



# TOWN OF WELLESLEY Pickleball Court Study 2024

# ZOOM MEETING

## VIRTUAL MEETING ETIQUETTE

We want to ensure this conversation feels accessible to everyone and each one of you feels comfortable sharing your questions and comments.

Please be respectful and mindful of other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Keep questions/ comments project-specific and not personal to yield a solution driven discussion.

## DURING THE PRESENTATION:



### VIA WEB:

Turn video on / off.



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## ZOOM TIPS

Here is how you can participate during the questions and answers part of the presentation.

### DURING THE Q&A:



#### JOINING VIA PHONE?

Use \*9 to raise hand to ask for audio / video permission to ask questions or provide comments.

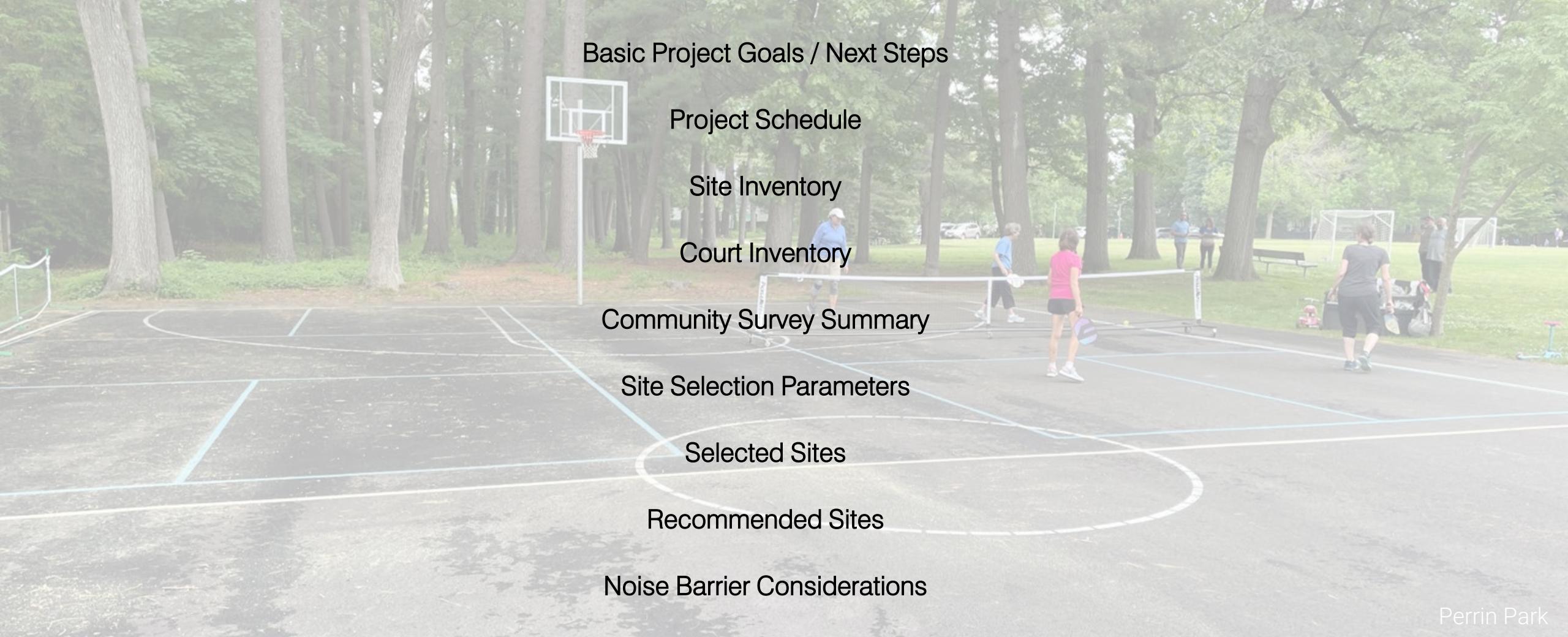


#### VIA WEB:

Chat to ask questions / comments or provide responses to poll questions



Raise hand to ask for audio / video permission to ask questions or provide comments.



Basic Project Goals / Next Steps

Project Schedule

Site Inventory

Court Inventory

Community Survey Summary

Site Selection Parameters

Selected Sites

Recommended Sites

Noise Barrier Considerations

Perrin Park



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# BASIC PROJECT GOALS / NEXT STEPS



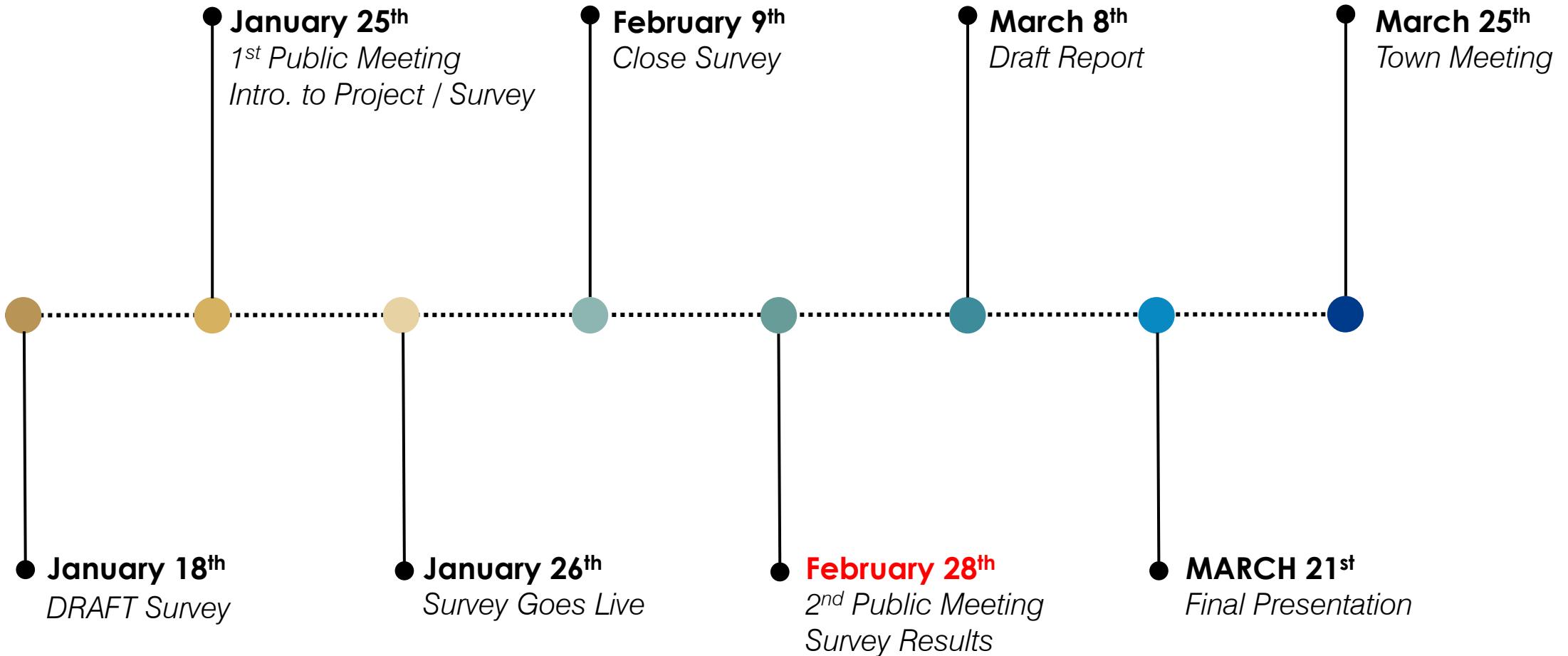
- Complete a **public outreach** process to identify current and future pickleball needs / concerns.
- Develop site **assessment criteria** that reflect community interests based on input collected through public outreach.
- Utilizing current industry standards, **best practices** and emerging standards to identify current and future needs.
- Complete an **inventory** of existing outdoor Pickleball courts and assess against optimal court criteria.
- Using the proposed assessment criteria, **identify** 3 possible locations that may be suitable for pickleball in Wellesley.
- **Next Steps:** Develop a Draft Feasibility Study Report based on findings.



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# PROJECT SCHEDULE



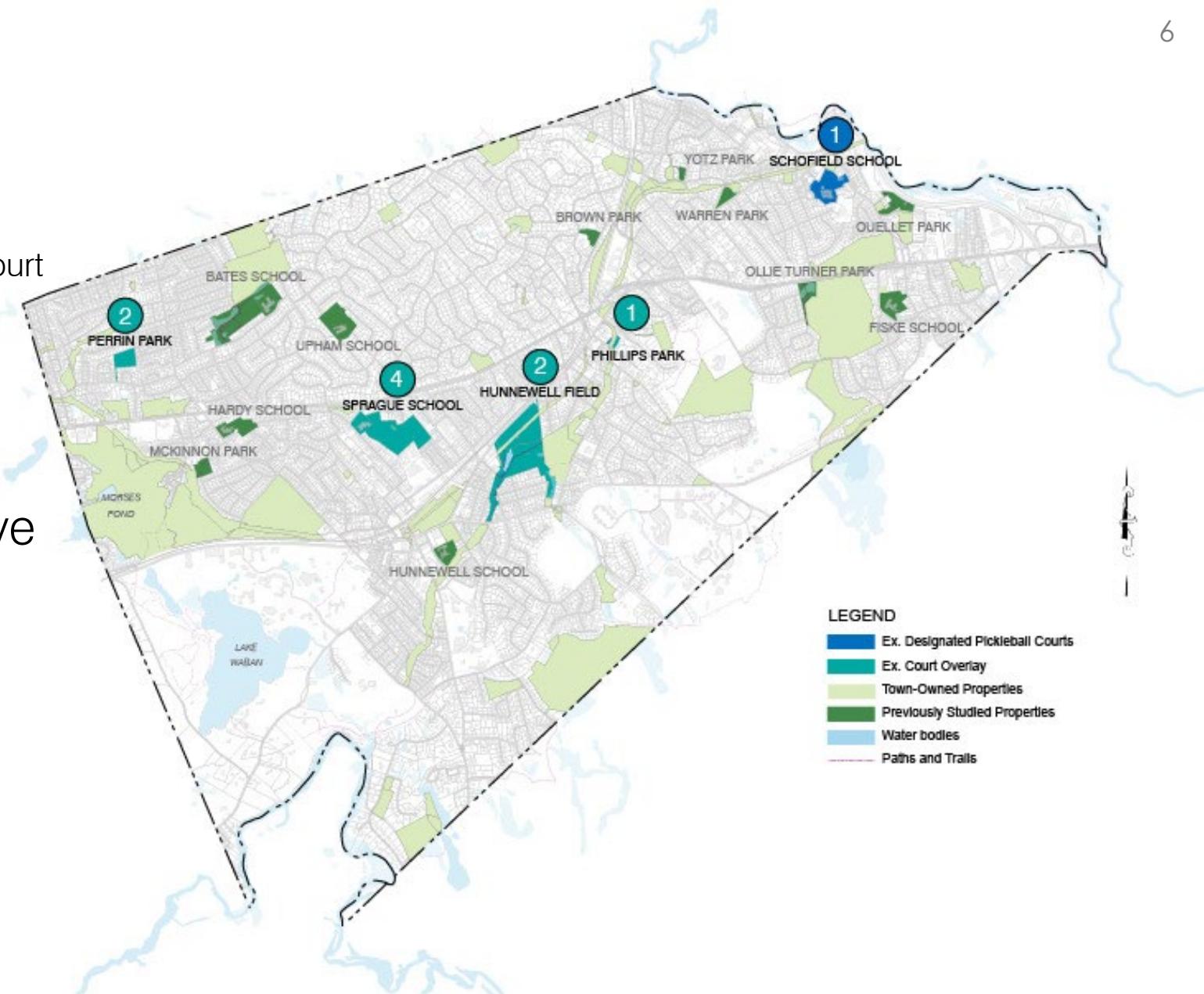
# SITE INVENTORY

## Existing Pickleball Courts

- Hunnewell Fields – (2) Temp. on Tennis Court
- Perrin Park – (2) on Basketball Court
- Phillips Park – (1) on Basketball Court
- Schofield School – (1) Court
- Sprague School – (4) on 2 Tennis Courts

## Previously Studied Sites with Active Field & Court Use

- Bates School
- Brown Park
- Fiske School
- Hardy School
- Hunnewell School
- Ouellet Playground
- Upham School
- Warren Park



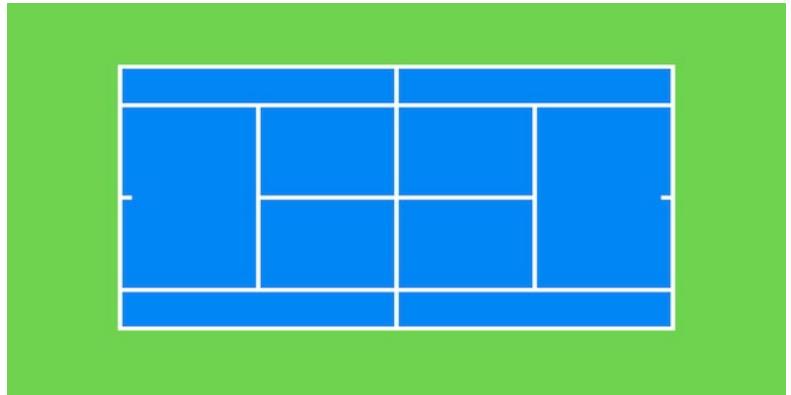
# COURT INVENTORY

How many courts does Wellesley have?

## TENNIS

- 3 Overlap with Pickleball

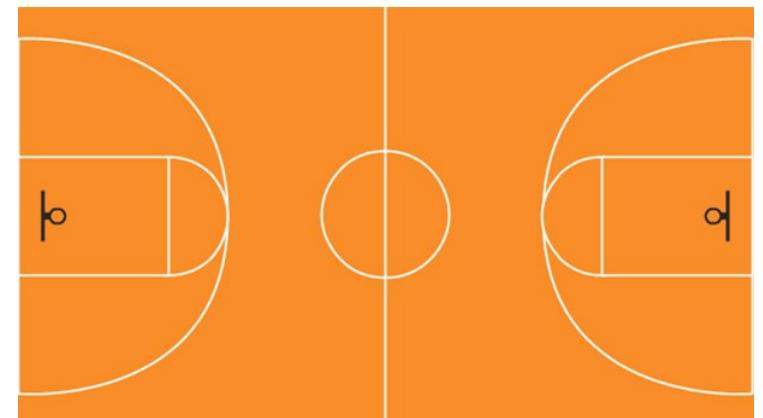
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## BASKETBALL

- 11 full courts (2 overlaps with pickleball)
- 2 half courts

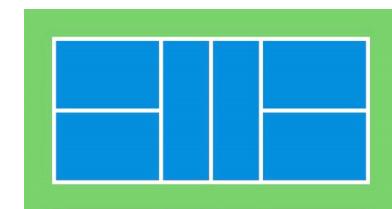
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## PICKLEBALL

- 3 overlap with basketball
- 6 overlap with tennis
- 1 designated court

10



Field Utilization Study suggested Wellesley should have up to 14 pickleball courts



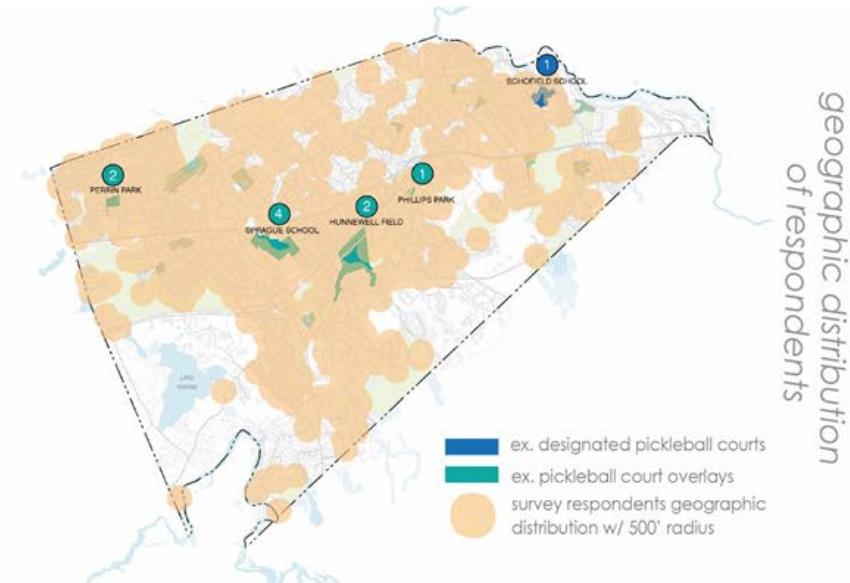
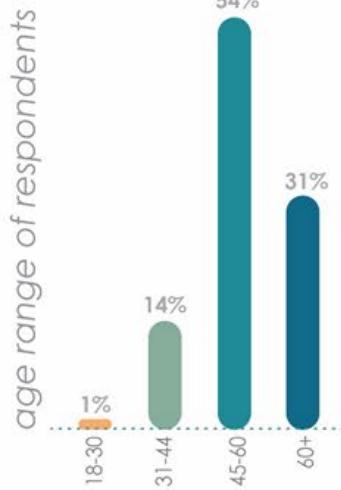
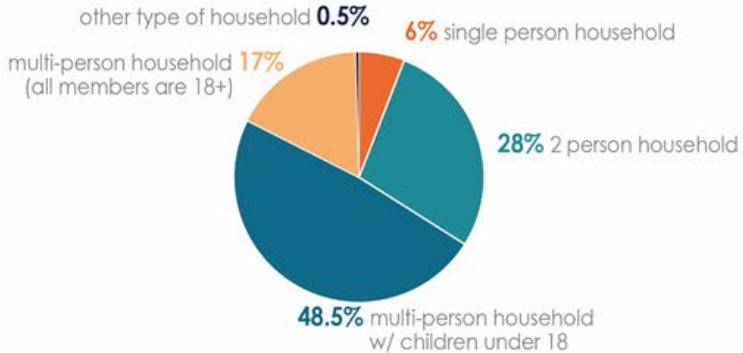
# COMMUNITY SURVEY SUMMARY

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## DEMOGRAPHICS

946

People responded  
to the online survey



## CONCERNs

top concerns  
from respondents who  
**play pickleball**



not enough  
courts



scheduling  
conflicts



time of use

top concerns  
from respondents who  
**do not play pickleball**



sound

desired considerations

- Separation of pickleball courts and tennis courts, **no overlays**
- Provide more **indoor** courts
- Consideration for **wildlife impacts**
- Proximity to **neighboring residents**
- Restrict play** to certain times of day
- Provide **priority** of court use to **residents**

in your words...

"I would love to see more indoor pickleball courts in Wellesley"

"I am concerned about the impact of pickleball on tennis. I would like pickleball expansion, but not at the cost of loss of tennis."

"I'm opposed to Pickleball courts, particularly outside courts due to noise, proximity to property, impact on environment/habitat, traffic, and spill..."

"I think pickleball is great but I do feel badly for people that live close to the courts. I think the sound would get very annoying. Therefore I think it makes sense to restrict play before 8am and after 8pm."

"Some kind of priority given to town residents in scheduling system"



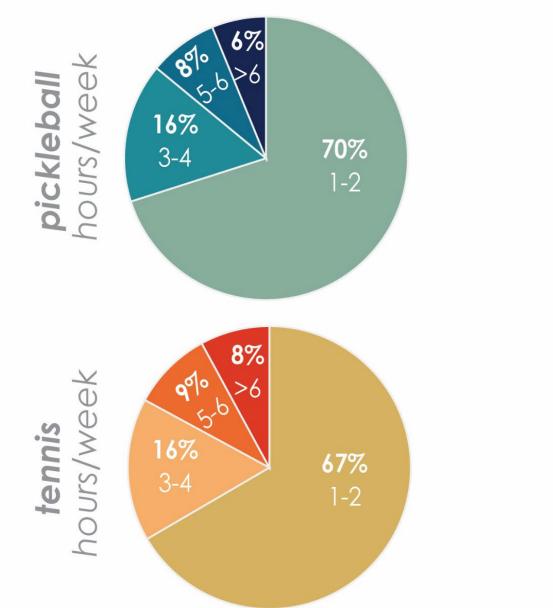
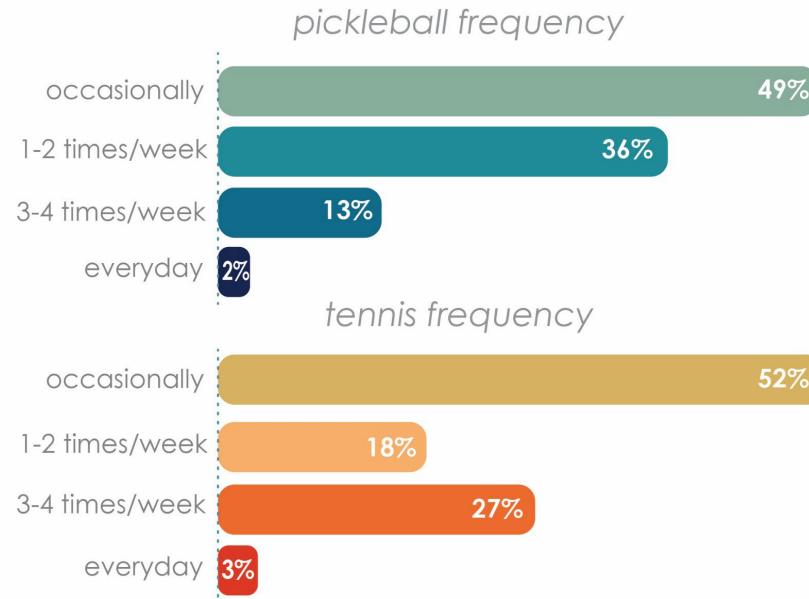
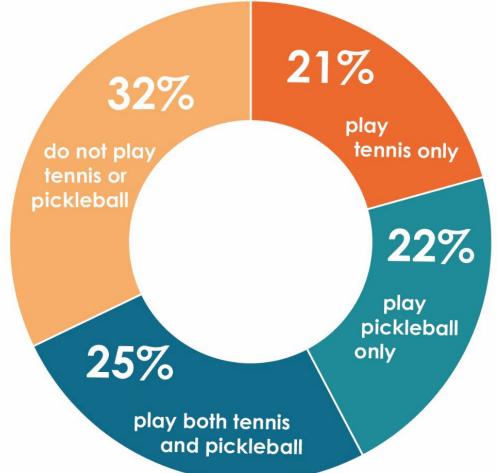
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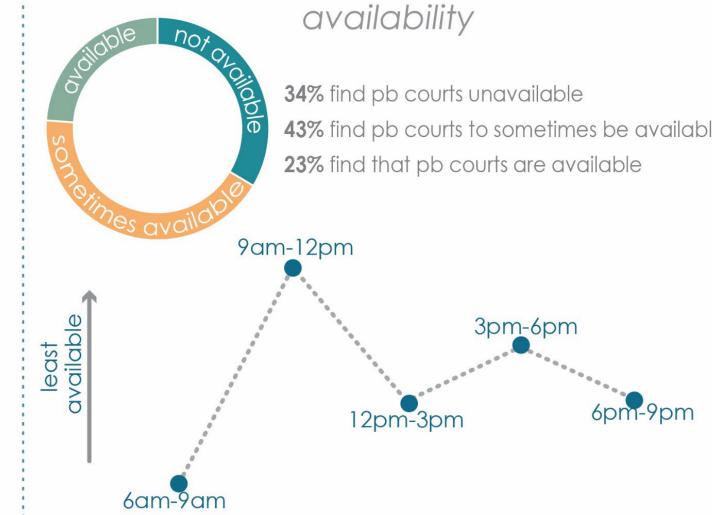
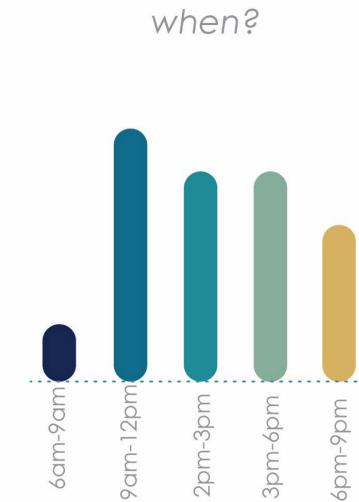
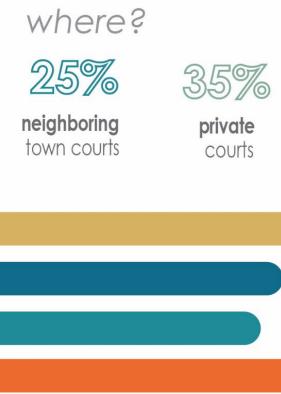
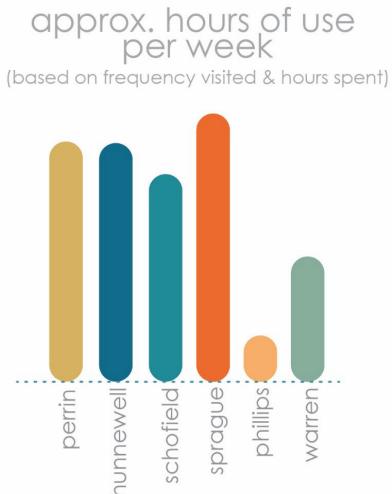
# COMMUNITY SURVEY SUMMARY

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## COURT USE



## EXISTING USE



## TOWN OF WELLESLEY PICKLEBALL COURT STUDY

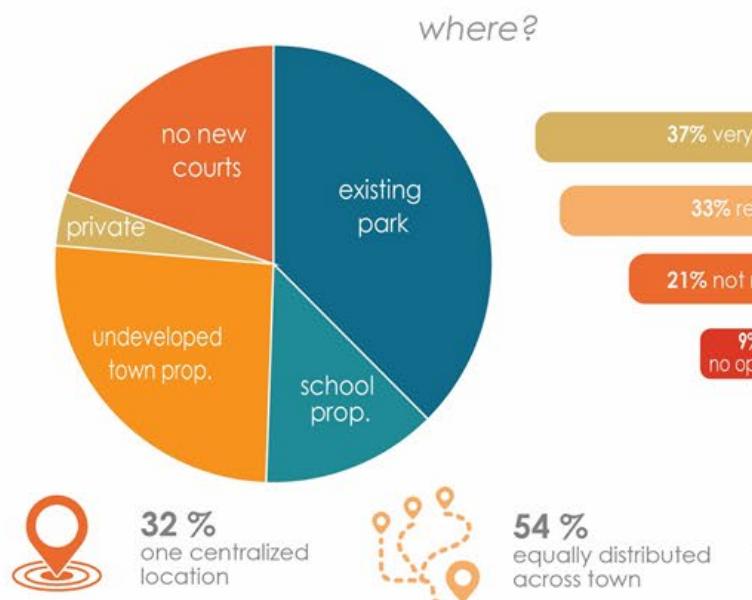


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# COMMUNITY SURVEY SUMMARY

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## FUTURE PICKLEBALL



37% very receptive

33% receptive

21% not receptive

9% no opinion

## other properties suggested for pickleball



## interest in indoor courts

14 % outside town boundaries



support of new/improved pickleball facilities at the previously studied sites



♥ Pickleball is great for **exercise** and **mental health**

♥ More pickleball courts would be an **asset to Wellesley**

♥ Pickleball promotes **socialization**

"It's the best way for residents from different generations to exercise, socialize and be outdoors. Great way for our residents to improve mental and physical health!"

"I think any activity that keeps people active is amazing so I support any pickle facilities!"

"Demand for courts is going to continue to grow. Now is the time to plan for the future."

Court overlays **conflict with tennis play**

**Noise levels** of pickleball play

**Environmental impacts** to natural habitats

## identified pros and cons

"Any pickleball space should be indoors due to the noise."

"don't infringe on existing natural outdoor habitats."

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# PRIMARY SITE SELECTION PARAMETERS

What factors related to sound need to be assessed before choosing a location for pickleball?

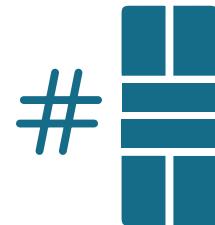
Distance to the closest residential property line



Elevation of the court in relation to the closest residential property



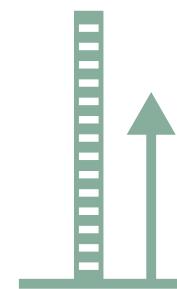
Number of courts



The 3 contributing factors tell us...



If a sound barrier is required



Height and quality of sound barrier, as required



Pickleball courts should not be at this site



# OTHER SITE SELECTION PARAMETERS

The following site parameters should also be considered.



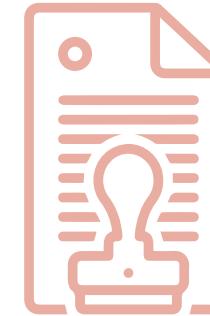
Site Access



Earthwork



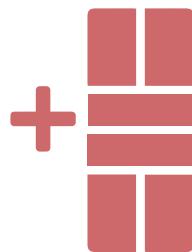
Tree Clearing



Permitting /  
3<sup>rd</sup> Party Permission



Brownfield  
Site



Room for Expansion



Traffic Congestion



Restricted by  
School Hours



Parking



# SITE SELECTION PARAMETERS

# APPLIED TO EXISTING COURTS



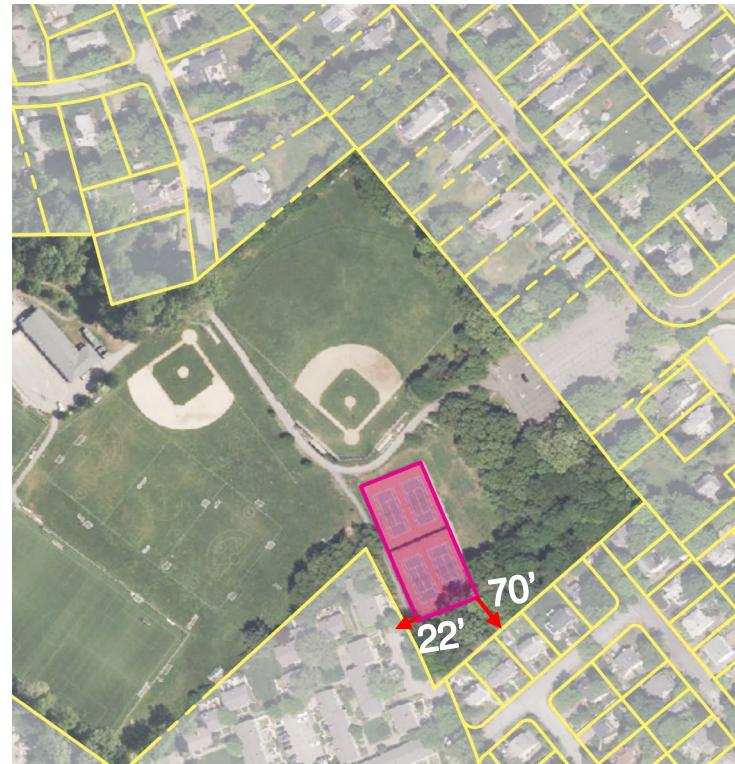
## HUNNEWELL FIELDS

Closest properties: 230' & 480'

Court elevation: 130'

Adjacent property elevations: 146' & 130'

**Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties**



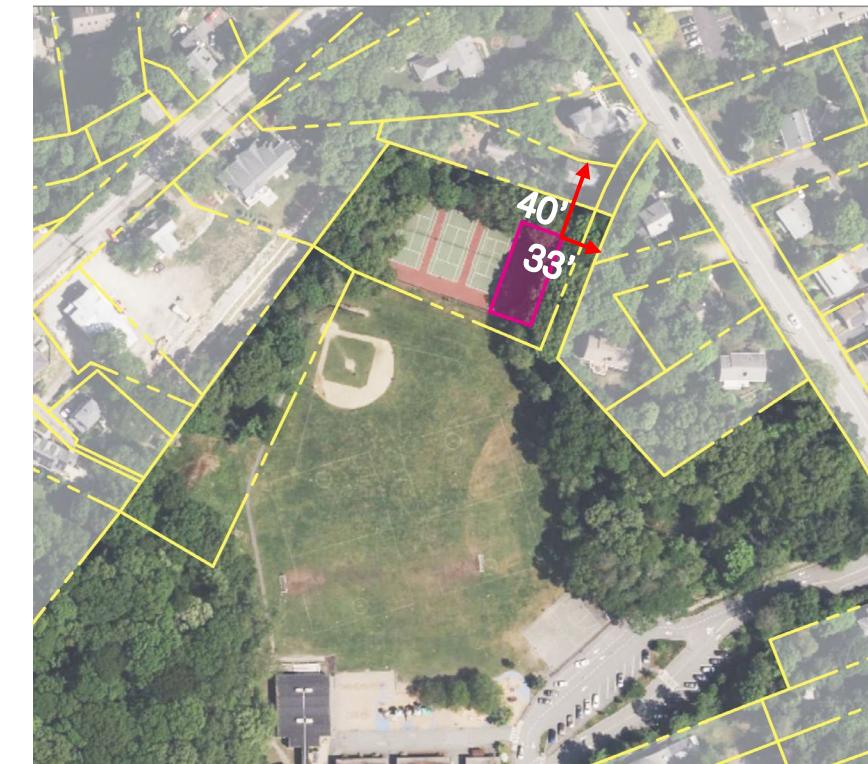
## SPRAGUE ELEMENTARY SCHOOL

Closest properties: 22' & 70'

Court elevation: 140'

Adjacent property elevations: 138' & 148'

**Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties**



## SCHOFIELD ELEMENTARY SCHOOL

Closest properties: 40' & 33'

Court elevation: 90'

Adjacent property elevations: 94' & 98'

**Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties**



# SITE SELECTION PARAMETERS

# APPLIED TO EXISTING COURTS



## PHILLIPS PARK

Closest properties: 10' & 52'

Court elevation: 142'

Adjacent property elevations: 142' & 150'

**Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties**



## PERRIN PARK

Closest properties: 5' & 105'

Court elevation: 160'

Adjacent property elevations: 158' & 160'

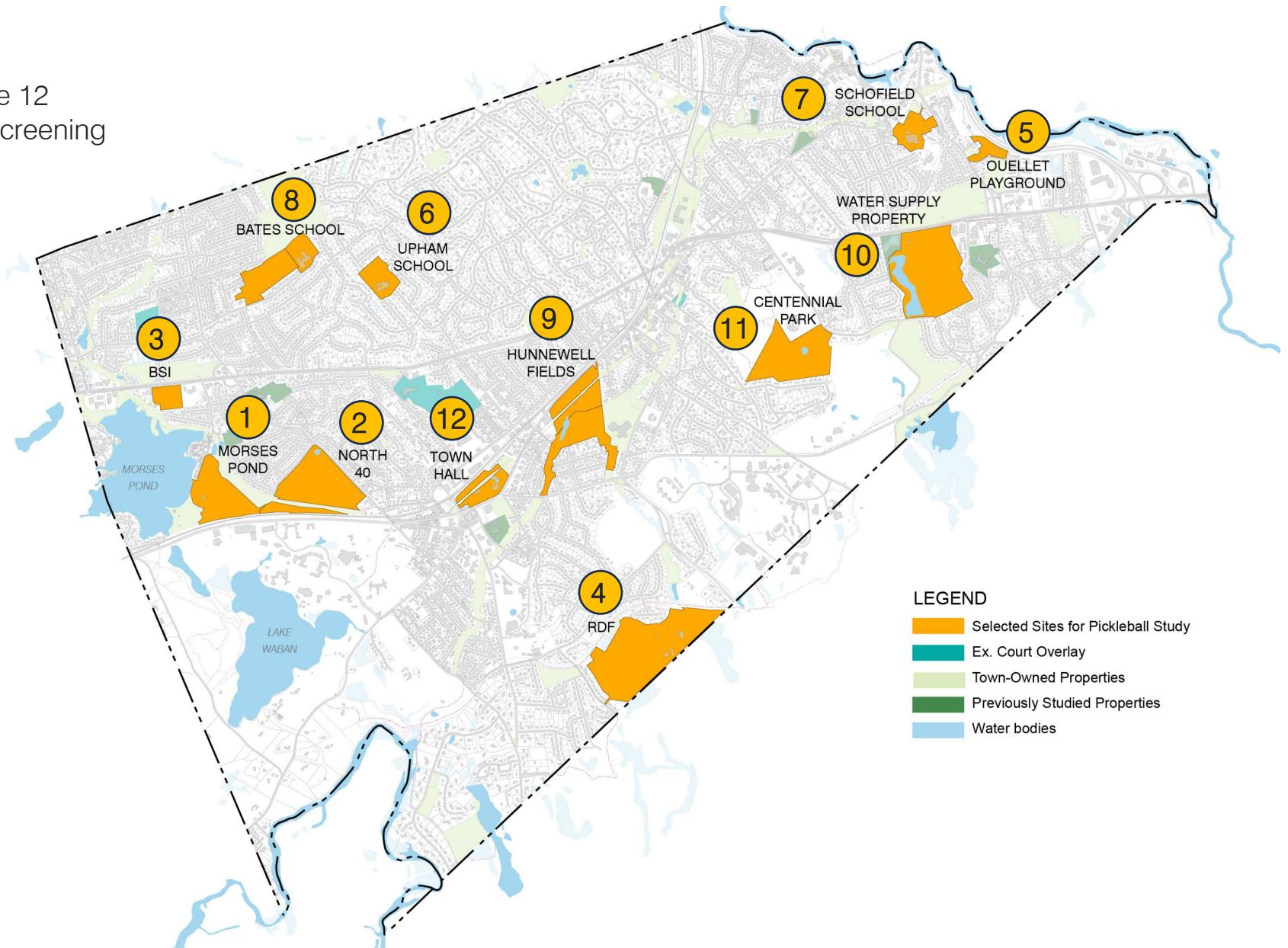
**Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties**



# SELECTED SITES

W&S looked at all town owned properties. The 12 below were the only ones that passed initial screening or were suggested by town residents.

- 1 Morse's Pond
- 2 North 40
- 3 BSI
- 4 RDF
- 5 Ouellet
- 6 Upham
- 7 Scofield
- 8 Bates
- 9 Hunnewell
- 10 Water Supply Prop.
- 11 Centennial Park
- 12 Town Hall



# SELECTED SITES



(x)=# of courts	Barrier height	Minimal access	Extensive earthwork	Tree clearing	Permitting/permissions	Brownfield Site	No ability to expand	Traffic conflicts	Restricted by school hours	No ex. Parking
Morse's Pond (2)	12'									
North 40 (6)	12'	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>				<b>X</b>
BSI (1)	15'				<b>X</b>		<b>X</b>			
RDF (4)	6'				<b>X</b>					
Ouellet (1)	15'		<b>X</b>				<b>X</b>	<b>X</b>		
Upham (2)	10'	<b>X</b>	<b>X</b>	<b>X</b>			<b>X</b>			
Schofield (2)	15'				<b>X</b>		<b>X</b>		<b>X</b>	
Bates (2)	15'				<b>X</b>		<b>X</b>		<b>X</b>	
Hunnewell (2)	12'				<b>X</b>		<b>X</b>		<b>X</b>	
Water Supply Prop. (2)	10'	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>	<b>X</b>		<b>X</b>
Centennial Park (2)	12'	<b>X</b>	<b>X</b>	<b>X</b>			<b>X</b>			<b>X</b>
Town Hall (2)	6'						<b>X</b>			



# RECOMMENDED SITES

RDF

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## LOCATION 1

-  no barriers for 2 courts  
6' high for 4 courts
-  no history of contamination  
room to expand to 4 courts if 6' of sound barrier is added
-  access modifications needed
-  moderate earthwork needed
-  minimal tree clearing
-  not restricted by school hours
-  coordination needed with RDF facility
-  Existing parking available



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# RECOMMENDED SITES



# TOWN HALL

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## LOCATION 1

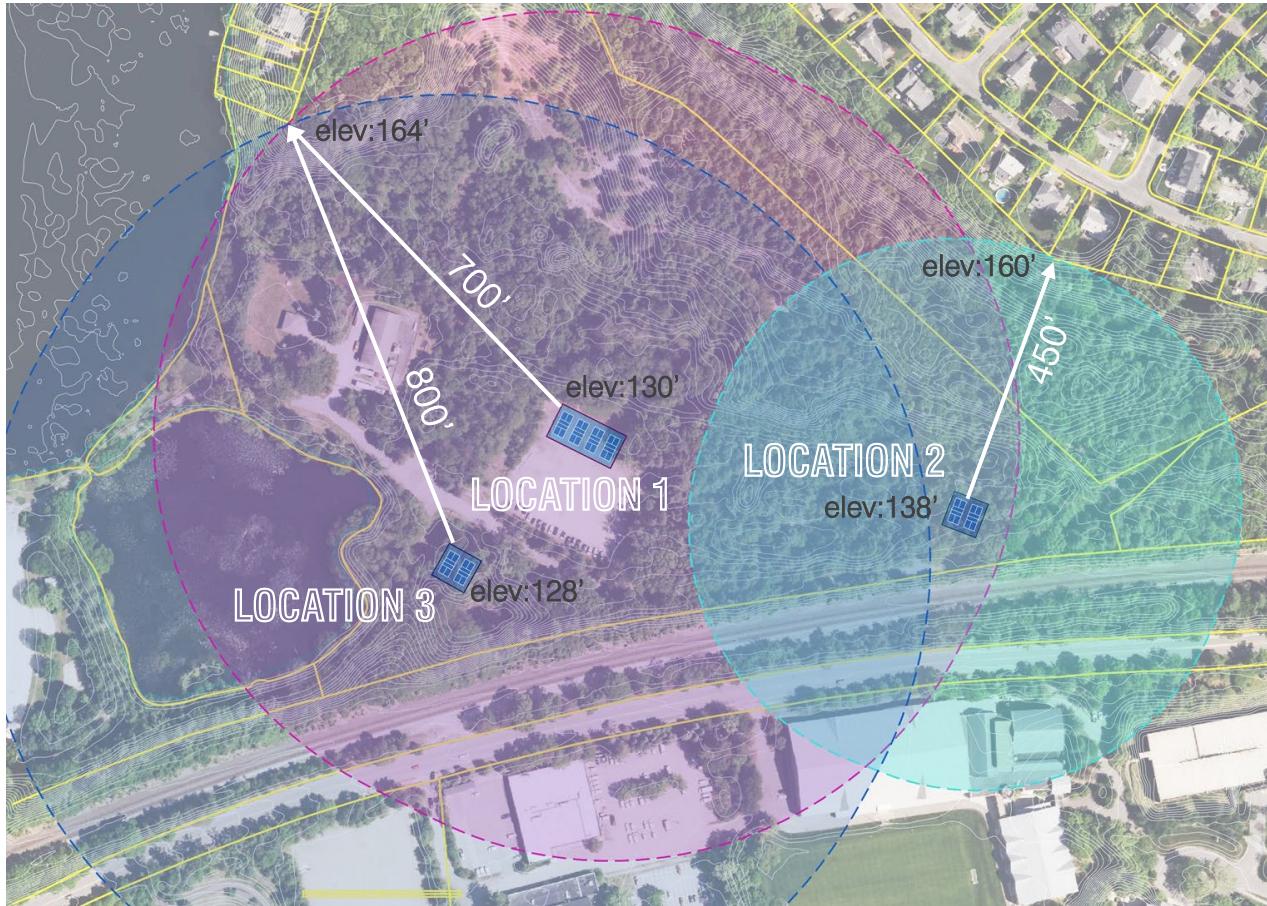
-  6' high for 2 courts
-  no history of contamination
-  no room for expansion
-  easy access from ex. parking lot
-  moderate earthwork needed
-  minimal tree clearing
-  not restricted by school hours
-  no permitting anticipated
-  Existing parking available



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# RECOMMENDED SITES



TOWN OF WELLESLEY PICKLEBALL COURT STUDY

# MORSE'S POND

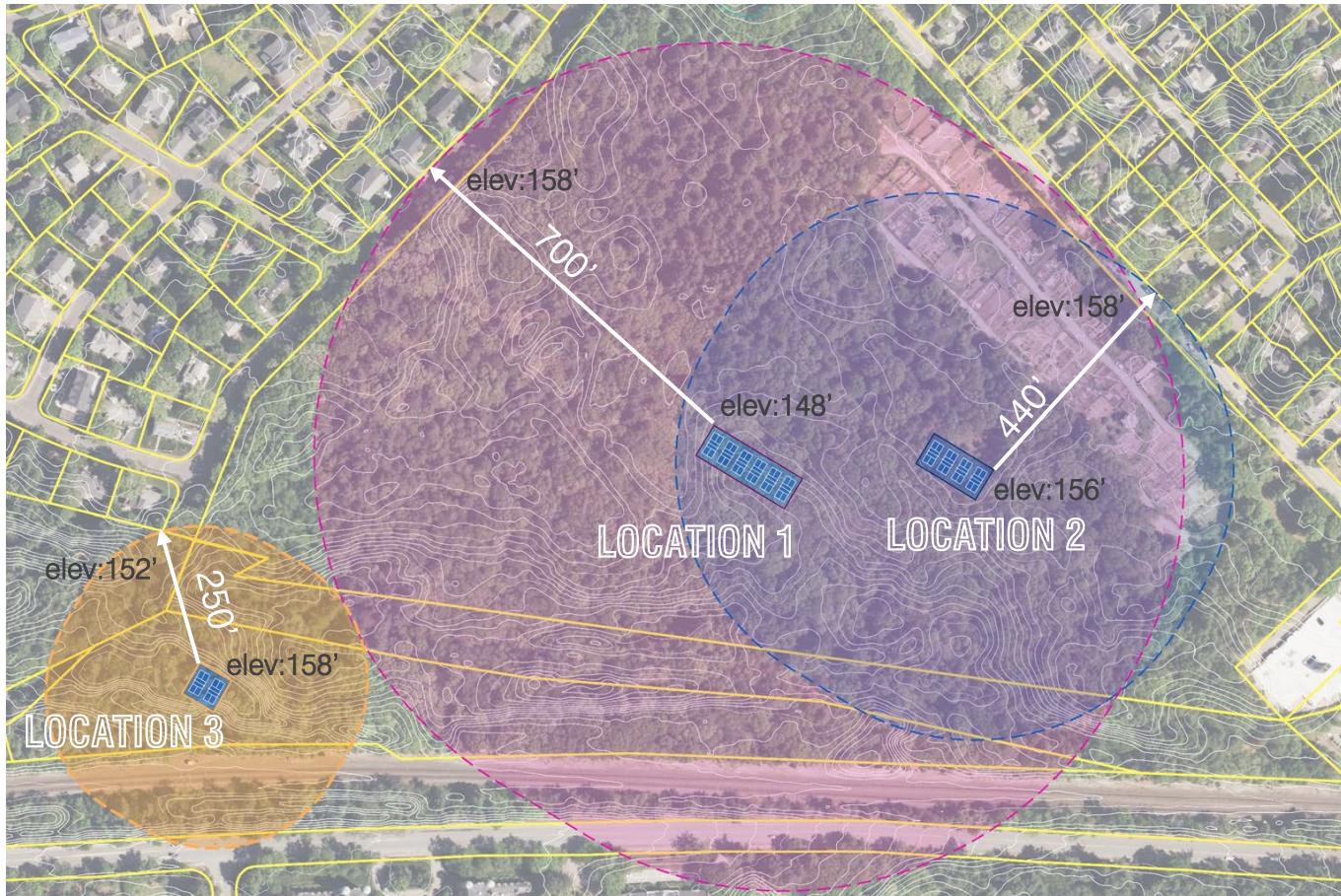
## LOCATION 1

- 12' high for 2 courts  
15' high for 4 courts
- easy access from ex. parking lot
- flat site
- no tree clearing
- it falls outside of the wetland buffers

## LOCATION 2

- 12' high for 2 courts  
15' high for 4 courts
- easy access from ex. road
- moderate earthwork needed
- tree clearing needed
- it falls outside of the wetland buffers

# RECOMMENDED SITES



## LOCATION 3

12' ht for 2 courts  
15' ht for 4 courts  
easily accessed from ex. road

moderate earthwork  
 tree clearing needed  
 may trigger permitting

history of contamination  
 room to expand to 4 courts  
 traffic patterns will be the same

not restricted by school hours  
 new parking would be needed

## TOWN OF WELLESLEY PICKLEBALL COURT STUDY



## LOCATION 1

- 12' high for 6 courts  
15' high for 8 courts
- not easily accessed
- extensive earthwork
- tree clearing required
- may trigger permitting

## NORTH 40

- history of contamination  
room to expand to 8 courts if 3' of sound barrier is added
- traffic patterns may be affected
- not restricted by school hours
- new parking would be needed

## LOCATION 2

- 12' high for 4 courts  
15' high for 6 courts
- not easily accessed
- moderate earthwork needed
- tree clearing needed
- may trigger permitting

# NOISE BARRIER CONSIDERATIONS

## Barrier Requirements:

- Must consist of a material designed specifically for noise mitigation with a minimum weight of 1 lb. per square foot.
- The barrier material must extend completely to the court surface and be installed without any gaps.
- The height of any retaining walls along the edges of the courts should count toward the height of the barriers.
- The barrier must be installed on a minimum of three of the four sides of the courts, with the open side facing away from the nearest property line.

## Recommended Barriers:

- Pickleblok / AcoustiFence Noise Reducing Fences  
*As manufactured by Acoustiblok, Inc. or similar.*
- Retaining walls / Existing Buildings



### What is a green pickleball paddle?



A "green pickleball paddle" refers to a pickleball paddle that is meant to produce less noise than traditional pickleball paddles.

The term "green" here is used to indicate that the paddles are more *environmentally friendly* because they produce less noise pollution.

MassPickleballGuide.com



## Additional Noise mitigation:

- Quiet Paddles or Green Paddles

*(These were not accounted for under site selection parameters.)*

*(Owl Paddles, first paddle qualifying for USA Pickleballs new Quiet Category)*



TOWN OF WELLESLEY PICKLEBALL COURT STUDY

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# THANK YOU

*Add questions and comments to the  
Q&A*

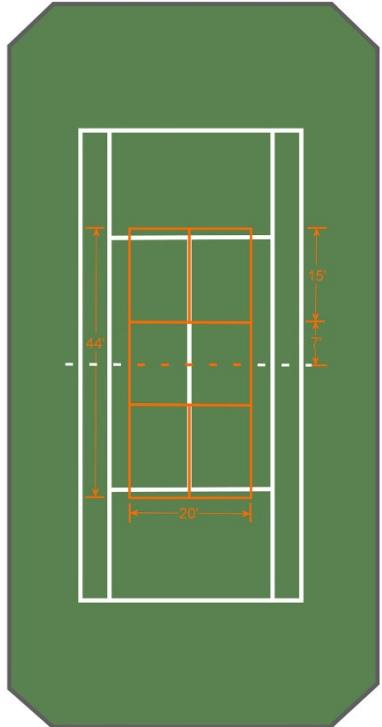


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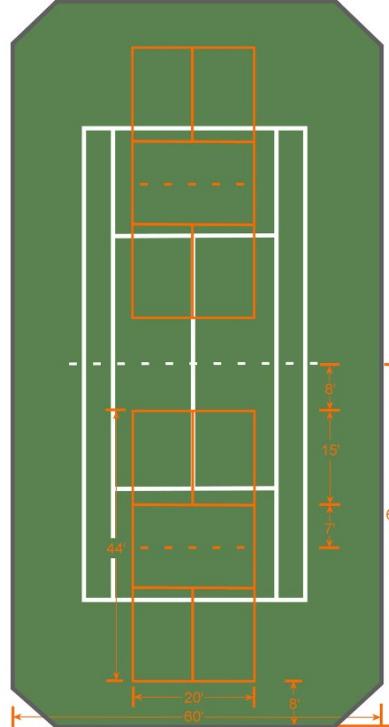
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# COURT OVERLAY OPTIONS

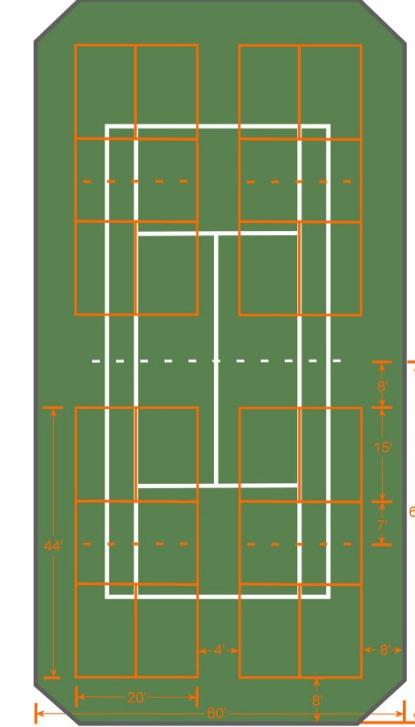
One Pickleball  
Court / Tennis



Two Pickleball  
Courts / Tennis



Four Pickleball  
Courts / Tennis

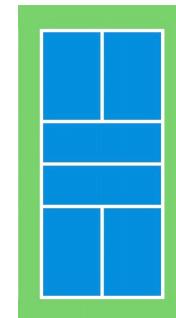


# ASSOCIATED COSTS

The following represent typical costs associated with recreational level (30' x 60') full scale court construction. All costs are related to the court only. Additional costs may be required for surrounding site accommodations and should be assessed during initial design phases.

ITEM	COST	DESCRIPTION
Court Surfacing	\$10 - \$12 per SF	Hot mix asphalt paving, gravel base, color seal coat
Court Fencing	\$120 per linear foot	10' height black vinyl chain link perimeter fencing only
Court Amenities	\$3k - \$5k per court	Pickleball nets & Posts
Sound Proofing	TBD	Sound barriers, additional noise mitigation.
Site Work	TBD	Landscaping, permitter pathways, grading, earthwork, etc.

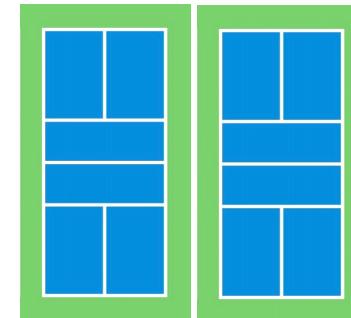
1,800 sf  
180 lf  
fencing



(1) Pickleball Court

**\$44k - \$48k**

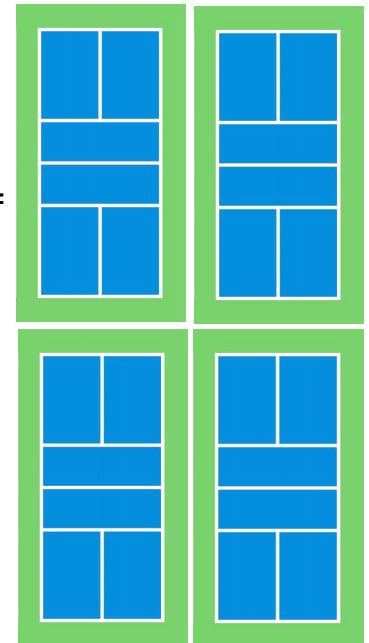
3,480 sf  
240 lf  
fencing



(2) Pickleball Courts

**\$70k - \$82k**

6,840 sf  
360 lf  
fencing



(4) Pickleball Courts

**\$124k - \$145k**

