



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.

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.



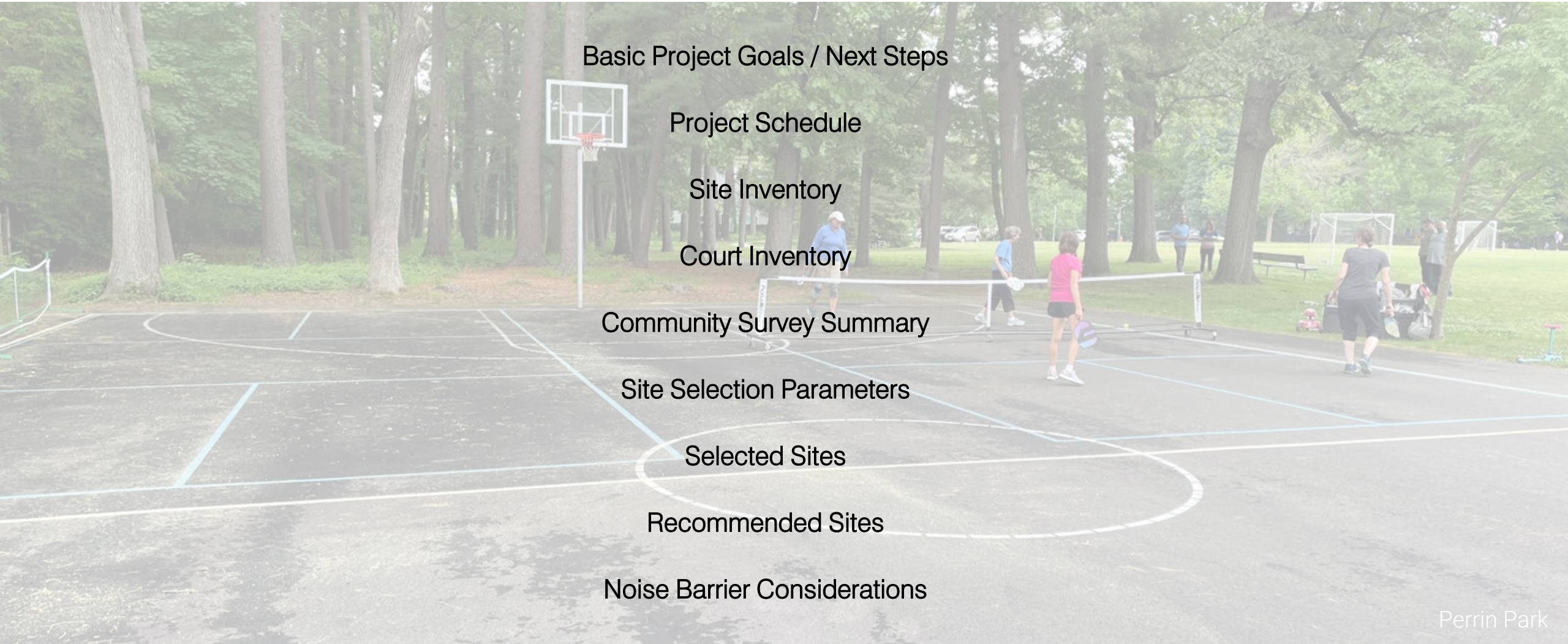
VIA WEB:

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



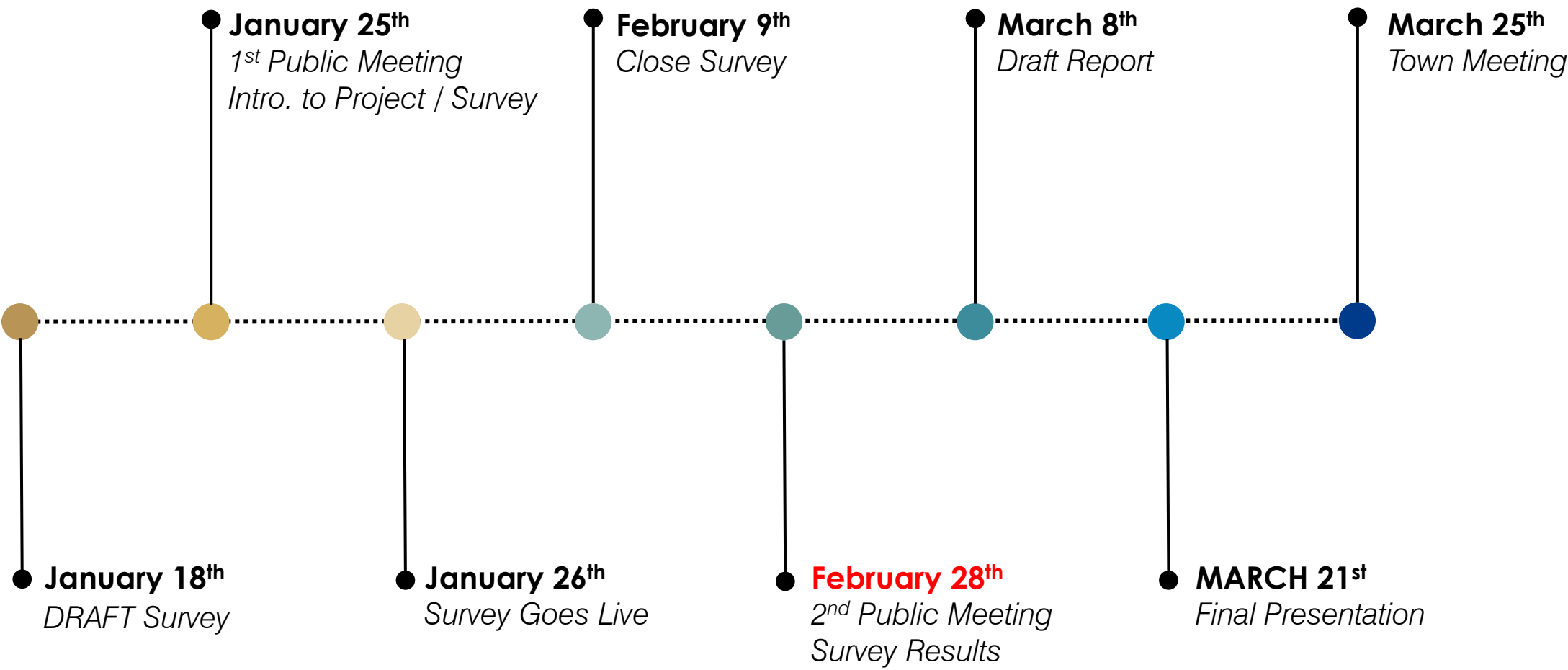
BASIC PROJECT GOALS / NEXT STEPS



- 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.



PROJECT SCHEDULE



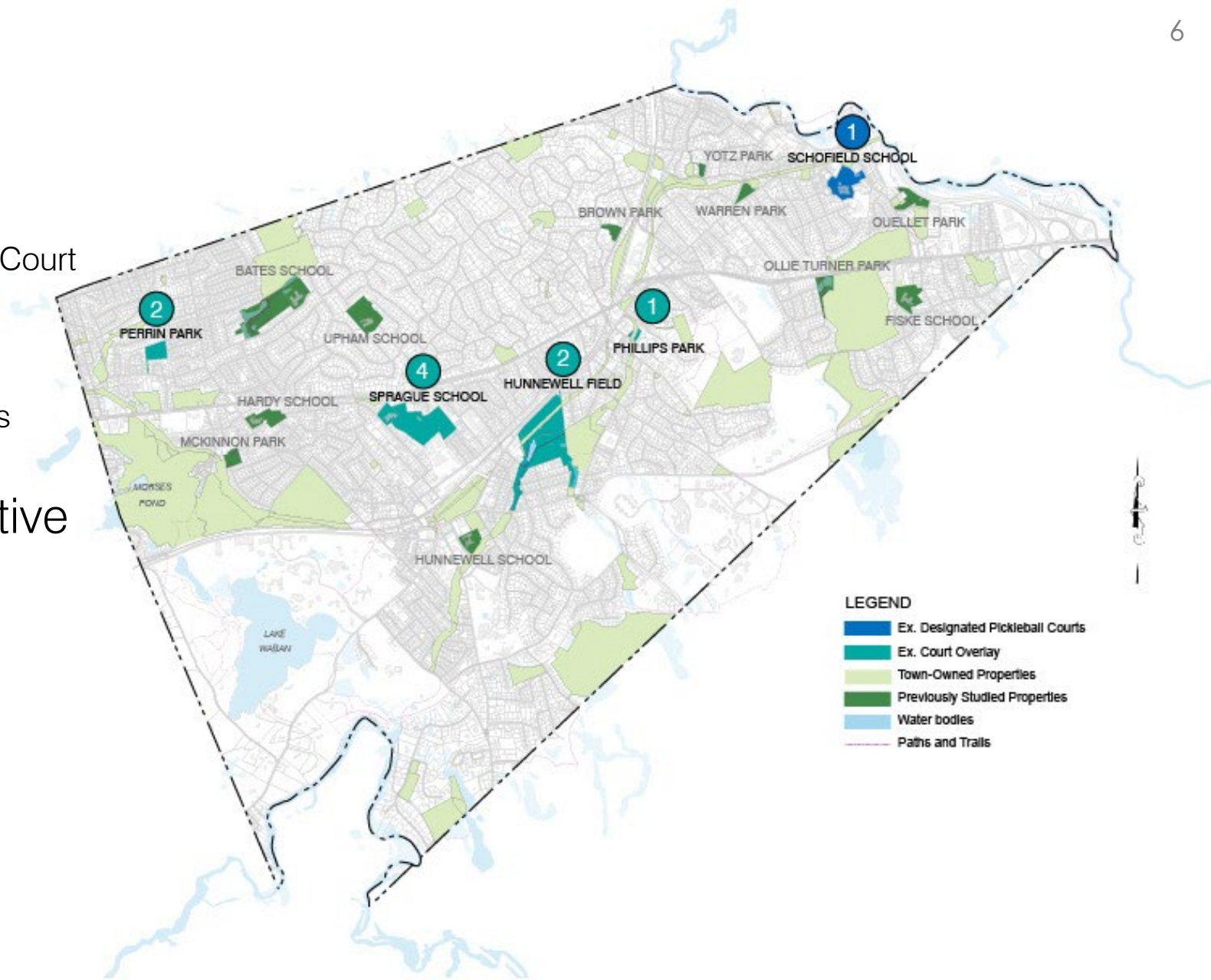
SITE INVENTORY

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

17

BASKETBALL

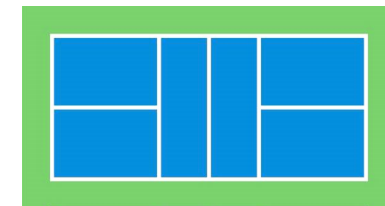
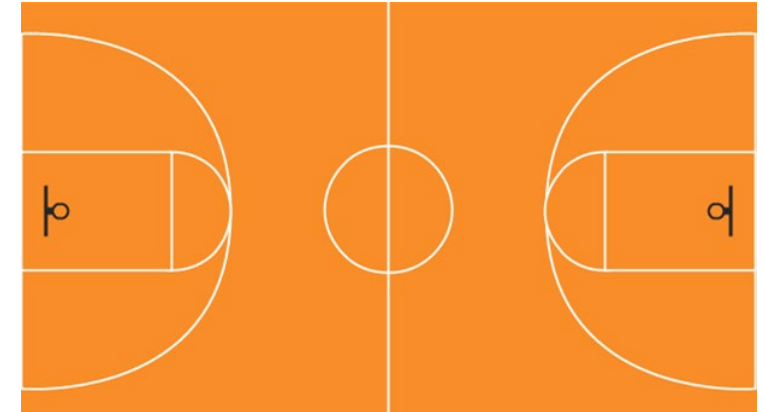
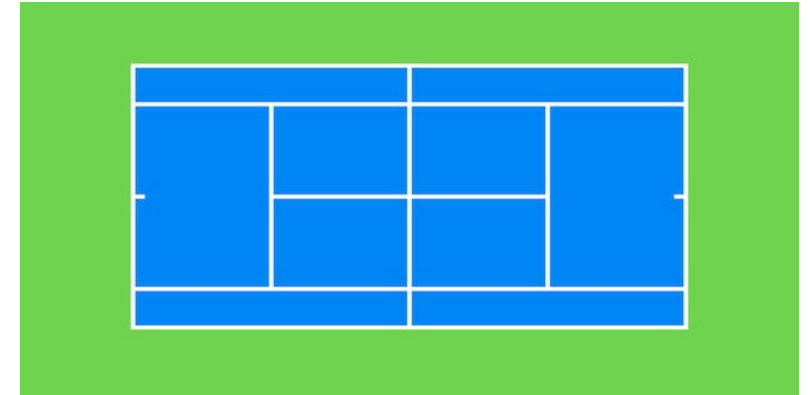
- 11 full courts (2 overlaps with pickleball)
- 2 half courts

12

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



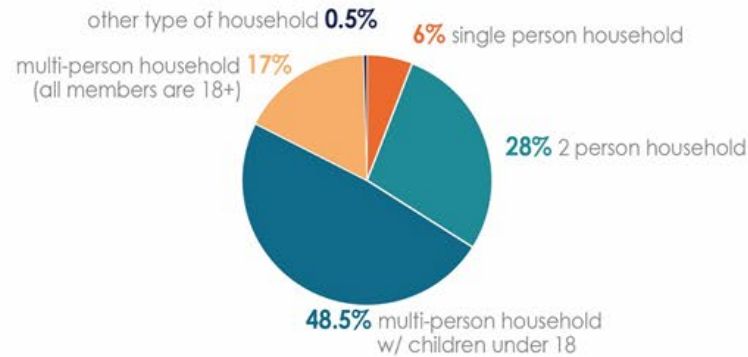
TOWN OF WELLESLEY PICKLEBALL COURT STUDY

COMMUNITY SURVEY SUMMARY

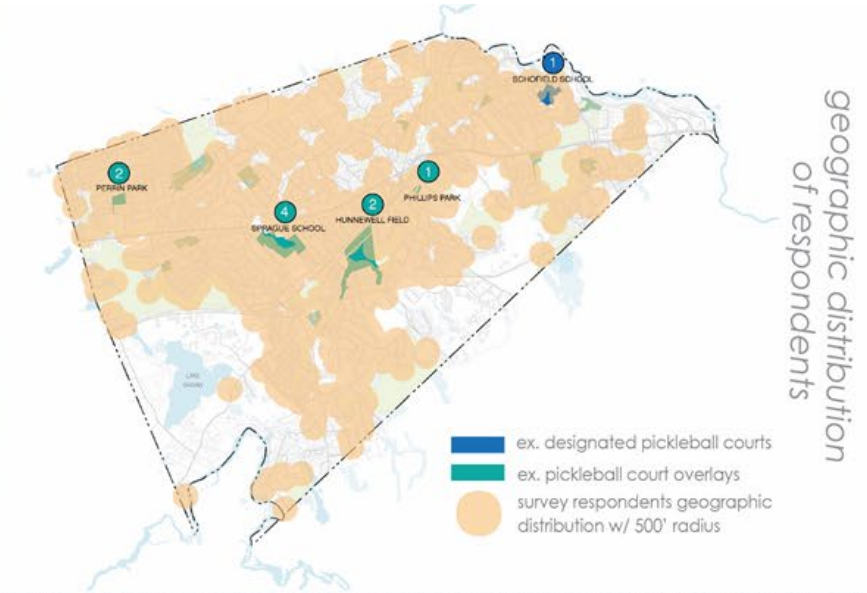
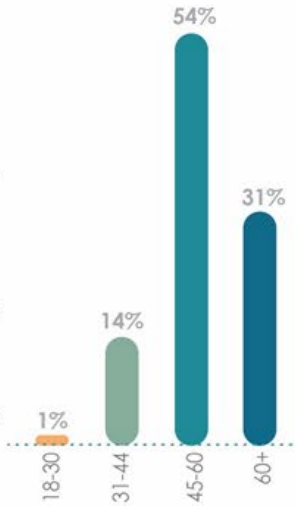
DEMOGRAPHICS

946

People responded to the online survey



age range of respondents



CONCERNS

top concerns from respondents who **play pickleball**



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



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."

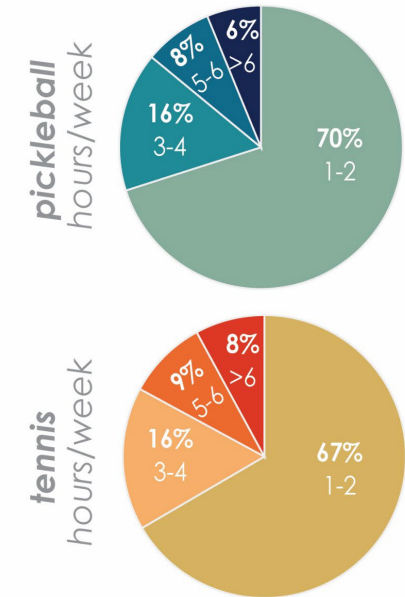
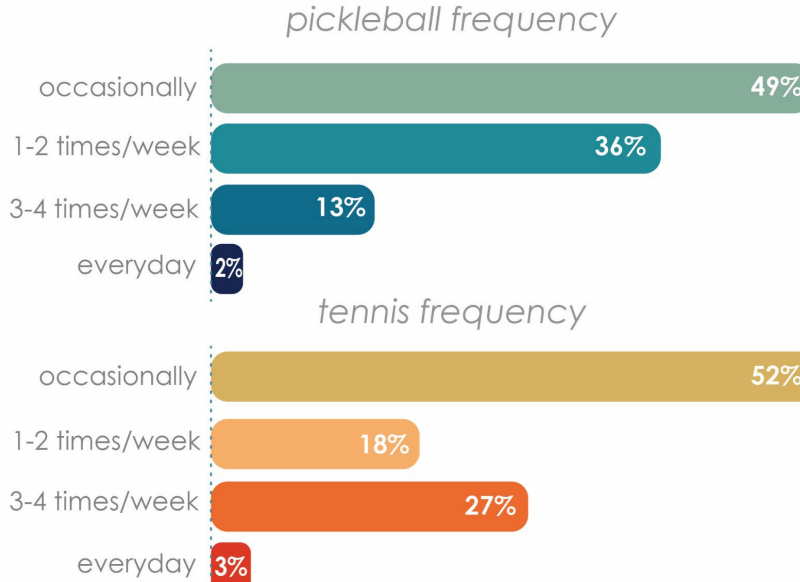
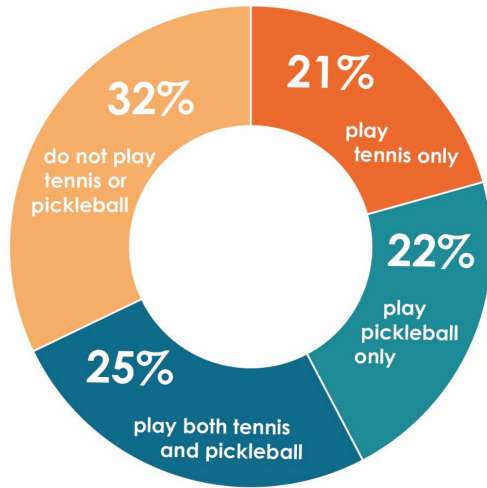
"Some kind of priority given to town residents in scheduling system"

TOWN OF WELLESLEY PICKLEBALL COURT STUDY



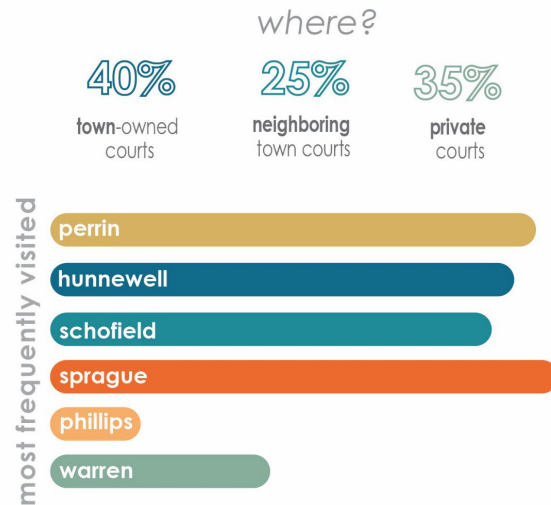
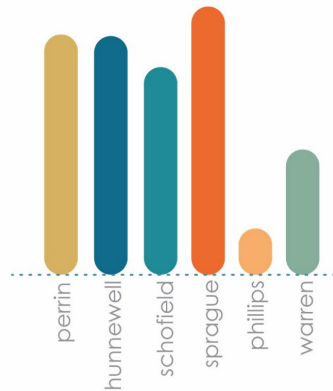
COMMUNITY SURVEY SUMMARY

COURT USE

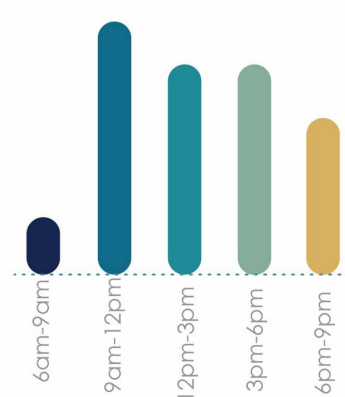


EXISTING USE

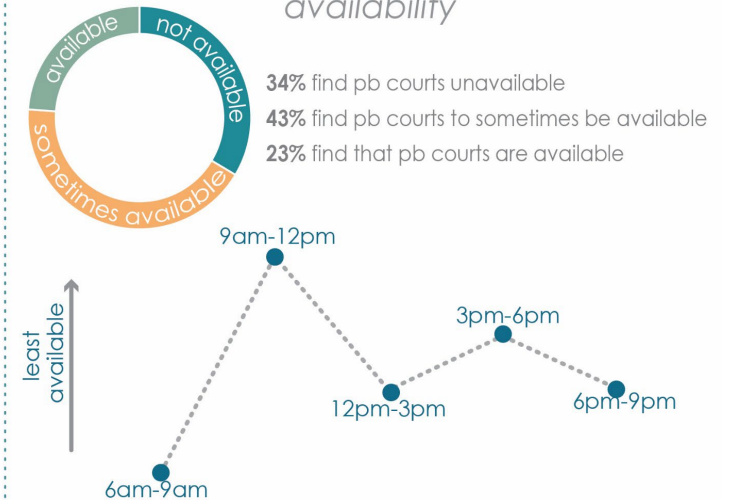
approx. hours of use per week
(based on frequency visited & hours spent)



when?

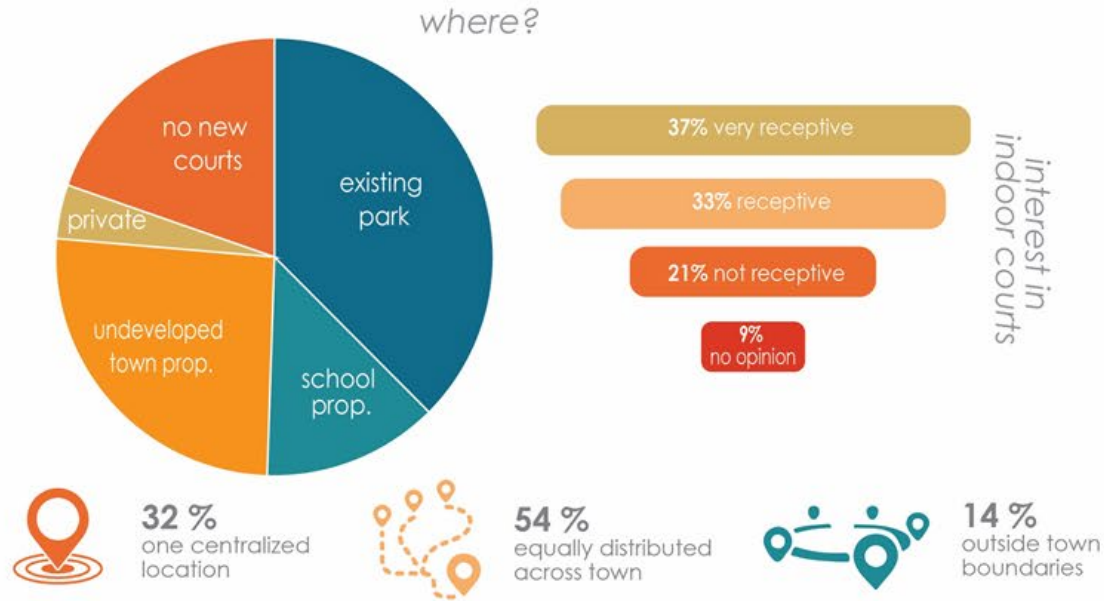


availability

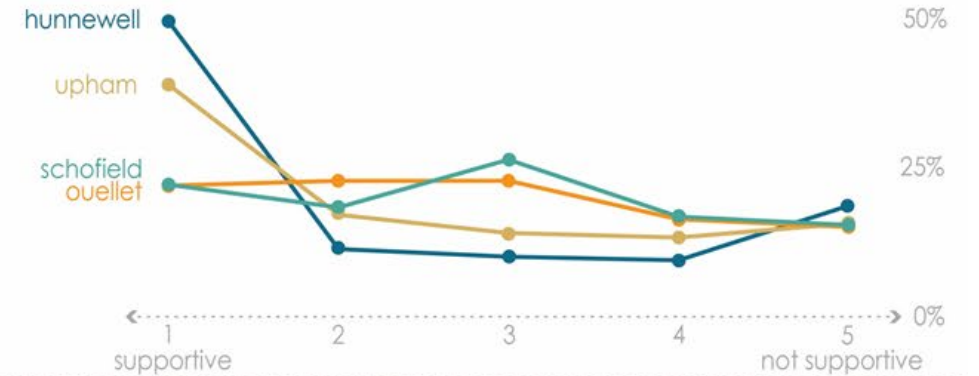


COMMUNITY SURVEY SUMMARY

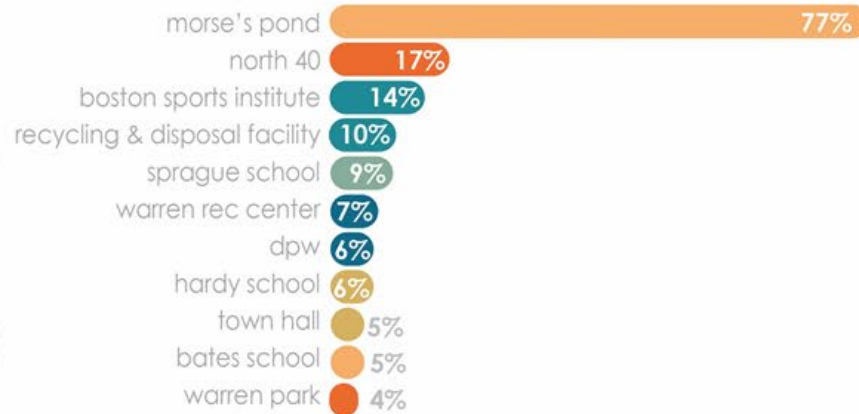
FUTURE PICKLEBALL



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



other properties suggested for pickleball



identified pros and cons



PRIMARY SITE SELECTION PARAMETERS

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

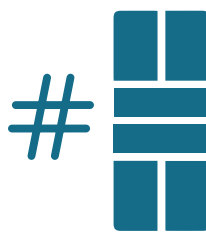
Distance to the closest residential property line



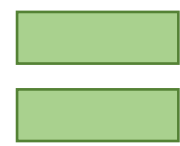
Elevation of the court in relation to the closest residential property



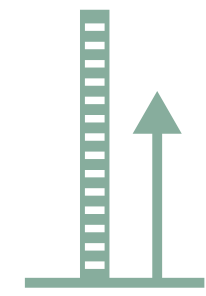
Number of courts



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.



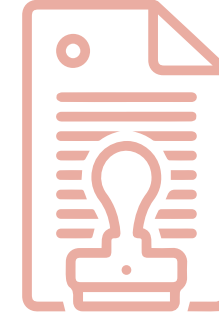
Site Access



Earthwork



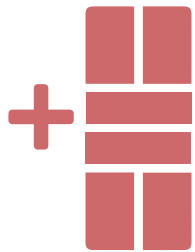
Tree Clearing



Permitting /
3rd 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'

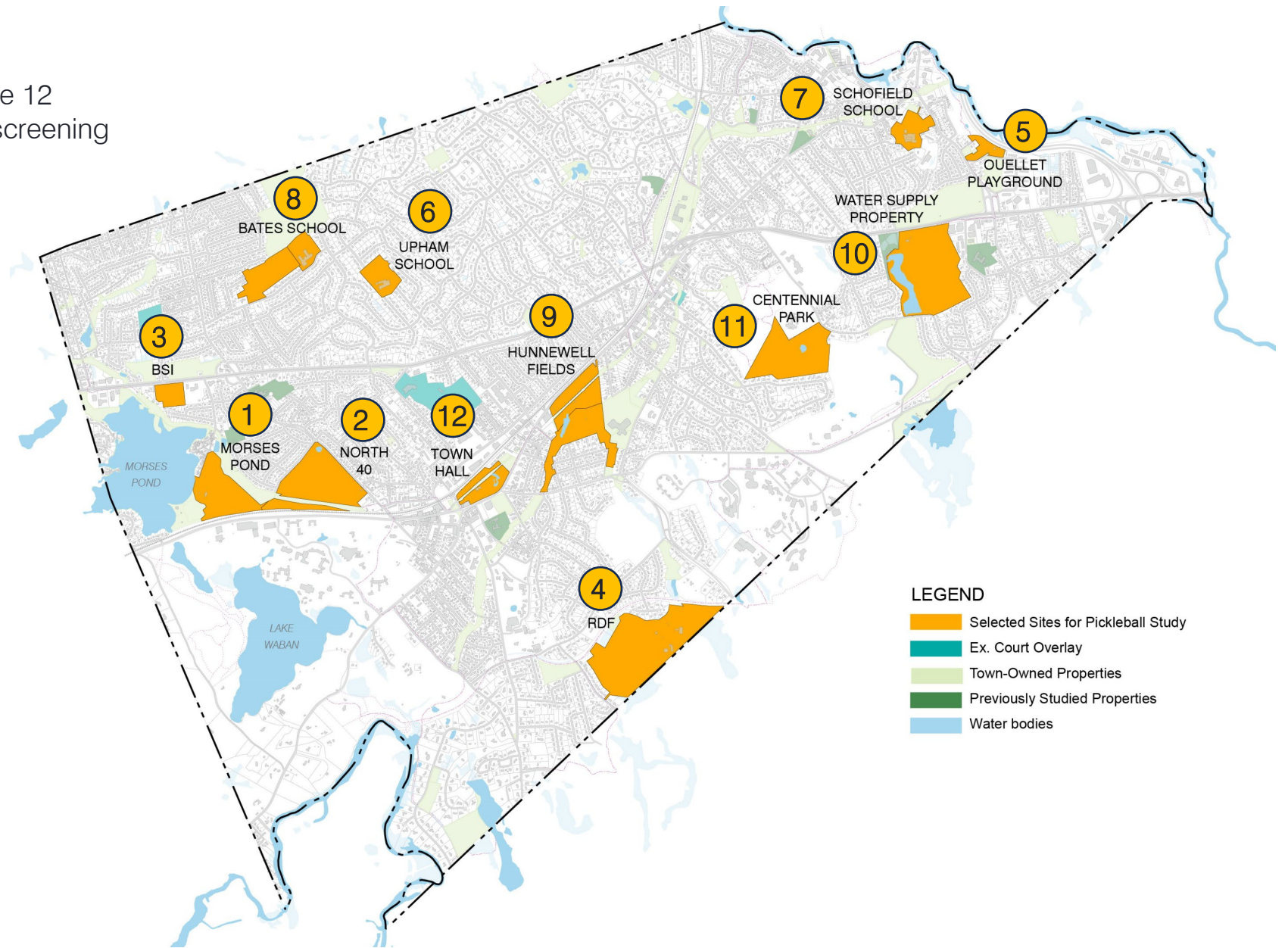
Due to proximity & elevation change, sound barriers would not mitigate the sound pollution reaching neighboring properties



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'	X	X	X		X				X
BSI (1)	15'				X		X			
RDF (4)	6'				X					
Ouellet (1)	15'		X				X	X		
Upham (2)	10'	X	X	X			X			
Schofield (2)	15'				X		X		X	
Bates (2)	15'				X		X		X	
Hunnewell (2)	12'				X		X		X	
Water Supply Prop. (2)	10'	X	X	X	X		X	X		X
Centennial Park (2)	12'	X	X	X			X			X
Town Hall (2)	6'						X			



RECOMMENDED SITES



LOCATION 1

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



RECOMMENDED SITES








LOCATION 1

-  6' high for 2 courts
-  easy access from ex. parking lot
-  moderate earthwork needed
-  minimal tree clearing
-  no permitting anticipated

TOWN HALL

20

-  no history of contamination
-  no room for expansion
-  traffic patterns will remain the same
-  not restricted by school hours
-  Existing parking available



RECOMMENDED SITES



LOCATION 3

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



moderate earthwork



tree clearing needed



may trigger permitting



no history of contamination



room to expand to 4 traffic patterns will be the same



not restricted by school hours



existing parking available

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

MORSE'S POND

18



no history of contamination



room to expand to 4 courts if 3' of sound barrier is added



traffic patterns will remain the same



not restricted by school hours



Existing parking available



no history of contamination



room to expand to 4 courts if 3' of sound barrier is added



traffic patterns will remain the same



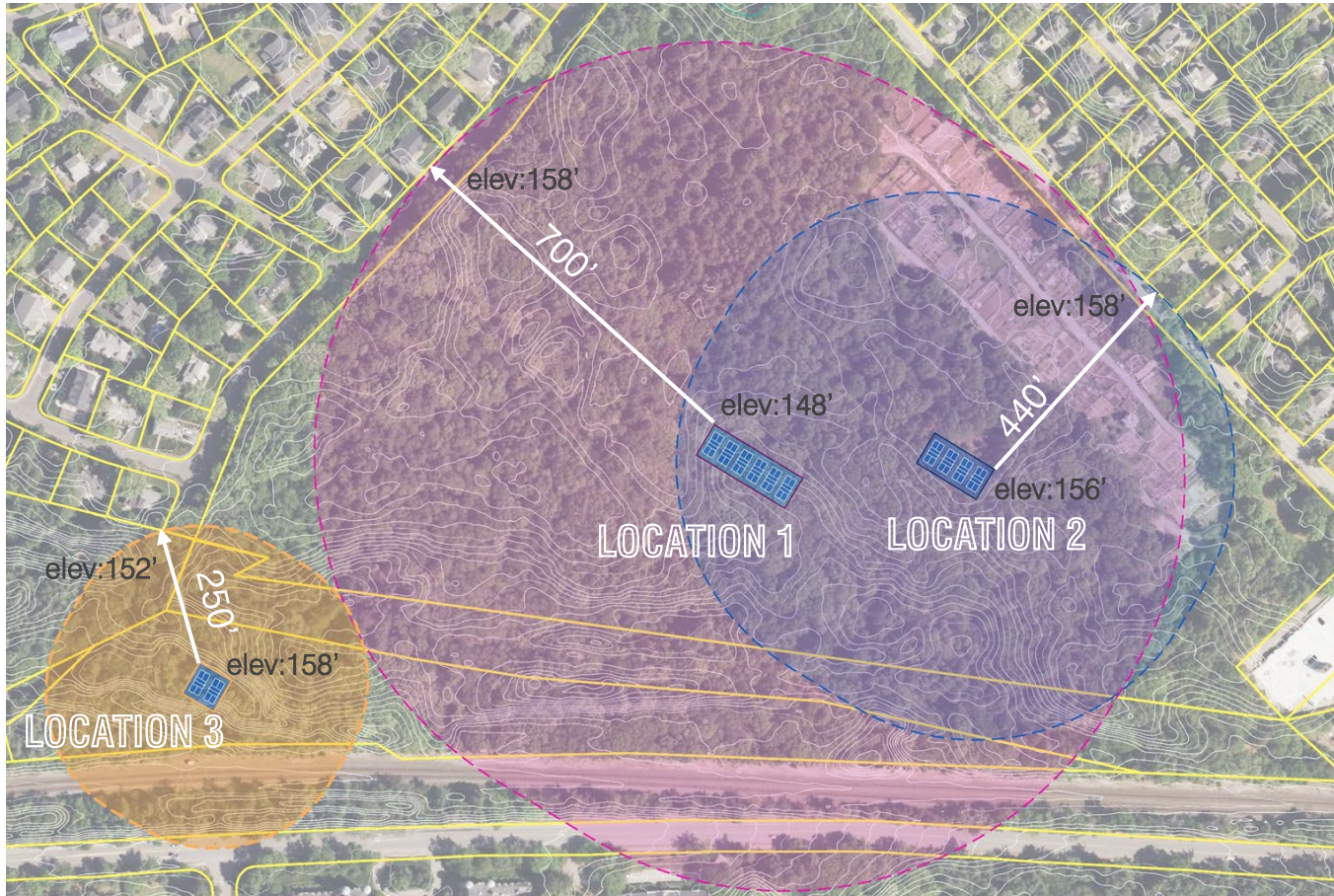
not restricted by school hours



new parking would be needed



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
- traffic patterns will be the same



- not restricted by school hours
- new parking would be needed

LOCATION 1



- 12' high for 6 courts
- 15' high for 8 courts



- not easily accessed



- extensive earthwork



- tree clearing required



- may trigger permitting



- 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



- history of contamination



- room to expand to 6 courts if 3' of sound barrier is added



- traffic patterns may be affected



- not restricted by school hours



- new parking would be needed



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



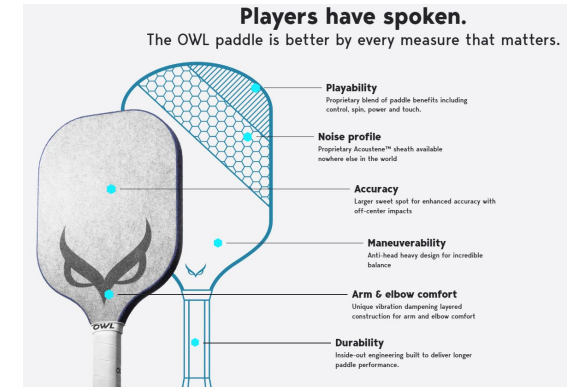
What is a green pickleball paddle?



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)



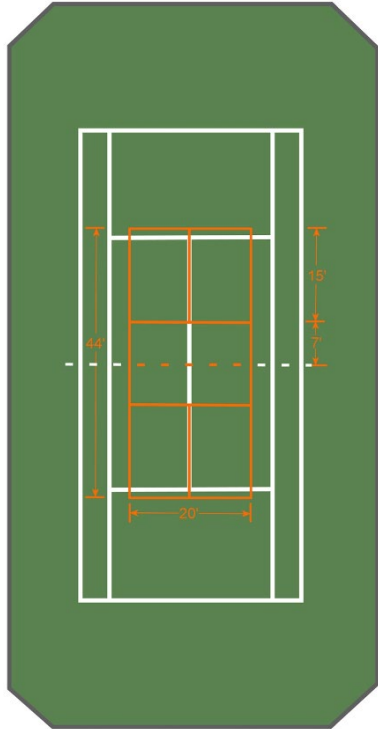
THANK YOU

***Add questions and comments to the
Q&A***

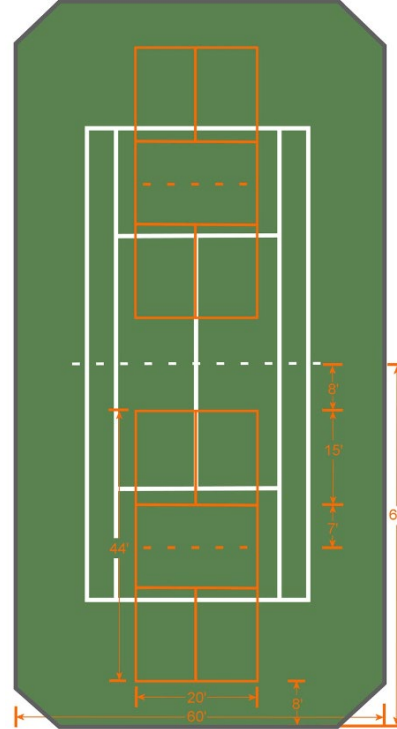


COURT OVERLAY OPTIONS

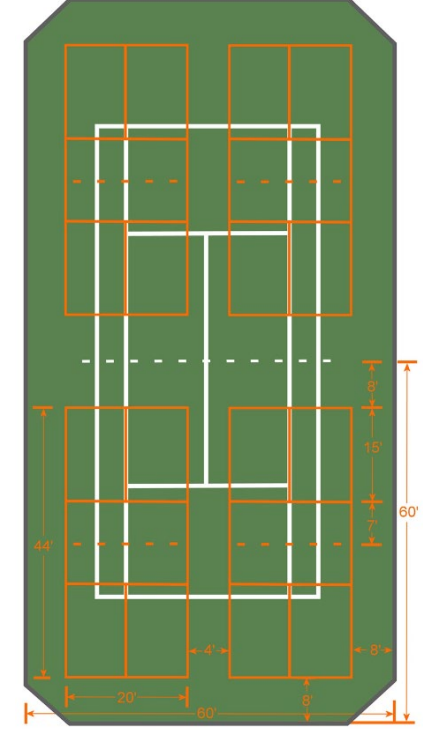
One Pickleball
Court / Tennis



Two Pickleball
Courts / Tennis



Four Pickleball
Courts / Tennis

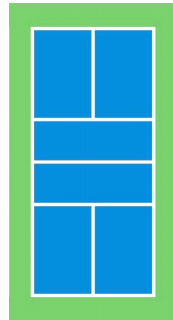


ASSOCIATED COSTS

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.

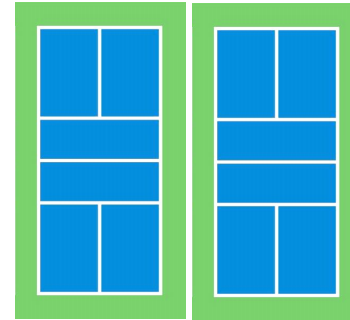
1,800 sf
180 lf
fencing



(1) Pickleball Court

\$44k - \$48k

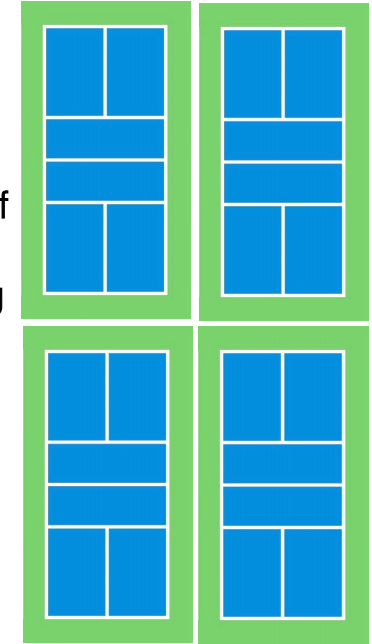
3,480 sf
240 lf
fencing



(2) Pickleball Courts

\$70k - \$82k

6,840 sf
360 lf
fencing



(4) Pickleball Courts

\$124k - \$145k

