

CPC USE ONLY:

Application #: _____

Eligible: Y N

**Town of Needham
Community Preservation Committee**

INITIAL ELIGIBILITY PROJECT APPLICATION (FY2026)

Deadline for completed applications is NOVEMBER 1, 2024. Submit via email to Cecilia Simchak csimchak@needhamma.gov and Lauren Spinney lspinney@needhamma.gov. For more information visit www.needham.gov/CPC.

- | | |
|---|---|
| <p>1. Applicant Name:
Stacey Mulroy</p> | <p>Submission Date:
11/01/2024</p> |
| <p>2. Applicant Address, Phone Number and Email:

178 Rosemary Street
Needham, MA 02494
781.455.7930
smulroy@needhamma.gov</p> <p>Contact Name:
Stacey Mulroy</p> | <p>3. Purpose <i>(select all that apply)</i></p> <p>☐ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation</p> |
| <p>4. Project Name:</p> <ul style="list-style-type: none">• Action Park & Pickleball Courts | |
| <p>5. Project Location/Address:</p> <ul style="list-style-type: none">• Claxton Complex, 1380 Central Avenue, Needham, MA 02494 | |
| <p>6. Property Ownership (Site Control):</p> <ul style="list-style-type: none">• Town of Needham - Park & Recreation Commission | |
| <p>7. Amount Requested:</p> | <p>\$300,000.00</p> |
| <p>8. Estimated Total Project Cost: <i>(f Different)</i></p> | <p>\$3,300,000.00</p> |
| <p>9. Critical Dates: <i>(If Applicable)</i></p> <ul style="list-style-type: none">• Design would begin in July 2025• Application for construction monies would be in FY26• Construction to begin in July 2027 | |

10. Project Summary: *(please provide a brief summary of the project)*

- Over the past few years, the Park & Recreation Commission as well as the Park & Recreation Department has received numerous requests from residents for various amenities to be added to the Town of Needham. Two of the highly requested amenities include an Action Sports Park and dedicated Pickleball Courts. In October 2023, the department put out a bid for a feasibility study that was approved by Town Meeting in May 2023. In July 2023, CHA Solutions, our consultants, began the study to locate the best location for an Action Park and Pickleball Courts. In October 2024, Claxton Field was chosen as the location for these amenities.
- This request is for the design in FY2026 and construction in FY2027 for an Action Sports Park, Pump Track and Pickleball Courts.

11. Community Need: *(In 100 words or less describe how the project meets the goals of the Needham Community Preservation Plan)*

- Needham has never had a skate park or a pump track, nor does it have dedicated pickleball courts.
- Throughout the feasibility study for this project, there has been a tremendous outcry from the public about the need for both assets.

12. Eligibility for Funding: *(In 100 words or less, state the legal basis for why this project is eligible for Community Preservation Act funding)*

- This project is the request for the restoration of land used for recreational purposes, which is a goal of Needham's Community Preservation Plan. This facility houses a skate park, pump track and up to six (6) pickleball courts.

**Note: This application enables the Community Preservation Committee to review the request to assess eligibility for CPA funding. You will be notified of the Committee's determination by December 1, 2024. Additional information may be required.*

**NEEDHAM COMMUNITY PRESERVATION COMMITTEE
APPLICATION FOR FUNDING**

RECREATION FOLLOW-UP QUESTIONS

Submit to: Cecilia Simchak csimchak@needhamma.gov
Lauren Spinney lspinney@needhamma.gov

Due Date: January 1, 2025

Application No: FY2026-06

Project Title: Action Park & Pickleball Courts

CPC Liaison(s): Keith LaFace keithlaface@gmail.com
Paul Dawson paul@grossmanco.com
Adam Block ablock@commonwealthlandtrust.org

APPLICANT INFORMATION:

Organization: Needham Park & Recreation Department

Contact Name(s): Stacey Mulroy

Address: 178 Rosemary Street, Needham, MA 02494

Telephone No: (781) 455-7930

Email(s): smulroy@needhamma.gov

Please insert at least a brief narrative answer on all applicable subjects (if a question is not relevant to the project, please list N/A). If more space is needed, feel free to attach appendices and/or cross-reference other documents provided to the Community Preservation Committee.

PROJECT DETAILS

1. Summarize the scope and/or concept of the project:
 - a. Provide all design specifications and/or architectural plans applicable to the project.
 - i. Please see attached slides**
 - b. List the names and addresses of project architects, contractors, and consultants.
 - i. CHA Consulting, Inc. – 3 Winners Circle, Suite 100, Albany, NY 12205**
 - Michael Moonan, RLA, LEED AP
 - ii. American Ramp Company – 601 McKinley Ave, Joplin, MO 64801**
 - Asa Beckham, Action Sports Development Specialist

- c. Provide a projected task plan and timeline. *(Should you be awarded CPA funding, these tasks will be the basis of your Project Status Reports that will be due periodically until the project is complete).*
- d. Describe any maintenance requirements and estimated yearly costs of maintenance for the completed project.

2. List the anticipated project cost:

- a. Provide a budget with line itemization, including any funding requested previously, as well as any possible future funding requests.
- b. Does this project leverage additional or multiple sources of public and/or private funding or assist in planning and development activities to facilitate such leverage? Please provide details.
- c. Indicate expenditures & funding (by municipal fiscal year):

Fiscal Year	Total Project Estimated Expenditures	CPC Funds Requested	Other Funding Sources (Amount & Source)
FY '26			
FY '27			
FY '28			
FY '29			
FY '30			
TOTAL:			

3. Supply detailed Project Information:

- a. Provide the deed and recorded plans, and maps or renderings of the subject property.
- b. Provide inspection reports, existing conditions reports, 21E reports, and other environmental assessment reports.
- c. Provide details of any natural resource limitations (wetlands, flood plain, etc.) to which the property is subject.
 - i. **The Claxton location is surrounded by protected areas, but the proposed locations of the skate park, pump track and pickleball courts are set back from these areas.**
- d. Provide details of any zoning restrictions (i.e. district, dimensional, and use regulations as applicable to the property) to which the property is subject.

- i. **We have not begun the design phase of this project and do not currently have any details on restrictions.**
- e. Is the proposed project on the Select Board's capital priority list?
- i. **Yes, under Goals 2, 5, and 6**
- f. Is the proposed project on the capital priority list of the applicant?
- i. **Yes**
- g. Is there an urgency related to the timing of the project (including scheduling factors not controlled by the applicant)? Provide details.
- i. **The community of Needham has been looking for a skate park for many, many years and the numbers have increased dramatically.**
- ii. **Pickleball and the need for dedicated courts has exploded in our community and the communities surrounding Needham, and across the U.S.**
4. Address CPA Application Evaluation Criteria:
- a. Summarize how the proposed project utilizes, preserves, protects, increases, and/or enhances recreational activities and access to Needham's natural and recreational resources.
- i. **This project could create easily accessibility opportunities to a skate park, pump track and dedicated pickleball courts. These facilities do not currently exist in Needham and there is a clear need for them to be added to our community.**
- ii. **The proposed location of the skate park is to be located in and around the Claxton Quarry, utilizing the current structure for its design.**
- b. Explain how this project meets the following General Factors for Consideration of the Needham Community Preservation Plan. Provide details:
- The project is consistent with the goals of the Town of Needham Community Preservation Plan.
- Yes**
- The urgency of the project with particular consideration to those requests whose successful implementation is constrained by scheduling factors not controlled by the applicant.
- Not during the design phase, but weather conditions could be a factor during the construction phase.**

- The project is economically or otherwise reasonably feasible to implement and operate on a long-term basis.

Yes

- The project satisfies federal, state and local laws to the extent applicable.

Yes

- The project leverages additional or multiple sources of public and/or private funding or assists in planning and development activities to facilitate such leverage may possibly be preferred.

No

- The project utilizes, preserves, protects, increases or enhances Town-owned open space, recreation, historic and/or housing assets.

Yes, this request supports recreational assets in Needham.

- A project that benefits privately owned resources shall include permanent restrictions to ensure a public benefit.

N/A

- Awarding funds for the project is consistent with prudent long-term management of CPA funds.

Yes

- The project proponent has demonstrated to the reasonable satisfaction of The Committee the ability and competency to implement the project as proposed either by its record of successfully implementing similar projects or otherwise.

Yes

- The applicant has site control, or the written consent by the property owner (or relevant Town agency or board) to submit an application.

Yes

- The Committee prefers to bring projects to the Annual Town Meeting in May, though under special extraordinary circumstances that affect the project negatively, a project may be considered to be presented at a Special Town Meeting.

Yes

- CPA funding will enable the project.

Yes

- c. Explain how this project addresses the following Recreation Factors for Consideration in the Needham CPA Plan (if any):

Provides additional athletic fields to meet the needs of the Town's growing demand.

No additional fields, but these additional facilities will meet the growing demands of the Town.

- Encourages and develops more recreational access/use of open spaces (where appropriate) and natural resources.

Yes

- Encourages regional bike trails throughout Needham.

N/A

- Enhances resources for walking, hiking, cross-country skiing, bicycling, boating and fishing.

N/A

- Increases recreational uses of the Charles River.

N/A

- Acquires land to fulfill identified current and future recreational needs.

N/A

- Develops active recreational resources including playing fields, improved/new playgrounds, and improved handicapped access; also addresses adult senior and toddler recreational needs.

Yes, this project will create additional facilities and will include accessibility for everyone, every age.

5. Supporting documents:

- a. Please attach letters, references, studies, maps, statistics or any other documents which support the merits of the application.

**NEEDHAM COMMUNITY PRESERVATION COMMITTEE
APPLICATION FOR FUNDING**

SUPPLEMENTAL FOLLOW-UP QUESTIONS

Application No: FY2026-06

Project Title: Action Park & Pickleball Courts

CPC Liaisons: Keith LaFace keithlaface@gmail.com
Paul Dawson paul@grossmanco.com
Adam Block ablock@commonwealthlandtrust.org

Submit to: Cecilia Simchak csimchak@needhamma.gov
Lauren Spinney lspinney@needhamma.gov

Due Date: January 1, 2025

1. Please provide more detail on how this will be integrated into the current project ongoing at Claxton. When will the current Claxton project be completed?

This project will be separate from the current Claxton project. The current field project at Claxton should be completed during the Summer of 2025.

2. Do you plan to apply for CPA funding in the future for construction costs?

Yes

3. Have you taken into account the impact of the sound of pickleball played on nearby residents? Have residents been asked about their concerns? Are any measures being taken to mitigate this impact?

This request is for the design of this project. While we have discussed the sound concerns internally, we have not yet reached out to neighbors. After the feasibility study, the Park & Recreation Commission chose Claxton as the best location due to the proximity of the closest neighbors, among other factors.

During the design phase, we will work with the architects and designers to mitigate sound from these facilities.

4. Have liability issues been taken into consideration with respect to the skate park and pump track?

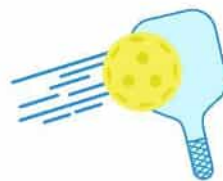
We have and will continue to have conversations with our team to ensure that liability is considered at every step of the design process.



TOWN OF
NEEDHAM
MASSACHUSETTS



Active Recreation Feasibility Study
Public Engagement #1
September 9, 2024



Agenda



- Introduction
- About Action Sports Parks & Pickleball
- Trends
- Plan Development
- Applications
- Types of Courts
- Site Review
- Proposed Locations
- Other Considerations
- Next steps
- Question & Answers



Agenda

Design References:

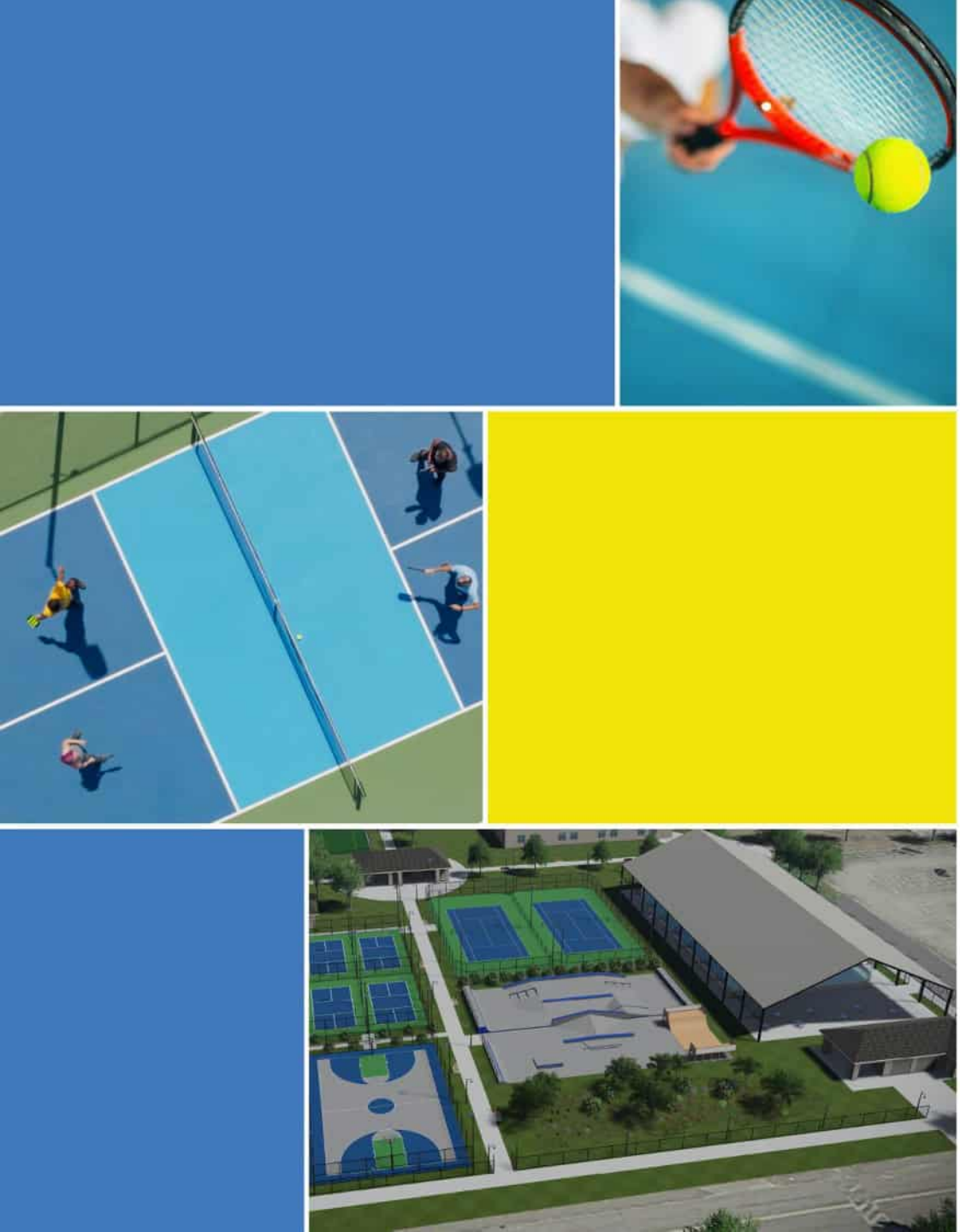
- USA Pickleball (USAP)
- American Sports Builders Association (ASBA)
- USA Pickleball Official Rulebook – 2023
- ASBA/USAP - Pickleball Courts Construction & Maintenance Manual – 2020
- ASBA 2021 Technical Meeting Prestation – USAP Pickleball Trends
- Vecteezy.com – pickleball graphics
- RIRPA annual meeting presentation – Pickleball – Solutions to the High Demands, April 2023 by Michael Moonan, RLA



2021 TECHNICAL MEETING & TRADE SHOW

December 3-6, 2021 • Hyatt Regency Grand Cypress • Orlando, FL





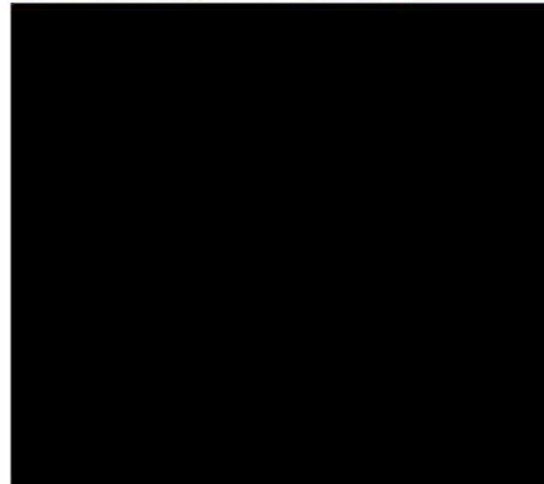
ABOUT CHA

- Full service A/E firm - 1,750+ personnel
- Dedicated 30-person recreation/sports team
 - » landscape architects, architects, engineers
- Boston-based project personnel
- Experience with similar recreation feasibility study programs
- Demonstrated team experience



ABOUT AMERICAN RAMP COMPANY

- Action sports park experts
 - » bike parks, skate parks, pump tracks, bicycle playgrounds
- 25 years of experience
- Experienced personnel
 - » skaters, bikers, engineers, designers, project managers and construction experts
- Actions sports parks in over 44 countries



About Action Sports Parks

Skateparks

- Recreational area designed for activities like skateboarding, BMX, scooter riding, roller blading, etc
- The design of a skatepark can vary significantly, as there is no standardized template each park is tailored to provide unique challenges and experiences for its users



Pump Tracks

- A pump track is a specialized circuit designed for riders to generate momentum through a technique called "pumping", which involves using body movements rather than pedaling. The track features a series of rollers and banked turns that allow riders to maintain speed and flow without the need for constant pedaling
- This design makes pump tracks suitable for various wheeled sports, including BMX, mountain biking, skateboarding, scooters, and more. They accommodate users of all ages and skill levels



About Action Sports Parks

All Wheel Facilities

- Combination of a skatepark and pump track in one park space. The two amenities can be designed cohesively or as standalone elements

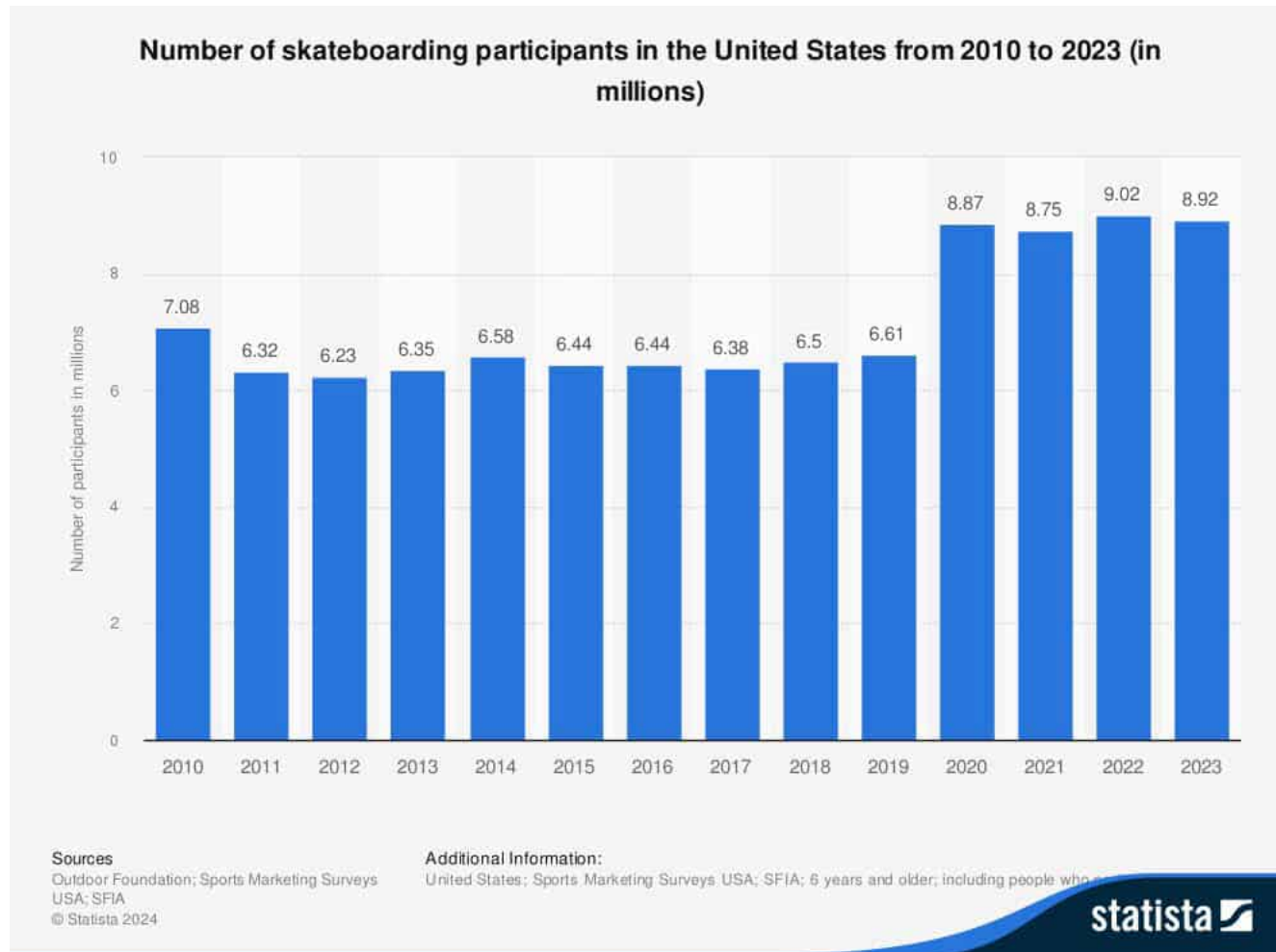
Benefits

- Creates a more all inclusive park
- Any type of wheeled sport can ride both amenities
- Opportunity to transfer from each element to develop riding skills
- Breaks up traffic within a park allowing a more enjoyable experience
- Creates a space that promotes outdoor recreation/health



Trends

2023 Skateboarding Participation



8.92
MILLION
SKATERS

About Pickleball

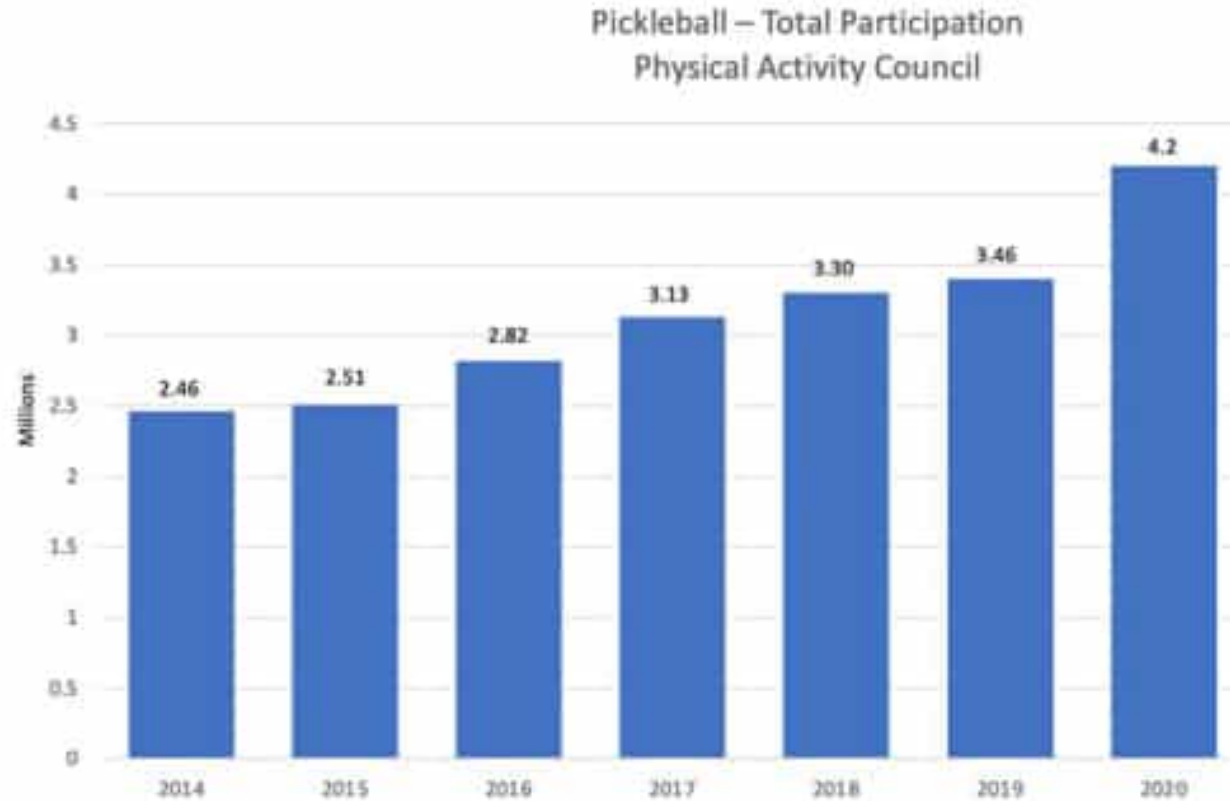
USA Pickleball (USAP)

- Established in 2005
- Serves as national governing body in USA
- Established to promote the development and growth of Pickleball in USA
- Nonprofit 501©(3) corporation
- Governed by a Board of Directors and staff
- Promote sport to all ages
- Provides infrastructure and information for development of sport.
- Since 2013, USAP membership has increased from 4,000 to nearly 52000 people



Trends

2020 Pickleball Participation



4.2
MILLION
PLAYERS

SFIA/Sports Marketing Surveys USA



Site Review

Town of Needham and CHA staff toured and reviewed several sites for the development or renovation of courts for dedicated Pickleball and an action sports park for the town. We considered several locations:

- Mills Field
- Cricket Field
- Hillside School Field
- Claxton Field



Mills Field



Cricket Field



Hillside School Field



Claxton Field





PROJECT CONSIDERATIONS

- Existing conditions analysis
- Location in town
- Accessibility – ADA and general access
- Noise concerns
- Proximity to abutters
- Potential conversion/ease of implementation
- Surface and subsurface conditions
- Sight lines
- Existing available amenities
- Utilities
- Available or need for additional parking
- Potential for additional needed infrastructure



Applications

Sound Considerations – Is Pickleball too Noisy??

- Higher pitch than tennis
 - › Annoying “pop” sound
- More strokes per point than tennis
 - › Longer rallies
- Smaller courts – possibly more courts than tennis
 - › More players in same area - concentrated
- Very social – lots of chatter
 - › Players tend to hang out, socialize before and after matches

Most sounds are a combination of sound level and pitches. Comparisons:

- | | |
|---------------------------|--------------|
| • Ambient sound (Library) | 40 – 48 dBa |
| • Normal conversation | 50 – 60 dBa |
| • Tennis | 52 – 58 dBa |
| • Pickleball | 60 – 70 dBa |
| • Noisy restaurant | 80 – 85 dBa |
| • Snowmobile | 95 – 100 dBa |
-
- Target dBa – 50 – 60 dBa



Applications

Sound/Distance Affect — Bob Unetich, Facebook Pickleball Sound Mitigation Group

Pickleball sound at:

- | | | |
|--|--------|---|
| • 100 feet from courts | 70 dBa | As loud as freeway traffic sound |
| • At 200 feet (6 dB drop at double distance) | 64 dBa | Louder than normal conversation levels |
| • At 400 feet | 58 dBa | Quieter than normal conversation levels |

Goal – 200 to 400 feet from residences without sound barrier

- You can perform acoustical tests at the location of proposed courts
- Adding 10 ft/ high barrier can drop that to below 40 dBa, a level below normal library sound levels
- Even at 100 feet, with considerations for equipment and normal sound barriers, the level could be about 52 dBa, acceptable sound level in many neighborhoods.
- By limiting use of paddles and ball brands based on sound testing, you can achieve below 50 dBa.



Applications

What can be done?

- Try to center pickleball in the park, possibly with buildings or other structures between courts and residents.
- Sunken courts or have them in a lower area of a site
- Wall or Landscape barriers
- Fence mounted barriers – Acoustifence, FenceScreen, Acoustical Surfaces, Inc. - 50% noise reductions, but reflects on court
- In operations (difficult to control in public location)
 - › Quiet Paddles
 - Polymer core are the quietest
 - Nomex
 - Aluminum core
 - Composite fiberglass face
 - › Different type of balls
 - Gamma foam tennis ball
 - Gamma sport ball



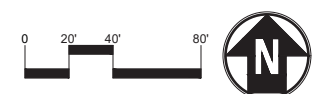


Town of Needham - Active Recreation Improvements

Cricket Field - Site Analysis

Needham, MA

April, 2024



Pros:

1. Accessibility from neighborhoods via sidewalk
2. Remote location so there are no noise concerns
3. Sufficient distance from abutters with significant buffer area
4. Ease of implementation – would need to work with current project to coordinate permitting
5. Good sight lines into proposed areas from the street
6. Good existing available amenities – utilities and support building in place
7. Sufficient area available for both Pickleball Courts and an Action Sports Park
8. Topography is sufficient for proposed improvements
9. Terrain of the former quarry is ideal for an action sports park and flat terrain to the west of the parking lot is ideal for pickleball courts.
10. Room for additional parking
11. Potential locations exist for additional infrastructure

Cons:

1. Would need to coordinate work with EPA and DEP to use western area
2. Somewhat remote location in Town
3. Location is already heavily used so additional parking would be necessary
4. Any tree removal would require replacement in kind

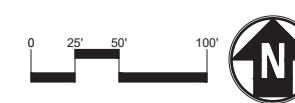


Town of Needham - Active Recreation Improvements

Claxton Field - Site Analysis

Needham, MA

April, 2024



Pros:

1. Good accessibility from adjacent neighborhoods
2. Good ADA accessibility within the site
3. Sufficient distance and buffer to abutters
4. Ease of implementation, available space is suitable and is currently un-programmed
5. Topography is sufficient for proposed improvements
6. Existing available utilities

Cons:

1. Vehicular access to site is not ideal
2. Sight lines are not great from adjacent street
3. There are no existing amenities
4. Potential additional infrastructure is needed (no restrooms on site)
5. Parking may not be sufficient for dual building/proposed program use
6. Area available for use is prone to flooding and extreme wet conditions

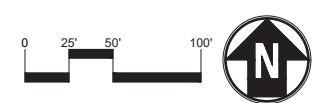


Town of Needham - Active Recreation Improvements

Hillside School - Site Analysis

Needham, MA

April, 2024



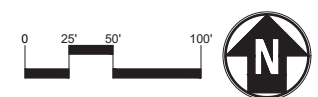


Town of Needham - Active Recreation Improvements

Mills Field - Site Analysis

Needham, MA

April, 2024



Court Study

Site Review

After review and analysis of the selected sites, two site were chosen for further analysis and planning:

- Mills Field
- Claxton Field



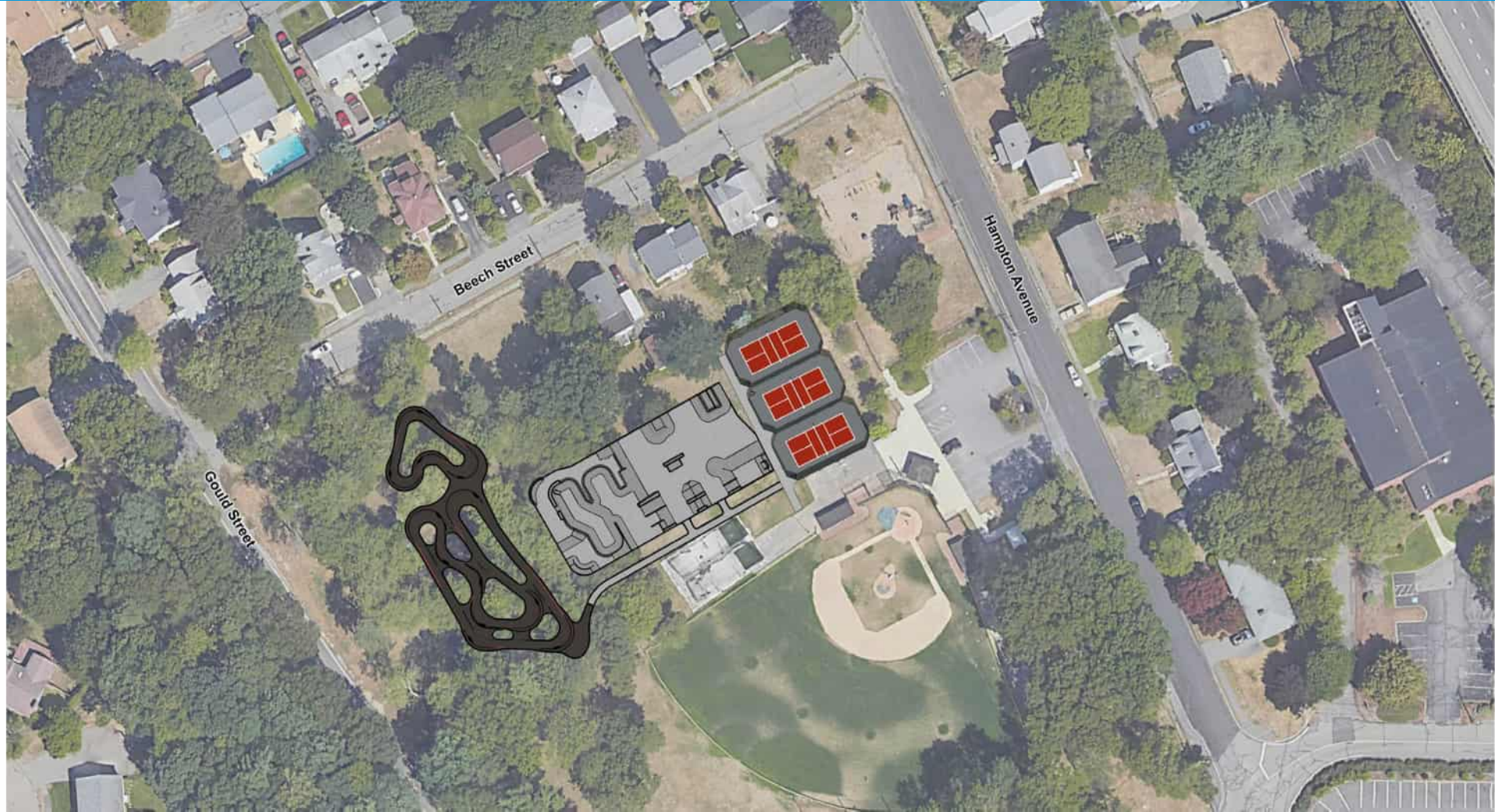
Mills Field



Claxton Field



Proposed Locations



Mills Field – Concept A



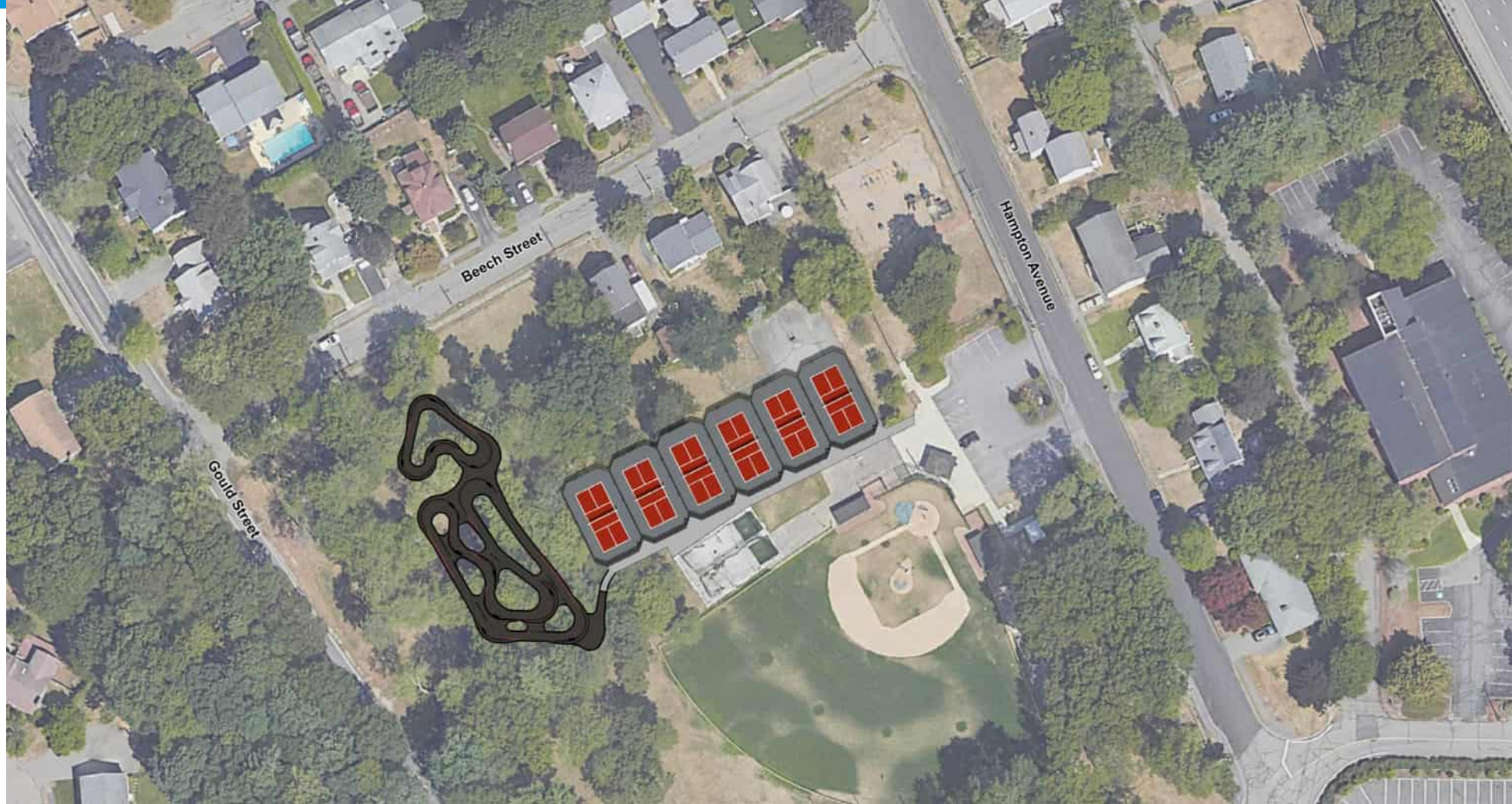
Proposed Locations



Mills Field – Concept B



Proposed Locations



Mills Field – Concept C



Proposed Locations



Claxton Field Concept



Court Study

Other Things to Consider

- Will there be perimeter fence? How high?
- Will you need windscreens?
- What sort of access will you need for use, construction vehicles?
- Does you plan comply with ADA and other relevant state and local requirements?
- Will there be spectator seating and seating for players waiting to play?
- Lights for the walkways, parking?
- Will there be picnic areas, shade shelters, cabanas for players or shade for spectators?
- Do you need water? Bottle filling stations?
- Do you need any landscaping or buffer areas?
- Are you far enough away from residences, will you require sound walls or landscaping for sound?



Court Study

Next Steps

- Further site investigation at selected site
- Prepare study report
- Present final findings
- Final town decision to move forward
- Begin design process
- Secure funding for Construction





TOWN OF
NEEDHAM
MASSACHUSETTS



Question & Answer



Agenda

Design References:

- USA Pickleball (USAP)
- American Sports Builders Association (ASBA)
- USA Pickleball Official Rulebook – 2023
- ASBA/USAP - Pickleball Courts Construction & Maintenance Manual – 2020
- ASBA 2021 Technical Meeting Prestation – USAP Pickleball Trends
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2021 TECHNICAL MEETING & TRADE SHOW

December 3-6, 2021 • Hyatt Regency Grand Cypress • Orlando, FL





Needham Park & Recreation's

ACTION SPORTS PARK PROJECT

Project Start

The Active Recreation Assets Working Group was established by the Select Board in October 2022 to serve in an advisory capacity to guide the Town in space planning for the future of active recreational opportunities in Needham. The working group will evaluate existing Town-owned assets, identify assets for potential future acquisition, identify unmet needs for active recreation, and review space requirements for each. They finished their charge in April 2023.



Pros:

1. Accessibility from neighborhoods via sidewalk
2. Remote location so there are no noise concerns
3. Sufficient distance from abutters with significant buffer area
4. Ease of implementation – would need to work with current project to coordinate permitting
5. Good sight lines into proposed areas from the street
6. Good existing available amenities – utilities and support building in place
7. Sufficient area available for both Pickleball Courts and an Action Sports Park
8. Topography is sufficient for proposed improvements
9. Terrain of the former quarry is ideal for an action sports park and flat terrain to the west of the parking lot is ideal for pickleball courts.
10. Room for additional parking
11. Potential locations exist for additional infrastructure

Cons:

1. Would need to coordinate work with EPA and DEP to use western area
2. Somewhat remote location in Town
3. Location is already heavily used so additional parking would be necessary
4. Any tree removal would require replacement in kind



PLANNING & BUDGET CYCLE

Stage 1

October 2022

Establishment of the Active Recreation Assets Working Group by the Select Board

Stage 2

April 2023

ACAWG submits their final recommendations to the Select Board

Stage 3

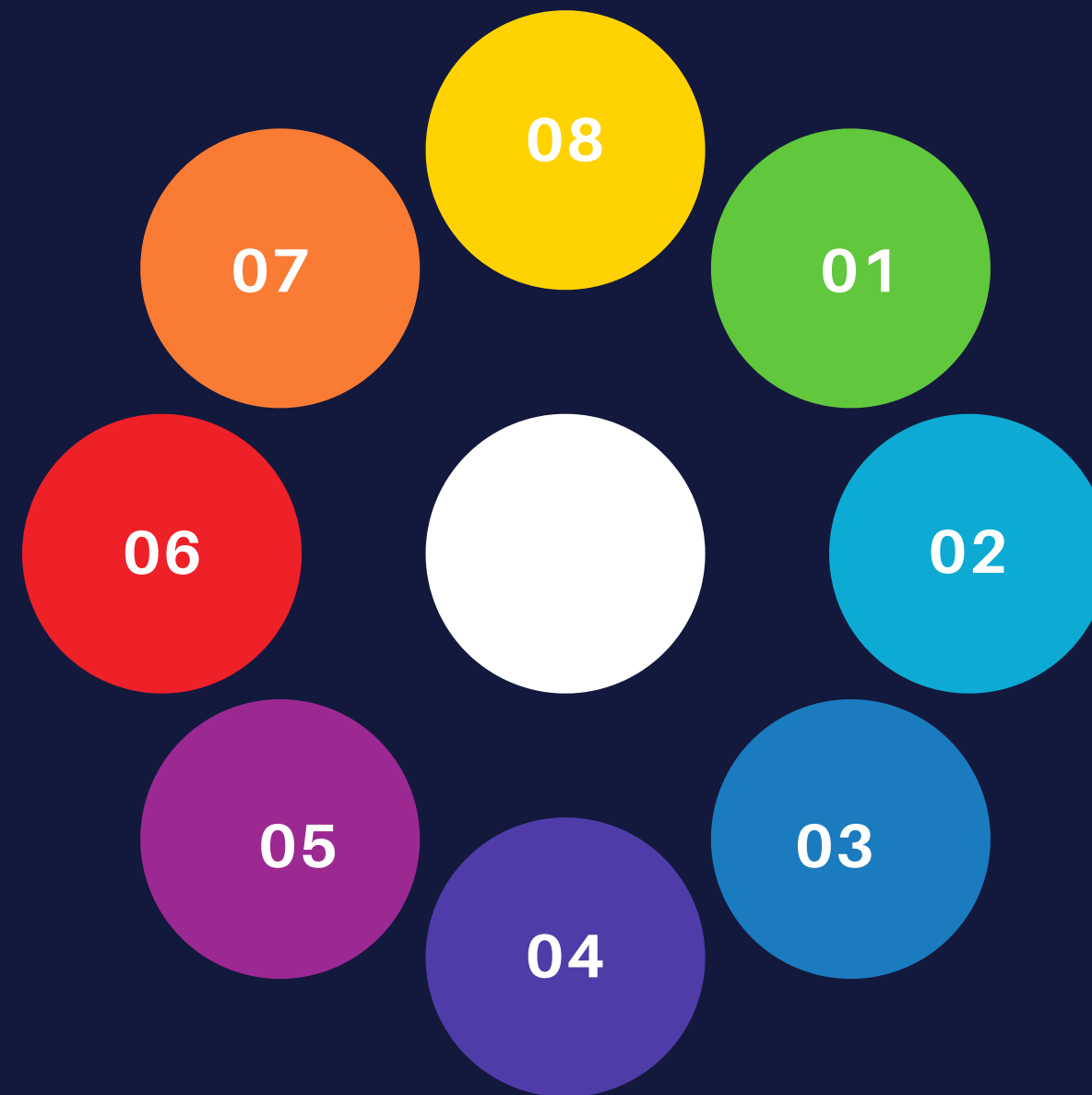
February 2024

Town awards project to CHA Solutions Consulting & Engineering Firm

Stage 4

September 2024

CHA concludes their study naming Claxton as the best location.



Stage 5

November 2024

Apply to CPC for design funds for this project

Stage 6

May 2025

If approved by CPC, final approval of project at May 2025 Town Meeting

Stage 7

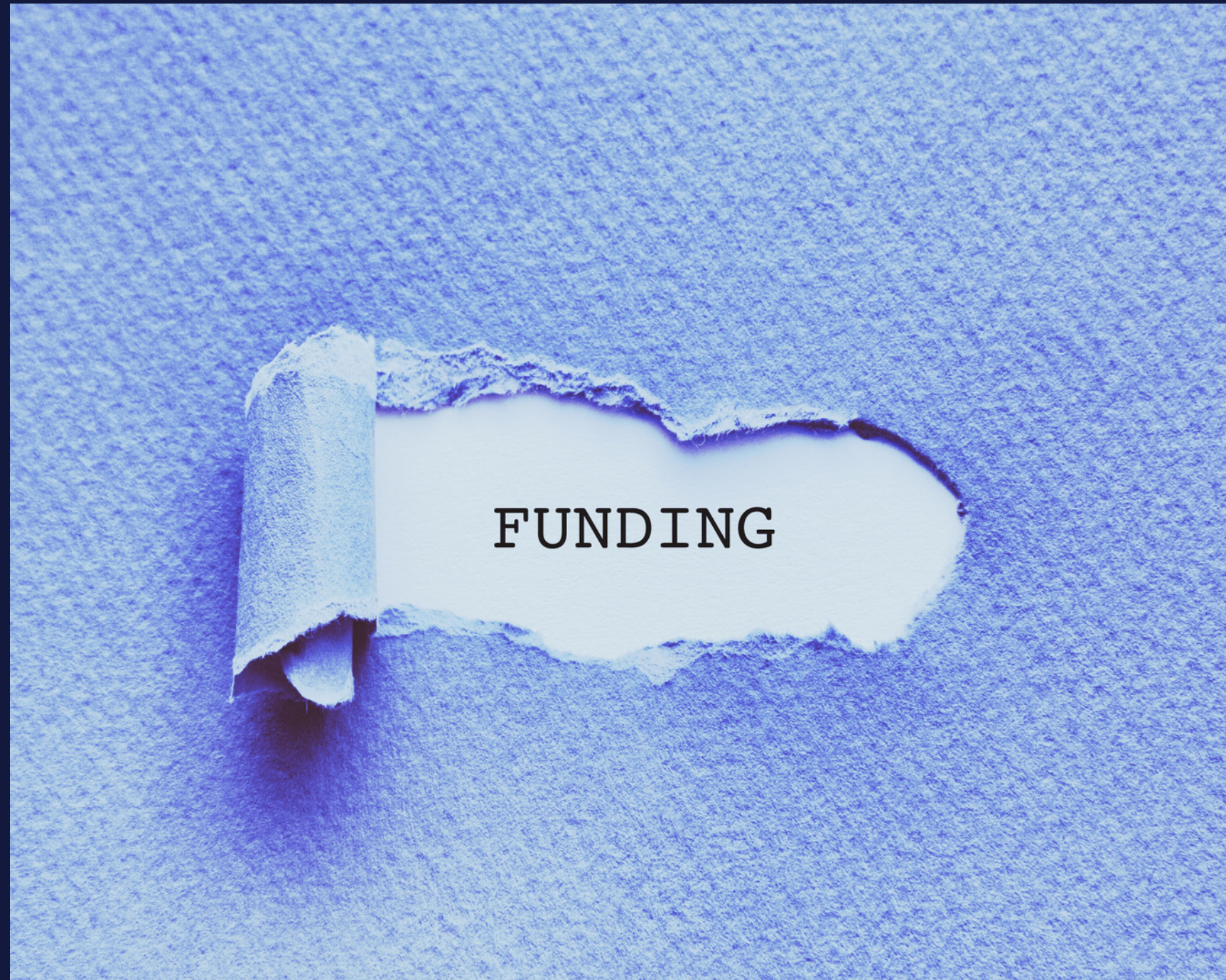
July 2025

If approved by Town Meeting, go to bid for design funds

Stage 8

Summer 2025

Award Design to Engineering firm and work with designers on project scope, design & costs



\$35,000 - Funded

Funds to run a Feasibility Study. The Study was concluded at the end of 2024 citing Claxton as the best location for these amenities

\$300,000 - FY26 Request

Estimated costs for the design portion of both the Action Sports Park & Pickleball facilities at Claxton.

\$3,000,000 - FY27 Request

Estimated costs for the construction portion of this project.



Any Questions?



THANK YOU!

