

# Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>  
email: [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

## PROJECT SUBMISSION FORM

Submitter: Park & Recreation Commission

Submission Date: 11/7/2016

Group or Committee Affiliation (if any): Sudbury Park and Rec Commission

Submitter's address and phone number:

40 Fairbanks Road  
Sudbury, MA 01776  
978-443-1092

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: [prc@sudbury.ma.us](mailto:prc@sudbury.ma.us)

Project Name: Featherland Multisport Court Reconstruction

Project Description:

Reconstruct the tennis courts at Featherland to be handicap accessible and add basketball and pickle ball. Adaptive tennis and basketball require no court alterations.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018	\$220,000	\$220,000	
2019			
2020			
2021			
2022			
<b>Total</b>			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

Sport courts were identified as a needed asset in the 2009-2013 Open Space and Recreation Plan. The reconstructed courts will be handicap accessible and support tennis, basketball and pickle ball for the general public and the LS Tennis Teams. The courts were dismantled in the Spring 2015 after snow plows damaged them during the winter. This project will rehabilitate a town owned asset.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The CIAC recommended the Park & Rec Commission request CPA funds to reconstruct these courts (Memo from CIAC to FinCom and BOS on March 7, 2016).

For Community Preservation Committee Use:

Form received on: \_\_\_\_\_

Project presented to CPC on: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Determination: \_\_\_\_\_

## TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

### Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in twelve (12) multiple copies.
- 2) Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
- 7) For applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **Monday, November 7, 2016** to be considered for recommendation at the May 2017 Annual Town Meeting.
- 9) Applicants must be present at a CPC meeting to answer questions. The CPC meeting schedule will be announced in October, 2016 and posted on the town's website.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town's website at [www.sudbury.ma.us](http://www.sudbury.ma.us), under Committees. The committee can be reached by email at [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us). If you are in doubt about your project's eligibility, after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Community Preservation Committee  
c/o Planning and Community Development Office  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
[cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

# Rebuild Featherland Multisport Courts

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## History

The Featherland Tennis Courts have become a key component of Sudbury recreational opportunities for many generations. The construction history is:

- Two courts were built in 1961
- Two courts were built in 1965
- All courts color coated in 1966
- All courts color coated in 1976
- All courts rebuilt in 1987.

After the winter of 2014-2015 and record breaking snow fall, snow plows caused damage to the posts and fencing around the courts. Without knowledge of the Park & Rec Commission (PRC), someone in town instructed the DPW to take down the fencing, tennis nets and trees between the courts. Sudbury residents submitted complaints to the PRC and the Acting Town Manager.

The PRC initially submitted the Featherland tennis court project to the CPC in November of 2015. However, the PRC later received information that the project would be funded as part of the town manager's budget so on December 2, 2015 the PRC pulled the submission from the CPC. In January 2016 the CIAC decided that they were against the Featherland tennis court project. In a memo dated March 7th, 2016, from the CIAC to FinCom and Selectmen, the CIAC recommended that the neighborhood group of residents work with the PRC to determine the highest and best use of the recreational area then submit a request for CPA funds for the project. The PRC then decided to submit the project for a capital debt request for the 2016 Town Meeting. Voters rejected the capital debt request on the ballot in May 2016 along with most of the other capital improvements which would have resulted in higher property taxes.

**PRC is submitting a new request to CPC for a multisport court reconstruction at Featherland to rehabilitate a currently owned town asset and meet the needs to many user groups.**

## Supporting Research and Community Input

### Open Space plan

The 2009 – 2013 Open Space and Recreation Plan published in June 2009 includes survey results from Sudbury residents. The results show that sports courts (tennis, basketball, deck hockey, etc) were high priority for 261 of the 540 survey respondents. See Appendix B, page 7 of the Plan available on the Sudbury town website.

### National Park and Recreation Association

The National Park and Recreation Association (NRPA) has researched the importance of parks in communities nationwide. They have found youth living in neighborhoods with multiple recreation and

park facilities are more likely to be active five times a week, compared to young people who don't have access to any. Increased access to places for physical activity leads to 25% increase in people exercising more than 3 times a week. Recreational opportunities aid in preventing obesity, managing chronic diseases and supported better mental health. See NRPA.org Fact Sheets for details.

The NRPA also suggests that distributing recreational opportunities throughout the community allowing people easy access from homes and work encourages residents to use the facilities. Featherland is centrally located and accessible to many more residents by sidewalks, driving and the proposed Bruce Freeman Rail Trail. The only other publically available basketball courts are at Fairbanks.

Providing half-court basketball option at Featherland will provide an opportunity for LS students who park there to play after school, thus getting some exercise and reducing stress, before going to their after school activities.

### **Lincoln Sudbury Varsity and Junior Varsity Tennis teams**

After consulting with the Varsity and Junior Varsity tennis coaches at LS, Peter Elenbaas (LS Athletic Director) confirmed that the tennis teams would use the rebuilt tennis courts at Featherland for both practices and matches.

Prior to Featherland courts being dismantled, the girls and boys teams used LS and Featherland courts for practices and matches. The competition schedule is set up so one team travels while the other team hosts for each school they play. Within the competition, there are varsity and JV matches. The varsity matches are played on 5 of the 6 LS courts. One JV match is on the remaining LS court. Without the Featherland courts, the remaining 4 JV matches have to wait until after the varsity matches completed. Often there isn't enough time for the JV matches. Once Featherland is rebuilt, all the varsity and JV matches will happen at the same time.

Prior to Featherland being dismantled, LS was able to have a full roster of both JV and Varsity. Since spring 2015, the JV team has been limited because of the court space. When the Featherland courts are rebuilt, they will have the court space for a full complement of JV players.

### **PRC Public Hearing October 5<sup>th</sup>, 2015**

The PRC was considering replacing the dismantled tennis courts with small baseball fields and they held a public hearing. Approximately 50 residents attended. Several people were there to express the need for small baseball field, many residents were there to protest losing these tennis courts rather than rebuilding them. After this meeting, the proposal to build small baseball fields was withdrawn by LS Youth Baseball.

### **May 2016 Special Election**

Though the capital debt ballot in May 2016 for replacing the Featherland Tennis Courts ultimately failed, there were 724 voters who were willing to have an increase to their property tax to rebuild these courts. That proposal was for only tennis courts –pickle ball, basketball and handicap access were not included.

## **Survey of Interested Residents**

Following CIAC's recommendations, the neighborhood group spearheaded by Mark Waiting (10 Codman Drive) surveyed interested residents via email and Facebook to determine the interest in overall layout of the facility. After verifying respondents as Sudbury residents, the results show:

- 73% of the respondents live more than 1 mile from Featherland
- 69% want 4 tennis courts
- 44% want some combination of tennis, pickle ball and basketball
- 49% said they'd play tennis several times a week; 29% said they'd play once a week.

## **Proposal - \$220,000 - Featherland Multisport Court Reconstruction**

**This project is a rehabilitation of currently owned town asset and provides recreational opportunities for multiple users group. This proposal meets the CPA requirements.**

PRC is requesting to rebuild four tennis courts enclosed in fencing. They would be oriented on the property as they were in the past with two pairs of courts each enclosed. To facilitate visual separation between the courts, there would be a wind screen installed on the separating fence.

On one pair of courts, there will also be pickle ball lines – one set on each tennis court.

On the other pair of courts, there would be four half-court basketball hoops with key and three point lines drawn.

The court gate openings and ramps would be wide enough and paved entry to the parking lot to allow for wheel chair access. Adaptive tennis and basketball require no other facility alteration. There would be two handicap accessible parking spots.

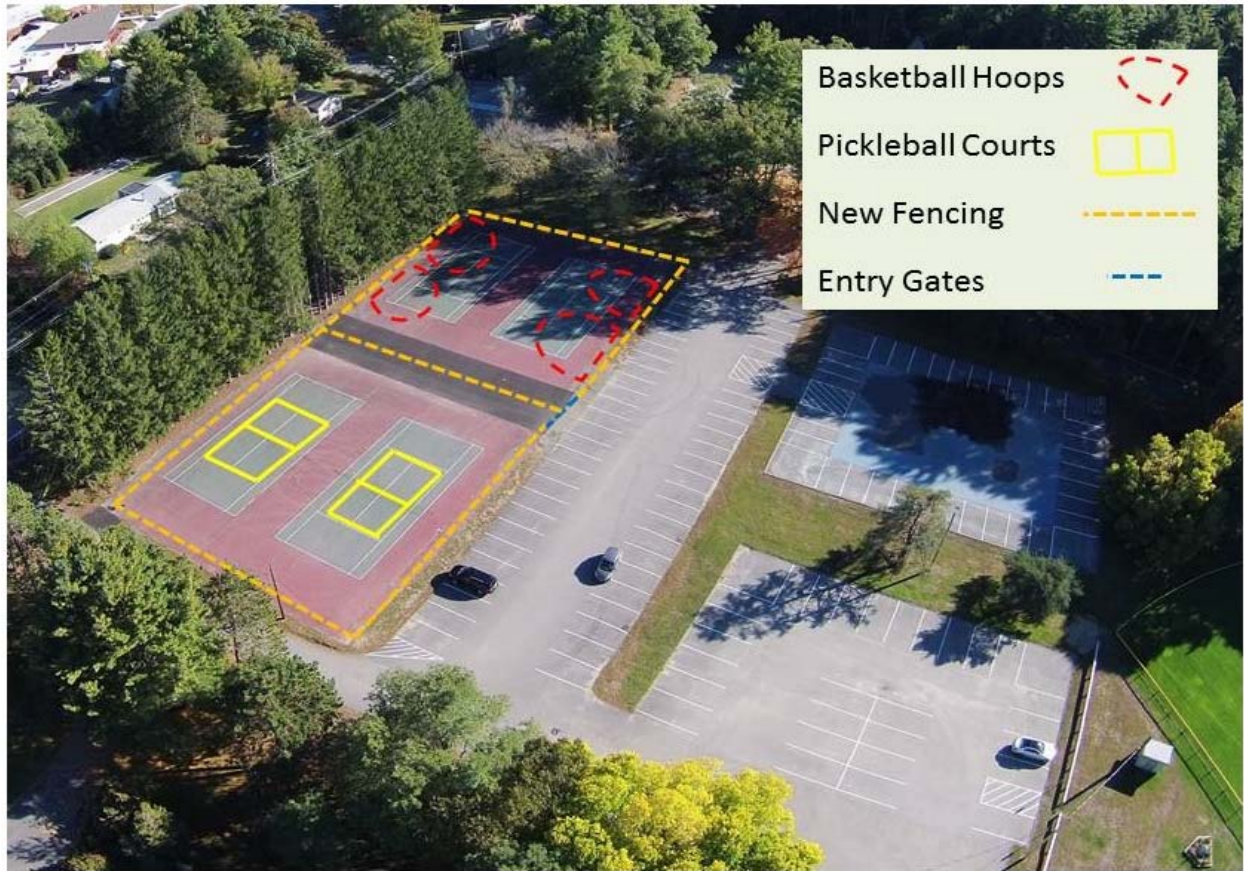
The courts would be positioned away from the parking lot to prevent future damage to fencing and posts from snow plows.

Once completed, the land around the courts will be graded with topsoil and grass seed.

We have a budgetary quote from Westboro Tennis Resurfacing for \$202K. We are requesting an additional \$18K for permits and contingency.



## Proposed Layout Of Courts In Existing Space:



## Images of Similar Courts





Mara Huston &lt;marah@hustonfam.net&gt;

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**Pulverize Sudbury Mara Huston.doc**

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**wts@westborotennisswestborotennissurfaces.comurfaces.com**

Tue, Dec 6, 2016 at 6:49

&lt;wts@westborotennissurfaces.com&gt;

AM

Reply-To: wts@westborotennissurfaces.com

To: Mara Huston &lt;marah@hustonfam.net&gt;

please let me know that you received this latest proposal -  
Thanks -Joe

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Proposal By: Westboro Tennis

Surfaces

TO: Mara Huston

[marah@hustonfam.net](mailto:marah@hustonfam.net)

Sudbury Park and Recreation

40 Fairbanks Road

Sudbury, MA 01776

For: Reconstruction Asphalt to Asphalt  
242 ft x 110 ft

December 6, 2016

4 Tennis Courts to include

4 half Basketball Courts and

2 Pickleball Courts

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We will perform the following work and provide the materials indicated:

1. The existing surface shall be pulverized to a depth of approximately 6" turning the surface into crushed stone. The surface shall be graded with a laser guided grader and compacted to a slope of 1" in 10' according to USTA specifications in order to achieve a finished tolerance not to vary more than 1/4" in 10'.

2. The new court dimensions shall measure 110 ft x 242 ft. (with the 242 ft headed in North/South direction)

3. The pulverized material shall be laser graded as many times as necessary to reach a tolerance not to vary more that 1/4 inch in 10 feet when measured in any direction with a 10 foot straight edge.

4. At this stage, all fence post and net post foundations shall be dug, poured and set in concrete with sleeves. This is to insure that there are no shrinkage cracks between the asphalt surface and the concrete fence and net post foundations that occur when the fencing is installed following the paving. The fence post foundations shall be twelve inches by twelve inches (12"x12") at the top and measuring four feet (4') deep. The net post holes will measure two feet by two feet (2' x 2') at the top, four feet (4') deep and bell out to thirty-six inches (36") at the bottom to prevent heaving. The center anchor shall be set in concrete measuring twelve inches by twelve inches by twelve inches (12"x12"x12"). All fence posts shall be black vinyl coated, terminal and corner fence posts shall be 2.875" O.D. Line posts shall be 2.375" O.D. It must be noted that paving shall be continuous in that each pass must be completed in order to eliminate the occurrence of cold joints. In addition to the above, 4 heavy duty Super Six basketball units, manufactured by Douglas Industries, shall be installed with the holes measuring 2 ft x 2 ft at the top and 4 ft deep belling out to 36 inches at the bottom to

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prevent heaving.

5. One inch of stone dust or 140 tons shall be spread, laser graded, and compacted.

6. The court area shall then be re-fine graded in preparation for the paving, again to meet the finished tolerance of 1/4" in 10'.

7. The existing court areas shall be surfaced with a 2 course pavement of I-1 Bituminous Concrete which will measure 3" after compaction with a power roller to meet a surface tolerance not to vary more than 1/8" in 10'.

8. At this point, the remaining fence frame work consisting of one and five eighth inch (1 5/8") top rail, corner and terminal braces shall be installed. Also to be installed is a bottom rail around the entire perimeter of the court. The entire fence area shall be ten feet (10') high. From the 10' framework eight (8) gauge one and three quarter inch (1 3/4") black vinyl coated fabric shall be hung. The fence shall measure 804 feet with one double swing access gate and three 4 ft x 7 ft entry gates.



9. Four sets of external wind net post in sleeves shall be installed, which will be removable. Four Court Master DHS nets with anchors and center straps will be hung. The anchors will be set in 1 ft of concrete.

10. The court will be covered with a four coat system of acrylic tennis court surfacing DECO COLOR in your choice of colors.

11. The lines will be painted with 2 coats of textured white line paint.

12. The tennis court lines will be painted white. Four sets of basketball keys with 3 point lines shall be painted in a slightly lighter color than the court colors chosen. Two sets of Pickleball lines shall be painted on the other 2 sets of tennis courts not effected by the basketball hoops.

13. Any areas disturbed by construction around the perimeter of the courts shall be topsoiled and seeded.

14. A handicap ramp shall be installed and parking lines shall be installed to the designated specifications.

15. Also to be noted, the area to be paved will be approximately 270 ft x 115 ft as well an additional 10 ft x 14 ft driveway entrance on one end (the tennis court

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fencing imprint within this area shall be 240 ft x 108 ft) Where the tennis courts abut any grass areas, paving shall extend one foot beyond the fence line.

The budget price for the above for \_\_\_\_\_ \$202,000.00

Owner shall be responsible for any permits needed.

NOTE: Should any conditions warrant more gravel, the cost would be \$24.00 per ton, plus tax, spread and compacted in place.

## **TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE**

### **General Criteria**

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned town assets.

### **Category Specific Criteria**

**Open space** proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
  - are of local significance for biodiversity;
  - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
  - contain a habitat type that is in danger of vanishing from Sudbury; or
  - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

**Historical** proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

**Community Housing** proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the town's Housing Production Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, and participants in the Sudbury METCO program.

**Recreation** proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.