

RECREATIONAL FACILITIES INVENTORY

2024 UPDATE

TOWN OF BELMONT | OCTOBER 11, 2024

ACTIVITAS

landscape architecture | civil engineering





ACKNOWLEDGMENTS

Feasibility studies are most effective when the institutional knowledge of facility use is provided. We would like to acknowledge and thank those who helped provide information and data to assist our team throughout this study. Their input and excitement for this study shows the dedication the Town of Belmont has for recreation and the success that can be achieved working together.

Activitas thanks all participants who provided feedback and helped to advance this effort.

TOWN OF BELMONT

Brandon Fitts, Director of Recreation

CONSULTING TEAM

ACTIVITAS
landscape architecture | civil engineering

Activitas, Inc.
70 Milton Street
Dedham, MA 02026

table of CONTENTS



1 PROJECT SUMMARY	7
1 PROJECT SUMMARY	9
2 COMPREHENSIVE INVENTORY	17
2.1 BURBANK ELEMENTARY SCHOOL	20
2.2 BUTLER ELEMENTARY SCHOOL	26
2.3 CHENERY MIDDLE SCHOOL	32
2.4 GROVE STREET PARK	38
2.5 PAYSON PARK	44
2.6 PEQUOSSETTE PARK	50
2.7 TOWN FIELD	56
2.8 UNDERWOOD POOL	62
2.9 WELLINGTON ELEMENTARY	68
2.10 WINN BROOK ELEMENTARY SCHOOL	74
2.11 BELMONT HIGH SCHOOL	80
 APPENDIX	87
ADA TRANSITION PLAN	88

1 | PROJECT SUMMARY

In the fall of 2021, Activitas, Inc. was retained by the Town of Belmont to perform a comprehensive inventory, conditions review and usage analysis of the following town-owned parks:

- Belmont High School
- Burbank Elementary School
- Butler Elementary School
- Chenery Middle School
- Grove Street Park
- Payson Park
- Pequossette Park
- Town Field
- Underwood Pool
- Wellington Elementary School
- Winn Brook Elementary School

When this study was being conducted, the Belmont High School construction project was still underway, so the outdoor athletic and recreation spaces at the high school were not included in the original inventory; however, the field usage portion of the study does include the high school facilities that are scheduled by the Town's Recreation Department. This study was limited to public outdoor park facilities and did not include review of any buildings or structures.

Since the initial project was completed, Belmont's recreational inventory has seen significant changes. The completion of the High School renovation added four new athletic fields to the inventory: High School Rugby Turf and Middle School Soccer, Baseball, and Softball. Payson Park was closed for renovation during most of this period and has since reopened with new playground equipment, a regraded grass field and accessible walkways. The courts and playgrounds at Town Field were also entirely rebuilt and now includes Belmont's first parkour course. The three little league fields at Grove Street Park were renovated in kind and improved to meet ADA requirements. The basketball courts at Chenery, Grove Street, and Pequossette Park have all been reconstructed. A fifth tennis court was added to Winn Brook Park and the other four courts were resurfaced as part of that project.

The 2024 Recreational Facilities Inventory has been updated to reflect these changes, along with upgrades that were completed as part of routine maintenance. The field use analysis was also updated with new field scheduling information for 2024 provided by the Department of Recreation.

The Town of Belmont also conducted an ADA compliance analysis of many parks and buildings in 2022, which included Payson, Underwood, Grove Street, and Winn Brook Parks. The analysis report, which was prepared by the Institute for Human Centered Design, identified major barriers to access within these parks. It also included a transition plan which identified individual improvements and provided opinions of cost. The recommendations identified in the Transition Plan have been referenced in the cost opinions for the individual park sites, and the analysis reports and transition plan for the outdoor recreation sites are included in this report as an appendix (reports for the buildings can be found online).

COMPREHENSIVE INVENTORY

In 2024, Activitas visited each site noted above to inventory each park's existing fields, courts, playgrounds, and site amenities. Each site was documented with ground-level existing conditions photography, drone and online aerial imagery. Activitas itemized each amenity along with a description of the amenity, its condition, and a recommendation for repair or replacement as necessary.

Section 2 of this report includes general site and zoning information for each facility, a summary of the site's existing amenities and a partial photographic inventory of the amenities referenced to their location on an aerial image. A brief narrative description of the recommendations for each facility is also provided.

Based on our observation of each amenity, a numerical value of 1, 2 or 3 was provided, which recommends the following actions:

- 1

Remove or Replace (1-5 Years)
Amenity has major damage that impedes use as intended. Amenity may be a safety hazard. Repair, removal or replacement is urgently suggested.
- 2

Improvements Recommended (5+ Years)
Amenity has minor damage or significant cosmetic flaws that do not impede use as intended. Minor repairs may improve performance or user experience.
- 3

Fully Functional
Amenity is intact and able to be used as intended. Wear and tear is minor and cosmetic.

It should be noted that the condition of the natural grass surfaces was not reviewed as part of the Comprehensive Inventory; the natural grass fields were reviewed through the Field Use Inventory & Analysis portion of the summary. Based on the review of each facility, the following recommended actions were generally given a numerical value of 1 or 2:

1	1-5 YRS	2	5+ YRS
	DESCRIPTION		DESCRIPTION
	<ul style="list-style-type: none">• Resurface basketball and tennis courts• ADA improvements (concrete pads, pedestrian walkways, etc.)• Playground repairs or replacement• Playground mulch replenishment• Bench replacement• Fence repairs• Synthetic turf resurfacing*• Track resurfacing		<ul style="list-style-type: none">• Rebuild basketball courts• Convert playground surfacing to rubberized**• New playground equipment• Baseball/softball backstop replacement

**At Harris Field, currently 10 years old*

***ADA allows engineered wood fiber as an accessible surface when it is installed properly and maintained to be stable, firm and slip-resistant. This requires frequent maintenance.*

The Massachusetts Architectural Access Board (MAAB) has long considered engineered wood fiber and wood chips as non-compliant and problematic materials. It is currently MAAB's opinion that such material is not clearly compliant with the requirements of 521 CMR (Code of Massachusetts Regulations).

Surfaces to consider include poured in place rubber, tiles, and hybrid.

Based on the recommendations above, Activitas developed order of magnitude opinions of probable costs to address these items over the next 5 to 10 years. The cost opinions for items given a numerical value of 1 are shown as a range representing the impact of inflation over 5 years. These costs include additional percentages for contingency and soft costs. The cost opinions are to be used for planning purposes only and do not constitute a basis for construction or design. Additional surveying, geotechnical explorations, and other due diligence may be required to verify existing site conditions.

The following is a summary of the opinion of costs for each facility.

	1	2	
	1-5 YRS	5+ YRS	
	COST RANGE	COST	
BURBANK ELEMENTARY SCHOOL	\$36,550	\$50,500	\$1,026,000
BUTLER ELEMENTARY SCHOOL	\$346,850	\$449,500	
CHENERY UPPER ELEMENTARY			
GROVE STREET PARK	\$238,443	\$261,758	\$810,000
PAYSON PARK			
PEQUOSSETTE PARK	\$249,562	\$297,410	\$1,188,000
TOWN FIELD	\$14,000	\$18,400	\$140,400
UNDERWOOD PLAYGROUND	\$27,788	\$36,306	\$783,000
WELLINGTON ELEMENTARY SCHOOL	\$538,666	\$630,164	
WINN BROOK ELEMENTARY SCHOOL	\$304,654	\$385,385	\$1,868,400
BELMONT HIGH SCHOOL	\$4,382,454	\$5,126,851	
TOTAL	\$6,138,968	\$7,256,273	\$5,815,800

FIELD USE INVENTORY & ANALYSIS

As part of the Comprehensive Inventory, Activitas quantified the number of baseball fields, Little League fields, softball fields, multi-purpose (rectangular) fields, basketball, tennis and pickle ball courts that the Town currently has in their parks system. This inventory also included the number of hours that are scheduled annually for each facility. It should be noted that the hours itemized below reflect only what is scheduled through the Recreation Department. Passive use (e.g. walking and jogging) and use that may occur outside of what is scheduled is not included.

Summary of Annual Use Hours per Field								
	Baseball		Little League		Softball		Multi-Purpose (Rectangular)	
	# of Fields	Hours of Use - Annual	# of Fields	Hours of Use - Annual	# of Fields	Hours of Use - Annual	# of Fields	Hours of Use - Annual
SYNTHETIC TURF								
BHS Harris							1	496
BHS Rugby							1	487.5
TOTALS	0	0	0	0	0	0	2	983.5
NATURAL GRASS								
BHS JV							1	1125
BHS Middle School Lacrosse							1	1197.5
BHS Middle School Baseball	1	292.5						
BHS Middle School Softball					1	243.75		
BHS Concord Softball					1	877.5		
Belmont Hill Diamond	1	48.75						
Belmont Hill Field 1							1	65
Belmont Hill Field 2							1	32.5
Chenery					2	511.88		
Grove Street Diamond A			1	0				
Grove Street Diamond B			1	0				
Grove Street Diamond C			1	0				
Grove Street 11v11 A							1	1850
Grove Street 11v11 B							1	1850
Grove Street Lower Practice							1	2110
PQ Diamond	1	542.5						
PQ Multi-Purpose A							1	1990
PQ Multi-Purpose B							1	1931.5
PQ Multi-Purpose C							1	1616.25
PQ Multi-Purpose D							1	1018.75
Town Field 1							1	1915
Town Field 2							1	1915
Town Field 3							1	1923.125
Town Field 4							1	1923.125
Town Field 5							1	1859.125
Town Field Diamond	1	280.31						
Winn Brook Field 1							1	1610
Winn Brook Field 2							1	1610
Winn Brook Field 3							1	1610
Winn Brook Field 4							1	1805
Winn Brook Field 5							1	1610
Winn Brook Field 6							1	1610
Winn Brook Field 7							1	1366.25
Winn Brook Field 8							1	960.5
Winn Brook Diamond	1	195						
TOTAL	5	1359.06	3	0	4	1633.13	24	36503.625
AVERAGE PER FIELD	271.81		0		408.28		1520.98	

The next step in analyzing the field usage is to take the annual hours of use and determine the Field Wear Index Value (FWIV) for each facility. The FWIV is a tool used by the Sports Field Management Association (SFMA) to determine how much use occurs on a natural grass field based on hours of use, and to determine the level of maintenance that should occur on a field based on that use.

This is done by taking the annual hours of use and multiplying them by the multiplier value that correlates with the activity that occurs on the field. Refer to the Activities and Multipliers below.

Activity	Multiplier	
Walking and/or Standing on a field.	1	For example, if someone walks on a field for 200 hours annually, the 200 hours is multiplied by an Activity Multiplier value of 1, returning a FWIV of 200. If those same 200 hours were used to play football with cleats (2.75 Activity Multiplier), the resulting FWIV would be 550.
Baseball and/or Softball	1.25	
Parked Cars	1.5	
Sport Camp: Baseball/Softball	1.5	
Marching Band Practice	1.75	
Soccer wo/cleats	2	
Field Hockey	2.25	
Football wo/cleats	2.25	
Lacrosse & Team Practice	2.25	
Rugby	2.5	
Soccer w/cleats & Team Practices	2.5	The FWIV for each of the natural grass fields in Belmont ranges from 49 to 2110. Refer to the chart on page 12.
Sport Camp: Lacrosse	2.5	
Tournaments	2.5	
Ultimate Frisbee	2.5	
Football w/cleats	2.75	
Sport Camp: Soccer	2.75	Once the FWIV is determined for each natural grass field, the value may fall within one of six (6) possible levels of maintenance. Levels range from Level 1: Light Maintenance through Level 6, which requires significant maintenance and potential renovations to the fields annually (sodding). Refer to the chart on page 15.
Sport Camp: Football	3	
Football Team Practice	3.25	
Activity before/after Turf Dormancy	3.75	
Activity during/after Rain	4	

The results of this analysis show that almost every natural grass field in Belmont has an FWIV greater than 451, which correlates to Maintenance Level 6. The chart above assumes Level 6 maintenance for each facility, which is the highest level of maintenance.

Per the Capacity column, a 100% would indicate that the field is being maintained appropriately for its amount of use. Anything below 100% shows a field being utilized below what is allowed and anything above 100% shows that the field is being used more than maintenance can support. The results of this column show that a majority of the existing fields in Belmont are over scheduled and overused even if the maximum amount of maintenance (Level 6) was to be performed annually on every field.

When compared to the findings of the 2022 study, it is clear that the addition of new fields at the high school had a minor impact on overuse. Of all of the sites, these new fields received the least use in 2024, but they may be able to accept more use in the future once they are fully established. The two synthetic turf fields continue to be underused, though it should be noted that the turf at Harris Field is nearing the end of its projected lifespan and may warrant replacement in the near-term.

At many sites, scheduled hours of use has decreased over the last two years. This may be the result of changes to the reservation process but may also reflect some redistribution of programming following the high school renovation. Even if programmed hours are decreasing overall, however, the Town has reported that participation in recreational youth sports has continued to increase since 2022. Additional players on the field will lead to increased wear.

The Town has also begun piloting its Paws in the Park program, which allows off-leash dogs on public playing fields during unprogrammed hours. Hours and availability vary by site and by day. The four parks that are part of the program are Grove Street (lower fields), Pequossette Park, Town Field,

Scheduled Field Use Compared to Maintenance Capacity

Type of Field			2024			Capacity
			Adjusted Hours of Use - Fall	Adjusted Hours of Use - Spring	Total Annual Hours - Adjusted AWIV	
HS HARRIS	MULTIPURPOSE	Synthetic Turf	288	208	496	41%
HS RUGBY	MULTIPURPOSE	Synthetic Turf	234	253.5	487.5	41%
HS JV	MULTIPURPOSE	Natural Grass	540	585	1125	250%
HS CONCORD AVE	SOFTBALL	Natural Grass	0	0	0	0%
MS SOFTBALL	SOFTBALL	Natural Grass	0	243.75	243.75	54%
MS BASEBALL	BASEBALL/LITTLE LEAGUE	Natural Grass	0	292.5	292.5	65%
MS SOCCER	MULTIPURPOSE	Natural Grass	645	552.5	1197.5	266%
CHENERY	SOFTBALL	Natural Grass	97.5	414.38	511.88	114%
	SOFTBALL	Natural Grass	97.5	414.38	511.88	114%
GROVE (UPPER)	BASEBALL/LITTLE LEAGUE	Natural Grass	OFFLINE 2024 OFFLINE 2024 OFFLINE 2024			
	BASEBALL/LITTLE LEAGUE	Natural Grass				
	BASEBALL/LITTLE LEAGUE	Natural Grass				
GROVE (LOWER)	MULTIPURPOSE	Natural Grass	1200	650	1850	411%
	MULTIPURPOSE	Natural Grass	1200	650	1850	411%
	MULTIPURPOSE	Natural Grass	1200	910	2110	469%
PAYSON	MULTIPURPOSE	Natural Grass	OFFLINE 2024			
PEQUOSSETTE	BASEBALL/LITTLE LEAGUE	Natural Grass	22.5	520	542.5	121%
	MULTIPURPOSE	Natural Grass	1080	910	1990	442%
	MULTIPURPOSE	Natural Grass	1080	851.5	1931.5	429%
	MULTIPURPOSE	Natural Grass	1080	536.25	1616.3	359%
	MULTIPURPOSE	Natural Grass	450	568.75	1018.8	226%
TOWN FIELD	BASEBALL/LITTLE LEAGUE	Natural Grass	0	812.50	812.5	181%
	MULTIPURPOSE	Natural Grass	1005	910.00	1915	426%
	MULTIPURPOSE	Natural Grass	1005	910.00	1915	426%
	MULTIPURPOSE	Natural Grass	1005	918.13	1923.1	427%
	MULTIPURPOSE	Natural Grass	1005	918.13	1923.1	427%
	MULTIPURPOSE	Natural Grass	915	944.13	1859.1	413%
WINN BROOK	BASEBALL/LITTLE LEAGUE	Natural Grass	0	195	195	43%
	MULTIPURPOSE	Natural Grass	765	845	1610	358%
	MULTIPURPOSE	Natural Grass	765	845	1610	358%
	MULTIPURPOSE	Natural Grass	765	845	1610	358%
	MULTIPURPOSE	Natural Grass	765	1040	1805	401%
	MULTIPURPOSE	Natural Grass	765	845	1610	358%
	MULTIPURPOSE	Natural Grass	765	845	1610	358%
	MULTIPURPOSE	Natural Grass	765	601.25	1366.3	304%
	MULTIPURPOSE	Natural Grass	359.25	601.25	960.5	213%

Level 1 – Light Maintenance **Below 250 hrs. AWIV**
Two or less Hollow Core Aerations a year.

Level 2 – Light to Medium Maintenance **251 - 300 hrs. AWIV**
Between two and four Hollow Core Aerations a year.
One top-dressing a year.

Level 3 – Medium Maintenance **301 - 350 hrs. AWIV**
Hollow Core Aeration once a month.
One Deep Tine Aeration a year.
One top-dressing a year.
One Over-seeding a year.

Level 4 – Medium to Heavy Maintenance **351 - 400 hrs. AWIV**
Hollow core aeration once a month.
Two Deep Tine Aeration a year.
Two top-dressings a year.
Two or less Over-seeding a year.

Level 5 – Heavy Maintenance **401 - 450 hrs. AWIV**
Hollow Core Aeration once a month.
Two or more Deep Tine Aeration a year, or One Deep Tine Aeration and one Deep Hollow Tine Aeration a year.
Two or more top-dressings a year.
Two or more Over-seeding a year.
Renovation, having to do field repairs by plugging

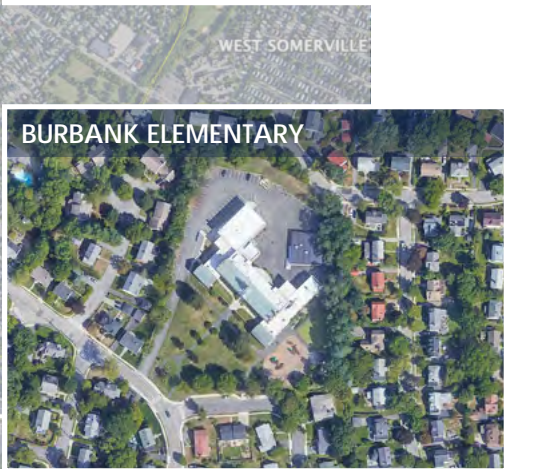
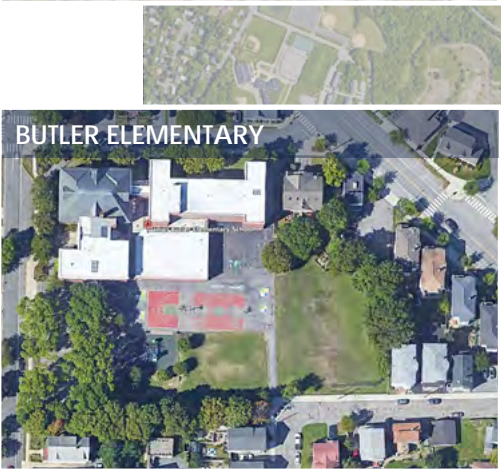
Level 6 – Renovation **Over 451 hrs. AWIV**
Hollow Core Aeration once a month.
Two or more Deep Tine Aeration a year, or one or more Deep Tine Aeration and one or more Deep Hollow Tine Aeration a year.
Two or more top-dressings a year.
Two or more Over-seeding a year.
Renovation, having to do field repairs by Sodding and Plugging.

and Winn Brook. Updates to the field usage analysis do not take wear created by dogs and walkers into consideration, but it should be noted that passive use of these fields has increased during unprogrammed hours as a result of the program.

FIELD USAGE RECOMMENDATIONS

Based on the results of the Field Usage Analysis above, the following are recommendations to be considered by the Town of Belmont to improve the existing natural grass fields:

1. Reduce the amount of use on the fields to fit within current maintenance levels;
2. Increase maintenance levels (however, as noted above, Level 6 maintenance still does not solve the issued based on the amount of uses being well above 451 FWIV);
3. Convert field(s) to synthetic turf. Synthetic turf can withstand much more use than the natural grass fields and this may allow the natural grass fields to reduce use to fit within current maintenance levels;
4. Build new natural grass fields on other properties to increase the number of fields in Belmont, thus redistributing use hours more evenly across all fields;
5. Perform a master plan study to see if there are ways to reorganize and expand any of the existing parks, or develop other Town owned properties to increase the amount of natural grass fields.



2.1 | BURBANK ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

Address	266 School Street
Area	4.65 Acres
Zone	Single Residence C
Neighboring Land Use	Single-Family Residential
Nearby Transit	MBTA Bus Stop within 0.25 miles
Parking	50 Spaces (2 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Synthetic Turf Field (~3,700 square feet) One (1) Basketball Court, 2 Adjustable Height Hoops Two (2) Basketball 1/2-Courts, 2 Adjustable Height Hoops
Athletic Equipment	None
Playground Equipment	Play Structures (2), 5-12 years Belt Swings (7) Mulch Surfacing
Site Amenities	Benches (9), Picnic Table (5) Shade Structure Teaching Garden
Restrooms	Building Access Required

EVALUATION

There are temporary classrooms sited on a large portion of the hard court space behind the school. If the structure is not formalized, integrating its functions into the school building or an addition would provide additional court spaces or an opportunity to reorganize the existing court uses.

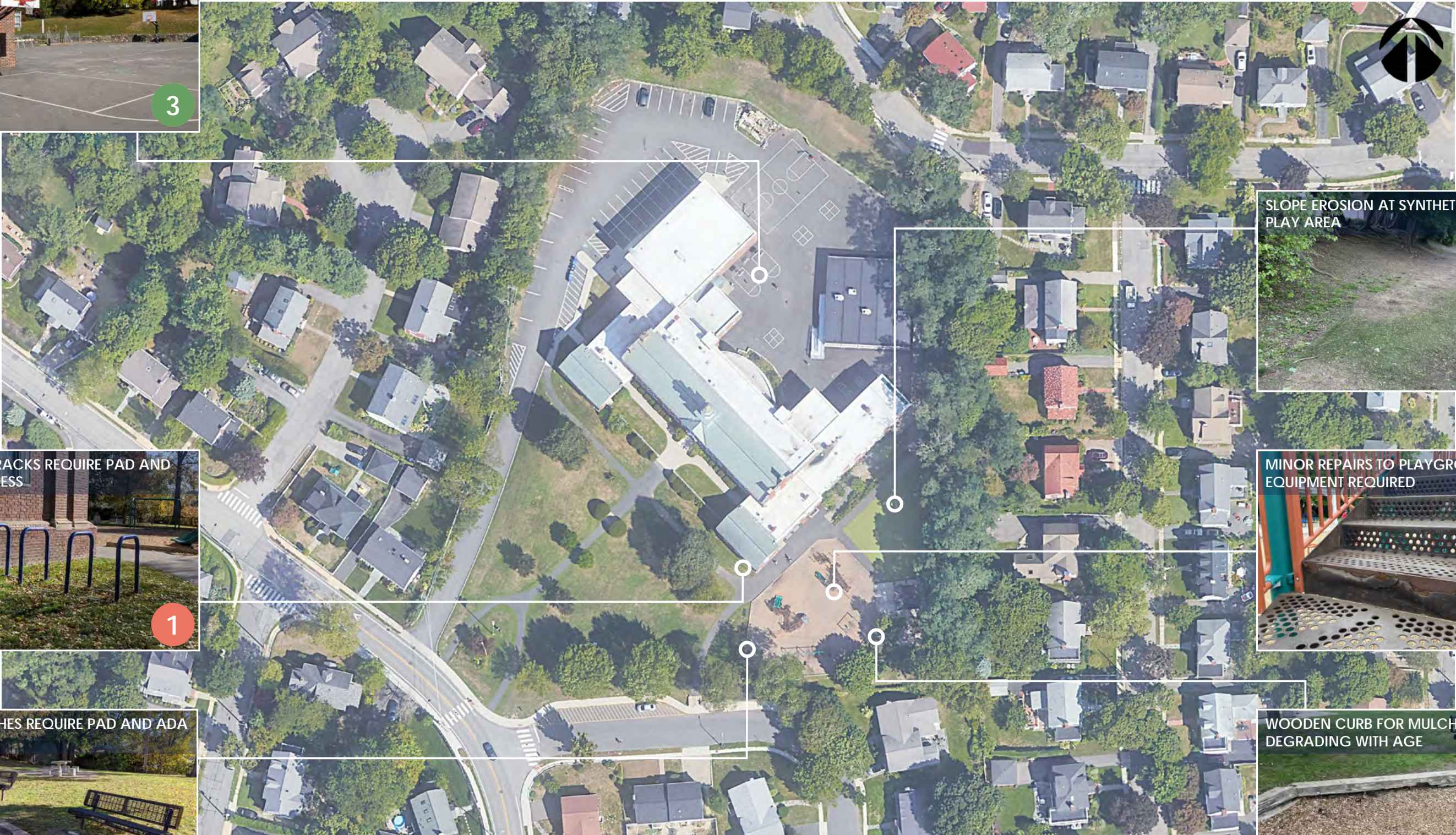
Play structures show signs of wear. Rust is evident on many components. Rubber coating on sheet metal components is peeling away and leaving exposed rusted metal edges in prominent fall zones.

Mulch at the playground has been replenished as a routine service, but the existing curb is still significantly higher than the adjacent mulch and may pose an accessibility concern. Portions of the curb continue to lean over and some areas have begun to naturally decay over time.

The slope next to the small turf area is eroding, washing soil onto the turf carpet. Installing a curb and channel drain and revegetating the slope with a shade-tolerant grass or groundcover may help to prevent washout from re-occurring. Overall, the turf carpet fibers are compacted and replacement should be considered.

The existing lawn areas, including the synthetic turf carpet adjacent to the play area, are too small to be used for youth recreational athletics.

2.1 | BURBANK ELEMENTARY SCHOOL



2.1 | BURBANK ELEMENTARY SCHOOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
BURBANK					
Site Furnishings	9 Benches	Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Granite, located at dedication garden	2 Bench is leaning over	Reset bench	
		Engineered wood, located at building wall	3 Acceptable		
		Engineered wood, located at building wall	3 Acceptable		
	2 Bicycle Racks	Engineered wood, located at building wall	3 Acceptable		Replacement to increase parking capacity
		Located at entry path	1 Requires pad, ADA access	Construct concrete pad and ADA walkway	
	5 Picnic Tables	Located at entry path near play area	1 Requires pad, ADA access	Construct concrete pad and ADA walkway	Replacement to increase parking capacity
		Concrete, 4 concrete chairs	3 Acceptable		
		Concrete, 4 concrete chairs	3 Acceptable		
		Coated metal, at shade structure	3 Acceptable		
		Coated metal, at shade structure	3 Acceptable		
		Coated metal, at shade structure	3 Acceptable		
Landscape Amenities	Shade Structure	Wooden Structure, dedicated	3 Acceptable		
	2 Teaching Gardens	Located at playground area	2 Chain link fence is leaning over		
	Turf	Located behind building	3 Acceptable		
		Long-pile nonfilled turf carpet	2 Acceptable	Erosion controls at slope	
Playground	Mulch Surfacing		2 Wooden curbing is showing signs of decay	Replacement of curb pieces, replenishment of mulch	Replacement with rubber surfacing for accessibility
	2 Structures	5-12 play structure, by GameTime	2 Paint is worn, rusted, coating is peeling at contact areas	Selective replacement of parts	Replacement
		5-12 play structure, by GameTime	2 Paint is worn, rusted, coating is peeling at contact areas	Selective replacement of parts	Replacement
	2 Swingsets	5 belt swings, by GameTime	3 Acceptable		
Basketball Court	Court Surfacing	2 Basketball Hoops	Asphalt, painted 2-point line		
		Adjustable, by Hang Time	3 Acceptable		
Basketball Half Courts	Court Surfacing	2 Basketball Hoops	Asphalt, painted 2-point line		
		Adjustable, by Hang Time	3 Acceptable		

COST OPINIONS

1	1 - 5 YEARS	
DESCRIPTION		COST RANGE
Concrete Pads at Bicycle Rack (ADA)		\$1,600 - \$2,200
Concrete Pads at Benches (ADA)		\$1,750 - \$2,400
Walkways (ADA)		\$6,200 - \$8,100
Mulch Replenishment		\$10,800 - \$16,200
Playground Repairs		\$16,200 - \$21,600
TOTAL		\$36,550 - \$50,500

2	5+ YEARS	
DESCRIPTION		COST RANGE
New Playground Equipment		\$297,000
Convert to Rubberized Surfacing		\$729,000
TOTAL		\$1,026,000

2.2 | BUTLER ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

Address	90 White Street
Area	2.99 Acres
Zone	General Residence
Neighboring Land Use	Multi-Family Residential
Nearby Transit	MBTA Bus Stop within 500 feet MBTA Rail Station within .25 Miles
Parking	28 Spaces (2 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

Fields & Courts	Two (2) Flexible Grass Fields (~6,000 and ~15,000 square feet) One (1) Basketball Court, Two (2) Adjustable Height Hoops One (1) Basketball 1/2 Court, One (1) Adjustable Height Hoop
Athletic Equipment	Team Areas with Benches (2)
Playground Equipment	Play Structure, 5-12 years Belt Swings (6), Chair Swing (1) Rubber Play Surfacing
Site Amenities	Benches (17), Picnic Table Waste Receptacles (2) Teaching Garden
Restrooms	Building Access Required

EVALUATION

There is an existing backstop with team areas and benches on the site, but no baseball/softball infield. Almost no grass remains in the area beneath the trees adjacent to the play structure. Soil compaction is evident in this area. The space should be stripped, screened, regraded and sodded with a shade-tolerant grass species.

The smaller field area has a significant slope from the street down towards the school. The slope, combined with large tree roots visible in the area, makes this area impractical for recreational use.

2.2 | BUTLER ELEMENTARY SCHOOL



2.2 | BUTLER ELEMENTARY SCHOOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
BUTLER					
Site Furnishings	17 Benches	Engineered wood, located by parking area	3 Acceptable	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
		Engineered wood, located by parking area	3 Acceptable		
		Engineered wood, located by parking area	3 Acceptable		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Backless, circle of 6 benches	1 Requires concrete pad, ADA access		
		Engineered wood, located by playground	3 Acceptable		
		Engineered wood, located by playground	3 Acceptable		
		Engineered wood, located by playground	3 Acceptable		
	2 Bicycle Racks	Engineered wood, located by playground	3 Acceptable		
		Wood, backless, round bench around tree trunk	2 Acceptable - located within lawn area, not ADA accessible		
		Wood, backless, round bench around tree trunk	2 Acceptable - located within lawn area, not ADA accessible		
		Metal, located by teaching garden	1 Requires concrete pad, ADA access		
		1 Picnic Table	Metal, located by teaching garden	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway
	Located by side entrance		1 Requires pad, ADA access		
	2 Waste Receptacles	Located by teaching garden	1 Requires pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
		Metal, located by parking entrance	3 Acceptable		
		Metal, located by side entrance	3 Acceptable		
Landscape Amenities		Teaching Garden	3 Acceptable	Selective replacement of parts	Reconstruction
Playground	Rubber Surfacing Structure	5-12 play structure	1 Cracking at heavy traffic areas 2 Some evidence of wear	Patching Selective replacement of parts	Complete resurfacing
	Swingset Lighting	6 Swings, 1 Chair Swing Solar LED Lighting	3 Acceptable Confirm functionality		
Basketball Court	Court Surfacing	Asphalt	2 Cracks throughout	Crack filling, repainting	Resurfacing or reconstruction
	2 Basketball Hoops	Adjustable, by Hang Time Adjustable, by Hang Time Asphalt	3 Acceptable 3 Acceptable 2 Cracks throughout		
Basketball Half Court	Court Surfacing	Asphalt	2 Cracks throughout	Crack filling, repainting	Resurfacing or reconstruction
Baseball Field	1 Basketball Hoop	Adjustable, by Hang Time	3 Acceptable	Enhanced maintenance	
	Field	Natural grass, approximately 150'x125'; no infield	2 Grass shows signs of wear		
	Backstop	Black chain link fence backstop, no overhang	3 Acceptable		
	2 Dugouts	Team bench behind chain link fence - first baseline Team bench behind chain link fence - third baseline	1 Requires ADA accessible route to enter 1 Requires ADA accessible route to enter	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
2 Benches	Backless aluminum bench, located in first baseline dugout	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
	Backless aluminum bench, located in third baseline dugout	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
	Multipurpose Field	Field	Natural grass, approximately 100'x75'	2 Grass shows signs of wear, slope limits recreational use	Enhanced maintenance

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
Rebuild Basketball Courts	\$189,000	-	\$243,000	
Concrete Pads at Bicycle Rack (ADA)	\$800	-	\$1,100	
Concrete Pads at Benches (ADA)	\$1,750	-	\$2,300	
Walkways (ADA)	\$9,500	-	\$12,500	
Playground Resurfacing	\$140,400	-	\$183,600	
Wooden Garden Fence Repairs	\$5,400	-	\$7,000	
TOTAL	\$346,850	-	\$449,500	

2.3 | CHENERY UPPER ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

Address	95 Washington Street
Area	8.36 Acres
Zone	Single Residence C
Neighboring Land Use	Mixed Residential
Nearby Transit	MBTA Bus Stop within 0.25 miles
Parking	118 Spaces (5 Accessible) Bicycle Parking (4 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field (~60,000 square feet), Irrigation System Two (2) Softball Diamonds One (1) Basketball Court, 6 Fixed-Height Hoops Two (2) Tennis Courts
Athletic Equipment	Portable Soccer Goals (7) Team Areas with Benches (4 - 2 per Softball Diamond)
Playground Equipment	Play Structure, 5-12 years Play Structure, 2-5 years Belt Swings (2), Toddler Swings (2), Chair Swing (1) Mulch Surfacing
Site Amenities	Benches (3), Picnic Tables (2) Waste Receptacles (5) Drinking Fountain
Restrooms	Portable Restroom and Building Access

EVALUATION

Grass cover is poor with patchy evidence of wear and many weeds, though the fields are well-sloped. Compaction is evident across the entire site.

There are many areas of bare soil in shaded areas. Re-sodding with a shade-tolerant species of grass may provide a more resilient cover in these areas.

The softball infields are gravelly and pitted and are generally uneven. Weeds are abundant.

2.3 | CHENERY UPPER ELEMENTARY SCHOOL



2.3 | CHENERY UPPER ELEMENTARY SCHOOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
CHENERY					
Site Furnishings	3 Benches	Coated metal, located at playground	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
		Coated metal, located at swingset	1 Requires concrete pad, ADA access		
		Granite, backless, located at fields	3 Acceptable - primarily a memorial, not ADA accessible		
	4 Bicycle Racks	Located adjacent to building	3 Acceptable		
		Located adjacent to building	3 Acceptable		
		Located adjacent to building	3 Acceptable		
		Located adjacent to building	3 Acceptable		
	Drinking Fountain	Located at Softball 2	Confirm functionality	Construct ADA walkway Construct concrete pad and ADA walkway	
2 Picnic Tables	Aluminum, located at playground Wood, located at playground	1 Requires ADA access 1 Requires concrete pad, ADA access			
5 Waste Receptacles	Metal, located at drinking fountain	3 Acceptable			
	Metal, located at playground entrance	3 Acceptable			
	Plastic barrel, located at swingset	2 Temporary plastic barrel, could be upgraded to a permanent solution			Replacement with permanent installation
		Metal, located at Softball 1 Metal, located at Softball 2	3 Acceptable 3 Acceptable		
Playgrounds	Mulch Surfacing		1 Surface is compacted, pitted below swings and in high-traffic areas.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	2 Structures	5-12 play structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		2-5 play structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	2 Swingsets	2 belt swings, 2 toddler swings	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement
		1 chair swing	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement
Basketball Court	Court Surfacing	Asphalt	3 Acceptable		Replacement with adjustable hoop for accessibility
	6 Basketball Hoops	Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
Tennis Court Softball Field 1	Court Surfacing	Asphalt	1 Reconstruction required	Reconstruction	Reconstruction
	Infield		2 Heavily weeded, poorly defined, muddy and wet infield mix 3 Acceptable	Enhanced maintenance	
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	2 Dugouts	Bench behind chain link fence - first baseline	1 Requires ADA access	Construct ADA walkway	Construct ADA walkway
		5 Benches behind chain link fence - third baseline	1 Requires ADA access		
	6 Benches	Coated metal, located in first baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
Coated metal, located in third baseline dugout		3 Acceptable			
Coated metal, located in third baseline dugout		3 Acceptable			
Softball Field 2	Infield		2 Heavily weeded, poorly defined, muddy and wet infield mix 3 Acceptable	Enhanced maintenance	Reconstruction
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	2 Dugouts	2 benches on concrete pad behind chain link fence - first baseline 2 benches on concrete pad behind chain link fence - third baseline	1 Ground around concrete is settling, leaving edges of pad exposed 1 Requires ADA access	Construct ADA accessible walkway Construct ADA walkway	
	4 Benches	Coated metal, located in first baseline dugout	3 Acceptable		
Coated metal, located in first baseline dugout		3 Acceptable			
Coated metal, located in third baseline dugout		3 Acceptable			
Coated metal, located in third baseline dugout		3 Acceptable			
Coated metal, located in third baseline dugout		3 Acceptable			
Multipurpose Field	Field	Natural grass shared outfield	2 Grass shows signs of wear	Enhanced maintenance	

COST OPINIONS

The Town of Belmont is initiating the design process for a renovation to the complex, including the courts, playground and fields. At the 2024 Town Meeting, the Town approved \$1.3 million in CPA funds for the renovation.

2.4 | GROVE STREET PARK



SITE INFORMATION & ZONING

Address	180 Grove Street
Area	10.3 Acres
Zone	Single Residence C
Neighboring Land Use	Mixed Residential
Nearby Transit	MBTA Bus Stop within 0.25 miles
Parking	On-Street Only Bicycle Parking (5 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field, Irrigation System (~85,000 square feet) Three (3) Little League Baseball Diamonds One (1) Basketball Court, Three (3) Adjustable-Height Hoops Four (4)Tennis Courts
Athletic Equipment	Batting Cage (2) Team Areas with Benches (6 - 2 per Baseball Diamond) Portable Soccer Goals (2) Scoreboard (1 at Baseball Diamond) Bleachers (3)
Playground Equipment	Play Structure, 5-12 years Play Structure, 2-5 years Belt Swings (4), Toddler Swings (4), Chair Swing (1) Mulch Surfacing
Site Amenities	Amenity Building Benches (14) Waste Receptacles (4) Drinking Fountain
Restrooms	Portable Restroom

EVALUATION

The three baseball diamonds and the basketball court were renovated in 2023. Existing backstops and team areas remained in place while the outfields were reconstructed. The basketball court was entirely rebuilt with new fixed-height hoops and new pavement. The renovation also included drainage improvements.

Play structures show signs of wear. Rust is evident on many components.

Mulch surfacing has compacted significantly, leaving a significant grade change between the asphalt path in the play area and the top of the mulch.

Grass cover is increasingly poor. There are many very large areas of bare soil across the entire field. The entire field should be stripped and resodded to promote quick establishment and prevent weeds from overtaking. Overall, the fields are well-graded but dense patches of weeds creates an uneven surface underfoot.

Grove Street Park is one of four fields in Belmont that are part of the Paws in the Park pilot program, which allows off-leash dogs on public playing fields during unprogrammed hours.

2.4 | GROVE STREET PARK



2.4 | GROVE STREET PARK

SITE INVENTORY

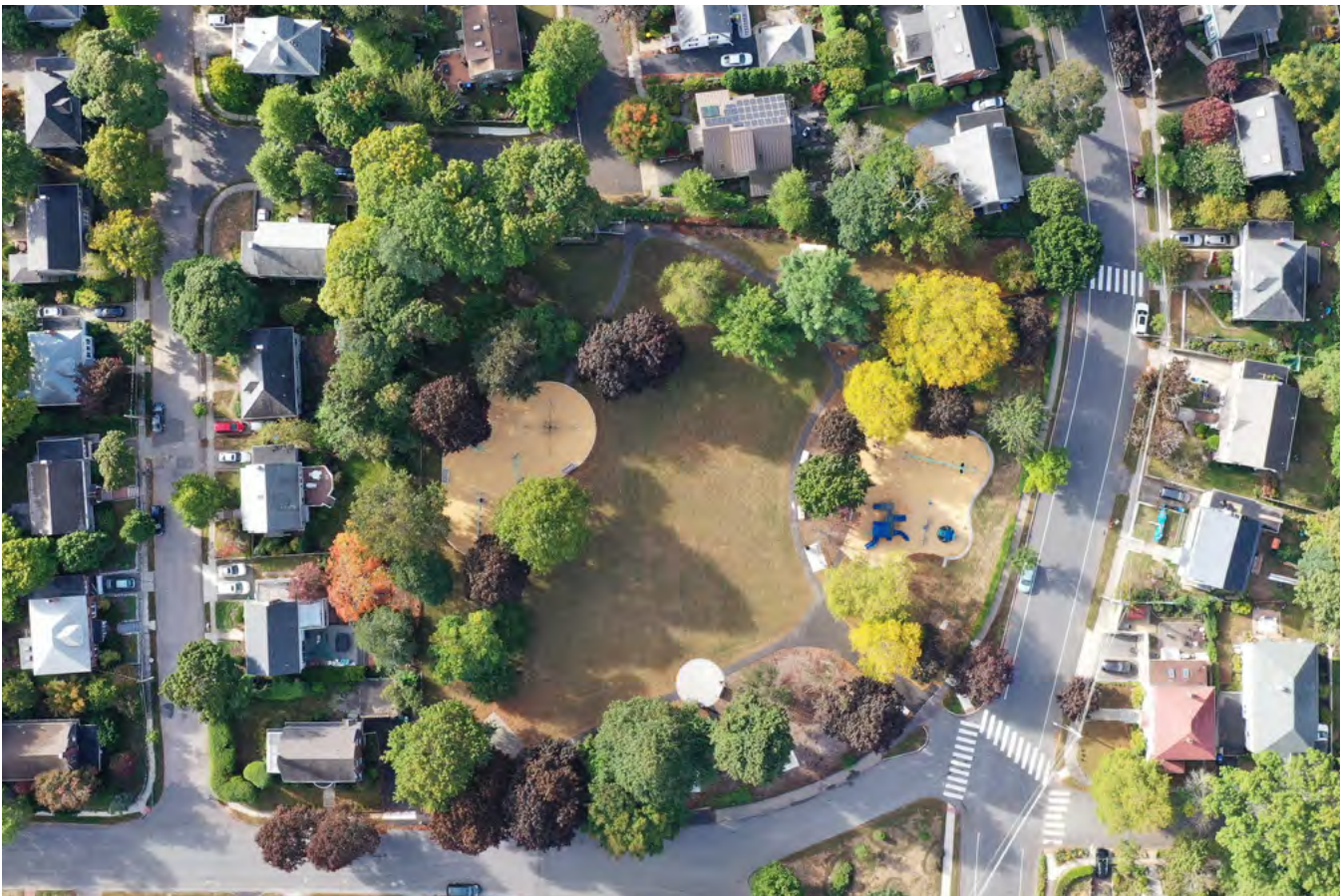
ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION		
				1-5 YRS	5+ YRS	
GROVE STREET						
Site Furnishings	14 Benches	Wood, located at Baseball (Little League) 2	3 Acceptable			
		Wood, located at paver circle	3 Acceptable			
		Wood, located at paver circle	3 Acceptable			
		Wood, located at paver circle	3 Acceptable			
		Wood, located at paver circle	3 Acceptable			
		Wood, located at serpentine path	3 Acceptable			
		Wood, located at serpentine path	3 Acceptable			
		Wood, located at serpentine path	3 Acceptable			
		Wood, located at serpentine path	3 Acceptable			
		Wood, located by playground	3 Acceptable			
		Wood, located by playground	3 Acceptable			
		Wood, located by playground	3 Acceptable			
		Wood, located at Baseball (Little League) 3	3 Acceptable			
		Wood, located at Baseball (Little League) 1	3 Acceptable			
	5 Bicycle Racks	In grass, located by tennis courts	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
On concrete pad, located by soccer fields		1 Requires ADA access	Construct ADA walkway			
On concrete pad, located at playground		1 Requires ADA access	Construct ADA walkway			
On concrete pad, located by batting cage		1 Requires ADA access	Construct ADA walkway			
On concrete pad, located at Baseball (Little League) 1		1 Requires ADA access	Construct ADA walkway			
Drinking Fountain	Single water fountain on concrete pad, located at Baseball (Little League) 3	1 Requires ADA access	Construct ADA walkway			
	Metal, located at Baseball (Little League) 2	3 Acceptable				
4 Waste Receptacles	Metal, located at Baseball (Little League) 3	3 Acceptable				
	Metal, located by playground	3 Acceptable				
	Plastic barrel with lid, located by Amenity Building	2 Temporary plastic barrel, could be upgraded to a permanent solution		Replacement with permanent installation		
	Brick storage building	2 Graffiti				
Landscape Amenities						
Playground	Mulch Surfacing		1 Surface is compacted, pitted below swings and in high-traffic areas	Replenishment of mulch	Replacement with rubber surfacing for accessibility	
	3 Play Elements	Climbing bars, by GameTime	3 Acceptable			
		Pullup bars, by GameTime	1 Parts are loosening, paint is worn	Selective replacement of parts	Replacement	
		See-saw, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
	4 Structures	5-12 play structure, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
		5-12 slide, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
		2-5 play structure, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
		Space Module, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
	Swingset	4 belt swings, 4 toddler swings, 1 chair swing	2 Vinyl coating on chains wearing away	Selective replacement of parts	Replacement	
Basketball Court	Court Surfacing	Asphalt	3 Acceptable			
	Basketball Hoops	Adjustable height	3 Acceptable			
Tennis Court	Court Surfacing	Adjustable height	3 Acceptable		Eventual resurfacing will be needed	
		Asphalt	3 Acceptable			
	4 Tennis Court Nets	Tennis net at Court 1	3 Acceptable			
Baseball (Little League) 1	Tennis net at Court 2	Tennis net at Court 2	3 Acceptable		Selective replacement of parts as needed	
		Tennis net at Court 3	3 Acceptable			
		Tennis net at Court 4	3 Acceptable			
			3 Acceptable			
	Infield	Clay infield mix	3 Acceptable			
		Natural Grass	3 Acceptable			
	Backstop	Black chain link backstop with overhang	3 Acceptable			
		Bleacher	Located in grass adjacent to fence			1 Requires concrete pad, ADA access and wheelchair seating area
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	3 Acceptable			
		Concrete pad with bench behind chain link fence, located at 3rd	3 Acceptable			
2 Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable				
	Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable				
Scoreboard	Wooden scoreboard with roof	3 Acceptable				
	Dedication Stone	Stone with plaque, located behind backstop		3 Acceptable		
Storage Container	Gray metal container, located behind backstop	3 Acceptable				

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
Baseball (Little League) 2	Infield	Clay infield mix	3 Acceptable	Construct concrete pad	Selective replacement of parts as needed
	Outfield	Natural Grass	3 Acceptable		
	Backstop	Black chain link backstop with overhang	3 Acceptable		
	Bleacher	Located in grass adjacent to walkway	1 Requires concrete pad, wheelchair seating area		
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	3 Acceptable		
		Concrete pad with bench behind chain link fence, located at 3rd	3 Acceptable		
	2 Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable		
		Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable		
Baseball (Little League) 3	Infield	Clay infield mix	3 Acceptable	Repair, construct concrete pad and ADA walkway	Replacement
	Outfield	Natural Grass	3 Acceptable		
	Backstop	Black chain link backstop with overhang	3 Acceptable		
	Bleacher	Located in grass adjacent to fence	1 Aluminum foot platform is warped; requires concrete pad, ADA access and wheelchair seating area		
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	3 Acceptable		
		Concrete pad with bench behind chain link fence, located at 3rd	3 Acceptable		
	2 Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable		
		Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable		
Batting Cages	Stonedust		3 Acceptable	Replenishment as needed	Eventual resurfacing
	Frame	Black	3 Acceptable		
	Netting		3 Acceptable		
	4 Storage Containers	Black, by Husky	3 Acceptable		
Multipurpose Field	Field	Natural Grass	2 Signs of wear from overuse	Enhanced Maintenance	Synthetic turf conversion

COST OPINIONS

1	1 - 5 YEARS		
	DESCRIPTION	COST RANGE	
	Resurface Tennis Courts	\$219,543	- \$237,458
	Mulch Replenishment	\$13,500	- \$17,300
	Playground Swing Repairs	\$5,400	- \$7,000
	TOTAL	\$238,443	- \$261,758
2	5+ YEARS		
	DESCRIPTION	COST RANGE	
	Convert to Rubberized Surfacing		\$810,000
	TOTAL		\$810,000

2.5 | PAYSON PARK



SITE INFORMATION & ZONING

Address	288 Payson Road
Area	2.03 Acres
Zone	Single Residence C
Neighboring Land Use	Single-Family Residential
Nearby Transit	MBTA Bus Stop within 0.25 miles
Parking	On-Street Only Bicycle Parking (1 Rack)

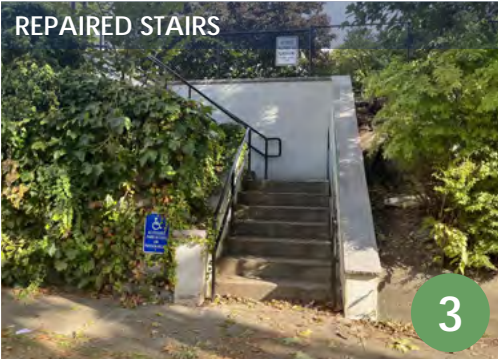
FACILITY INFORMATION

Fields & Courts	1 Flexible Grass Field, No Irrigation
Athletic Equipment	None
Playground Equipment	Play Equipment, 5-12 years Play Equipment, 2-5 years Belt Swings (3), Toddler Swings (4), Chair Swing (1), Double Swing (1), Disc Swing (1) Rubberized Surfacing
Site Amenities	Benches (8), ADA Picnic Tables (3) Waste Receptacles (1) Concrete Stage
Restrooms	Portable Restroom

EVALUATION

Payson Park was entirely renovated in 2023. Both playgrounds have been rebuilt with equipment from Landscape Structures, Inc. and accessible poured-in-place play surfacing. New ADA picnic tables were purchased and mounted on concrete pads. The entire field area was regraded with imported loam and seeded. The concrete stage remains in place with new electric service. Accessible paved routes have now been provided to all areas. Both stairways have also been renovated with new handrails, and signage at those entrances direct visitors to the ADA-accessible entrances on Payson Road.

2.5 | PAYSON PARK



2.5 | PAYSON PARK

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
PAYSON					
Site Furnishings	8 Benches	Wood, located on paver plaza	3 Acceptable		
		Wood, located on paver plaza	3 Acceptable		
		Wood, located by Playground 1	3 Acceptable		
		Wood, located by Playground 1	3 Acceptable		
		Wood, located by Playground 2	3 Acceptable		
		Wood, located by Playground 2	3 Acceptable		
		Wood, located by mulch area	3 Acceptable		
		Wood, located by mulch area	3 Acceptable		
	1 Bicycle Rack	Located by Playground 1, on concrete pad	3 Acceptable		
	2 Picnic Tables	Wood, accessible	3 Acceptable		
		Wood, accessible	3 Acceptable		
Landscape Amenities	Memorial Stone	Granite stone with bronze plaque	3 Acceptable		
	Stage	Concrete pad with electric service	3 Acceptable		
Playground 1	Rubber Surfacing 5 Play Elements	Log Balance, by Landscape Structures	3 Acceptable		
		Mushroom Steppers, by Landscape Structures	3 Acceptable		
		Hand Spinner, by Landscape Structures	3 Acceptable		
		4 play panels, by Landscape Structures	3 Acceptable		
		We-Go-Round accessible spinner, by Landscape Structures	3 Acceptable		
	1 Structure	2-5 play structure, by Landscape Structures	3 Acceptable		
		4 toddler swings, 1 double swing, by Landscape Structures	3 Acceptable		
	Swingset				
Playground 2	Rubber Surfacing 2 Play Elements	Monkey Bars, by Landscape Structures	3 Acceptable		
		Net Climber, by Landscape Structures	3 Acceptable		
	2 Swingsets	1 bowl swing	3 Acceptable		
		3 belt swings, 1 chair swing, by Landscape Structures	3 Acceptable		
Multipurpose Field	Field	Natural grass	3 Acceptable		

COST OPINIONS

No further work is anticipated.

2.6 | PEQUOSSETTE PARK



SITE INFORMATION & ZONING

Address	310 Trapelo Road
Area	7.61 Acres
Zone	Local Business III
Neighboring Land Use	Multi-Family Residential, Commercial
Nearby Transit	MBTA Bus Stop within 500 feet
Parking	On-Street Only Bicycle Parking (3 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field, Irrigation System (~160,000 square feet) One (1) Baseball Diamond One (1) Basketball Court, Two (2) Adjustable-Height Hoops Four (4) Tennis Courts, Four (4) Tennis Nets
Athletic Equipment	Portable Soccer Goals (12) Team Areas with Benches (2) Outdoor Exercise Equipment, Mulch Surfacing
Playground Equipment	Wooden Play Structure, 5-12 years Wooden Play Structure, 2-5 years Belt Swings (6), Toddler Swings (4), Chair Swing (1), Double Swing (1) Mulch Surfacing
Site Amenities	Benches (14), Picnic Table (4) Waste Receptacles (3)
Restrooms	Portable Restroom

EVALUATION

Grass cover is increasingly poor. There are many areas of bare soil at high use areas. Overall, the fields are well-graded, but densely weeded patches with variable growth rates result in a surface that feels uneven underfoot. The entire field should be stripped and resodded to promote quick establishment and prevent weeds from overtaking. Large areas of broad-leaved weeds like clover create slippery and hazardous conditions for athletes.

Pequossette Park is one of four fields in Belmont that are part of the Paws in the Park pilot program, which allows off-leash dogs on public playing fields during unprogrammed hours.

The reconstruction of the basketball courts is in progress. The CPC approved \$124,592 to complete this work in 2023. As part of this process, the hoops have been replaced with adjustable goals.

2.6 | PEQUOSSETTE PARK



2.6 | PEQUOSSETTE PARK

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
PEQUOSSETTE					
Site Furnishings	14 Benches	Wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Selective replacement of parts Replacement with rubber surfacing for accessibility	
		Wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		Wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		Backless, coated metal, located at fitness equipment	3 Acceptable - located within mulch area, not ADA accessible		
		Backless, coated metal, located at fitness equipment	3 Acceptable - located within mulch area, not ADA accessible		
		Backless, coated metal, located at basketball court	3 Acceptable		
		Backless, coated metal, located at basketball court	3 Acceptable		
		Wood, located on path	3 Acceptable - located within lawn area, not ADA accessible		
		Wood, located on path	3 Acceptable - located within lawn area, not ADA accessible		
	3 Bicycle Racks	Located by Playground 1	1 Requires concrete pad, ADA access		
		Located by baseball backstop	1 Requires concrete pad, ADA access		
		Located by fitness equipment	1 Requires concrete pad, ADA access		
	5 Picnic Tables	Wood, located at Playground 1	3 Acceptable		
		Wood, located at Playground 1	3 Acceptable		
		Wood, located at Playground 1	3 Acceptable		
		Wood, located at Playground 2	3 Acceptable		
	4 Waste Receptacles	Wood, located at Playground 2	3 Acceptable		
		Powder-coated metal barrel, located at Playground 1	3 Acceptable		
		Powder-coated metal barrel, located at Playground 2	2 Lid askew		
		Plastic barrel, located by baseball backstop	2 Temporary plastic barrel, could be upgraded to a permanent solution		
Landscape Amenities	Dedication Stone	Powder-coated metal barrel, located at basketball court	3 Acceptable		
		Bronze plaque on granite naming patrons	3 Acceptable		
Playground 1	Mulch Surfacing		2 Surface is pitted below swings and in high-traffic areas, fabric is exposed. Rubber curb is exposed.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	Play Elements Structure	Spinner, by GameTime	3 Acceptable	Selective replacement of parts	
Playground 2	Swingset	5-12 wooden play structure, by Columbia Cascade	2 Metal components show signs of wear	Selective replacement of parts	
	Mulch Surfacing	4 belt swings, 2 toddler swings, 1 chair swing, by GameTime	2 Metal components show signs of wear	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	5 Play Elements	Play house	2 Surface is pitted below swings and in high-traffic areas. Rubber curb is exposed.		
		Play house	3 Acceptable		
	Structure	Plastic slide on slope, by Columbia Cascade	3 Acceptable	Resodding	
		TimberPlay, by Columbia Cascade	2 Path to slide is worn down, soil is spilling into mulch area		
	Swingset	Stump Climber, by Columbia Cascade	3 Acceptable		
			3 Acceptable		
Fitness Equipment	Mulch Surfacing	2-5 wooden play structure, by Columbia Cascade	2 Metal components show signs of wear	Selective replacement of parts	
	4 Fitness Elements	2 belt swings, 2 toddler swings, 1 double swing, by GameTime	2 Metal components show signs of wear	Selective replacement of parts	
		2-Person Cross-Country Ski, by Greenfields	2 Surface is pitted below elements	Replenishment of mulch	Replacement with rubber surfacing for accessibility
		2-Person Lat Pull, by Greenfields	3 Acceptable		
		2-Person Pendulum, by Greenfields	3 Acceptable		
		3-Person Static Combo, by Greenfields	3 Acceptable		

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
Basketball Court	Court Surfacing	Asphalt courts	3 Acceptable		Eventual resurfacing will be needed
Tennis Court	Basketball Hoops	Adjustable height, by ProDunk	3 Acceptable		
		Adjustable height, by ProDunk	3 Acceptable		
	Court Surfacing	Asphalt	3 Acceptable	Provision of portable nets for pickleball Reconstruction	Eventual resurfacing will be needed
	4 Tennis Court Nets	Tennis net at Court 1	3 Acceptable		
Pickleball Courts		Tennis net at Court 2	3 Acceptable		
		Tennis net at Court 3	3 Acceptable		
Baseball Field	Infield	Tennis net at Court 4	3 Acceptable		Selective replacement of parts as needed
		Asphalt courts, co-striped with tennis	2 Nets could be provided		
	Backstop	Red gravel infield mix, 45' infield	1 Infield is poorly defined, pitching mound is collapsed	Replace,construct concrete pad and ADA walkway	Replacement
		Galvanized chain link backstop with overhang	2 Significantly rusted		
	2 Team Benches	2 Benches behind chain link fence - first baseline	1 Wood is worn, paint is chipping; requires concrete pad, ADA access	Replace,construct concrete pad and ADA walkway	Replacement
		2 Benches behind chain link fence - third baseline	1 Wood is worn, paint is chipping, seats are tilting towards field; requires concrete pad, ADA access		
	Bleacher	3-row bleacher in grass	1 Aluminum foot platform is warped; requires concrete pad, ADA access	Repair, construct concrete pad and ADA walkway	
Multipurpose Field	Storage Box Field	Brown metal storage box	3 Acceptable	Enhanced maintenance	Conversion to synthetic turf
		Natural grass, approximately 240' x 540'	2 Grass shows signs of wear		

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
Resurface Tennis Courts		\$208,837	-	\$244,310
Concrete Pads at Benches (ADA)		\$900	-	\$1,200
Walkways (ADA)		\$12,150	-	\$16,200
Mulch Replenishment		\$16,875	-	\$21,600
Playground Slide Erosion		\$10,800	-	\$14,100
TOTAL		\$249,562	-	\$297,410

2	5+ YEARS			
DESCRIPTION		COST RANGE		
Convert to Rubberized Surfacing				\$1,188,000
TOTAL				\$1,188,000

2.7 | TOWN FIELD



SITE INFORMATION & ZONING

Address	288 Beech Street
Area	4.83 Acres
Zone	General Residence
Neighboring Land Use	Mixed Residential
Nearby Transit	None
Parking	On-Street Only (parking available at Beech Street Center lot Bicycle Parking (3 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field (~100,000 square feet) One (1) Baseball Diamond One (1) Basketball Court, Three (3) Fixed-Height Hoops Four (4) Pickleball Courts, Four (2) Pickleball Nets
Athletic Equipment	Portable Soccer Goals (8) Team Areas with Benches (2) Fiberglass Hitting Wall
Playground Equipment	Play Structure, 5-12 years Play Structure, 2-5 years Parkour Course Belt Swings (6), Toddler Swings (4), Chair Swing (1), Double Swing (1) Mulch Surfacing
Site Amenities	Benches (3), Picnic Tables (3) Waste Receptacles (3)
Restrooms	Portable Restroom

EVALUATION

The playground and sport courts were entirely renovated in 2023. The playgrounds for both age groups were reconstructed and a parkour course was created using equipment from Kompan and Landscape Structures, Inc. The pickleball and basketball complex was also completely rebuilt. The area also includes a fiberglass hitting wall between court bays.

New picnic tables have been installed at the play area, including an ADA-accessible table which is located within an asphalt plaza. Other tables are located within mulch and may not be accessible. New benches have been installed along paved paths.

Grass cover over the multiuse field is increasingly poor and weeds proliferate. There are many areas of bare soil at high use areas. The entire field should be stripped and resodded to promote quick establishment and prevent weeds from overtaking. Overall, the fields are well-graded but dense patches of weeds creates an uneven surface underfoot.

The baseball infield is free of weeds but the pitching mound has collapsed, and there is evidence that dogs are digging (2). The baseball field has two dugouts, each with a team bench on a concrete pad. The bench on the third baseline is warped in the center and warrants replacement. A paved route should be provided to each dugout and behind the backstop to promote accessibility.

Town Field is one of four fields in Belmont that are part of the Paws in the Park pilot program, which allows off-leash dogs on public playing fields during unprogrammed hours.

2.7 | TOWN FIELD



2.7 | TOWN FIELD

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
TOWN FIELD					
Site Furnishings	3 Benches	coated metal, located at playground	3 Acceptable - located within mulch area, not ADA accessible	Construct ADA walkway	
		coated metal, located at playground	3 Acceptable - located within mulch area, not ADA accessible		
	4 Bicycle Racks	wood and metal, dedicated, on concrete pad	1 Requires ADA access		
		located by playground	1 Requires concrete pad, ADA access		
		located by playground	1 Requires concrete pad, ADA access		
		located by playground	1 Requires concrete pad, ADA access		
		located by basketball court	1 Requires concrete pad, ADA access		
	3 Picnic Tables	Wood, located at playground	1 Requires concrete pad, ADA access		
		Wood, located at playground	1 Requires concrete pad, ADA access		
	3 Waste Receptacles	Engineered wood, located at playground, ADA accessible	3 Acceptable		
Landscape Amenities	Memorial Stone	located at baseball backstop	3 Acceptable	Replacement with permanent installation	
		located at playground	3 Acceptable		
		Plastic barrel, located at basketball court	2 Temporary plastic barrel, could be upgraded to a permanent solution		
		Located at corner of property	3 Acceptable		
Playground	Mulch Surfacing		3 Acceptable - not ADA accessible	Replacement with rubber surfacing for accessibility	
	Parkour Course	Natural wood with metal components, by Kompan	3 Acceptable		
	Structures	Fire engine structure, by Kompan	3 Acceptable		
		2-5 play structure, by Kompan	3 Acceptable		
		5-12 play structure, by Landscape Structures	3 Acceptable		
	Swingsets	4 belt swings, 1 double swing	3 Acceptable		
		2 belt swings, 2 toddler swings, 1 chair swing	3 Acceptable		
Basketball Court	Court Surfacing	Asphalt	3 Acceptable	Replacement with adjustable hoop for accessibility	
	Basketball Hoops	Fixed, steel post	3 Acceptable		
		Fixed, steel post	3 Acceptable		
Pickleball Court		Fixed, steel post	3 Acceptable	Replacement with adjustable hoop for accessibility	
		Fixed, steel post	3 Acceptable		
		Fixed, steel post	3 Acceptable		
		Fixed, steel post	3 Acceptable		
		Fixed, steel post	3 Acceptable		
Baseball	Court Surfacing	Asphalt	3 Acceptable	Enhanced maintenance	Reconstruction
	Pickleball Court Nets	Pickleball net at Court 1	3 Acceptable		
		Pickleball net at Court 2	3 Acceptable		
		Pickleball net at Court 3	3 Acceptable		
		Pickleball net at Court 4	3 Acceptable		
Baseball	Hitting Wall	Fiberglass hitting wall between Pickleball Courts 1&2 and 3&4	3 Acceptable	Selective replacement of parts as needed	Replacement will eventually be required
	Infield	Sandy infield mix	1 Heavily weeded, poorly defined, muddy and wet infield mix		
	Backstop	Galvanized chain link backstop with overhang	2 Acceptable		
	2 Dugouts	Metal bench on concrete pad behind chain link fence - first baseline	1 Requires ADA access		
		Metal bench on concrete pad behind chain link fence - third baseline	1 Requires ADA access		
Baseball	2 Team Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable	Construct ADA walkway	
		Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable		
Multipurpose Field	Field	Natural grass field	2 Grass shows signs of wear	Enhanced maintenance	

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
Walkways (ADA)		\$14,000	-	\$18,400
TOTAL		\$14,000	-	\$18,400
2	5+ YEARS			
DESCRIPTION		COST RANGE		
Rebuild Backstop Fence				\$140,400
TOTAL				\$140,400

2.8 | UNDERWOOD POOL



SITE INFORMATION & ZONING

Address	320 Concord Avenue
Area	3.74 Acres
Zone	Single Residence C
Neighboring Land Use	Single-Family Residential, Commercial
Nearby Transit	MBTA Bus Stop at Property
Parking	10 Spaces (1 Accessible) Bicycle Parking (3 Racks)

FACILITY INFORMATION

Fields & Courts	Swimming Pool, Splash Pad
Athletic Equipment	N/A
Playground Equipment	Play Structure, Mulch Surfacing Belt Swings (4), Toddler Swings (4), Chair Swing (1)
Site Amenities	Amenity Building Benches (2), Picnic Tables (3)
Restrooms	Indoor Restroom

EVALUATION

Play structures show signs of wear. Rust is evident on many components and paint is peeling and faded across the entire facility. There is graffiti and other signs of vandalism on many pieces. Rubber coating on sheet metal components is pulling away and leaving exposed rusted metal edges in prominent fall zones.

The grass cover and quality in this park is very good (90-95% cover), though there are many broad-leaved weeds including dandelions. Significant slopes across all of the lawn areas preclude most recreational athletic uses. The largest level field space is located next to the pool, adjacent to Concord Avenue, but is used for stormwater retention and is frequently inundated with mud.

2.8 | UNDERWOOD POOL



2.8 | UNDERWOOD POOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
UNDERWOOD					
Site Furnishings	2 Benches	Wood, located on hillside	2 Inaccessible, wood is worn	Enhanced maintenance (repainting)	Replacement or relocation
		Coated metal, located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
	3 Bicycle Racks	Freestanding metal rack, located at pool area	3 Acceptable		
		Freestanding metal rack, located at pool area	3 Acceptable		
		Located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
	3 Picnic Tables	Engineered wood, located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
Landscape Amenities		Coated metal, located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Engineered wood, located by Swingset 1	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
	Amenity Building	Located at pool area	3 Acceptable		
Playground	Mulch Surfacing		2 Surface is pitted below swings and in high-traffic areas, fabric is exposed.	Replenishment of mulch	Conversion to rubberized surfacing
	3 Play Elements	Monkey Bars	2 Paint is heavily worn	Selective replacement of parts	
		5-12 slide structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		2-5 slide structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	Structure	5-12 play structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	2 Swingsets	4 belt swings	3 Acceptable		
Pool		1 chair swing, 4 toddler swings	2 Paint is heavily worn	Selective replacement of parts	
	Splash Pad		3 Acceptable		
	Swimming Pool		3 Acceptable		

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
ADA Renovations (per Transition Plan)		\$5,088	-	\$6,106
Mulch Replenishment		\$11,900	-	\$16,200
Playground Repairs		\$10,800	-	\$14,000
TOTAL		\$27,788	-	\$36,306
2	5+ YEARS			
DESCRIPTION		COST RANGE		
Convert to Rubberized Surfacing				\$783,000
TOTAL				\$783,000

2.9 | WELLINGTON ELEMENTARY



SITE INFORMATION & ZONING

Address	121 Orchard Street
Area	4.42 Acres
Zone	Single Residence C
Neighboring Land Use	Single-Family Residential
Nearby Transit	MBTA Bus Stop within 0.25 miles
Parking	79 Spaces (5 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field (~13,000 square feet) One (1) Flexible Synthetic Turf Field (60' x 120') Two (2) Basketball 1/2 Courts, 2 Adjustable Height Hoops
Athletic Equipment	N/A
Playground Equipment	Play Structure, 5-12 years Play Structure, 2-5 years Belt Swings (10), Toddler Swings (2), Chair Swing (1) Rubberized Play Surfacing
Site Amenities	Benches (8), Picnic Table (3)
Restrooms	Building Access Required

EVALUATION

The rubber surfacing is continuing to wear and tear. Large tears are forming under swings and need to be patched. There is some delamination apparent underfoot. The removable sections at high use areas (under swings/slides) are starting to lift, creating an uneven surface.

Some play equipment is showing signs of wear at high-contact areas.

The turf fibers are compacted and infill material is migrating to the edges of the field. There are minor depressions at all sides along the turf anchor where base material is compacting. Replacement of the turf should be considered within the next five years.

There are five picnic tables provided next to a driveway that are not ADA-accessible and do not include ADA seating. An accessible table on a concrete pad should be considered.

The natural grass field has significant uneven slopes within, with a high point beneath the existing large tree and a low point in the southeast corner with a catch basin, making recreational use impractical. Grass cover is wearing away at the entrance to the fenced lawn area and at slopes under trees. Revegetating the area with sod should be considered, and a different entrance should be used during establishment.

2.9 | WELLINGTON ELEMENTARY



2.9 | WELLINGTON ELEMENTARY

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
WELLINGTON					
Site Furnishings	6 Benches	Wood, backless, located at Playground 1	3 Acceptable		
		Wood, backless, located at Playground 1	3 Acceptable		
		Wood, backless, located at Playground 1	3 Acceptable		
		Wood, backless, located at Playground 2	3 Acceptable		
		Wood, backless, located at Playground 2	3 Acceptable		
		Wood, backless, located at Playground 2	3 Acceptable		
	2 Bicycle Racks	Located by picnic area	3 Acceptable	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
	Located by Playground 2	3 Acceptable			
	5 Picnic Tables	Engineered wood, round	2 Acceptable - located within grass area, not ADA accessible		
		Engineered wood, round	2 Acceptable - located within grass area, not ADA accessible		
		Engineered wood, round	2 Acceptable - located within grass area, not ADA accessible		
		Engineered wood, round	2 Acceptable - located within grass area, not ADA accessible		
	Engineered wood, round	2 Acceptable - located within grass area, not ADA accessible	Construct concrete pad and ADA walkway		
Landscape Amenities		Turf	Short-pile nonfilled turf carpet	2 Carpet fibers are compacted	Resurfacing
Playground 1	Rubber Surfacing		1 Rips in surfacing, obvious delamination at many locations	Patching	Complete resurfacing
	Structure	5-12 structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
	Swingset	5 belt swings, by GameTime	3 Space to add additional swing if desired		
Playground 2	Rubber Surfacing		1 Rips in surfacing, obvious delamination at many locations	Patching	Complete resurfacing
	Structure	2-5 structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
	Swingset	5 belt swings, 2 toddler swings, 1 chair swing, by GameTime	3 Acceptable		
Basketball Half Court	Court Surfacing	Asphalt	3 Acceptable	Enhanced maintenance	
	Basketball Hoops	Adjustable	2 Paint is worn	Enhanced maintenance	
		Adjustable	2 Paint is worn		

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
Playground and Turf Resurfacing		\$538,666	-	\$630,164
TOTAL		\$538,666	-	\$630,164

2.10 | WINN BROOK ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

Address	97 Waterhouse Road
Area	7.75 Acres
Zone	Single Residence C
Neighboring Land Use	Single-Family Residential
Nearby Transit	MBTA Bus Stop within 500 feet
Parking	118 Spaces (5 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

Fields & Courts	One (1) Flexible Grass Field, Irrigation System (~115,000 square feet) One (1) Baseball Diamond Two (2) Basketball Courts, Four (4) Adjustable Height Hoops Five (5) Tennis Courts
Athletic Equipment	Batting Cage Portable Soccer Goals (2)
Playground Equipment	Wooden Play Structure, 5-12 years Wooden Play Structure, 2-5 years Belt Swings (5), Toddler Swings (4), Chair Swing (1), Tire Swing (1) Mulch Surfacing Zipline, Rubber Mound
Site Amenities	Shade Structure Benches (11), Picnic Tables (6) Waste Receptacles (5) Ornamental Boulder Seating Area
Restrooms	Portable Restroom

EVALUATION

Grass cover over the multiuse field is increasingly poor. There are many areas of bare soil in the field from wear, particularly at high-traffic areas where goals have been positioned, and many patches of dense weeds. The entire field should be stripped and resodded to promote quick establishment and prevent weeds from overtaking.

Linear depressions were observed running 15'-20' apart across the entire field. It is assumed that this represents uneven settlement over irrigation lines. The depressions may create tripping hazards.

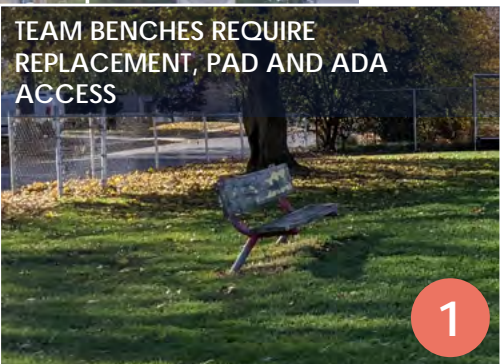
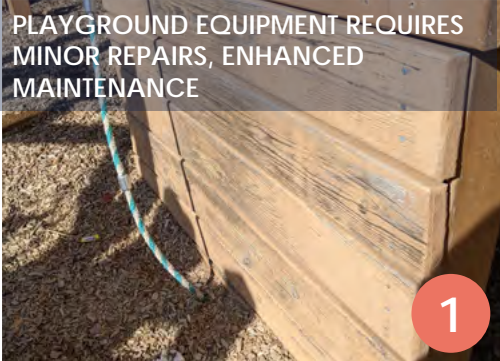
There is evidence of some splintering in the natural wood components of the play structures. Some parts of the play structures have been replaced with engineered wood to solve this problem and it is recommended that this practice continue for the remaining life of the structure.

The asphalt at the edge of the basketball courts continues to degrade due to erosion, and broken pieces of asphalt were observed in the field area. Soil is washing into nearby area drains.

The baseball infield is sandy and wet with depressions from footprints and dogs digging. The baseball field has two dugouts, each with a team bench installed in grass. There are no concrete pads or paved accessible routes to the dugouts or backstop, which should be considered in the future.

Winn Brook is one of four fields in Belmont that are part of the Paws in the Park pilot program, which allows off-leash dogs on public playing fields during unprogrammed hours.

2.10 | WINN BROOK ELEMENTARY SCHOOL



2.10 | WINN BROOK ELEMENTARY SCHOOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION			
				1-5 YRS	5+ YRS		
WINN BROOK							
Site Furnishings	11 Benches	Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
		Wood, located at playground area	3 Acceptable				
	2 Bicycle Racks	Wood, located at playground area	3 Acceptable			Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
		Located at tennis courts	1 Requires concrete pad, ADA access				
	6 Picnic Tables	Located at tennis courts	1 Requires concrete pad, ADA access				
		Wood, located by parking area	2 Acceptable - located within mulch area, not ADA accessible				
		Wood, located by zipline	2 Acceptable - located within mulch area, not ADA accessible				
		Wood, located by zipline	2 Acceptable - located within mulch area, not ADA accessible				
		Wood, located by toddler playground	2 Acceptable - located within mulch area, not ADA accessible				
		Wood, located by toddler playground	2 Acceptable - located within mulch area, not ADA accessible				
	5 Waste Receptacles	Wood, located by toddler playground	2 Acceptable - located within mulch area, not ADA accessible				
		Concrete, located at playground entrance	3 Acceptable	Replacement with permanent installation			
		Concrete, located at playground area	3 Acceptable				
		Concrete, located at playground boulder area	3 Acceptable				
Plastic barrel, located at field	2 Temporary plastic barrel, could be upgraded to a permanent solution						
Landscape Amenities	Boulder Seating Area Shade Structure	Concrete, located at baseball backstop	3 Acceptable				
		Natural seating area with ornamental rocks	3 Acceptable				
	Shed	Wood, located adjacent to toddler playground	3 Acceptable				
		Located near tennis courts	3 Acceptable				
Playground	Mulch Surfacing		1 Mulch is heavily worn at high-traffic areas: swings, under zipline, slides	Replenishment of mulch	Conversion to rubberized surfacing		
	Rubber Surfacing Play Elements Structures	Raised mound at zipline starting point	3 Acceptable	Enhanced maintenance, selective replacement of parts			
		Circular spinner	3 Acceptable				
		Large wood and metal structure, by Play By Design	2 Paint is worn away, some wooden components replaced with engineered wood				
	2 Swingsets	Small wood and metal structure, by Play By Design	2 Paint is worn away, some wooden components replaced with engineered wood	Enhanced maintenance, selective replacement of parts			
		Toddler structure, small wood and metal structure, by Play By Design	2 Paint is worn away, some wooden components replaced with engineered wood				
Basketball Courts	Court Surfacing	Asphalt	1 Painted courts heavily worn and faded, asphalt cracked at edges	Resurfacing or reconstruction	Eventual resurfacing will be needed		
	4 Basketball Hoops	Adjustable, by First Team	3 Acceptable				
		Adjustable, by First Team	3 Acceptable				
		Adjustable, by First Team	3 Acceptable				
		Adjustable, by First Team	3 Acceptable				
Tennis Courts	Court Surfacing	Asphalt	3 Acceptable				
	5 Tennis Court Nets	Tennis net at Court 1	3 Acceptable				
Tennis net at Court 2		3 Acceptable					
Tennis net at Court 3		3 Acceptable					
Tennis net at Court 4		3 Acceptable					
Baseball	Infield	Tennis net at Court 5	3 Acceptable			Reconstruction	
		Red gravel infield mix	1 Very prolific weeds, infield is poorly defined, significant wear at pitching mound				
	Backstop	Galvanized chain link backstop with overhang	2 Acceptable	Selective replacement of parts as needed	Replacement will eventually be required		
	2 Team Benches	Bench behind chain link fence - first baseline	2 Wood is worn, paint is chipping: requires concrete pad and ADA access	Enhanced Maintenance (repainting), construct concrete pad and ADA walkway			
		Bench behind chain link fence - third baseline	2 Wood is worn, paint is chipping: requires concrete pad and ADA access	Enhanced Maintenance (repainting), construct concrete pad and ADA walkway		Replacement	
Multipurpose Field	Field	Natural grass with irrigation	1 Grass shows signs of wear	Enhanced Maintenance			

COST OPINIONS

1	1 - 5 YEARS			
DESCRIPTION		COST RANGE		
Rebuild Basketball Courts		\$189,000	-	\$243,000
ADA Renovations (per Transition Plan)		\$61,654	-	\$73,985
Mulch Replenishment		\$27,000	-	\$32,400
Playground Repairs		\$27,000	-	\$36,000
TOTAL		\$304,654	-	\$385,385
2	5+ YEARS			
DESCRIPTION		COST RANGE		
Rebuild Backstop Fence				\$140,400
Convert to Rubberized Surfacing				\$1,728,000
TOTAL				\$1,868,400

2.11 | BELMONT HIGH SCHOOL



SITE INFORMATION & ZONING

Address	221 Concord Avenue
Area	56.05 Acres
Zone	General Residence, General Business
Neighboring Land Use	Single-Family Residential, Commercial
Nearby Transit	MBTA Bus Stop at Property
Parking	247 Spaces (12 Accessible) Bicycle Parking

FACILITY INFORMATION

Fields & Courts	Two (2) Flexible Grass Fields One (1) 6-Lane Oval, 8-Lane Straightaway Running Track, One (1) Multi-Sport Turf Field One (1) Football/Rugby Turf Field Two (2) Softball Diamonds One (1) Baseball Diamond
Athletic Equipment	Batting Cage Portable Soccer Goals (2)
Site Amenities	Ticket Booth Grandstand and Pressbox
Restrooms	Portable Restroom

EVALUATION

The full reconstruction of the high school and middle school building was completed in 2023. The two baseball fields were removed to accomodate part of the new building. One baseball field, a softball field, and a lacrosse/multipurpose field were reconstructed on the other side of the new school building, replacing the parking lot and a bay of ten tennis courts. There are no outdoor courts at the high school following the renovation.

Separately from the school renovation project, the skating rink on the site was also removed. It is being replaced in kind on the same site through 2025.

Softball Field: Grass cover in the outfield is generally good (90%). The infield is well-graded with no weeds and a smooth, even surface. The grass adjacent to the infield is worn with bare patches. Expanding the infield to the backstop could mitigate this issue if desired.

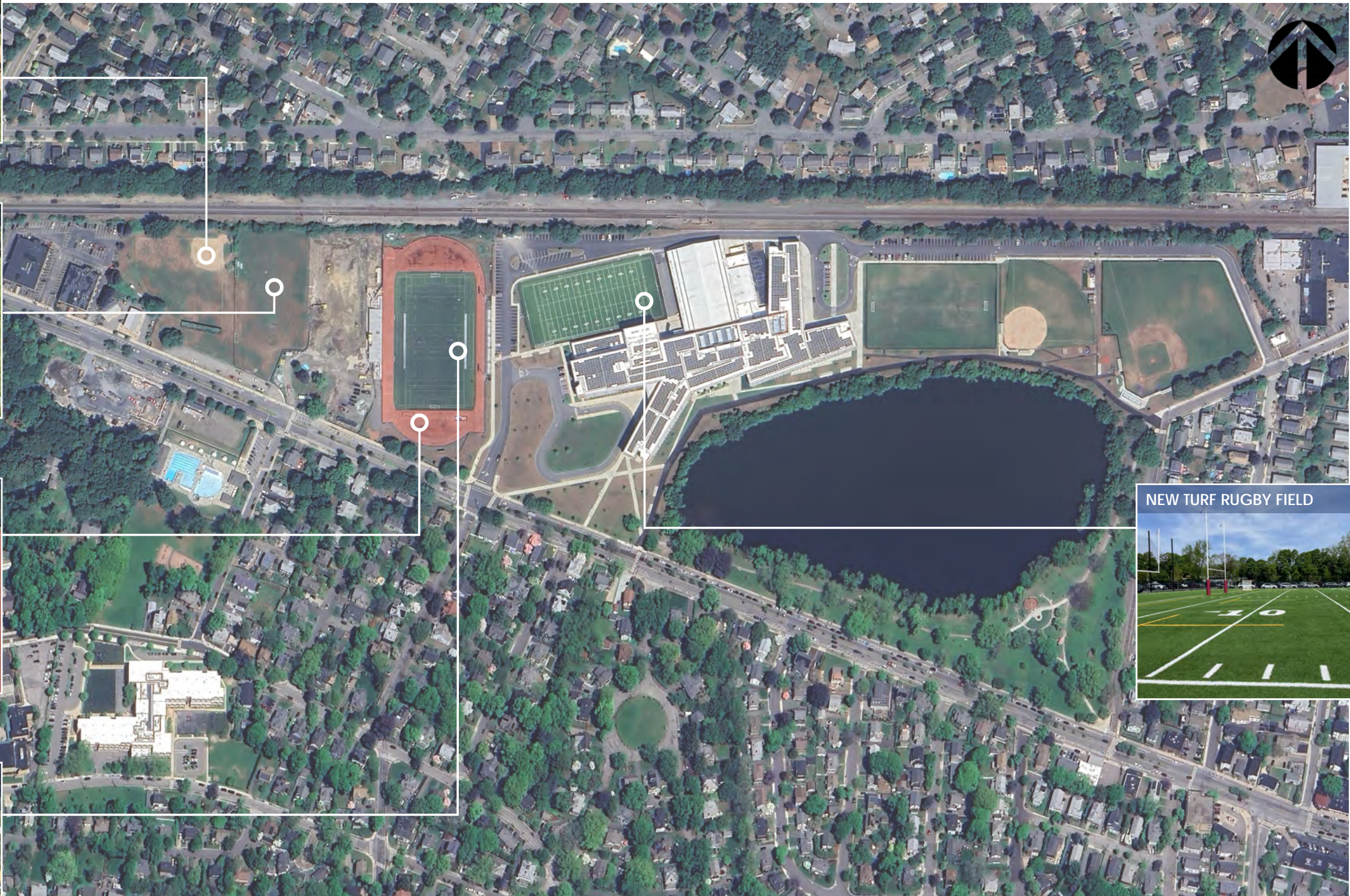
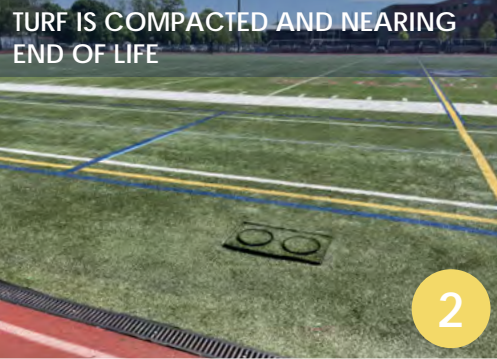
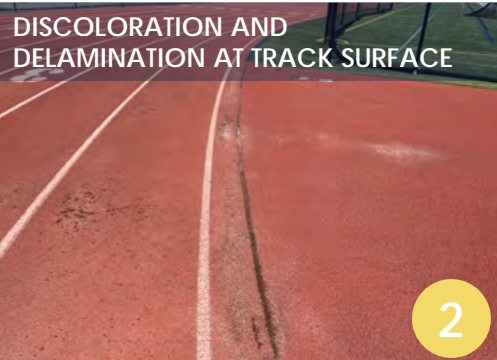
JV Field: Grass cover is poor and the field is unevenly graded. There are many large areas of bare soil at high use areas, such as lacrosse goal circles. The entire field should be stripped and regraded and new sod should be installed. This field may also be a good candidate for turf conversion due to its proximity to the high school and heavy use.

Harris Field and Track: Harris Field was last renovated in 2014. As such, both the track and turf are nearing their projected end of life and must be replaced within the next five years. The turf fibers are showing signs of compaction and the edges of turf boxes have become exposed and may become tripping hazards.

There are some areas of delamination and discoloration within the track surfacing, predominantly in the inner lanes. Slot drains appear clogged with sediment. Weeds within the channel drains should be removed.

The Rugby Field and Middle School Baseball, Softball, and Lacrosse fields are in very good condition.

2.11 | BELMONT HIGH SCHOOL



2.11 | BELMONT HIGH SCHOOL

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION - 2024	RECOMMENDATION	
				1-5 YRS	5+ YRS
BHS JV					
Multipurpose Field	Field	Natural grass, approximately 200'x310'	1 Significant wear, weeds throughout, uneven grades at goal areas	Strip, regrade, and resod	
	Discus Cage	Chain link cage, approximately 275' sector	3 Acceptable		
	Bleachers	3-row, located in grass adjacent to fence	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
BHS SOFTBALL					
Softball Field	Infield	Natural grass outfield, approximately 250'	3 Acceptable	Enhanced maintenance	
	Outfield		2 Grass shows signs of wear		
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	2 Dugouts	Chain link fence with corrugated metal roof - first baseline	1 Requires ADA access	Construct ADA walkway	
		Chain link fence with corrugated metal roof - third baseline	1 Requires ADA access	Construct ADA walkway	
	4 Benches	Wood and metal, located in first baseline dugout on concrete pad	3 Acceptable		
		Wood and metal, located in first baseline dugout on concrete pad	3 Acceptable		
		Wood and metal, located in third baseline dugout on concrete pad	3 Acceptable		
		Wood and metal, located in third baseline dugout on concrete pad	3 Acceptable		
		Wood and metal, located in third baseline dugout on concrete pad	3 Acceptable		
	2 Waste Receptacles	Plastic barrel without lid, located in first baseline dugout	2 Temporary plastic barrel, could be upgraded to a permanent solution	Replacement with permanent installation	
		Plastic barrel without lid, located in third baseline dugout	2 Temporary plastic barrel, could be upgraded to a permanent solution	Replacement with permanent installation	
	Drinking Fountain	Concrete	Confirm functionality		
	Bleachers	3-row, located in grass adjacent to fence	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
Batting Cages	Turf Mounds	Black chain link fence	3 Acceptable		
	Frame		3 Acceptable		
	Netting		3 Acceptable		
BHS RUGBY TURF					
Multipurpose Field	Turf Field	Dual-fiber turf carpet with BrockFill	3 Acceptable		
	2 Football Goals		3 Acceptable		
BHS HARRIS					
Site Furnishings	2 Benches	Wood and metal, located at brick entry plaza	3 Acceptable	Replacement with permanent installation	
		Wood and metal, located at brick entry plaza	3 Acceptable		
	2 Waste Receptacles	Plastic barrel without lid, located at brick entry plaza	2 Temporary plastic barrel, could be upgraded to a permanent solution		
		Plastic barrel without lid, located at brick entry plaza	2 Temporary plastic barrel, could be upgraded to a permanent solution		
Landscape Amenities	Dedication Stone	Located near entry gate	3 Acceptable		
	Ticket Booth	Wooden shed with ticket window	3 Acceptable		
Track and Field	Track Surface	6-lane oval, 8-lane straightaway	2 Some delamination and discoloration at high-wear areas	Resurface and restripe	
	Jump Pit Turf Field	Dual-fiber turf carpet with sand and rubber infill	2 Sand catchers are lifting	Enhanced maintenance Turf replacement	
			2 Turf fibers are compacted, turf boxes are exposed and may create a hazardous condition for players		
	2 Football Goals 3 Bleachers	5-row, at visitor side	3 Acceptable		
		5-row, at visitor side	3 Acceptable		
		5-row, at visitor side	3 Acceptable		
	Grandstand		2 Padding is visibly worn	Selective replacement of pads	
Pressbox	Pressbox with ADA lift	3 Acceptable			
Scoreboard		3 Acceptable			

COST OPINIONS

1	1 - 5 YEARS		
DESCRIPTION		COST RANGE	
Track & Field Resurfacing	\$2,119,733	-	\$2,479,788
Rebuild JV Field & Concord Softball Field	\$2,262,720	-	\$2,647,063
TOTAL	\$4,382,454	-	\$5,126,851



Town of Belmont, Massachusetts

PART A – Executive Summary

September 2021

Prepared by the



200 Portland Street, First Floor
Boston, MA 02114
617.695.1225 voice/tty
www.IHCDesign.org

Introduction

The Institute for Human Centered Design (IHCD) has prepared this report on behalf of the Town of Belmont as part of the Town's on-going effort to assess the current level of ADA compliance in programs, services and activities and Town-owned facilities. In preparing for this report, IHCD teams surveyed the Town's portfolio of facilities and properties that were included in the Request for Proposal.

The set includes seven (7) public buildings – including two (2) municipal buildings, two (2) fire stations, one (1) library, one (1) senior center and one (1) swimming pool and bathhouse. In addition, four (4) parks were surveyed. The accessibility survey of those facilities includes all the spaces where the Town offers programs, services and activities to members of the public.

IHCD submitted separate reports for each facility that was surveyed. To assist in prioritizing accessibility improvements to ensure compliance with the ADA Title II, each of the facility reports includes an overview that identifies the most substantial accessibility issues and order-of-magnitude cost estimates for corrective action. Additionally, a detailed survey catalog that supplements the ADA Self-Evaluation narrative overview is also included. The survey catalog provides element-by-element photos of compliance issues, location and measurements – when applicable – at each assessed facility accompanied by recommendations and cost estimation for each accessibility issue.

In addition, a spreadsheet of priorities for corrective action organized by type of building, facility or park and including order-of-magnitude costs was provided to the Town. When the Town presents findings and recommendations to the community and receives feedback, some recommendations may need cost adjustment.

These spreadsheets are a capital planning and budgeting tool – the *“ADA Transition Plan”* is intended as a long-term tool to update as work is completed. The Town should make a good faith effort to complete the work in a reasonable time (IHCD assumes a five to eight-year period). Together, the ADA Self-Evaluation and ADA Transition Plan will enable the Town to make substantial progress in meeting its ADA responsibilities. The recommendations for corrective action on policies and procedures of the ADA Self-Evaluation are not included in the ADA Transition Plan since that is limited to capital accessibility issues. But they are a blueprint for meeting compliance responsibilities other than capital expenses and action is expected quickly.

IHCD also submitted a complete assessment of the Town's policies, practices and procedures.

(See the complete summary in *Part B – Evaluation of Non-Discriminatory Policies and Practices in Programs, Services and Activities* report.)

The review of the ADA administrative requirements help ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town operates.

Most Town-owned facilities recently altered or renovated are substantially accessible and meet the majority of architectural requirements. Continued facility alterations, and/or renovations will significantly reduce barriers and realize the Town's commitment to inclusion and equal rights. In the meantime, the greatest problems posed by existing barriers can be ameliorated by establishing policies and procedures to accommodate members of the community with disabilities. It is worth noting that the Town has taken several significant steps in this direction:

- The Town of Belmont has hired a consultant (IHCD) to undertake its ADA self-evaluation (as basis for the Town's Transition Plan).
- The Town of Belmont has an ADA Coordinator in place.
- From the responses to the ADA questionnaire, there is no evidence that the Town has failed to provide reasonable accommodation to its employees.

IHCD's review of and recommendations for the Town-owned facilities was based on compliance with the 2010 ADA Standards for Accessible Design if not compliant with the 1991 ADA Standards and/or 521 CMR, the regulations of the Massachusetts Architectural Access Board. Best practice and inclusive design recommendations were also provided for most locations. Best practice and inclusive design recommendations include elements that are *not* required in the accessibility standards but may create enhanced experiences for all users.

Many key facilities are generally usable by people with disabilities but are not in full compliance with current accessibility requirements. The Main Library, for instance, provides access to many programs and can be accessed by most people because the building features largely accessible toilet rooms, and has accessible routes through most of the building. Yet some of the key areas such as the auditorium have accessibility issues. In addition, drinking fountains are not provided for standing users in two (2) locations. The Town Hall is another example of a facility that provides access to most programs. In the auditorium, all accessible seating spaces, aisle-designated seats and companion seats can be located on the first floor; yet the auditorium lacks an assistive listening system. Additionally, if the public is allowed to

access the basement/dressing room level near the auditorium, IHCD recommends providing a Limited Use Limited Application (LULA) elevator to this location.

The Town may comply with the requirements of Title II of the ADA through means such as reassignment of programs or services to accessible buildings or delivery of services at alternate accessible sites. The Town may also comply with the requirements by renovation or alteration of existing facilities and/or construction of new facilities, or any other methods that result in making the Town's services, programs or activities readily accessible to and usable by individuals with disabilities. Note that a public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

In choosing among available methods for meeting the requirements of the ADA, the Town of Belmont shall give priority to those methods that offer services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

In order to comply with the Town's program accessibility obligations, the Town of Belmont should consider:

1. Relocation of its programs, services and activities within current facility

Often the simplest solution is for the Town to use what it already has in place. IHCD strongly recommends the relocation of programs, services and activities to accessible locations within the facility.

2. Relocation of its programs, services and activities to another facility

When it is not possible to relocate them within the current facility, programs, services, and activities should be relocated to an accessible facility.

3. Renovation/alteration of its facilities to ensure access to programs, services and activities

The Town may consider the renovation of its facilities to ensure that the programs, services and activities are offered in the most integrated seating possible.

Note that any corrective actions needed to ensure program accessibility must comply with the requirements of the 2010 ADA Standards for Accessible Design and/or 521 CMR.

Furthermore, when doing alteration/renovation work, keep in mind that an alteration that decreases the accessibility of a building below the requirements for new construction at the time of the alteration is prohibited.

To determine which buildings must be made accessible, the Town should consider:

- How to provide the program in the most integrated setting appropriate;
- The locations where the activities are offered;
- Which facilities are accessible and to what extent.

Key Recommendations for Building Facilities:

- Ensure there is an accessible route from all arrival points to those areas in the building where the programs, services and activities are provided. For example, there is no accessible route provided to the stage in the assembly area of the Main Library or the dressing room level of Town Hall.
- If parking is provided, ensure fully accessible parking spaces are provided.
- If a toilet is provided in a facility, ensure that fully accessible toilet rooms are provided. Where it is technically infeasible to provide accessible multi-user toilet rooms, provide an accessible single-user toilet room in the same area as the existing multi-user toilet rooms or inaccessible single-user toilet rooms.
- Where shower rooms are provided, ensure that accessible shower compartments are provided. For example, at the Underwood Pool and Bathhouse, IHCD recommends renovating the shower in the men's and women's multi-user shower/toilet rooms, as well as one of the showers in the single-user toilet/shower rooms by the main entrance.
- Ensure that where the programs, services or activities are offered there is a sufficient number of accessible features (accessible counters, accessible work surfaces, etc.). Particular attention should be given to the Homer Municipal Building and Town Hall, where key programs are being offered to the community.
- If audible communication is integral to the use of a space, provide a compliant assistive listening system. This should be a priority at the assembly area in the Main Library, the

training room in Fire Headquarters and the multipurpose room in the Beech Street Center.

- Ensure that compliant egress and designation signage is provided (Town Hall, Homer Municipal Building, Fire Station Headquarters, Main Library, Underwood Pool and Bathhouse and Beech Street Center).
- Ensure that those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities are maintained in operable working condition (e.g., elevators or automatic door openers, assistive listening systems).
- Provide accessible drinking fountains for wheelchair users and standing users.

Key Recommendations for Outdoor Facilities:

- Ensure there is an accessible route to all elements in the park/outdoor space (baseball fields, basketball courts, playgrounds, picnic areas, toilet facilities, etc.).
- Ensure there is a clear floor space adjacent to the bench at team seating areas and spectator seating areas such as bleachers at the baseball fields, basket courts, etc:



Diagram above shows an accessible space alongside team seating.

- Ensure that accessible routes are provided to and around playgrounds; in addition, ensure that an accessible route is provided in the play area to all play components.

All of the surveyed playgrounds in Belmont have engineered wood fiber (EWF) as a play surface. The ADA allows engineered wood fiber as an accessible surface when it is installed properly and maintained to be stable, firm and slip-resistant. Engineered wood fiber surfaces will require frequent maintenance to comply because of surface

displacement due to weather, user activity and other factors.

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

- Ensure that a certain number of amenities (at least 5%) in the parks/outdoor spaces are accessible (e.g., picnic tables).



Town of Belmont, Massachusetts

PART B – Evaluation of Non- discriminatory Policies & Practices in Programs, Services & Activities

July 2021

Prepared by the



200 Portland Street, First Floor
Boston, MA 02114
617.695.1225 voice/tty
www.IHCDesign.org

Part B – Evaluation of Non-discriminatory Policies & Practices in Programs, Services & Activities

Introduction

In an effort to provide and maintain compliance with the American with Disabilities Act, the Town of Belmont contracted with the Institute for Human Centered Design (IHCD) to undertake a comprehensive assessment of its policies, practices and procedures as well as its facilities to determine compliance with the requirements of the Americans with Disabilities Act (ADA). The review and recommendations provided in this assessment also go beyond strict compliance assessment to recommend enhancements to current conditions that would result in a more usable, inclusive and welcoming environment for members of the Belmont community.

Information about corrective action will include recommendations based on Title II of the ADA as well as recommended “*best practices*” for each aspect that requires action.

The assessment included non-discrimination in policies, practices and procedures for all of the Town’s programs, services and activities including those related to effective communication and policies, practices and procedures relative to employment.

Corrective action is needed in policies and procedures to create written policies that would ensure the Town of Belmont’s compliance with applicable laws. In addition, the Town may wish to consider making a commitment to a more accessible website. Choosing to make the website completely accessible would make it available to site visitors who use assistive technology such as screen readers as well as to website visitors with a mix of other functional limitations. The website is also a valuable asset in communicating the Town’s commitment to equal opportunity for people with disabilities through a clear statement and contact information for the ADA Coordinator. It can also provide a helpful opportunity to share information about accessible routes to reaching the Town’s programs and activities including meetings as well as requesting effective communication or modification of policies.

This report summarizes IHCD’s findings of ADA Title II compliance. The information pertinent to this assessment was obtained by an on-line ADA questionnaire developed by the Institute for Human Centered Design (IHCD) and submitted by seven (7) departments from the Town of Belmont, the Town’s website, and from the Town of Belmont Employee Handbook. This mix of sources constitutes the basis for this compliance assessment report. It is clear that the Town understands its obligations under Title II of the ADA but additional steps are necessary to ensure that people with disabilities enjoy

the same opportunities to participate in its programs, services and activities as Belmont residents without disabilities.

Analysis

Title II of the ADA prohibits discrimination on the basis of disability. Specifically, Title II requires that:

No qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity (28 CFR Part 35.130 (a)).

This report is divided into sections where these requirements apply. Each section includes the applicable citation from Title II of the ADA; IHCD's summary of findings after reviewing answers from the ADA questionnaire and information from the website. It also includes IHCD's recommendations for the Town of Belmont to implement.

1 - Designation of Responsible Employee

Title II of the ADA makes clear that a public entity must designate a responsible employee and adopt grievance processes.

A public entity that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and carry out its responsibilities under this part, including any investigation of any complaint communicated to it alleging its noncompliance with this part or alleging any actions that would be prohibited by this part. The public entity shall make available to all interested individuals the name, office address, and telephone number of the employee or employees designated pursuant to this paragraph. (28 CFR Part 35.107 (a)).

Title II provides little specific guidance for implementing this requirement but the primary role of the designated employee, also called the ADA Coordinator, is making sure that the Town is in compliance with the requirements.

Finding

The Town of Belmont has met its obligation of designating an ADA Coordinator. Patrice Garvin, Town Administrator, is Belmont's ADA Coordinator.

Recommendations

The Town should consider clarifying for its entire community and Town employees the name and scope of responsibilities of the ADA Coordinator. Highlighting this information will improve compliance and make for more efficient operations with respect to the needs of members of the public with disabilities.

Furthermore, clarification on the ADA Coordinator will:

- Make it easier for the Town to be proactive in meeting the needs of members of the public with disabilities;
- Help the Town to develop and articulate a clear vision and mission with regard to members of the public with disabilities;
- Reduce confusion and improve the Town's day-to-day operations with respect to members of the public with disabilities;
- Permit employees to respond more quickly to needs as they arise because they have a primary contact for addressing these needs;
- Build in-house expertise and capacity;
- Prevent confusion and help ensure that candidates for employment, employees and the public have a clear understanding of their responsibilities and rights under the ADA.

2 – Grievance Procedures

Title II of the ADA requires a public entity to adopt an adequate grievance process.

A public entity that employs 50 or more persons shall adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by this part. (28 CFR Part 35.107 (b))

Findings

For employees of the Town Belmont there is a grievance procedure in the Town of Belmont Employee Handbook and a pending grievance procedure that must be voted on by the Select Board to become official. Town employees who are members of a union also have a grievance procedure that is part of a Collective Bargaining Agreement (CBA). Belmont does not appear to have a grievance procedure for members of the public who believe they have been discriminated against on the basis of disability as

relates to the Town's programs, policies and procedures. From the responses submitted by staff, it is not clear if staff in all departments is aware of their ADA obligation and the process for meeting the requirement for grievance procedures. Survey responses to an inquiry about the existence of a grievance procedure included, "We have not implemented a procedure specific to ADA", "No procedures exist", and "None that I am aware of."

Recommendations

The Town should take steps to adopt and clarify its grievance process, particularly regarding members of the public.

IHCD recommends:

- Provide an "ADA Compliance" link on the Town's website home page directly to the Grievance Procedure form and state the commitment to provide copies in accessible formats upon request.
- The Grievance Procedure should provide a two-step review process that allows for appeal; and include a reasonable time frame for review and resolution of the grievance.
- Ensure good record keeping for all complaints submitted and documentation for steps taken towards resolution.
- Distribute the Grievance Procedure to all department heads, and post copies of it in noticeable locations in each of the Town's public buildings.
- Ensure Town employees and the public are aware of the Grievance Procedure process and can provide information to members of the public about the process when appropriate.
- Ensure the complete contact information for the ADA Coordinator including name, address, email and phone number is included in the Grievance Procedure.

[See Attachment #1 (long and short) towards the end of this document.]

3 – Notice

Title II of the ADA requires that public entities notify participants of its non-discrimination policies:

A public entity shall make available to applicants, participants, beneficiaries, and other interested persons information regarding the provisions of this part and its applicability to the services, programs, or activities of the public entity, and make such information available to them in such manner as the head of the entity finds necessary to apprise such persons of the protections against discrimination assured them by the Act and this part. (28 CFR Part 35.106)

Findings

From the responses submitted by staff it seems that the Town of Belmont does not have a uniform policy regarding the posting of ADA Non-Discrimination Notices for members of the public. Responses from Town departments included, “Yes they are posted throughout town hall and municipal facilities”, but responses also included, “No”, and “N/A”

.

Recommendations

The Town should adopt a Notice of Non-Discrimination policy to comply with the ADA Title II that states that public entities shall take initial steps to notify program/service participants, beneficiaries and employees of its obligations:

- Publish the Notice in all the materials distributed by the Town; post the Notice on the Town’s website home page and post copies in public locations in the Town’s buildings.
- Distribute the Notice to all department heads. Copies should also be provided to any person upon request.
- Include the ADA Coordinator’s name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

[See Attachment #2 (long and short) towards the end of this document.]

4 - Reasonable Modification of Policies, Practices and Procedures

Title II of the ADA requires state and local governments to modify its policies when necessary to avoid discrimination:

A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the

public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. (28 CFR Part 32.130 (b)(7))

Findings

From most of the responses submitted by staff it seems that not all departments are aware of reasonable modification policies. In general there is no evidence that the Town was unable to provide a reasonable modification for a member of the public when requested, but the Public Library did reference difficulties serving some visitors because of the presence of a small elevator that can't accommodate anything larger than a small medical wheelchair. In addition, the police department indicated that it is presently operating out of temporary police station trailers. This arrangement may present issues related to access to and through the temporary station.

Recommendations

The Town should develop written policies and procedures to ensure compliance with the ADA.

IHCD recommends:

- Belmont should ensure that Town's employees can provide information to members of the public about the process of requesting reasonable modification of policies when appropriate.
- Belmont should also ensure that the form for requesting reasonable modifications of policies is on the Town's website, and state the commitment to provide copies in accessible formats upon request.
- Include the ADA Coordinator's name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

5 – Eligibility Criteria

A Title II entity may not impose eligibility criteria that may prevent a person with a disability from participating in its programs, services or activities:

A public entity shall not impose or apply eligibility criteria that screen out or tend to screen out an individual with a disability or any class of individuals with disabilities from fully and equally enjoying any service, program, or activity, unless such criteria can be shown to be necessary for the provision of the service, program, or activity being offered. (28 CFR Part 35.130 (8)).

This requires that ADA Title II entities may not impose eligibility criteria that either screen out or tend to screen out persons with disabilities, unless it can show that such requirements are necessary for the provision of the service, program or activity.

Findings

Some departments responded to the online questionnaire indicating that they have eligibility criteria such as age, residency, and employment by the Town.

These requirements are necessary for the provision of the service, program or activity, and permitted under the ADA.

6 – Employment and Reasonable Accommodation

Title II of the ADA prohibits discrimination on employment on the basis of disability:

No qualified individual with a disability shall, on the basis of disability, be subjected to discrimination in employment under any service, program, or activity conducted by a public entity. (28 CFR Part 35.140 (a)).

This requires that ADA Title II entities make reasonable accommodation to qualified employees with disabilities. Reasonable accommodation may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to employees with a disability.

Note that the requirements of Title I of the ADA, as established by the regulations of the Equal Employment Opportunity Commission in 29 CFR Part 1630, apply to employment in any service, program, or activity conducted by a public entity if that public entity is also subject to the jurisdiction of ADA Title I. (28 CFR Part 35.140 (b)(1)).

Findings

From the responses from the ADA questionnaire, there is no evidence that the Town has failed to provide reasonable accommodation to its employees. However, both the Fire Department and Human Resources Department responded that their departments did not have reasonable accommodation policies in place for qualified applicants or employees with disabilities.

Recommendations

- Ensure that materials and publications that contain general information disseminated to the Town's employees include information on the requirements of reasonable accommodation under the ADA.

- On the Town Manager’s page, update the information on who to contact regarding the reasonable accommodation request.
- IHCD recommends that the Town of Belmont employees familiarize themselves with the excellent free national resource from the Job Accommodation Network (<https://askjan.org>).

[See Attachment #3 towards the end of this document.]

7 – Effective Communication through Auxiliary Aids and Services

Title II entities are required to provide appropriate auxiliary aids and services to ensure “effective communication” with people with disabilities. This obligation applies to all members of the public with disabilities including job applicants, program participants and people who are seeking information about the Town’s programs, services or activities. Specifically, Title II requires that:

A public entity shall take appropriate steps to ensure that communications with applicants, participants, members of the public, and companions with disabilities are as effective as communications with others. (28 CFR Part 35.160 (a)).

Auxiliary aids and services are devices or services that enable effective communication for people who have vision, hearing, or speech disabilities (communication disabilities), use different ways to communicate. The type of auxiliary aid or service necessary to ensure effective communication will vary in accordance with the length and complexity of the communication involved (e.g., a query at a service counter in the Town Offices, a meeting, a job description).

The obligation to communicate effectively with people who have disabilities applies to the presentation and exchange of information in all forms including sound, print, graphics and voice.

Furthermore, this requirement may include but is not limited to providing sign language interpreters, telephone handset amplifiers, Telecommunication Devices for Deaf persons (TDD’s), note takers, written materials for persons who are deaf or hard of hearing or transcripts, braille, digital or audio information for persons who are blind or have difficulty seeing.

The decision about what auxiliary aid is appropriate should evolve from a consultation between the ADA Title II entity (Town of Belmont) and individuals with disabilities wherever possible to ensure effective communication. In many cases, more than one type of auxiliary aid or service may make

effective communication possible. While consultation is always strongly encouraged to achieve effective communication, the Town of Belmont and all public entities are required to give primary consideration to the requests of individuals with disabilities. The Effective Communication obligation does not require the Town to take any action that would result in a fundamental alteration in the nature of its services, programs or activities or that would impose an undue financial and administrative burden.

Findings

From the questionnaire responses received, some departments seemed unclear about the obligation to provide effective communication. Clarifying procedures of providing effective communication could be beneficial. Some of the questionnaire responses include, “We are not able to provide information this way” and “No concrete services in place.” It is also not clear if face-to-face communication with individuals with disabilities is equally effective as communication with people without disabilities, or if information available in print format is currently available in accessible electronic or hard-copy formats such as large-font, or on the website.

Recommendations

The Town should consider developing and publicizing clear processes for members of the public and employees to request auxiliary aids and services:

- The Town of Belmont would benefit from a written policy on Effective Communication so staff across all departments has an understanding of their responsibility and clarity about what to do.
- Distribute the Effective Communication notice to all department heads; published in a local newspaper of general circulation serving the Town; in all materials regarding the Town’s programs, services or activities and on the Town’s website home page. Copies should also be posted in prominent locations in the Town’s public buildings.
- Staff should clearly understand the responsibility to provide auxiliary aids and services where necessary to afford qualified individuals with disabilities, including applicants, participants, companions, and members of the public, an equal opportunity to participate in, and enjoy the benefits of, a service, program, or activity of a public entity. (28 CFR Part 35.153 (b)). Staff should also clearly understand the process for requesting them when needed.

- Staff needs to understand the scheduling time necessary in requesting a sign language interpreter or a Computer-Assisted Real Time Interpreter (CART) through the Commission for the Deaf and Hard of Hearing.
- Interpreters must be qualified.
- Ensure the Police Department provides sign language interpreters in a timely manner as follows:
 - Non-scheduled Interpreter Requests: A “non-scheduled interpreter request” means a request for an interpreter made by an inmate, visitor, companion, or other member of the public, who is deaf or hard of hearing with less than two (2) hours advanced notice. For non-scheduled interpreter requests, the interpreter shall be provided no more than two (2) hours from the time of the request for an interpreter if the service is provided through a contract interpreting service or a staff interpreter who is located off-site or 30 minutes from the request for an interpreter if the service is provided through a Video Remote Interpreting service.
 - Scheduled Interpreter Requests: A “scheduled interpreter request” is a request for an interpreter made two (2) or more hours before the services of the interpreter are required. For scheduled interpreter requests, the Police Department will make a qualified interpreter available at the time of the scheduled appointment. If an interpreter fails to arrive for the scheduled appointment, upon notice that the interpreter failed to arrive, the Police Department will immediately use reasonable efforts to call an interpreter service for another qualified interpreter or provide Video Remote Interpreting service.
- Members of the public also need to have a clear understanding of the process for requesting auxiliary aids and services and the time period in which a request must be made if it involves ASL interpreters, CART, or special equipment such as assistive listening devices that may need to be rented. This information should be included in the general information for the public as well as on the Town’s website.
- In determining what type of auxiliary aid or service is necessary to comply with Title II of the ADA, the Town should give primary consideration to the expressed preference for a particular auxiliary aid or service by deaf and hard of hearing individuals. Primary consideration means that the Town of Belmont will inquire as to the choice of auxiliary aid or service of the person

with a disability and will honor the expressed choice unless the Town can demonstrate that another equally effective means of communicating is available.

- Ideally, the Town should develop a system for training staff to meet these responsibilities especially knowing the processes for securing braille, making large print, other types of accessible formats, understanding how to request interpreters or CART and the length of time needed prior to an event. It is also important that staff know how to use and maintain the assistive listening systems and other special devices to assist people with disabilities to enjoy effective communication.
- IHCD, through its New England ADA Center, can provide a training for the Town of Belmont on Effective Communication that would be appropriate for department heads and public-facing Town staff in order to build confidence about rights and responsibilities and building capacity within the Town to comply with this important element of the ADA.

Sample of Effective Communication request:

“The Town of Belmont is committed to the full participation of people with disabilities. Any person with a disability who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in the Town’s programs, services, activities and committee meetings, should contact the office of the ADA Coordinator (Name, Address, Phone number and Email) as soon as possible but no later than 48 hours* before the scheduled event.” (*if the Town needs 2 or 3 weeks or longer to ensure an interpreter, then it must be clearly stated).

- Ensure that information and resources at each department interacting with the public are available in accessible format. That could be done by having a large print sign at each department and on each department’s portion of the website stating:

“All of our materials are available, upon request, in accessible format such as audio, large print or braille.”

- Ensure that staff interacting with the public is fully trained on how to respond to TTY and relay calls for telephone communications with people who are deaf, have difficulty hearing or have speech disabilities.

Even though there is a fundamentally changed pattern among people who are deaf or hard-of-hearing in relation to communication technology, TTY remains a compliance requirement. Because of these

advances in communication technology, some people who are deaf and people with speech disabilities no longer have TTYs in their homes and rely instead on instant messaging, text messaging, email, or the video communication features of computers.

- Ensure that the Town’s website and other web-based services are accessible to people with disabilities. It is the Department of Justice position that when services are provided on a website, those services too must be made accessible. (see www.ada.gov/mclennan_pca/mclennan_sa.html *Section K on Web Based Services and Programs*)
- To address these Information and Communication Technology (ICT) issues Belmont should commit to fixes and maintenance of the website accessibility. All staff should undergo training on accessibility best practices for posting web content and creating accessible documents. All third-party software should be properly vetted for compliance with WCAG 2.0 AA and section 508 of the Rehabilitation Act.
- Ensure that all the fillable forms on the Town’s website are accessible to people with disabilities.

IHCD recommends providing web forms or accessible fillable PDF’s for all the forms available on the Town’s website.

- Include captioning for all the videos available on the Town’s website.
- Additionally, under Title II of the ADA, emergency programs, services and activities must be accessible to people with disabilities. Ensure that the Town takes the necessary steps to effectively communicate with people with disabilities and make the emergency plan available on the Town’s website and update the emergency procedure as often as is necessary.

Note: Part of the scope of work includes a review of the Town’s website; IHCD is preparing a complete website accessibility report that will provide information about website accessibility issues and recommendations for corrective measures.

Inclusive Design Recommendations

The Town should consider implementing recommendations from the Disability Commission that go beyond the requirements of the ADA:

8 – Emergency Preparedness, Evacuation Plans, and Emergency Shelters

While a review of the Town of Belmont's emergency preparedness, evacuation plans and emergency shelters was not part of this RFP, as evidenced by recent U.S. Department of Justice's (DOJ) Project Civic Access settlement agreements, DOJ's views on emergency preparedness, shelters and evacuation plans are critical components of a Town's responsibilities related to accessibility.

Recommendations

- Visibly post up-to-date floor plans for all buildings;
- Post information about evacuating people unable to use stairs;
- Develop evacuation plans for each facility;
- As plans are developed or revised, adopt policies to ensure that community evacuation plans enable people with disabilities, including those who have mobility, vision, hearing, or cognitive disabilities, mental illness, or other functional limitations, to safely self-evacuate or to be evacuated by others. Until all emergency shelters are accessible with parking, exterior routes, entrances, interior routes to the shelter area, and accessible toilet rooms serving the shelter area, the Town should identify and widely publicize to the public, including persons with disabilities and the organizations that serve them, the locations of the most accessible emergency shelters.

For more information see:

Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities - <http://www.ada.gov/emergencyprepguide.htm>

ADA Tool kit: Emergency Management - <http://www.ada.gov/pcatoolkit/chap7emergencymgmt.pdf>

FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters - http://www.fema.gov/pdf/about/odc/fnss_guidance.pdf

Additionally, we recommend considering engaging the National Fire Protect Association (NFPA) for evacuation training and guidance, providing and load verifying backup power source for elevator to address Functional Needs Support Services (F.N.S.S.) emergency shelter needs, installing one or more accessible showers to meet emergency shelter needs and providing backup power for charging batteries for wheelchairs or breathing equipment and refrigeration for medication to meet emergency shelter needs.

Reference List

ADA Action Guide for State and Local Governments:

- www.adaactionguide.org

Department of Justice:

- Americans with Disabilities Act Title II Regulations:
http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm
- Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities - <http://www.ada.gov/emergencyprepguide.htm>

Federal Emergency Management Agency:

- FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters - http://www.fema.gov/pdf/about/odc/fnss_guidance.pdf

Job Accommodation Network:

- <http://www.askjan.org>

New England ADA Center:

- <https://www.newenglandada.org>

Attachment #1: Sample Grievance Procedures

Long

Americans with Disabilities Act Grievance Procedure

This grievance procedure is established to meet the requirements of the ADA. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the (Name of Public Entity).

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number, email address of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request.

The complaint should be submitted as soon as possible, preferably within 60 calendar days of the alleged violation to:

(ADA Coordinator name and contact information).

Within 15 calendar days after receipt of the complaint, (name of ADA Coordinator) will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, (name of ADA Coordinator) will respond in writing, and where appropriate, in format that is accessible to the complainant, such as large print, braille, or audio tape. The response will explain the position of the (Name of Public Entity) and offer options for substantive resolution of the complaint.

If the response by (name of ADA Coordinator) does not satisfactorily resolve the issue, the complainant may appeal the decision within 15 calendar days after receipt of the response to the (Head of Public Entity) or designee.

Within 15 calendar days after receipt of the appeal, the (Head of the Public Entity) or designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the (Head of the Public Entity) or designee will respond in writing, and, where appropriate, in a format that is accessible to the complainant, with a final resolution of the complaint.

Short

Americans with Disabilities Act Grievance Procedure

Complaints concerning discrimination on the basis of disability by the (Name of Public Entity) may be sent to (ADA Coordinator name and contact information). (Name of ADA Coordinator) will contact the complaint within 15 calendar days after receipt of the complaint to discuss the complaint and will respond in writing within 15 days of the discussion.

Attachment #2: Sample ADA Notice

Long

Americans with Disabilities Act

(Name of Public Entity) does not discriminate on the basis of disability in its services, programs, or activities.

Employment: (Name of Public Entity) does not discriminate on the basis of disability in its hiring or employment practices and complies with the ADA title I employment regulations.

Effective Communication: (Name of Public Entity) will, upon request, provide auxiliary aids and services leading to effective communication for people with disabilities, including qualified sign language interpreters, assistive listening devices, documents in Braille, and other ways of making communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: (Name of Public Entity) will make reasonable modifications to policies and procedures to ensure that people with disabilities have an equal opportunity to enjoy programs, services, and activities. For example, people with service animals are welcomed in (Name of Public Entity) offices, even where pets and other animals are prohibited.

Requests: To request an auxiliary aid or service for effective communication, or a modification of policies or procedures contact (ADA Coordinator name and contact information) as soon as possible, preferably XX days before the activity or event.

Complaints: Send complaints to (ADA Coordinator name and contact information).

Short

Americans with Disabilities Act

The (Name of Public Entity) does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator as soon as possible, preferably XX days before the activity or event.

A grievance procedure is available to resolve complaints. Upon request, this notice is available in alternative formats such as large print or braille. (ADA Coordinator name and contact information)

Attachment #3: Sample ADA Employment Policy

The NAME of TOWN/CITY is committed to equal opportunity in all aspects of employment for qualified individuals with disabilities. In accordance with the Americans with Disabilities Act (ADA) and other federal and state law, it is the policy of the NAME of TOWN/CITY to provide necessary reasonable accommodation in employment to any qualified individual with a disability unless the accommodation would impose an undue hardship on the operation of the NAME of TOWN/CITY or would change the essential functions of the position.



Town of Belmont, Massachusetts

PART C – Self-Evaluation Summary

September 2021

Prepared by the



200 Portland Street, First Floor
Boston, MA 02114
617.695.1225 voice/tty
www.IHCDesign.org

Introduction

This ADA Self-Evaluation report includes a summary of the Town’s policies obtained by an on-line ADA questionnaire developed by the Institute for Human Centered Design (IHCD). It also includes a summary of architectural barriers identified during accessibility surveys performed by IHCD teams between July and September of 2020.

Together these findings are designed to help move the Town towards full compliance with its obligations under the Title II of the Americans with Disabilities Act (ADA) and/or the 521 CMR Massachusetts Architectural Access Board (MAAB) regulations.

For clarity, this ADA Self-Evaluation report is organized as follows:

- Legal Overview;
- Summary of the Evaluation of Policies in Programs, Services, and Activities;
- Summary of the Evaluation of Facilities.

1. Legal Overview

The Town of Belmont is obligated by both Federal laws and State codes concerning the rights of people with disabilities in the daily provision of programs, services, and activities. At the end of this report, there is a comprehensive list of relevant laws.

Federal Obligation: American with Disabilities Act (ADA)

Based on the 1964 Civil Rights Act and expanding upon the obligations of the 1973 Rehabilitation Act, the 1990 ADA prohibits discrimination against people with disabilities. The ADA provides civil rights protections to individuals with disabilities similar to those afforded to individuals on the basis of race, color, sex, national origin, age, and religion. The cornerstone of Title II of the ADA, which applies to state and local governments, is clear: no qualified person with a disability may be excluded from participating in, or denied the benefits of, the programs, services, and activities provided by state and local governments because of a disability.

The 2008 Amendments to the ADA (ADAAA), signed into law on September 25, 2008, describes in more detail the range of conditions covered by the civil rights protections of the ADA. The amendments expand the definition of “disability” to include impairments that substantially limit a major life activity and states that when determining whether someone qualifies as having a disability, one cannot take into account assistive devices, auxiliary aids, accommodations, medical therapies and supplies. The amendments also address episodic disabilities that may go into remission but still can significantly limit a major life activity when active, such as epilepsy and post-traumatic stress disorder. The ADA defines a disability as¹:

- A physical or mental impairment that substantially limits one or more major life activities (i.e. working, talking, hearing, seeing, caring for one's self);
- Having a record of a physical or mental impairment that substantially limits one or more major life activities;

¹ To learn more about qualified individuals with disabilities or to read the full text of the ADA, please visit <http://www.ada.gov>

- Being regarded by others as having an impairment such as individuals with severe facial scarring.

It is important to stress that the primary obligation to public entities such as the Town of Belmont, under Title II of the Americans with Disabilities Act, is to ensure that, when viewed in their entirety, the programs, services, and activities offered are equally available to people with disabilities. The Town is required to follow the 2010 ADA Standards for Accessible Design in new construction and alterations. The 2010 ADA Standards must also be used for corrective actions if existing conditions don't comply with the original ADA Accessibility Guidelines. Municipalities older facilities (e.g. facilities built before the ADA went into effect January 26, 1992). Ensuring program access may require capital investment when there is no alternative solution and should be a priority for corrective action.

Note that the websites of Title II entities are also considered “*programs*” and should be accessible to the standards of the Web Content Accessibility Guidelines 2.0 AA.

The Town must **communicate effectively** with people who have hearing, vision, or speech disabilities. Fall River is also required to make reasonable modifications to policies, practices, and procedures where necessary to ensure the equal participation of people with disabilities. Whatever is written or spoken must be as clear and understandable to people with hearing, vision, or speech disabilities as it is for people who do not have disabilities. In addition, the ADA requires the provision of “auxiliary aid and service” to meet their responsibility for effective communication. Auxiliary aid and service refer to readers, notetakers, sign language interpreters, assistive listening systems, open and closed captioning, text telephones (TTYs), videophones, information provided in large print, braille, audible, or electronic formats, and other tools for people who have communication disabilities.

Following the passage of the ADA, the Department of Justice issued the 1991 ADA Standards for Accessible Design to address physical access to facilities and transportation. These standards were based almost exclusively on the US Access Board's guidelines (ADA Accessibility Guidelines – ADAAG). In 1994, slight technical amendments were made. Then in 2004, the US Access Board issued new guidelines that were promptly adopted by the US Department of Transportation and other federal agencies. But only in 2010 did the Department of Justice issue a revised and updated ADA Standard called the 2010 ADA Standards for Accessible Design (2010 ADA Standards) that would apply to all Title II and Title III entities. These standards revised requirements for policies such as ticketing and service animals, and for physical elements such as assembly seating, established construction tolerances for certain elements and formalized long-

standing guidelines for play areas, golf courses, recreational boating facilities, swimming pools, and other recreational facilities.

Facilities that meet or exceed the 1991 ADA Standards are not required to make changes to the new 2010 Standards except in the case of renovation. For elements that are non-compliant, the corrective measures must align with the 2010 ADA Standards. It is not expected that the buildings will meet or be brought up to all of the 2010 ADA Standards absent significant or total renovation. State and local governments must ensure that individuals with disabilities are not excluded from services, programs, and activities because buildings are inaccessible. This means Title II entities do not need to remove physical barriers, such as stairs, in all existing buildings, as long as they make their programs accessible to individuals who are unable to use an inaccessible existing facility.

Alterations to historic properties under the ADA

Alterations to historic properties must comply with the specific provisions governing historic properties in the 2010 ADA Standards, to the maximum extent feasible. Under those provisions, alterations should be done in full compliance with the alterations standards for other types of buildings. However, if following the usual standards would threaten or destroy the historic significance of a feature of the building, alternative solutions may be used. The decision to use alternative solutions for that feature must be made in consultation with the appropriate historic advisory board as designated in the 2010 ADA Standards (for Massachusetts, the Massachusetts Historical Commission), and interested persons should be invited to participate in the decision-making process.

Note that any corrective actions needed to ensure program accessibility would also have to comply with the requirements of the 2010 ADA Standards for historic facilities.

State Obligation:

Massachusetts Constitutional Amendment – Article 114

The Massachusetts Constitution states:

“No otherwise qualified handicapped individual shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity within the Commonwealth.”

Article 114 is written broadly. It prohibits discrimination based on disability on any level within the state, not just for recipients of state or federal funds. For example, Town meetings must be held in an accessible location with sign language interpreters provided if needed, and the Town cannot refuse to do business with an individual based on the person's disability.

Massachusetts Architectural Access Board

The Architectural Access Board (AAB) is a regulatory agency whose mandate is to develop and enforce regulations designed to make public buildings accessible to, functional for and safe for use by persons with disabilities. See the Rules and Regulations of the Architectural Access Board 521 CMR. In addition to writing regulations, the Board decides on variance requests, provides training on its regulations, issues advisory opinions and makes decisions on complaints. Local building inspectors are responsible for enforcing the regulations which are a specialized section of the Massachusetts Building Code. See 780 CMR.

The construction, reconstruction, remodeling, alteration, or change of use of a building or facility that is open to the public triggers the authority of the Architectural Access Board. New construction must fully comply.

For renovation, remodeling, or alteration:

- The work being done must comply with the regulations.
- If the work done in any 36-month period is greater than \$100,000, the “work being performed” is required to comply. In addition, an accessible entrance and an accessible toilet room, telephone and drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided.
- If the work done in a 36-month period is more than 30% of the “full and fair cash value” of the building², the entire building must come into compliance.

Enforcement: Anyone can file a complaint with the Architectural Access Board. The Board has the authority to issue variances and/or impose fines of up to \$1000 per violation per day of noncompliance with its order.

² This is usually the assessed value established by the city or town. See 521 C.M.R. § 5.38 for details about establishing value where no assessment exists.

2. Summary of the Evaluation of Policies in Programs, Services and Activities

Title II of the Americans with Disabilities Act (ADA) prohibits discrimination against qualified individuals with disabilities by public entities. Activities covered include all services, programs and activities offered by the public entity, all aspects of employment, services carried out by contractors, all activities of the local legislative and judicial branches and public transportation.

A thorough understanding of the requirements of Title II of the ADA is an essential responsibility of public entities.

Please note that a complete summary of the Town's policies, practices and procedures is included in Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities.

The ADA administrative requirements help to ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town operates. A Title II entity is required to:

1. Designate a Responsible Employee (ADA Title II - 28 CFR Part 35.107 (a)) to coordinate compliance with the ADA. The purpose of having a responsible employee – ADA Coordinator - is to ensure that when the public deals with a state or local government agency, the public is able to identify a person who is knowledgeable with the requirements of the ADA. Patrice Garvin, Town Administrator, is Belmont's ADA Coordinator.

The Town of Belmont has met its obligation to designate a responsible employee as the Town's ADA Coordinator. However the ADA Coordinator, along with her phone number and email address, is not called out on the Town's website.

2. Adopt and distribute a public Notice (ADA Title II - 28 CFR Part 35.106) of the provisions of the ADA to members of the public who may participate in the Town's programs, services and activities. The effective notice should state the Town's obligations under the ADA and include the complete contact information of the ADA Coordinator.

From the responses submitted by staff it seems that the Town of Belmont does not have a uniform policy regarding the posting of ADA Non-Discrimination Notices for members of the public. Responses from Town departments included, "Yes they are posted throughout town hall and municipal facilities", but responses also included, "No", and "N/A".

The Town should adopt a Notice of Non-Discrimination policy and take steps to clarify the posting of the Notice of Non-Discrimination policy to comply with the ADA Title II that states that public entities shall take initial steps to notify program/service participants, beneficiaries and employees of its obligations.

IHCD recommends distributing the Notice to all department heads, publishing the Notice in all the materials distributed by the Town, posting the Notice on the Town's website home page and posting copies in public locations in the Town's buildings.

3. Develop and distribute Grievance Procedures (ADA Title II - 28 CFR Part 35.107 (b)) for prompt resolution of any complaint regarding disability discrimination.

For employees of the Town there is a grievance procedure in the Town of Belmont Employee Handbook and a pending grievance procedure that must be voted on by the Select Board to become official. Town employees who are members of a union also have a grievance procedure that it part of a Collective Bargaining Agreement (CBA). However, Belmont does not appear to have a grievance procedure for members of the public who believe they have been discriminated against on the basis of disability as relates to the Town's programs, policies and procedures. From the responses submitted by staff, it is not clear if staff in all departments is aware of their ADA obligation and the process for meeting the requirement for grievance procedures. Survey responses to an inquiry about the existence of a grievance procedure included, "We have not implemented a procedure specific to ADA", "No procedures exist", and "None that I am aware of."

IHCD recommends the Town provide a Grievance Procedure for members of the public, in addition to the Grievance Procedure that is provided in the Employee Handbook.

The Town should take steps to clarify both Grievance Procedure documents by distributing to all department heads, and posting copies of it in noticeable locations in each of the Town's public buildings. Furthermore, ensure the Town's employees are aware of the Grievance Procedure process and can provide information to members of the public about the process when appropriate. Ensure the Grievance Procedure form is in an accessible format on the Town website.

4. Modify its Policies, Practices and Procedures (ADA Title II – 28 CFR Part 35.130(b)(7)) when necessary to avoid discrimination.

From most of the responses submitted by staff it seems that not all departments are aware of reasonable modification policies. In general there is no evidence that the Town was unable to provide a reasonable modification for a member of the public when requested, but the Public Library did reference difficulties serving some visitors because of the presence of a small elevator that can't accommodate anything larger than a small medical wheelchair. In addition, the police department indicated that it is presently operating out of temporary police station trailers. This arrangement may present issues related to access to and through the temporary station.

The Town should develop written policies and procedures to ensure compliance with the ADA. Belmont should ensure that Town employees can provide information to members of the public about the process of requesting reasonable modification of policies when appropriate. Belmont should also ensure that the form for requesting reasonable modifications of policies is on the Town's website, and state the commitment to provide copies in accessible formats upon request. We recommend that Belmont develop and distribute written policies regarding the access problems at the library and the temporary police station, as well as stating solutions, such as the willingness of staff to retrieve materials from inaccessible parts of the library for those who are unable to use the elevator, or the willingness of the police to meet with members of the public at other accessible locations.

5. Provide Reasonable Accommodation (ADA Title II – 28 CFR Part 35.140(a)) to qualified employees with disabilities. This requirement may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to an employee with a disability, or moving the employee, if possible without compromising job responsibilities, to an accessible location.

From the responses to the ADA questionnaire, there is no evidence that the Town has failed to provide reasonable accommodation to its employees. However, both the Fire Department and Human Resources Department responded that their departments did not have reasonable accommodation policies in place for qualified applicants or employees with disabilities. IHCD recommends that the Town of Belmont becomes familiar with the excellent free national resources from the *Job Accommodation Network* (<https://askjan.org>).

6. Provide Auxiliary aids and services (ADA Title II – 28 CFR Part 35.160) to ensure effective communication with people with disabilities. This provision requires ADA Title II entities to take steps to ensure that communication with members of the public and employees with disabilities is as effective as communication with others. This requirement may include but is not limited to providing sign language interpreters, providing Computer-Assisted-Real-

time-Translation (CART), written materials for persons who are deaf or have difficulty hearing, braille or large print information or information in digital format for people who are blind or have difficulty seeing.

From the questionnaire responses received, some departments seemed unclear about the obligation to provide effective communication. Clarifying procedures of providing effective communication could be beneficial. Some of the questionnaire responses include, “We are not able to provide information this way” and “No concrete services in place.” It is also not clear if face-to-face communication with individuals with disabilities is equally effective as communication with people without disabilities, or if information available in print format is currently available in accessible electronic or hard-copy formats such as large-font, or on the website.

Because multiple departments seemed unclear on effective communication, clarifying procedures of providing effective communication could be beneficial. As was offered in IHCD’s response to the RFP for this project, IHCD’s New England ADA Center staff can provide a training on effective communication if the Town of Belmont is interested in scheduling that training.

The Town should consider developing and publicizing clear processes for members of the public and employees to request auxiliary aids and services. Ensure that the Town’s website and other web-based services are accessible to people with disabilities. It is the Department of Justice’s position that when services are provided on a website, those services too must be made accessible. The website should be considered a “program” of the Town.

3. Summary of the Evaluation of Facilities

The analysis of existing conditions that encompasses the body of this evaluation is based on observations and documentation completed by IHCD team during site visits. This accessibility survey included the following facilities:

Public Buildings

Town Hall

Homer Municipal Building

Fire Station Headquarters

Fire Station #2

Main Library

Swimming Pool/ Bath House

Beech Street Center

Parks

Grove Street

Payson Park

Winn Brook (Elementary School)

Underwood Park

Building Facilities Overview

Under Title II of the ADA, the Town of Belmont must make sure that “No qualified individual with a disability shall, because a public entity's facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity” [28 CFR Part 35.149].

A public entity may not deny the benefits of its programs, services and activities to individuals with disabilities because its facilities are inaccessible. This means that each program, service and activity of the Town, when viewed in its entirety, must be readily accessible to and usable by individuals with disabilities.” This requirement is known as Program Accessibility [28 CFR Part 35.150].

The program accessibility requirement does not necessarily require the Town to make each existing facility accessible or to take any action that would threaten or destroy the historic significance of a historic property. Or require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of the program or in an undue financial and administrative burden.

The Town may comply with the requirements through such means as redesign or acquisition of equipment, reassignment of services to accessible buildings, delivery of services at alternate accessible sites, alteration of existing facilities and construction of new facilities, or any other methods that result in making the Town’s services, programs or activities readily accessible to and usable by individuals with disabilities. A public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

In choosing among available methods for meeting the requirements of this section, a public entity shall give priority to those methods that offer services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

IHCD recommends the following improvements at the following Town facilities:

Public Buildings

Town Hall

- Renovate the exterior routes.
- Provide compliant egress signage.
- Provide a Limited Use Limited Application (LULA) elevator to the dressing room level.
- Renovate stair handrails.
- Provide two (2) compliant work surfaces.

- Provide an assistive listening system in the auditorium.
- Renovate toilet rooms.
- Renovate drinking fountains.

Homer Municipal Building

- Renovate egress stair railings.
- Renovate or provide accessible designation, directional, and egress signage.
- Provide two (2) accessible service counters.
- Provide two (2) accessible work surfaces.

Fire Station Headquarters

- Provide compliant designation and egress signage.
- Provide accessible service counters.
- Provide a drinking fountain for a standing user.
- Provide an assistive listening system.

Fire Station #2

- Provide compliant egress and designation signage.
- Relocate paper towel dispensers in toilet rooms.
- Raise the accessible parking sign.
- Lower the telephone at the main entrance.

Main Library

- Provide compliant directional, designation and egress signage.

- Renovate doors including the provision of one (1) automatic door opener.
- Provide an assistive listening system.
- Provide two (2) drinking fountains for standing users.
- Renovate elevator call buttons.

Swimming Pool / Bathhouse

- Renovate exterior routes.
- Provide emergency exit signage.
- Provide cane-detectable barriers on each side of the lavatories in the men's and women's bathhouse.
- Provide a call button by the first aid room and each door of the lifeguard's office.
- Renovate one single user shower/ changing room and men's and women's bathhouses and provide updated compliant signage at other shower rooms.

Beech Street Center

- Renovate exterior routes.
- Provide compliant signage.
- Renovate toilet room.
- Provide a sink with knee and toe clearance in the health room.
- Provide an assistive listening system and sign in the multipurpose room.

Outdoor Facilities Overview

The program accessibility obligation does not typically require that every outdoor area be made accessible. As noted before, "when viewed in its entirety" applies to programs for which there are multiple locations for comparable programs. Usually, a public entity determines which method it will use for meeting its program accessibility obligations. When structural changes

are made to existing facilities, the changes must comply with the 2010 ADA Standards for Accessible Design. When choosing to purchase equipment or to make structural changes, the public entity should factor financial resources required to maintain program accessibility.

Over time, the Town will need to reassess its compliance with program accessibility, and it may become necessary to acquire new accessible equipment or make structural modifications.

It is important to note that those elements in existing facilities that are subject to supplemental requirements of the 2010 ADA Standards (*e.g.* elements for which there are neither technical nor scoping specifications in the 1991 Standards) such as (C) *Recreational boating facilities*; (D) *Exercise machines and equipment*; (E) *Fishing piers and platforms*; (H) *Play areas*; (J) *Swimming pools, wading pools, and spas*; and (L) *Miscellaneous - (1) Team or player seating and Accessible route in court sports facilities*, need to be brought into compliance.³

IHCD recommends the following improvements at the following Recreation Department facilities:

Grove Street Park

- Renovate exterior routes.
- Provide one (1) van accessible parking space in the parking lot and renovate one (1) street accessible parking space.
- Provide an accessible route to the drinking fountain for seated users and provide an additional drinking fountain for standing users, (also located on accessible route).
- Provide an accessible route around the playground on the north and northwest sides.
- Provide an accessible impact-attenuating surface to and around each play component in each playground.
- Install an accessible route connecting all areas of sport activity, including routes to team seating areas, between team seating areas and the field and to spectator seating areas.

Payson Street Park

³ As described in 28 CFR 35.150(b)(2)(i) Title II ADA Regulations

- Renovate exterior routes.
- Provide an accessible picnic table on an accessible route.
- Install an accessible route to and around the playgrounds.
- Provide an accessible impact-attenuating surface to and around each play component in each playground.

Underwood Park

- Provide an accessible picnic table on an accessible route.
- Provide an accessible route around the playground with the swings and slides.
- Provide an accessible impact-attenuating surface to and around each play component in each playground.
- Provide an accessible route to the tetherball court.

Winn Brook Park

- Renovate exterior routes.
- Install two curb ramps.
- Provide one car accessible parking space and one van accessible parking space.
- Provide an accessible picnic table on an accessible route in one picnic area and accessible routes to two existing accessible picnic tables in two other picnic areas.
- Provide an accessible impact-attenuating surface to and around each play component in each playground.
- Install an accessible route connecting all areas of sport activity, including routes between the soccer fields, baseball field, tennis courts and basketball court.

Reference List:

Federal Laws:

- Americans with Disabilities Act (ADA)
- 2010 ADA Standards for Accessible Design

State Law:

- 521 CMR Massachusetts Architectural Access Board – Rules and Regulations

Guidance:

- ADA Action Guide for State and Local Governments: <https://www.adaactionguide.org>
- ADA Checklist for Existing Facilities: <https://www.adachecklist.org>
- Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas: <https://www.access-board.gov/attachments/article/1637/outdoor-guide.pdf>
- US Access Board: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/animations>
- ADA Checklist for Polling Places: <https://www.ada.gov/votingchecklist.htm>
- Solution for Five Common ADA Access Problems at Polling Places: https://www.ada.gov/ada_voting/voting_solutions_ta/polling_place_solutions.htm

Grove Street Park



Town of Belmont ADA Transition Plan

August 2021



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Grove Street Park, located on Grove Street, is composed of four (4) tennis courts, an inter-generational walking trail that encircles the park, a multipurpose grass field, a playground, a basketball court, batting cages, and three (3) baseball diamonds. The walkway connects most areas of sport activity within the park.

A small parking lot is provided by the tennis courts and street accessible parking spaces are provided on Foster Road and Grosvenor Street.

Key Accessibility Issues

Exterior Access Routes

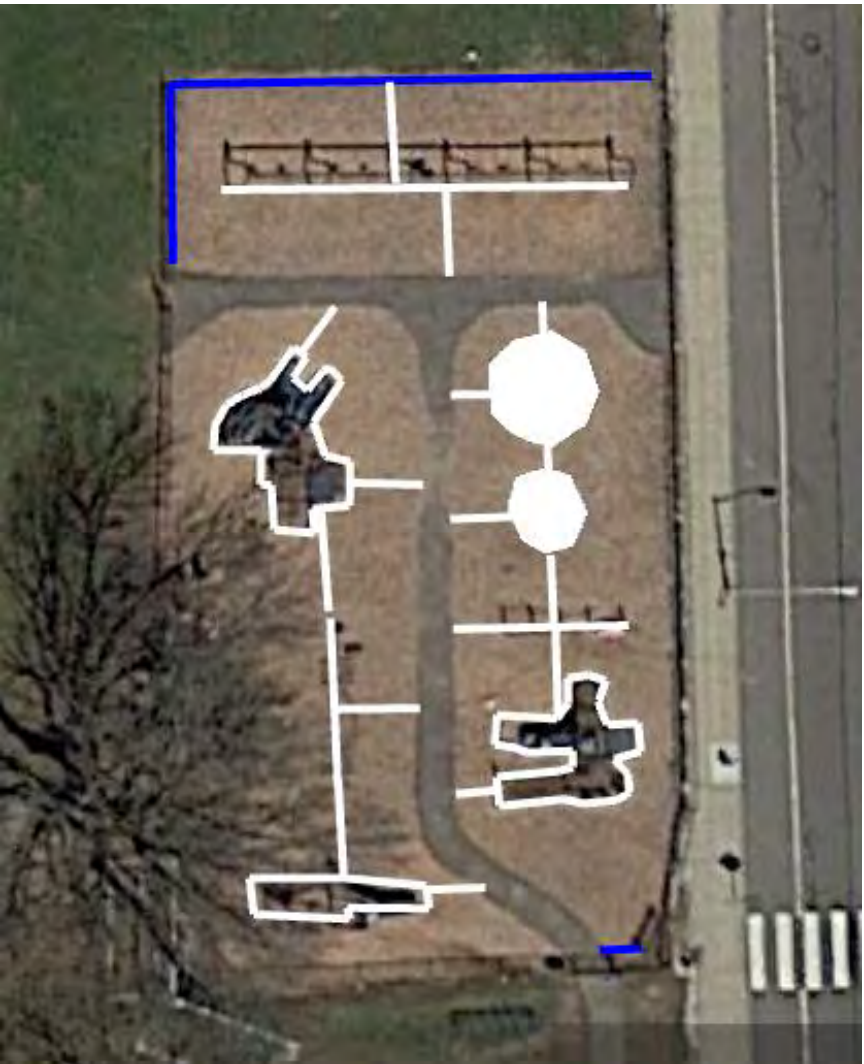
Accessibility issues include exterior routes with excessive level changes, and lack of accessible exterior routes to bike racks, trash bins, a defibrillator and batting cages.

Accessible Parking

The parking lot lacks one van accessible parking space. The accessible street parking space on Foster Road has a surface that is in need of repair. The accessible street parking space on Grosvenor Street lacks an accessible route connecting it to the park.

Playground

Accessibility issues include a lack of an impact attenuating accessible route to the play components inside the boundary of the playgrounds. In addition, there is no accessible route around the playground. At minimum IHCD recommends providing an accessible route around the north and northwest sides of the playground. Other routes may be too close to the area that is required to be an impact-attenuating surface to be required. See the following image for proposed asphalt routes outlined in blue and proposed poured-in-place rubber routes shown in white:



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

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

Areas of Sport Activity

Accessibility issues include lack of accessible routes to team seating areas, lack of accessible spaces alongside team seating benches, lack of accessible routes from team seating areas to the sports field, lack of an accessible route to spectator seating areas, lack of accessible spaces alongside spectator seating areas and lack of an accessible route to the basketball court.

Drinking Fountain

One drinking fountain for seated users is provided, however there is no accessible route to the drinking fountain. Additionally, a drinking fountain for standing users is required.

Additional Accessibility Issues

- Lack of an accessible route to one bench in the playground.
- The visual sign at the playground entrance is mounted lower than allowed.

Order of Magnitude Cost Estimates

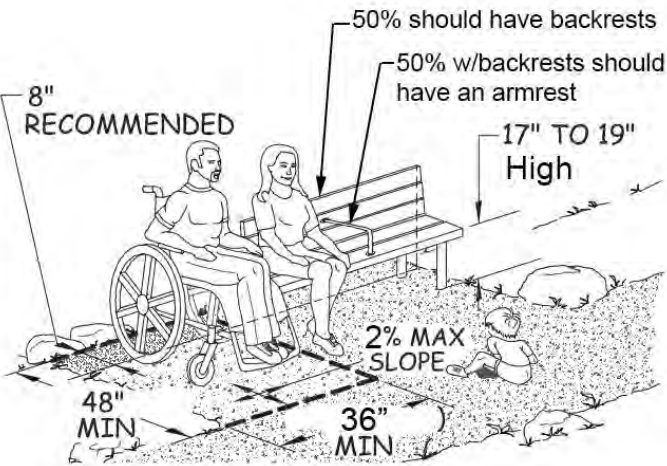
- Renovate exterior routes: \$12,096
- Provide one (1) van accessible parking space in the parking lot and renovate one (1) street accessible parking space: \$2,042
- Provide an accessible route to the drinking fountain for seated users and provide an additional drinking fountain for standing users, (also located on an accessible route): \$4,268
- Provide an accessible route around the playground on the north and northwest sides: \$4,120
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$41,272
- Install an accessible route connecting all areas of sport activity, including routes to team seating areas, between team seating areas and the field and to spectator seating areas: \$12,120
- Miscellaneous corrective actions (accessible route to a bench, etc.): \$800

Total: \$76,718

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 10" high solid surface (kickplate) on the push side of all gates.
- Recommend providing clear floor space alongside one bench in each area of the park so that a person using a wheelchair or wheeled mobility device can sit shoulder to shoulder with a person seated on the bench. See the following diagram:





- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.





Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Grosvenor Street Parking by Sargent Road and West Baseball Field	Ext.		Exterior Access Route	Exterior		Not provided from all site arrival points	-	Ensure an accessible route is provided from all points of arrival including the accessible parking space on Grosvenor Street. (Cost estimate for 40' long by 4' wide asphalt path to the entrance.)	1	1600	\$1600
2	Route to Batting Cages	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	160	\$160
3	Bike Rack by Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200
4	Bike Rack by Soccer Fields	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack. (Cost estimate for 25' long by 4' wide asphalt route.)	1	1000	\$1000
5	Bike Rack by Tennis Courts	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200





Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Bike Rack by West Baseball Field	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack. (Cost estimate for 20' long by 4' asphalt route.)	1	800	\$800
7	Defibrillator	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the defibrillator. (Cost estimate for 7' long 4' wide asphalt area.)	1	280	\$280
8	Entrance From Grove Street by Basketball Court	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for 100' long by 4' wide asphalt route to the basketball court and walking path to the batting cages from the entrance.)	1	4000	\$4000
9	Entrance From Grove Street by Basketball Court, Bike Rack	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike racks. (Cost estimate for 30' long by 4' wide asphalt route.)	1	1200	\$1200
10	Playground	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to one bench in the playground. (Cost estimate for 10' long by 4' wide asphalt route.)	1	400	\$400






Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Walking Path Behind Northeast Baseball Diamond	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Relocate trash bin to an accessible route.	1	256	\$256
Off-Street Parking Lot or Garage												
12	Parking Lot by Tennis Court	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	10 0	Provide one van accessible parking space.	1	1850	\$1850
13	Accessible Parking Space on Foster Road	Ext.		Off-Street Parking Lot or Garage	Visitor		Surface not stable, firm, and slip-resistant	-	Repair surface at accessible parking space.	1	192	\$192
Access to Goods and Services												
Signage												
14	Playground Entrance	Ext.		Signage	Informational		Visual characters < 40" above ground	-	Mount visual sign so that the baseline of the lowest character is 40" min. above the ground.	1	Labor	\$0






Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Benches												
15	Bench Under Tree by Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to this bench. (Cost estimate for 20' long by 4' wide asphalt route.)	1	800	\$800
Additional Access												
Drinking Fountains												
16	Drinking Fountain by Gosvenor Street	Ext.		Drinking Fountains	Low		Fountain not on accessible route	-	Ensure an accessible route is provided to the drinking fountain. (Cost estimate for 6' long by 4' wide route.)	1	240	\$240
17	Drinking Fountain by Gosvenor Street	Ext.		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
Play and Sport Areas												
Play Areas												
18	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Provide an accessible route around the play area on the north and northwest side. (Note: Other routes may be too close to the area that is required to be impact attenuating.) (Cost estimate for 103' long by 4' wide asphalt route.)	1	4120	\$4120


Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 2,948 sq. ft. of poured in place rubber surface.)	1	41272	\$41272
20	Playground	Ext.		Play Areas	N/A		No compliant transfer system	21"	Alteration might be technically infeasible. When replacing surface, attempt to ensure that the transfer platform is 11" to 18" above the ground.	1	-	\$0
Field												
21	Northeast Baseball Diamond, First Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	28" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area. (Cost estimate for 6' long by 4' wide asphalt area.)	1	240	\$240
22	Northeast Baseball Diamond, Third Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23.5" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area. (Cost estimate for 6' long by 4' wide asphalt area.)	1	240	\$240
23	West Baseball Field, Team Seating by First Base	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from the team seating area and from the entrance walkway to the team seating area. (Cost estimate for 50' long by 4' wide asphalt route.)	1	2000	\$2000

Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	West Baseball Field, Team Seating by Third Base	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route	23" -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field from team seating. (Cost estimate for 10' by 4' asphalt area.)	1	400	\$400
25	Central Baseball Field by Tennis Courts, First Base Team Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at team seating No accessible route to all areas of sport activity	24" -	Provide a 36" x 48" clear floor space at team seating. Install an accessible route between all areas of sport activity. (Cost estimate for 75' long 4' wide asphalt area.)	1	3000	\$3000
26	Central Baseball Field by Tennis Courts, Third Base Team Seating Area	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. Install an accessible route between all areas of sport activity including to the team seating area and from the team seating area to the field. (Cost estimate for 40' long by 4' wide asphalt area.)	1	1600	\$1600
27	Central Baseball Field by Tennis Courts	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating on each side. Install an accessible route to each side of bleacher. (Cost estimate for two 10' long by 4' wide asphalt routes.)	2	400	\$800
28	Northeast Baseball Diamond	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating on each side. Install an accessible route to each side of bleacher. (Cost estimate for two 10' long by 4' wide asphalt routes.)	2	400	\$800

Town of Belmont
Grove Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	West Baseball Field Spectator Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at sidelines seating. Install an accessible route between the accessible street parking space, the entrance by the bleachers and the bleachers, (Cost estimate for 70' long 4' wide asphalt area.)	1	2800	\$2800
Court												
30	Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route	-	Provide an accessible route to the court. (Cost estimate for 6' long by 4' wide asphalt route.)	1	240	\$240
Best Practice												
31	Tennis Courts	Ext.			-			-	Recommend providing a 10" high solid surface (kickplate) on the push side of all gates.	1	-	\$0
32	Walking Path by Playground Swings	Ext.			-			-	Recommend providing clear floor space alongside one bench in each area of the park so that a person using a wheelchair or wheeled mobility device can sit shoulder to shoulder with a person seated on the bench.	1	-	\$0

Payson Park



Town of Belmont ADA Transition Plan

August 2021



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

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

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

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

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

Key Accessibility Issues

Exterior Access Routes

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

Picnic Tables

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

Playground and Park Circulation

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



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

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

Additional Accessibility Issues

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

Order of Magnitude Cost Estimates

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

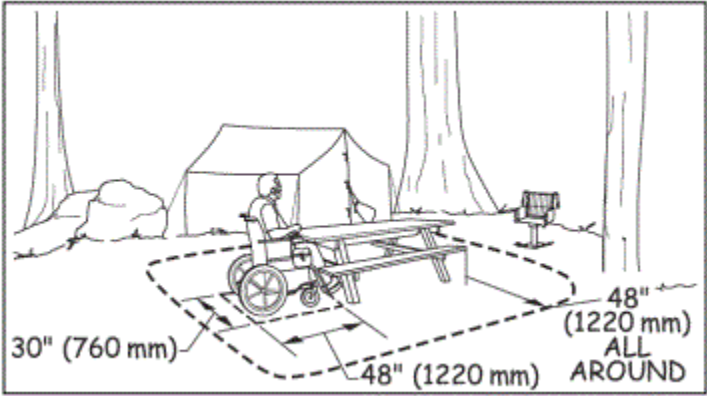
- Install an accessible route to and around the playgrounds: \$19,620
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$58,338
- (Miscellaneous corrective actions: directional signs, etc.):\$1,692

Total: \$100,714

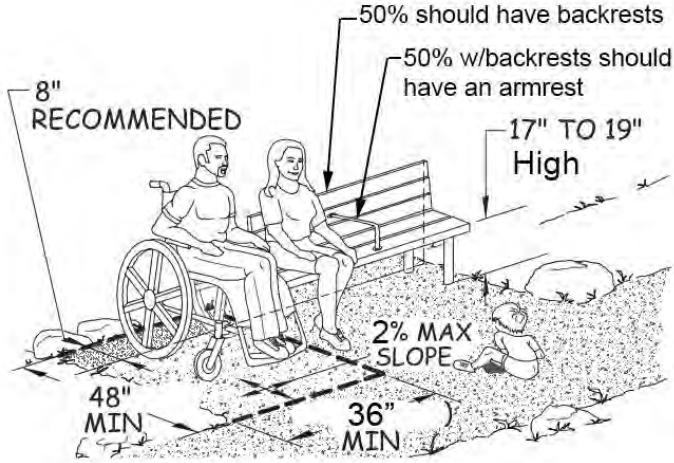
Best Practice and Inclusive Design

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

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








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








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





**Town of Belmont
Payson Park**

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






**Town of Belmont
Payson Park**

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






Town of Belmont
Payson Park

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



Town of Belmont
Payson Park

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

Town of Belmont
Payson Park

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

Town of Belmont
Payson Park

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

Underwood Park



Town of Belmont ADA Transition Plan

August 2021



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Underwood Park is adjacent to Underwood Pool, located on Cottage and School Streets. The main entrance to the park is on Cottage Street. The park has three playground areas, three picnic tables, a grassy field located on a steep slope and a tetherball court. Additional amenities include a trash bin, a bench and a bike rack.

There is no designated parking lot for the park. Visitors can park at the Underwood Pool during the off-season when the pool is closed or at the school across School Street when the school is closed. At other times, park visitors must park on the street.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include exterior routes that are not maintained in operable working condition. In addition, accessible routes are not provided to park amenities including the tetherball court, trash bin, bench and bike rack.

Picnic Tables

Picnic tables are provided in the park. However, none of the picnic tables are accessible with toe and knee clearance, and none are on an accessible route.

Playground

Accessibility issues include lack of an accessible route around the playgrounds with the swings and slides. There is also a lack of an impact attenuating accessible route to the play components inside the boundary of the playgrounds. See the following diagram depicting accessible routes around the playgrounds (in black) and to the play components in the playgrounds (in red). The route to the tetherball court is also shown:



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

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

Additional Accessibility Issues

- Visual characters at the informational sign at the park entrance are located lower than allowed.

Order of Magnitude Cost Estimates

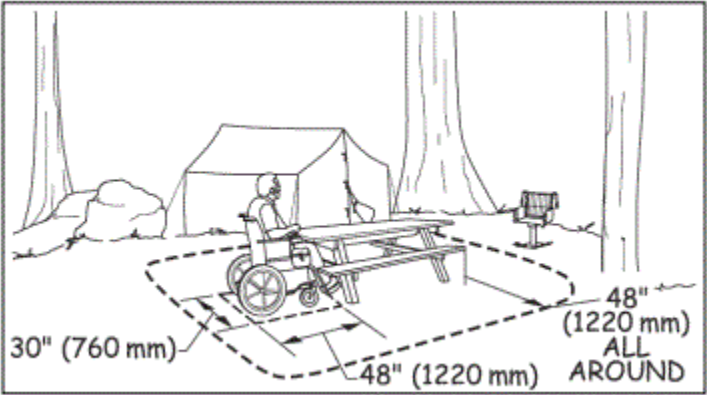
- Provide an accessible picnic table on an accessible route: \$1,400
- Provide an accessible route around the playgrounds with the swings and slides: \$10,240
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$40,182
- Provide an accessible route to the tetherball court: \$2,688
- Miscellaneous corrective actions (signage, exterior routes to the bench, trash bin, bike rack, etc.): \$1,000

Total: \$55,510

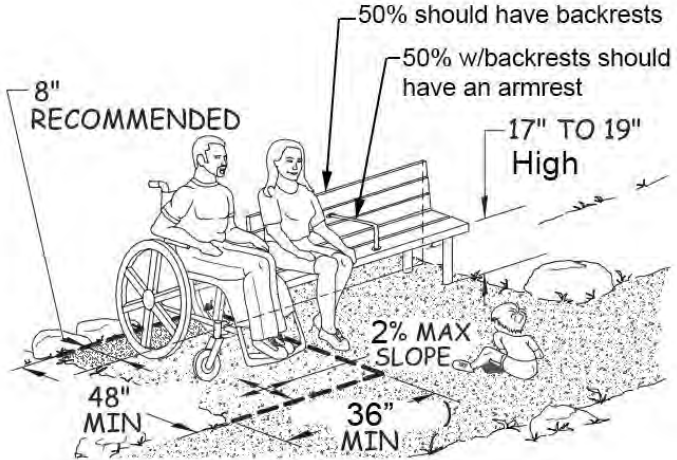
Best Practice and Inclusive Design

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

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







- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:







- Recommend providing an on-street accessible parking space with a sign displaying the International Symbol of Accessibility (ISA) and a curb ramp by the entrance to the park.

Town of Belmont
Underwood Park






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway by South Playground	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	160	\$160
2	Sidewalk by Cottage Street Entrance	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition	-	Ensure the sidewalk is maintained in operable working condition.	1	Labor	\$0
3	South Playground Trash Bin	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Locate trash bin on an accessible route.	1	Labor	\$0
4	Bike Rack Along Walkway to Cottage Street Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Provide an accessible route to the bike rack. (Cost estimate for a 6' long 4' wide asphalt route.)	1	240	\$240
Access to Goods and Services												

Town of Belmont






Underwood Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
5	Park Entrance Signage	Ext.		Signage	Informational		Visual characters < 40" above ground	-	Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor.	1	Labor	\$0
Picnic Tables												
6	Main Playground Picnic Table	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	Provide at least 1 dining surface that has toe and knee clearance. Locate the dining surface on an accessible route.	1	1400	\$1400
Exterior Benches												
7	Bench by Entrance and Bike Rack	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to at least one bench in the park. (Cost estimate for a 15' long 4' wide asphalt route to the bench.)	1	600	\$600
Play and Sport Areas												
Play Areas												
8	South Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	- -	Provide an accessible route around the play area with the slides and the play area with the swings. (Cost estimate for 256' long 4' wide asphalt route.)	1	10240	\$10240

**Town of Belmont
Underwood Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Main Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 1300 sq. ft. of poured in place rubber surface.)	1	18200	\$18200
10	Bucket Swings	Ext.		Play Areas	N/A		Accessible route not provided to play components	- -	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 456 sq. ft. of poured in place rubber surface.)	1	6384	\$6384
11	Standard Swings	Ext.		Play Areas	N/A		Accessible route not provided to play components	- -	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 174 sq. ft. of poured in place rubber surface.)	1	2436	\$2436
12	South Playground, Slide for Young Children	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 376 sq. ft. of poured in place rubber surface.)	1	5264	\$5264
13	South Playground, Slide for Older Children	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 396 sq. ft. of poured in place rubber surface.)	1	5544	\$5544

Town of Belmont
Underwood Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	South Playground, Balance Beam	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 168 sq. ft. of poured in place rubber surface.)	1	2354	\$2354
Court												
15	Tetherball Court	Ext.		Court			Court is not connected to an accessible route	-	Provide an accessible route to the court. (Cost estimate for 84 ft long 4' wide stone dust route.)	1	2688	\$2688
Best Practice												
16	Main Playground Picnic Table	Ext.						-	Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in the picnic area and connected to an accessible route.	1	-	\$0
17	Bench by Entrance and Bike Rack	Ext.						-	Recommend providing a 36" wide by 48" deep firm stable and slip resistant clear floor space alongside the bench so that a wheelchair user can sit shoulder to shoulder with a person seated on the bench.	1	-	\$0
18	Cottage Street by Park Entrance	Ext.							Recommend providing an on-street accessible parking space and curb ramp by the entrance to the park.	1	-	\$0

Winn Brook Park



Town of Belmont ADA Transition Plan

August 2021



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Winn Brook Park is located at 97 Waterhouse Road by Winn Brook School. The park has an outdoor stage with seating, a playground with a tot lot and area for older children, three picnic areas, a baseball field, four tennis courts, two basketball courts and eight soccer fields. Additional amenities include trash bins, benches and bike racks.

There is a parking lot to the northeast alongside the playground. No accessible parking spaces are provided within the lot.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include exterior routes that are not maintained in operable working condition, exterior routes with excessive level changes, and lack of accessible exterior routes to the playground, signage, trash bins and bike racks.

Curb Ramps

Curb ramps are not provided on the routes from the parking lot to the playground and basketball court.

Parking Lot

The parking lot lacks one car accessible and one van accessible parking space.

Picnic Tables

Accessibility issues with picnic tables include lack of a picnic table with toe and knee clearance in one picnic area, and lack of an accessible route to the accessible picnic table in two other picnic areas.

Playgrounds

Accessibility issues include a lack of an impact attenuating accessible route to the play components inside the boundary of the playgrounds. In addition, play areas are not maintained in operable working condition due to wood chips that have infilled part of the accessible walkway. See the following diagram

illustrating accessible routes to and around the play components within the playgrounds (in red).



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

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

Area of Sport Activity

There is no accessible route connecting all areas of sport activity, including the baseball field, soccer fields, tennis courts and basketball courts. In addition, there is no accessible route to the team seating areas and there is a lack of clear floor space alongside the team benches in the baseball field. See the following diagram that illustrates a proposed route connecting all areas of sport activity in black:



Additional Accessibility Issues

- Lack of a directional sign at the inaccessible entrance to the playground.
- Lack of maneuvering clearance with a slope of 1:50 (2%) max. at the Cross Street entrance to the park.
- Lack of an accessible route to one bench in each area.
- Lack of a wheelchair space in the seating area in front of the stage. See following diagram showing the recommended location of the wheelchair space in purple:



Order of Magnitude Cost Estimates

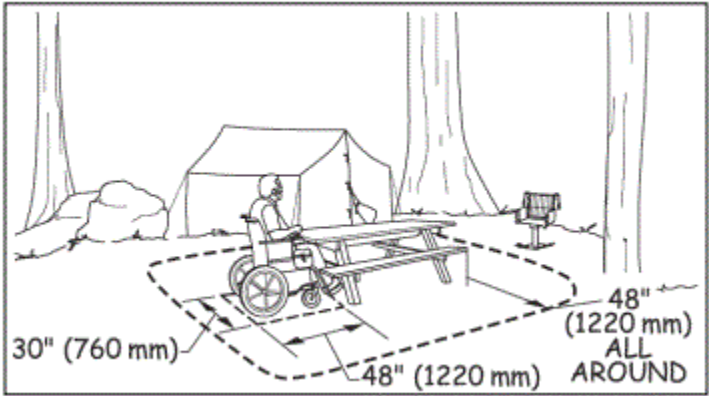
- Renovate exterior routes: \$1,776
- Install two curb ramps: \$5,600
- Provide one car accessible parking space and one van accessible parking space: \$1,600
- Provide an accessible picnic table on an accessible route in one picnic area and accessible routes to two existing accessible picnic tables in two other picnic areas: \$2,104
- Provide an accessible impact-attenuating surface to and around each play component in each playground: \$74,956
- Install an accessible route connecting all areas of sport activity, including routes between the soccer fields, baseball field, tennis courts and basketball court: \$48,480
- Miscellaneous corrective actions (directional signage, maneuvering clearance, exterior routes to benches, wheelchair space, clear floor space at team seating areas, etc.): \$2,094

Total: \$136,610

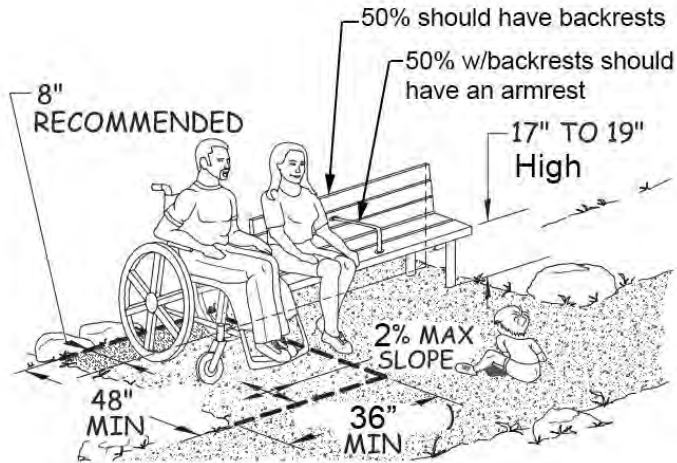
Best Practice and Inclusive Design

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 at tennis courts.
- As the rise to the stage is less than 6", handrails are not required, but for greater access consider providing circular handrails located between 34" - 38" high and between 18" - 20" high with 12" extensions at the top and bottom of the ramp run.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around accessible picnic tables. See the following diagram:



- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:








- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable,




Winn Brook Park

firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.





Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Tot Lot	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.25"	Alter change in level at the base of the ramp to be 1/4" high max.	1	256	\$256
2	Playground Walkway	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition and kept clear of sand.	1	Labor	\$0
3	Playground Walkway	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition and kept clear.	1	Labor	\$0
4	Playground Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	4.5"	Provide an accessible route. (Cost estimate for a 6' long sloped concrete path with a level landing.)	1	384	\$384
5	Baseball Diamond Trash Bin	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Relocate the trash bin on the new accessible route.	1	Labor	\$0






Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Cross Street Sidewalk	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route to each bike rack. (Cost estimate based on 46 square ft. of stone dust.)	1	368	\$368
7	Playground Walkway Trash Bin	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Relocate the trash bin to the edge of the path.	1	Labor	\$0
8	Playground Walkway Facing Basketball Court	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the trash bin. (Cost estimate for a 6' long 4' wide concrete route.)	1	384	\$384
Curb Ramp												
9	Parking Lot to Basketball Court	Ext.		Curb Ramp	N/A		Curb ramp not provided	6"	Provide a curb ramp at intersection. (Cost estimate for a concrete curb ramp.)	1	2800	\$2800
10	Parking Lot	Ext.		Curb Ramp	N/A		Curb ramp not provided	8"	Provide a curb ramp at intersection. (Cost estimate for a concrete curb ramp.)	1	2800	\$2800






Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
11	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	28 0 0	Provide one car accessible parking space and one van accessible parking space.	2	800	\$1600
Entrance												
12	Stepped Playground Entrance	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance at the exterior of the gate. .	1	346	\$346
13	Cross Street Park Entrance	Ext.		Entrance	Secondary Entrance		Maneuvering clearance at door > 1:50 (2.00%)	9.1%	Alter so that the slope in all directions is no greater than 1:50 (2.00%) at the gate.	1	360	\$360
Access to Goods and Services												
Signage												
14	Playground Entrance	Ext.		Signage	Informational		Signage not located on an accessible route	-	Provide an accessible route to the sign. (Cost estimate for a 6' long, 4' wide concrete route.)	1	384	\$384






Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Assembly Area												
15	Stage	Ext.		Assembly Area	N/A		Minimum # wheelchair spaces not provided Wheelchair spaces not on accessible route	- -	Provide one wheelchair accessible space with an accessible route to it. (Recommended location would be in the center of the back row.)	1	300	\$300
Picnic Tables												
16	Playground Walkway on the Northeast Side	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	24" -	Provide at least 1 picnic table in this area has toe and knee clearance. Ensure that the picnic table is located on an accessible route.	1	1400	\$1400
17	Playground Walkway - Picnic Tables	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the accessible picnic table is connected to an accessible route. (Cost estimate for a 6' long, 4' wide concrete route.)	1	384	\$384
18	Tot Lot Picnic Area	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Provide an accessible route to the accessible picnic table. (Cost estimate for a 10' long, 4' wide stone dust route.)	1	320	\$320
Exterior Benches												
19	Cross Street Sidewalk	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to the bench. (Cost estimate for 4' wide, 5' long stone dust route.)	1	160	\$160




Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Playground Walkway on the Northwest Side	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. (Cost estimate for a 4' wide, 4' long asphalt route.)	1	160	\$160
21	Playground Walkway South Side - Bench Facing Field	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area. (Cost estimate for a 4' wide, 4' long stone dust route.)	1	128	\$128
22	Playground Walkway, Bench Facing Basketball Court	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to the bench in this area. (Cost estimate for a 4' wide, 4' long stone dust route.)	1	128	\$128
Play and Sport Areas												
Play Areas												
23	Playground	Ext.		Play Areas			Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 4,070 sq. ft. of poured in place rubber surface.)	1	56980	\$56980
24	Tot Lot	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. Ensure that one bench in this playground is located on an accessible route. (Cost estimate for 1,284 sq. ft. of poured in place rubber surface.)	1	17976	\$17976

Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Tot Lot Ramp	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
Field												
26	Baseball Diamond	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" clear floor space at both team seating areas and a route to each team seating bench from the new accessible route around the park. (Cost estimate for 4' wide, 16' long stone dust routes.)	1	512	\$512
27	Soccer and Baseball Fields	Ext.		Field			No accessible route to all areas of sport activity	-	Install an accessible route connecting all areas of sport activity, including routes between the soccer fields, baseball field, tennis courts and basketball court. (Cost estimate for 4' wide 1,515' long stone dust route.)	1	48480	\$48480
Best Practice												
28	Tennis Courts	Ext.						-	Recommend providing benches at tennis courts.	1	-	\$0
29	Stage	Ext.						-	As the rise to the stage is less than 6", handrails are not required, but for greater access consider providing circular handrails located between 34"-38" high and between 18"- 20" high with 12" extensions at the top and bottom of the ramp run.	1	-	\$0

Town of Belmont
Winn Brook Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Playground Walkway Bench	Ext.						-	Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0
31	Playground Walkway - Picnic Tables	Ext.						-	Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around accessible picnic tables.	1	-	\$0
32	Tot Lot Ramp	Ext.						-	IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). When used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.	1	-	\$0