By Toilet Rooms - South Side	Ext.		Priority 1	Program Access	Ensure bike racks are located on an accessible route.	1	\$0			
20	Singing Beach	A. Overall Access	B. Turning space not provided C. Accessible plumbing fixtures or stalls not provided	Women's and Men's Toilet Rooms	1		Priority 1	Program Access	Provide one accessible wheelchair compartment in both the women's and men's toilet room.	2	\$12,364			
21	Singing Beach	B. Lavatory	E. Exposed plumbing underneath	Single-User Toilet Room	1		Priority 1	Safety	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	\$92			
22	Singing Beach	B. Lavatory	E. Exposed plumbing underneath	Women's Toilet Room	1		Priority 1	Safety	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	\$92			
22	Singing Beach	B. Lavatory	F. Mirror above lavatory w/reflective surface > 40"	Women's Toilet Room	1		Priority 3	Additional Access	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	\$256			
23	Singing Beach	B. Lavatory	E. Exposed plumbing underneath	Women's and Men's Toilet Rooms	1		Priority 1	Safety	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	2	\$92			
23	Singing Beach	B. Lavatory	G. Dispensers not within reach range	Women's and Men's Toilet Rooms	1		Priority 3	Additional Access	Relocate dispenser to 42" max. above the floor.	2	\$1,504			
24	Singing Beach	C. Single-User Toilet	J. Rear grab bar < 42" long (MAAB)	Single-User Toilet Room	1		Priority 3	Additional Access	Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	\$898			
25	Singing Beach	Changing Area	D. 5% Accessible not provided	Men's Changing Area	1		Priority 1	Program Access	Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	\$5,866			

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26	Singing Beach	Changing Area	D. 5% Accessible not provided	Women's Changing Area	1		Priority 1	Program Access	Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	\$5,866			
27	Singing Beach	G. Shower Compartment	C. Size of shower compartment non compliant	Men's Shower	1		Priority 1	Program Access	Provide a transfer shower that is 36" by 36"	1	\$9,832			
28	Singing Beach	G. Shower Compartment	C. Size of shower compartment non compliant	Women's Changing Area	1		Priority 1	Program Access	Provide a transfer shower that is 36" by 36".	1	\$9,832			
29	Singing Beach	Bench		Viewing Platform	Ext.		Priority 4	Universal Design	Recommend providing 36"x48" clear floor space at one end of bench on viewing platform.	1	\$0			
30	Singing Beach	Stairs		Stairs From Viewing Platform	Ext.		Priority 4	Universal Design	Recommend closing risers and providing handrails on both sides.	1	\$0			

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### \*Note:

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 Some toilet rooms with less central issues (e.g., partially accessible toilet rooms), fall under Additional Access.

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### Information Provided by Institute for Human Centered Design

### Project Management for the Town of Manchester-by-the-Sea

ID	Facility Name	Element	Issue/Physical Barrier	Location	Fl.	Rm.	Town Priority	Priority for Barrier Removal	Remedies	Quantity	Estimated Cost of Barrier Removal	Project Management for the Town of Manchester-by-the-Sea		
												Project Start Date	Project Completion Date	Responsible for Barrier Removal
1	Sweeney Park	A. Exterior Access Route	O. Accessible route not provided	Towards Second Basketball Court	Ext.		Priority 1	Program Access	Ensure an accessible route is provided to the second basketball court.  (Cost based on 137 ft. long 48" min. wide stone dust path)	1	\$4,384			
2	Sweeney Park	B. Doors, Doorways, & Gates	N. Hardware not operable with a closed fist	Press Box	Ext.		Priority 1	Program Access	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	\$484			
3	Sweeney Park	B. Doors, Doorways, & Gates	N. Hardware not operable with a closed fist	Bill Burgess Canteen	Ext.		Priority 1	Program Access	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	\$484			
4	Sweeney Park	D. Stairways	P. Stair has open risers	Press Box	Ext.		Priority 3	Additional Access	Ensure stairs have closed risers.  (Cost based on closing four (4) wood risers.)	1	\$64			
5	Sweeney Park	J. Picnic Tables	G. Toe or knee clearance at table not provided	Near Second Basketball Court	Ext.		Priority 1	Program Access	Provide at least one picnic table with toe and knee clearance.	1	\$1,400			

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**Project Management for the  
Town of Manchester-by-the-Sea**

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6	Sweeney Park	A. Drinking Fountains	A. Fountain not on accessible route H. No drinking fountain provided for standing users	Near Press Box	Ext.		Priority 1	Program Access	Provide an accessible route to the drinking fountain. Provide an additional drinking fountain for standing users.  (Cost based on a 24 ft. long x 48" wide min. stone dust path and a drinking fountain for standing users).	1	\$4,796			
7	Sweeney Park	C. Field	A. Accessible spaces are not provided at team seating	Baseball	Ext.		Priority 1	Program Access	Provide a 36" x 48" clear floor space at team seating bench in each dugout.	2	\$0			
8	Sweeney Park	C. Field	A. Accessible spaces are not provided at team seating C. Not connected to an accessible-route	Fan Seating Softball	Ext.		Priority 1	Program Access	Provide a 36" x 48" clear floor space at bleacher seating. Ensure bleacher is connected to an accessible route.  (Cost based on a 60'x48" min. stone dust path to bleachers and a 36'x48' asphalt patch at bleachers.)	1	\$2,160			
9	Sweeney Park	C. Field	B. Accessible spaces not provided at sidelines seating	Softball Fan Seating	Ext.		Priority 1	Program Access	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on a 36'x48' asphalt patch.)	1	\$240			
10	Sweeney Park	C. Field	B. Accessible spaces not provided at sidelines seating	Baseball Fan Seating	Ext.		Priority 1	Program Access	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on a 36'x48' asphalt patch.)	1	\$240			
11	Sweeney Park	C. Field	C. Not connected to an accessible-route	Team Seating Softball	Ext.		Priority 1	Program Access	Ensure softball team seating is connected to an accessible route. (Provide a concrete walkway 48" wide min. with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.  (Cost based on two (2) 6'x4' of concrete walkways, one at each softball field dugout.)	2	\$768			
12	Sweeney Park	C. Field	D. Practice areas are not on an accessible route	Softball Bullpen	Ext.		Priority 1	Program Access	Provide an accessible route to practice areas (softball bullpen).  (Cost based on a 180'x48" min. stone dust path to edge of bullpen.)	1	\$5,760			

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13	Sweeney Park	C. Field	F. No accessible route to all areas of sports activity	Soccer Field	Ext.		Priority 1	Program Access	Provide an accessible route to the soccer field. (Cost based on a 60'x48" min. stone dust path to the edge of sport activity at the soccer field.)	1	\$1,920			
14	Sweeney Park	D. Court	B. Accessible spaces are not provided at sidelines seating	Near Second Basketball Court	Ext.		Priority 1	Program Access	Provide a 36" x 48" clear floor space at sidelines seating.  (Cost based on an asphalt 36"x48" patch alongside the bleachers.)	1	\$240			
15	Sweeney Park	Picnic Table		Near Second Basketball Court	Ext.		Priority 4	Universal Design	Recommend providing a 48" min. stable, firm and slip resistant surface around the accessible picnic table.	1	\$0			



## Town of Manchester-by-the-Sea: Priority for ADA Transition Plan - Outdoor Areas

### Priorities:

Priority 1: Program Access\* or Safety  
 Priority 2: Navigational Issue  
 Priority 3: Additional Access\*  
 Priority 4: Enhanced Usability

### \*Note:

Some toilet rooms issues compromise Program Access.  
 Some toilet rooms with less central issues (e.g., partially accessible toilet rooms), fall under Additional Access.

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### Information Provided by Institute for Human Centered Design

### Project Management for the Town of Manchester-by-the-Sea

ID	Facility Name	Element	Issue/Physical Barrier	Location	Fl.	Rm.	Town Priority	Priority for Barrier Removal	Remedies	Quantity	Estimated Cost of Barrier Removal	Project Management for the Town of Manchester-by-the-Sea		
												Project Start Date	Project Completion Date	Responsible for Barrier Removal
1	Tucks Point	A. Exterior Access Route	G. Cross slope > 1:48 (2.08%)	Walkway to Chowder House and Kitchen	Ext.		Priority 1	Program Access	Reduce cross slope to be no steeper than 1:48 (2.08%).  (Cost based on 6'x4' of asphalt to reduce slope at \$10 a square foot.)	1	\$240			
2	Tucks Point	A. Exterior Access Route	H. Cross slope > 1:50 (2.00%) (MAAB) N. Running slope > 1:20 (5.00%)	Towards Toilet Rooms	Ext.		Priority 1	Program Access	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	\$0			
3	Tucks Point	A. Exterior Access Route	J. Level changes > 1/4"	Gazebo Towards Toilets	Ext.		Priority 1	Program Access	Alter change in level to be 1/4" high max.  (Cost based on 4'x3' of asphalt to reduce change in level and provide a stable, firm and slip resistant surface between asphalt and mat walkway.)	1	\$120			

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**Project Management for the  
Town of Manchester-by-the-Sea**

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												Project Start Date	Project Completion Date	Responsible for Barrier Removal
4	Tucks Point	A. Exterior Access Route	M. Not maintained in an operable working condition	Towards Toilet Rooms	Ext.		Priority 1	Program Access	Ensure the accessible route is maintained in operable working condition.  Cost based on a 60 ft. long by 4 ft wide asphalt route.	1	\$2,400			
5	Tucks Point	A. Exterior Access Route	N. Running slope > 1:20 (5.00%)	Walkway From Parking Towards Gazebo	Ext.		Priority 1	Program Access	Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	\$0			
6	Tucks Point	A. Exterior Access Route	N. Running slope > 1:20 (5.00%)	Walkway to Gazebo	Ext.		Priority 1	Program Access	Reduce the running slope to be no steeper than 1:20 (5.00%).  (Cost to reduce excessive running slope not provided.)	1	\$0			
7	Tucks Point	A. Exterior Access Route	O. Accessible route not provided	Towards Chowder House	Ext.		Priority 1	Program Access	Relocate tables to ensure the min. 36' width is maintained at the accessible route.	1	\$0			
8	Tucks Point	A. Exterior Access Route	O. Accessible route not provided	Horseshoe Pits	Ext.		Priority 1	Program Access	Ensure an accessible route is provided to at least one of the horseshoe pits.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			
9	Tucks Point	A. Exterior Access Route	O. Accessible route not provided	Path to Boats	Ext.		Priority 1	Program Access	Ensure an accessible route is provided to the area where the boats are stored.  (Cost based on a 36'x48" wide min. 60' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$2,400			

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**Project Management for the  
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10	Tucks Point	A. Exterior Access Route	O. Accessible route not provided	Life Vest Loaner Station	Ext.		Priority 1	Program Access	Ensure an accessible route is provided to the life vest loaner station.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			
11	Tucks Point	E. Off-Street Parking Lot or Garage	A. Total # of parking B. Total # of designated accessible parking spaces L. Access aisle < 96" wide at van space O. Sign does not have the designation "Van Accessible" P. Sign < 60" above finished grade		Ext.		Priority 1	Program Access	Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Locate sign with the bottom of the sign 60" above the ground.	1	\$800			
12	Tucks Point	B. Doors, Doorways, & Gates	O. Door requires > 5 lbs of force to open	Women's Toilet Room	1		Priority 1	Program Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
13	Tucks Point	B. Doors, Doorways, & Gates	O. Door requires > 5 lbs of force to open	Men's Toilet Room	Ext.		Priority 1	Program Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
14	Tucks Point	J. Picnic Tables	G. Toe or knee clearance at table not provided	Near Parking	Ext.		Priority 1	Program Access	Provide at least one picnic table with toe and knee clearance.	1	\$1,400			
15	Tucks Point	J. Picnic Tables	G. Toe or knee clearance at table not provided H. Picnic table not on an accessible route	Near Playground	Ext.		Priority 1	Program Access	Provide at least one picnic table with toe and knee clearance. Provide an accessible route to at least one picnic table in this area.  (Cost based on a 15 ft. long by 4 ft. wide asphalt path.)	1	\$600			
16	Tucks Point	J. Picnic Tables	H. Picnic table not on an accessible route	Chowder House Exterior by Ocean	Ext.		Priority 1	Program Access	Locate picnic table on an accessible route.  (Cost based on a 30'x48" wide min. 30' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			

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**Project Management for the  
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ID	Facility Name	Element	Issue/Physical Barrier	Location	Fl.	Rm.	Town Priority	Priority for Barrier Removal	Remedies	Quantity	Estimated Cost of Barrier Removal	Project Management for the Town of Manchester-by-the-Sea		
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17	Tucks Point	J. Picnic Tables	H. Picnic table not on an accessible route	Near Gazebo	Ext.		Priority 1	Program Access	Locate accessible picnic table in this area on an accessible route.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			
18	Tucks Point	L. Benches	A. No accessible route to one bench in this area	Near Playground	Ext.		Priority 1	Program Access	Provide an accessible route to at least one bench in this area.  Cost based on an 10 ft. long by 4 ft. wide asphalt route.	1	\$400			
19	Tucks Point	L. Benches	A. No accessible route to one bench in this area	Chowder House Exterior by Ocean	Ext.		Priority 1	Program Access	Provide an accessible route to at least one bench in this area.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the benches in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			
20	Tucks Point	L. Benches	A. No accessible route to one bench in this area		Ext.		Priority 1	Program Access	Provide an accessible route to at least one bench in this area.  (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$1,200			
21	Tucks Point	M. Bike Racks	A. Not connected to an accessible route		Ext.		Priority 1	Program Access	Ensure bike racks are connected to an accessible route.  (Cost based on a 18'x48" wide min. 15' asphalt path to bike rack. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	\$600			
22	Tucks Point	B. Lavatory	E. Exposed plumbing underneath	Women's Toilet Room	Ext.		Priority 1	Safety	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	\$92			

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23	Tucks Point	D. Toilet Compartment	D. Door with malfunctioning self-closing hinge R. Coat hook > 48"	Men's Toilet Room	1		Priority 3	Additional Access	Repair hinge. Lower coat hook so that it is no higher than 48" above the finished floor.	1	\$150			
24	Tucks Point	D. Toilet Compartment	M. Flush control not on open side	Men's Toilet Room	1		Priority 3	Additional Access	Provide the flush control on the open side of the toilet (transfer side).	1	\$374			
25	Tucks Point	E. Urinal	B. Clear floor space not provided at urinal	Men's Toilet Room	Ext.		Priority 3	Additional Access	Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	\$256			
26	Tucks Point	A. Drinking Fountains	H. No drinking fountain provided for standing users	By Toilet Rooms	Ext.		Priority 1	Program Access	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	\$4,028			
27	Tucks Point	B. Sink	B. Toe and knee clearances not provided	Kitchen			Priority 1	Program Access	Ensure there is a 27" knee clearance positioned for a forward approach to sink.  (Cost based on a sink with the required minimum toe and knee clearance.)	1	\$1,686			
28	Tucks Point	B. Play Areas	A. Accessible route not provided to playground B. Accessible route not provided at play components M. Surface not stable, firm, and slip-resistant	Playground	Ext.		Priority 1	Program Access	Provide an accessible route to and around the playground. (30'x48" wide min. asphalt.) Provide an accessible route that is 60" min. wide to each play component in the playground. (Poured-in-place rubber.) Provide a compliant impact-attenuating surface under and around the play components. (25 sq.' poured-in-place rubber.) (Cost includes poured-in-place rubber.)	1	\$11,150			
29	Tucks Point	Bench		Women's Toilet Room & Men's Toilet Room	Ext.		Priority 4	Universal Design	Recommend having a bench that is between 20" and 24" deep.	2	\$0			
30	Tucks Point	Bench		Chowder House Exterior by Ocean	Ext.		Priority 4	Universal Design	Recommend providing a 36"x48" stable, firm and slip resistant surface at the end of at least one bench in each area positioned so that an individual with a wheeled mobility device can have shoulder alignment with a companion seated on the bench.	1	\$0			
31	Tucks Point	Picnic Table		Near Parking	Ext.		Priority 4	Universal Design	Recommend providing a 48" stable, firm and slip resistant surface around the exterior of all accessible picnic tables.	1	\$0			

## Town of Manchester-by-the-Sea: Priority for ADA Transition Plan - Outdoor Areas

### Priorities:

- Priority 1: Program Access\* or Safety
- Priority 2: Navigational Issue
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1	White Beach	C. Beach Access Routes	A. Beach route not provided	Accessible Route	Ext.		Priority 1	Program Access	Provide an accessible beach access route that is firm and stable. Ensure the accessible route extends to the high tide level. (Provide a beach mat that is at least 72" wide and extends to the high tide level.)  (Cost based on a 72" wide min. by 80' long beach mat.)	1	\$3,899			
2	White Beach	E. Off-Street Parking Lot or Garage	C. Total # of designated van accessible spaces	Parking Lot	Ext.		Priority 1	Program Access	Provide a van accessible space that is at least 96" wide with a marked access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	\$800			
3	White Beach	Benches		19 Ocean Street	Ext.		Priority 4	Universal Design	Recommend providing benches along the route.	1	\$0			
4	White Beach	Wayfinding		19 Ocean Street	Ext.		Priority 4	Universal Design	Recommend providing a sign with the beach name.	1	\$0			