

# Hamblin Pond and Bathhouse



Town of Barnstable  
ADA Transition Plan

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Institute for Human Centered Design

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## Background

Hamblin Pond is located at 699 Cotuit Road. Amenities in the area include a bathhouse (south side of the pond), a beach area, an unpaved parking lot, and a picnic table. The Hamblin bathhouse features men's and women's single-user toilet rooms. The entrances to the toilet rooms are via a ramp - the ramp is not connected to an accessible route.

## Key Accessibility Issues

- Ramp to the bathhouse is not connected to an accessible route.
- Parking lot lacks a van designated parking space (see drawing for possible van accessible parking space design).
- Route around the pond is not firm and stable.
- Accessible route to the recreation water level at the pond is not provided.
- Maneuvering clearance at the toilet is slightly narrower than allowed due to the location of the urinal and dispensers protrude into the circulation path.
- Picnic table is not accessible.
- Designation signs lack raised characters.

## Order of Magnitude Cost Estimates

- Provide an accessible route that connects all amenities at the pond: \$5,792
- Provide an accessible route to the recreation water level at the pond (beach mat): \$3,899
- Miscellaneous corrective actions (parking, signage, picnic table, etc.): \$3,970

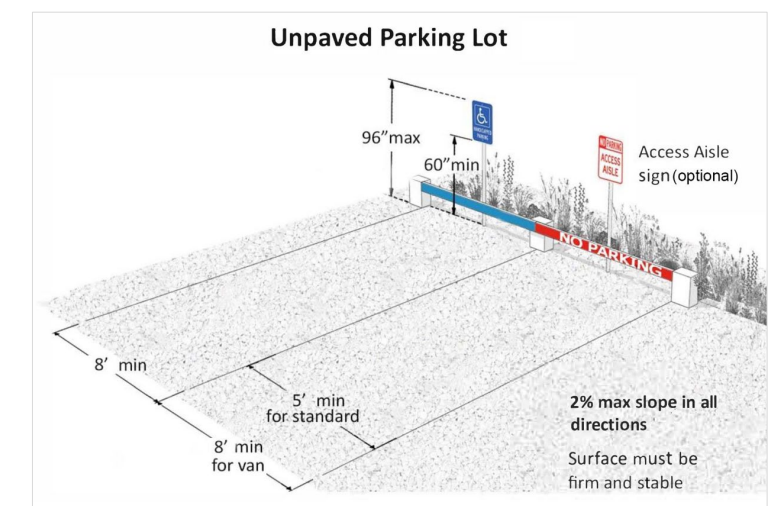
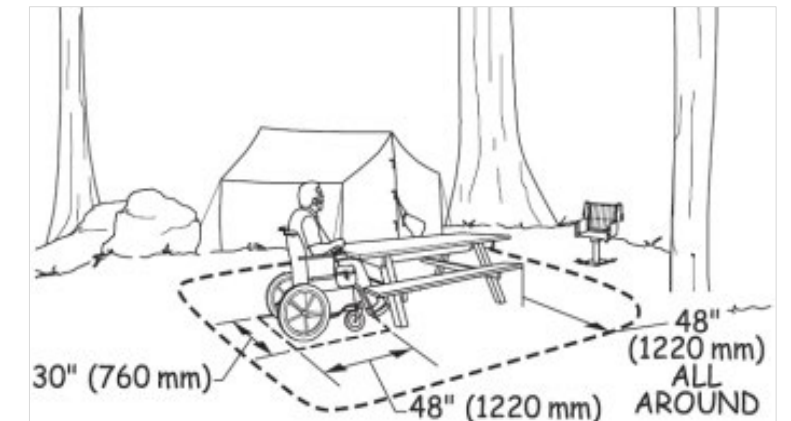
**Total: \$13,661\***

**Note:** Cost to remove the urinal in the men's toilet room is not included.

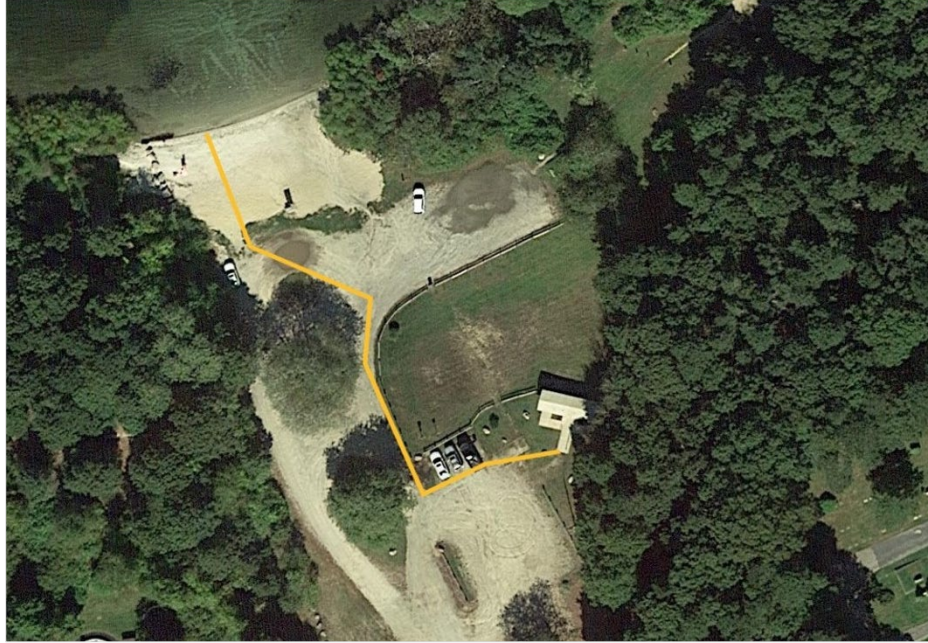
## Best Practice and Inclusive Design

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 some benches with backs and some with arms on accessible routes near the bathhouse and in shaded areas around the pond.
- Recommend providing at least 48" clear ground space all around the picnic table. Ensure surface is stable and firm.







Hamblin Pond and Bathhouse







Possible accessible route





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Route to Hamblin's Pond	Ext.		Exterior Access Route	Sidewalk		Surface is not stable, firm, and slip-resistant Does not prevent accumulation of water	- -	Repair surface.  See ID #2 for cost.	1	-	\$0
2	Bath House	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Extend the accessible route to the parking lot.	1	5792	\$5792
3	Route to Hamblin's Pond	Ext.		Exterior Access Route	Exterior		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the recreation water level.  (Cost for a 6.5 ft. wide by 82 ft. long beach mat.)	1	3899	\$3899
<b>Off-Street Parking Lot or Garage</b>												
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated van accessible spaces Surface not stable, firm, and slip-resistant	-	Provide a van accessible spaces that is at least 96" wide with a marked access aisle that is at least 96" wide. Ensure slope is not steeper than 1:50 (2.00%) in all directions. Add the designation "Van Accessible" to the sign. Repair surface. (See sketch for possible design of the parking space.)	1	1850	\$1850
<b>Access to Goods and Services</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
5	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign	-	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
6	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
<b>Picnic Tables</b>												
7	Picnic Table Ref.	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided	-	Provide a picnic table with knee and toe clearance.	1	1400	\$1400
8	Picnic Area	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the dining surface is connected to an accessible route.  See ID #2 for cost.	1	-	\$0
<b>Toilet &amp; Bathing Rooms</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Single-User Toilet</b>												
9	Men's Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Renovate the toilet room to ensure that there is 60" wide min. clear floor space at the toilet.	1	-	\$0
<b>Dispensers</b>												
10	Men's Toilet Room	1		Dispensers	Other		Dispenser acts as a protruding object Audible and visible alarms not provided	6.5"	Relocate dispenser so it does not interfere with the clear floor space at the lavatory. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	256	\$256
11	Women's Toilet Room	1		Dispensers	Soap Dispenser		Dispenser acts as a protruding object Audible and visible alarms not provided	6.5"	Relocate dispenser out of the circulation path. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	Labor	\$0
<b>Best Practice</b>												
<b>Bench</b>												
12	Bath House	Ext.		Bench	N/A				Recommend providing a bench at this location and around the pond.	1	-	\$0