

Dowses Beach and Bathhouse



ADA Transition Plan

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Background

Dowses Beach Bathhouse is located at 348 East Bay Road in Osterville. The beach is open from Memorial Day to Labor Day, with lifeguards on duty at lifeguard stations daily from 9:00 AM to 5:00 PM. Parking in the lot is free.

The bathhouse is located at the south end of a parking lot. The only entry and exit point to and from the bathhouse is through steep walkways and a staircase. A wooden walkway provides an access route to the beach. There are nine (9) beach access routes starting from the borders of the parking lot which is almost completely surrounded by vegetation and beach sand extending to the ocean. Some of the access routes are likely the product of desire lines and include paths that would be very difficult to navigate even if a beach mat were provided over the ground surface.

Note: See Figure 1 on Page 2 of this report showing the suggested location for additional beach access routes that could be created with the use of beach mats.

The bathhouse contains one (1) women's toilet room, one (1) men's toilet room, and a lifeguard room. The women's toilet room contains three (3) toilet compartments. The men's toilet room has two (2) compartments and two (2) urinals. The lifeguard room is for staff only. Amenities around the bathhouse include a picnic table and a bench near the bathhouse on its north side. A bike rack and an inaccessible portable toilet are located by the northern portion of the parking lot. Additional amenities include a pier and viewing platform at the north end of the parking lot, and beach umbrellas at multiple locations.

The parking lot contains 220 parking spaces. This includes four (4) car accessible spaces and two (2) van accessible parking spaces at the south end of the lot by the bathhouse, and five (5) car accessible parking spaces at the north end of the lot by the pier and viewing platform.

The viewing platform that has staircases leading to the beach. Once at the viewing area there are benches at lowered railing that create accessible fishing points.

Note: On the beach level next to the viewing platform there is an engraved stone from the Barnstable Disability Commission attesting to the existence of disability being a normal part of the human experience.

Key Accessibility Issues

Ramps

The walkway starting near the parking lot, below and north of the bathhouse, has a sufficient running slope to be considered a ramp. It lacks handrails and edge protection. There is also lack of a ramp which is necessary to create an accessible route from where a staircase north of the bathhouse leads to the one entry and egress on the north side of the bathhouse.

Doors

The entry and egress door to the bathhouse building is narrower than the minimum width required.

Beach Access Routes

There is a lack of a stable and firm beach access route to at least one of the available beach umbrellas, a wooden beach access route accessed by a walkway that joins the wooden route at the rinsing shower does not extend all the way to the high tide level, and there is lack of a stable and firm beach access route at Access Point #5 and at Access Point #9 extending to the accessibility monument, the beach area below the viewing platform and the high tide level.

Rinsing Shower

Accessibility issues at the rinsing shower include lack of two fixed shower heads mounted at 48" and 72" inches above the ground, and lack of water controls that are mounted within reach range.

Dowse Beach and Bathhouse

In addition, the accessible route to and within the rinsing shower is not maintained in operable working condition.

Toilet Rooms

Accessibility issues with the toilet rooms in the bathhouse include lack of an accessible toilet compartment, lack of knee clearance at the lavatory and a mirror mounted higher than the maximum height allowed in both the men's and women's toilet rooms. The men's toilet room has exposed plumbing below the lavatory.

Additional Accessibility Issues

- An access aisle at a car accessible space near the bathhouse is narrower than the minimum width required, and multiple parking identification signs at both accessible parking locations are obscured by vegetation.
- Lack of an accessible portable toilet with 60" min. x 72" min. clear floor space at the toilet.
- Exterior access routes have excessive cross slopes and are not maintained in operable working condition due to the presence of beach sand.
- Lack of an accessible picnic table located on an accessible route.

Order of Magnitude Cost Estimates

- Renovate toilet rooms: \$16,340
- Renovate and provide compliant ramps: \$11,722
- Provide accessible beach access routes (beach mats): \$5,647
- Provide handrails with a compliant cross section: \$4,440
- Widen the entry door at the bathhouse: \$3,366
- Renovate rinsing shower: \$2,719
- Miscellaneous corrective actions (parking, exterior access routes, picnic table, etc.): \$2,180

Total: *\$46,414

***Note:** Cost to extend the existing wood beach access route to the high tide level and for an accessible portable toilet is not provided.

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 extending beach access route to at least one lifeguard station so a visitor with a mobility disability could navigate to a lifeguard station should the need arise.
- Recommend using beach mat material to create accessible sitting areas that extend for beach access routes and are located near the high tide level.
- When an accessible picnic table is provided on an accessible route, IHCD recommends providing a stable, firm and slip-resistant surface for 48" clear on all sides of the picnic table. See the following illustration:

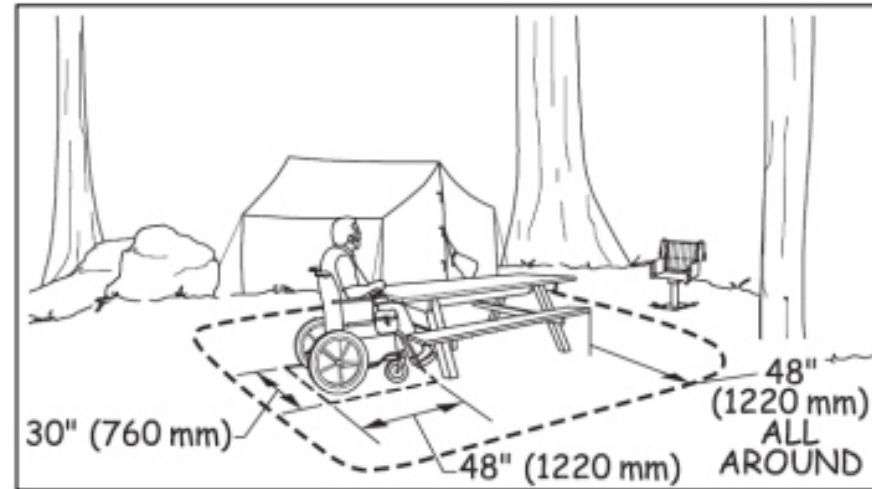












Figure 1: Red numbers show possible beach access points, with the X showing a beach access point that is marked as closed. The blue lines indicate the location where a beach access route could possibly be added (beach mat) including a route to at least one of the beach umbrellas. The yellow line shows the route of an existing asphalt walkway reaching the rinsing shower and a wooden beach access route, which is colored gray. The wooden access route should be extended to the high tide level.








**Town of Barnstable
Dowses Beach and Bathhouse**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway Towards Shower and Wood Beach Access Route	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	4.8% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition between Entry Point 1 and the shower and wood beach access route. (Regularly remove sand.) (Cost based on asphalt to correct cross slope.)	1	240	\$240
2	Route From Parking to Bathhouse	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Regularly remove sand.)	1	Labor	\$0
3	Route From Bathhouse Steps to Bathhouse Entry	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost based on a new 30' pressure treated wood straight ramp providing an accessible route from this point at the stairs to the bathhouse entry door that presently has a stepped entry and high door threshold.)	1	3922	\$3922
4	Route From Steps to Bathhouse Entry	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Connect new ramp from exterior stairs by parking to this bathhouse entry point. Cost included in ID #3.)	1	-	\$0
5	Walkway Towards Shower and Wood Beach Access Route	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. Regularly remove sand at permanent walkway to bench, shower and wooden beach access route.	1	Labor	\$0





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6	Walkway Towards Shower and Wood Beach Access Route	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. Regularly remove sand at permanent walkway to bench, shower and wooden beach access route.	1	Labor	\$0
Beach Access Routes												
7	Accessible Parking Near Beach Access 1 and Bathhouse	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable to at least one beach umbrella. (Cost based on a 6 1/2' wide x 33' long beach mat extending from beach Access Point 1 at the accessible parking.)	1	1909	\$1909
8	Wood Beach Access Route	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. (Cost to extend existing wood beach access route to the high tide level is not provided.)	1	-	\$0
9	Beach Access Point 5, North End of Parking Lot - West Side of Pier	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. (Cost based on a 6 1/2' x 75' beach mat to the high tide level.)	1	3738	\$3738
10	Wood Beach Access Route	Ext.		Beach Access Routes	Removable		Surface is not firm and stable	-	Ensure surface at the accessible beach access route is firm and stable. (Regularly remove sand from permanent walk way and removable wood beach access route.)	1	Labor	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
11	Accessible Parking\Near Beach Access 1 and Bathhouse	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle < 60" wide at car/van space	57"	Provide a marked access aisle that is at least 60" wide. (Re-stripe the access aisle that is just 57" wide.)	1	300	\$300
12	Accessible Parking Near Beach Access 1 and Bathhouse	Ext.		Off-Street Parking Lot or Garage	N/A		Sign bottom < 60" above finished grade	49"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
13	Accessible Parking Near Pier and Viewing Platform	Ext.		Off-Street Parking Lot or Garage	N/A		Sign not maintained in operable working condition		Trim/remove branches that block clear view of the parking sign or reposition sign.	1	Labor	\$0
14	Accessible Parking Near Pier and Viewing Platform	Ext.		Off-Street Parking Lot or Garage	N/A		Sign not maintained in operable working condition		Trim/remove branches that block clear view of the parking sign or reposition sign.	1	Labor	\$0
Access to Goods and Services												
Doors, Doorways, & Gates												
15	Entry to Bathhouse	Ext.		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30" -	Widen the door so that there is 32" min. clear width.	1	3366	\$3366





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Ramps												
16	Route From Parking to Bathhouse Stairs (A Ramp Due to Running Slope)	Ext.		Ramps	Exterior		Edge protection < 4" high Handrails not provided	10% - -	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Provide handrails with 1-1/4" to 1-1/2" circular cross section. (Cost based on 120' of handrail (upper and lower on both sides) and 60' of edge protection.)	1	7800	\$7800
Stairways												
17	Pier and Viewing Platform Stairs to Beach	Ext.		Stairways	Exterior		Handrails have non-compliant cross section	-	Provide handrails with a 1 1/4" - 2" circular cross section. (Cost based on 60' of compliant metal handrails.)	1	4440	\$4440
Operable Parts												
18	Rinsing Shower by Wood Beach Access Route	Ext.		Operable Parts	N/A		Side reach > 54" Not operable with a closed fist	- -	Relocate shower controls to 48" max. above the finished floor. Provide hardware that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist. (Lower mechanism that controls shower and attach a control to the end that can be operated with a closed fist.)	1	Labor	\$0
Picnic Tables												
19	Adjacent to Bathhouse	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	9" -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	1400	\$1400





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Benches												
20	Adjacent to Bathhouse	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost based on a 4' wide min. x 6' long asphalt walkway connecting the existing walkway with the end of the bench.)	1	240	\$240
Bike Rack												
21	Near Bathhouse	Ext.		Bike Rack	N/A		Not connected to an accessible route.		Ensure bike rack is connected to an accessible route. (Relocate bike rack.)	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
22	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
23	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182

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Lavatory												
24	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	25" - 52"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	2034	\$2034
25	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	24.5" 51.5"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	1942	\$1942
Outdoor Rinsing Showers												
26	Rinsing Shower by Wood Beach Access Route	Ext.		Outdoor Rinsing Showers	N/A		Rinsing shower not on an accessible route 2 fixed showerheads not provided Showerheads > 48" or < 72" above the ground surface	- 69"	Ensure the accessible route is maintained in operable working condition. Regularly remove sand from shower surface. Provide two showerheads located 48" and 72" min. above the ground.	1	2719	\$2719
Portable Toilet												
27	Adjacent to Parking Lot	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided	59"	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet. (Cost to provide an accessible portable toilet not provided.)	1	-	\$0
Best Practice												

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Beach Access Route												
28	Wood Beach Access Route	Ext.		Beach Access Route	N/A				Recommend extending beach access route to at least one lifeguard station so a visitor with a mobility disability could more easily navigate to a lifeguard station should the need arise.	1	-	\$0
Monument												
29	Adjacent to Pier	Ext.		Monument	N/A				Recommend that the beach access route by the viewing platform at Access Point 5 include a portion that allows visitors with mobility disabilities to approach this monument.	1	-	\$0
Van Accessible Parking												
30	Accessible Parking Near Pier	Ext.		Van Accessible Parking	N/A				Recommend providing a van accessible parking space with a marked access aisle and sign at the northern end of the parking lot by the pier and observation deck. (The lot overall has the required number of car and van accessible parking spaces, and there are car accessible spaces at both ends of the lot, which is about 800 feet long, but the northern end of the lot lacks a van accessible space.)	1	-	\$0
Walkway												
31	Route From Parking to Bath House	Ext.		Walkway	N/A				Recommend providing a sign indicating that there is an accessible route to the beach at both ends of the parking lot where the accessible parking is located.	1	-	\$0