

# TOWN OF READING

Reading CAL + Pickleball Courts | Master Plan

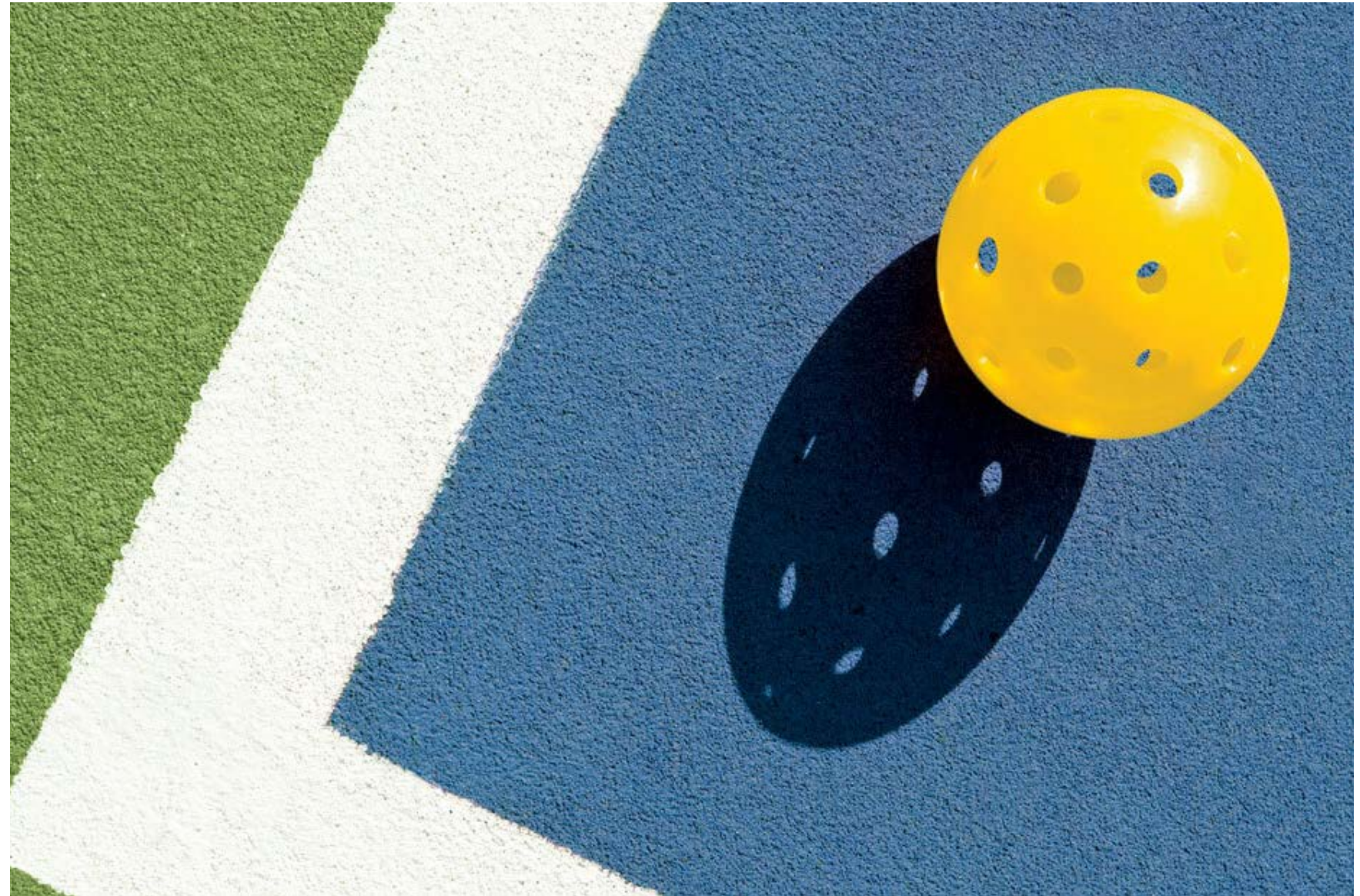
December 2024



**bh+a**  
**ACTIVITAS**  
landscape architecture | civil engineering

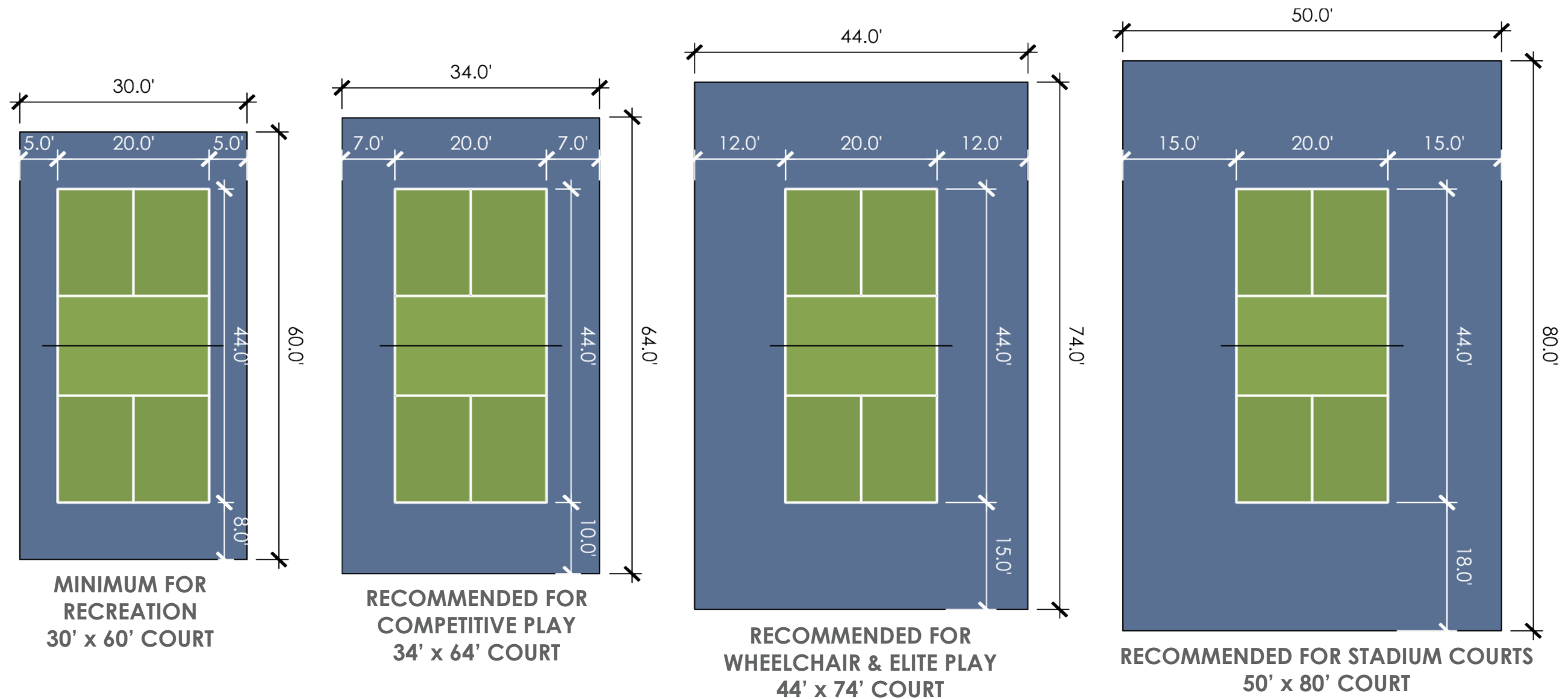
## AGENDA

1. Introductions
3. Overview of Court Layouts
4. Overview of Fence Heights
5. Conceptual Master Plan
6. Pickleball Court Layout Options
7. Asphalt Courts vs. Post-Tension Concrete Courts
8. Precedent Images
9. Next Steps



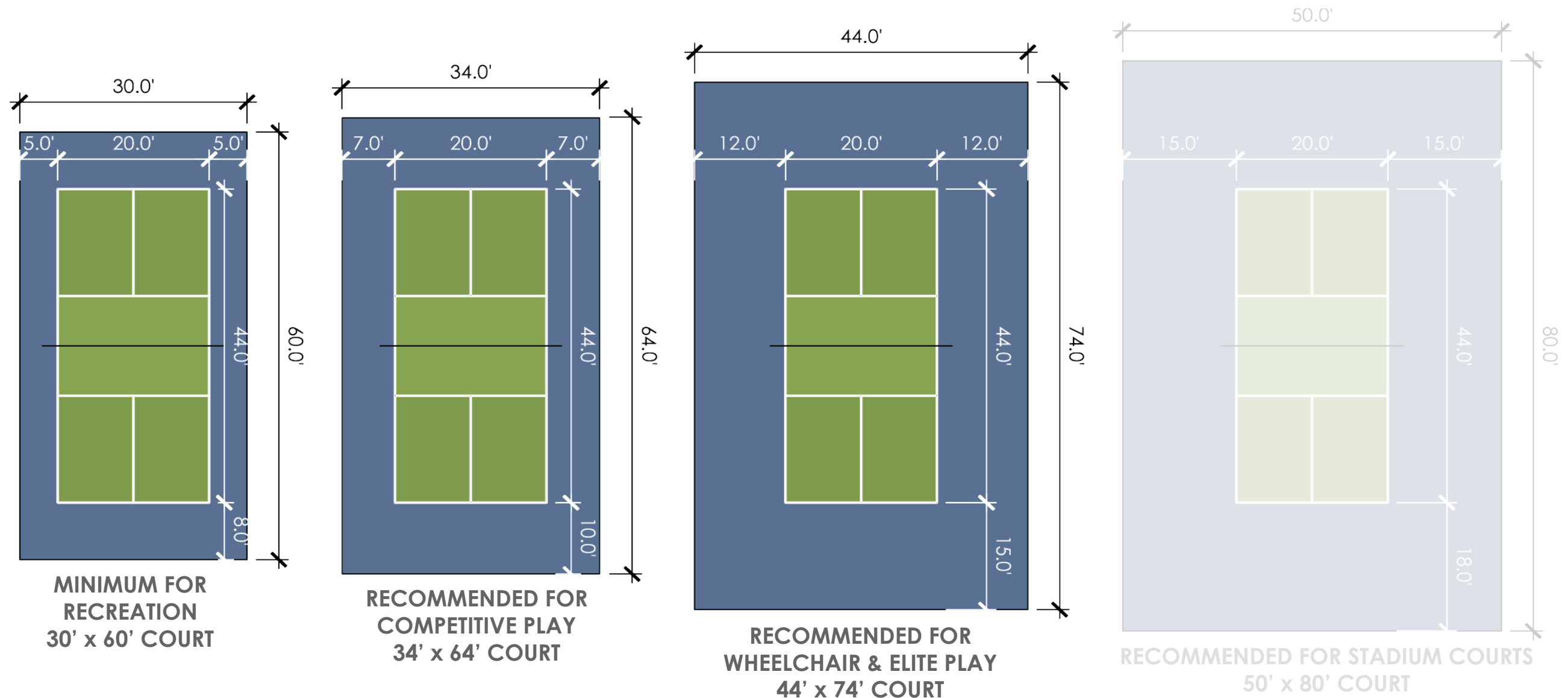
A top-down view of a pickleball court. The court is divided into blue and green sections by white lines. A white paddle with a black frame and an orange handle lies on the green section. Several green balls with holes are scattered around the paddle and on the blue section. The text "Overview of Court Layouts" is centered in white.

# Overview of Court Layouts



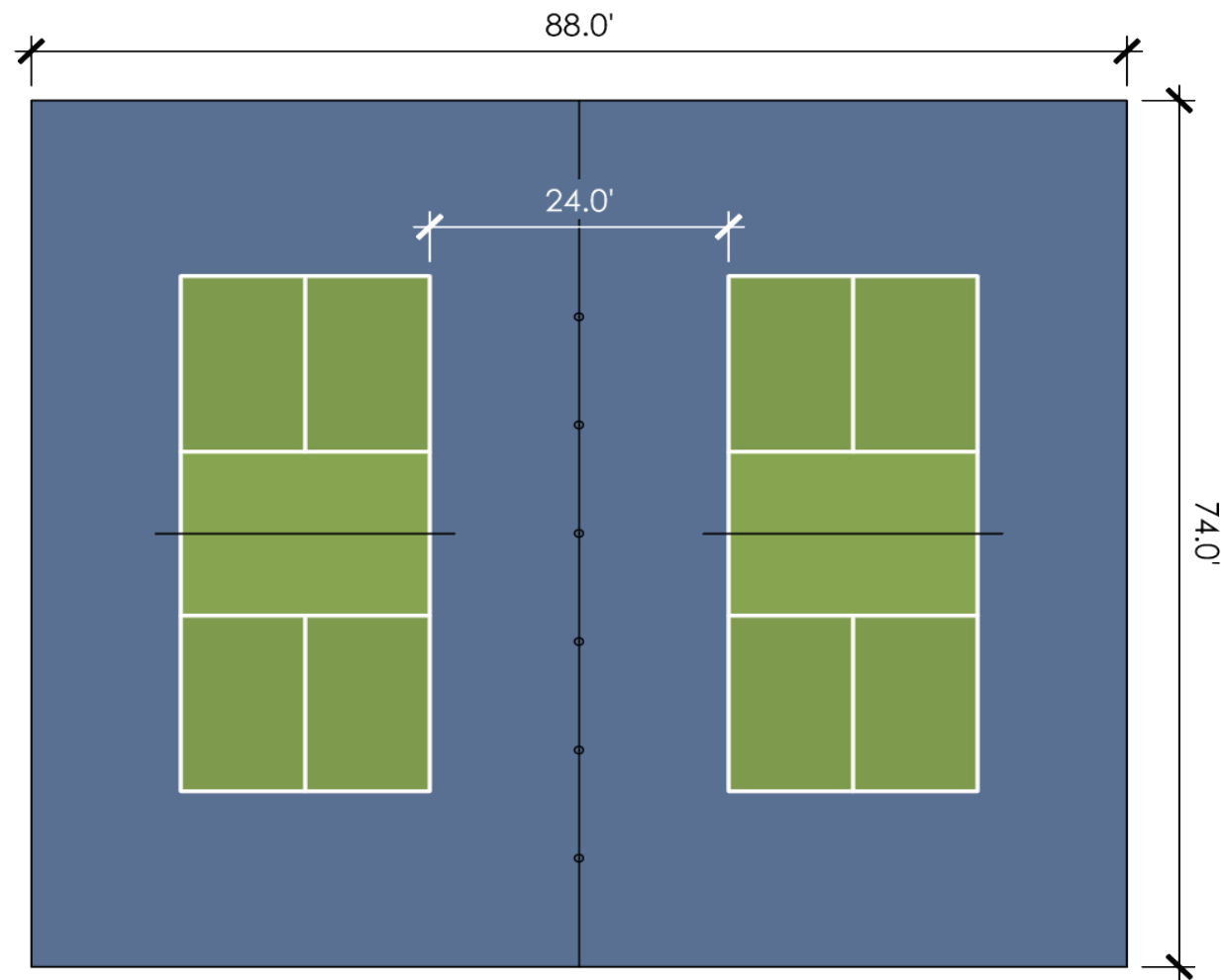
## OVERVIEW OF COURT LAYOUTS - ALL PICKLEBALL COURT LAYOUTS

REFERENCE: USA PICKLEBALL/AMERICAN SPORTS BUILDERS ASSOCIATION PICKLEBALL CONSTRUCTION MANUAL

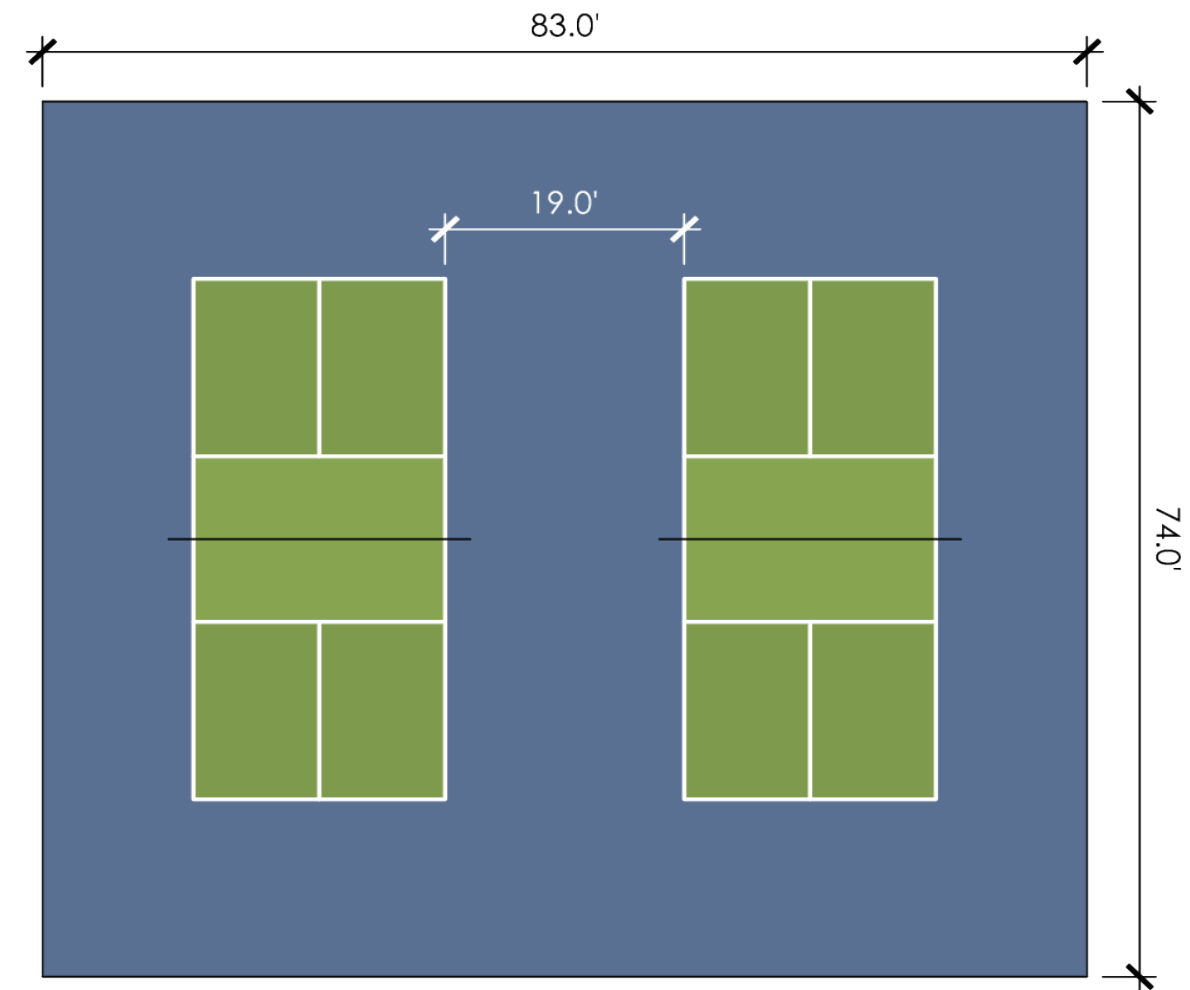


## OVERVIEW OF COURT LAYOUTS - PREFERRED PICKLEBALL COURT LAYOUTS

REFERENCE: USA PICKLEBALL/AMERICAN SPORTS BUILDERS ASSOCIATION PICKLEBALL CONSTRUCTION MANUAL



2 OR MORE COURTS  
WITH FENCE SEPERATION



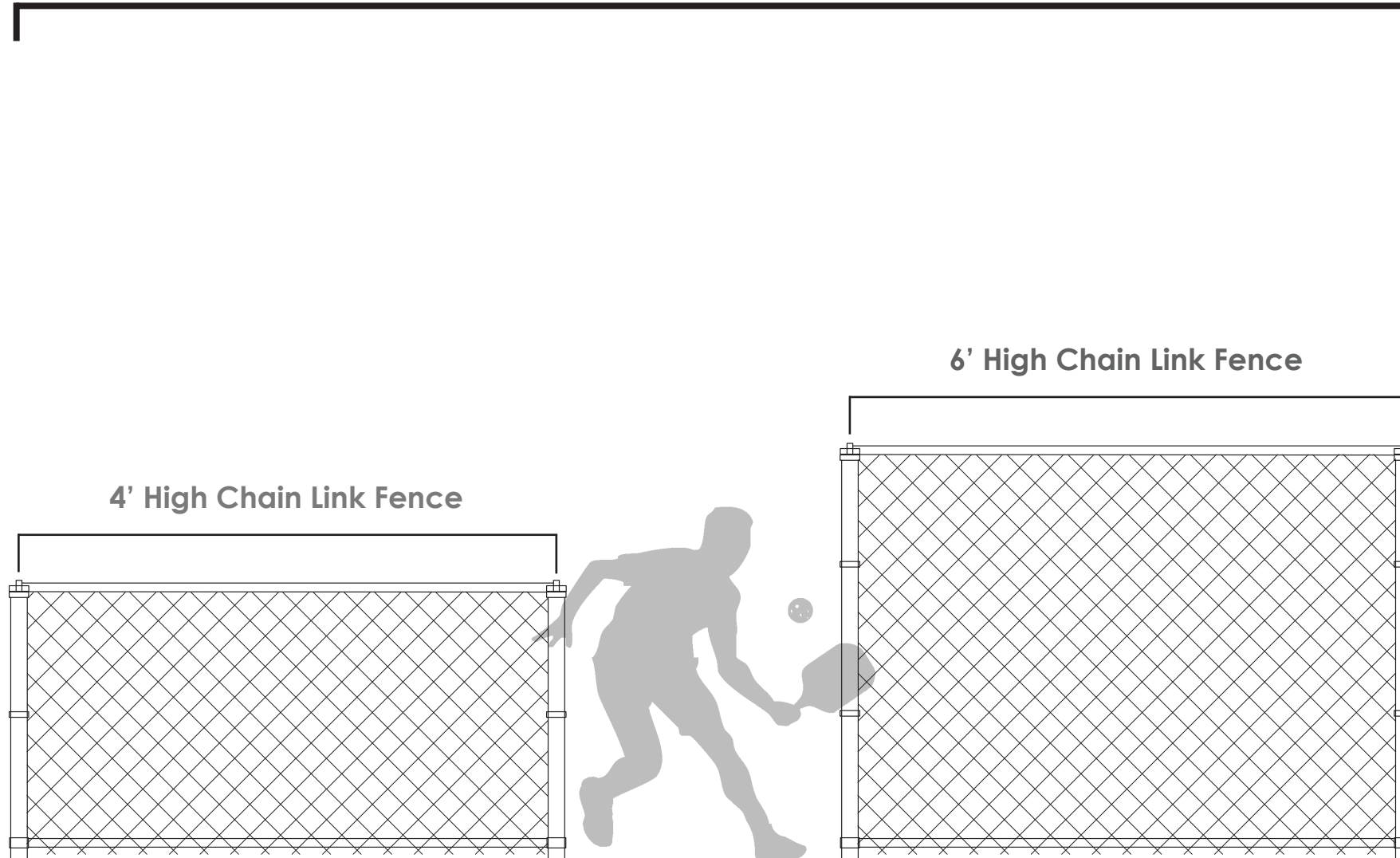
2 OR MORE COURTS  
WIHTOUT FENCE SEPERATION

## Overview of Fence Heights

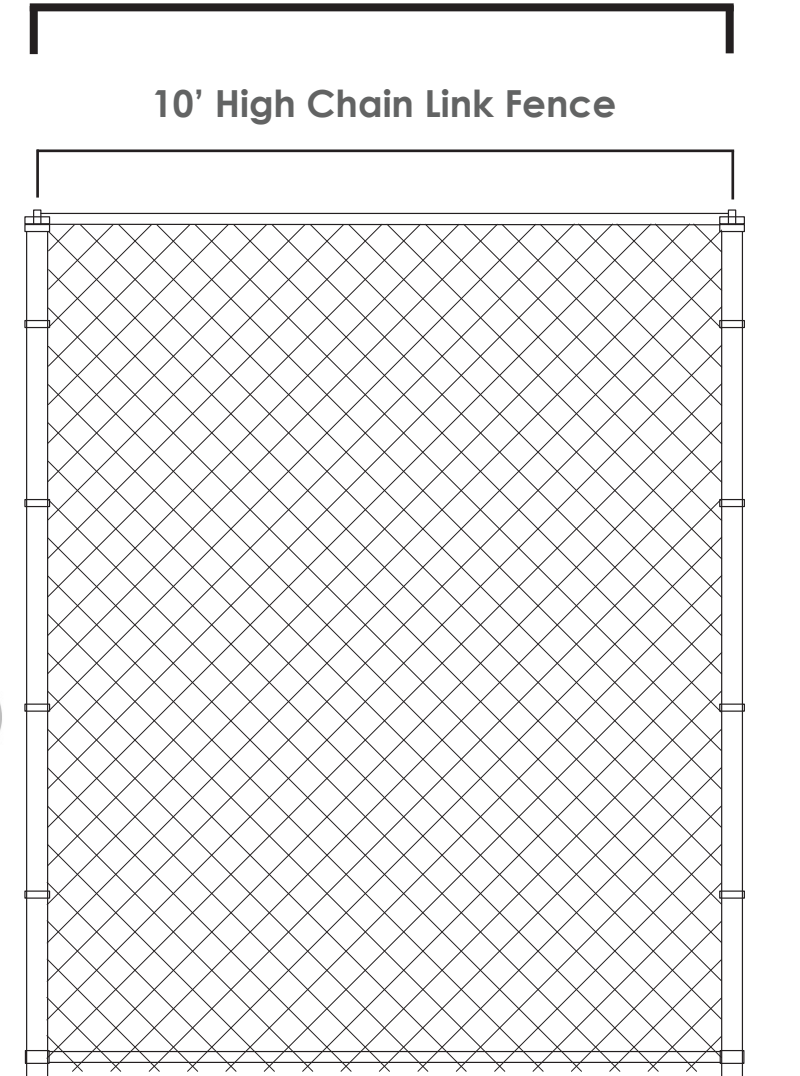




## Typical Pickleball Fence Heights



## Typical Tennis Fence Height

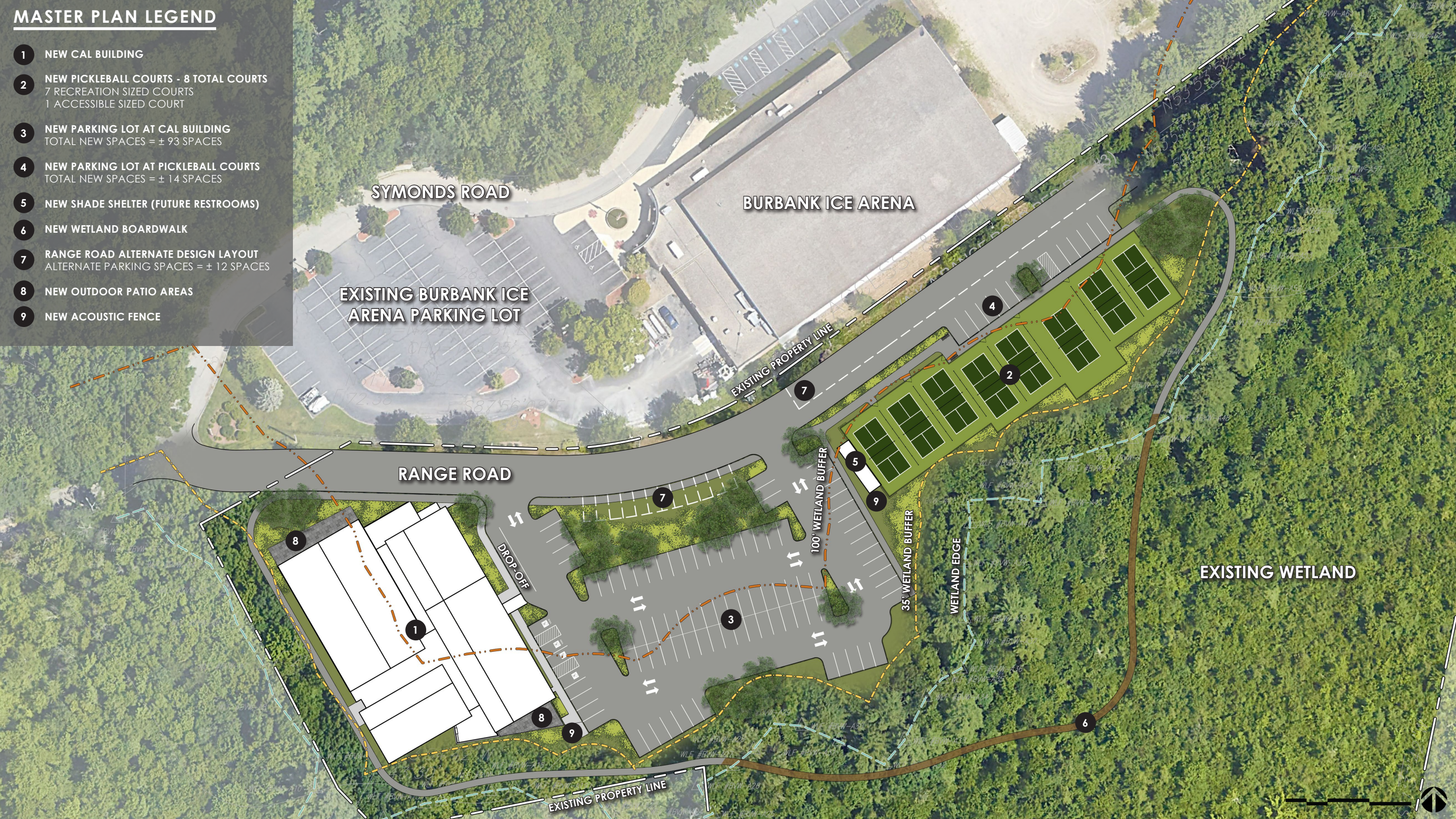


# Conceptual Master Plan



# MASTER PLAN LEGEND

- 1 NEW CAL BUILDING
- 2 NEW PICKLEBALL COURTS - 8 TOTAL COURTS  
7 RECREATION SIZED COURTS  
1 ACCESSIBLE SIZED COURT
- 3 NEW PARKING LOT AT CAL BUILDING  
TOTAL NEW SPACES = ± 93 SPACES
- 4 NEW PARKING LOT AT PICKLEBALL COURTS  
TOTAL NEW SPACES = ± 14 SPACES
- 5 NEW SHADE SHELTER (FUTURE RESTROOMS)
- 6 NEW WETLAND BOARDWALK
- 7 RANGE ROAD ALTERNATE DESIGN LAYOUT  
ALTERNATE PARKING SPACES = ± 12 SPACES
- 8 NEW OUTDOOR PATIO AREAS
- 9 NEW ACOUSTIC FENCE



SYMONDS ROAD

BURBANK ICE ARENA

EXISTING BURBANK ICE ARENA PARKING LOT

RANGE ROAD

EXISTING WETLAND

EXISTING PROPERTY LINE

DROP-OFF

100' WETLAND BUFFER

35' WETLAND BUFFER

WETLAND EDGE





## PICKLEBALL COURTS

- 1 7 Recreation (Minimum) Sized Courts
- 2 1 Accessible Sized Court
- 3 4' High Chain Link Fence Between all Courts With Openings at Ends
- 4 6' High Chain Link Fence Perimeter Fence Around All Courts With Single Gates to Access Courts
- 5 14 Parking Spaces at courts (including 1 accessible van space)
- 6 Shade Structure With Provisions For Future Restroom Building
- 7 Future Boardwalk/Trail Connection
- 8 Landscaping, Benches, and Other Site Improvements
- 9 Soundwalls at Western Corners

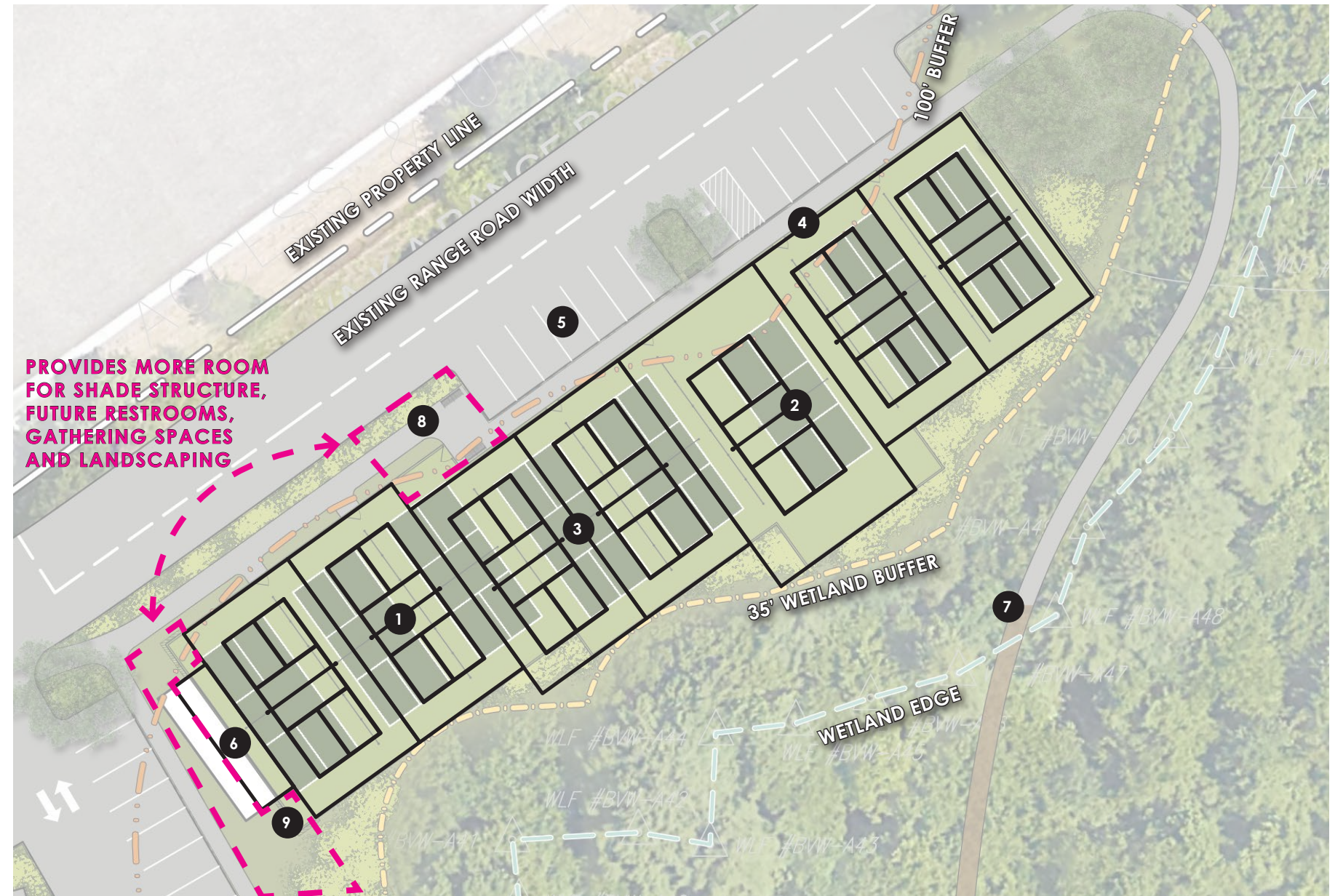


OPTION 1



## PICKLEBALL COURTS

- 1 6 Competitive Sized Courts
- 2 1 Accessible Sized Court
- 3 4' High Chain Link Fence Between all Courts With Openings at Ends
- 4 6' High Chain Link Fence Perimeter Fence Around All Courts With Single Gates to Access Courts
- 5 14 Parking Spaces at courts (including 1 accessible van space)
- 6 Shade Structure With Provisions For Future Restroom Building
- 7 Future Boardwalk/Trail Connection
- 8 Landscaping, Benches, and Other Site Improvements
- 9 Soundwalls at Western Corners

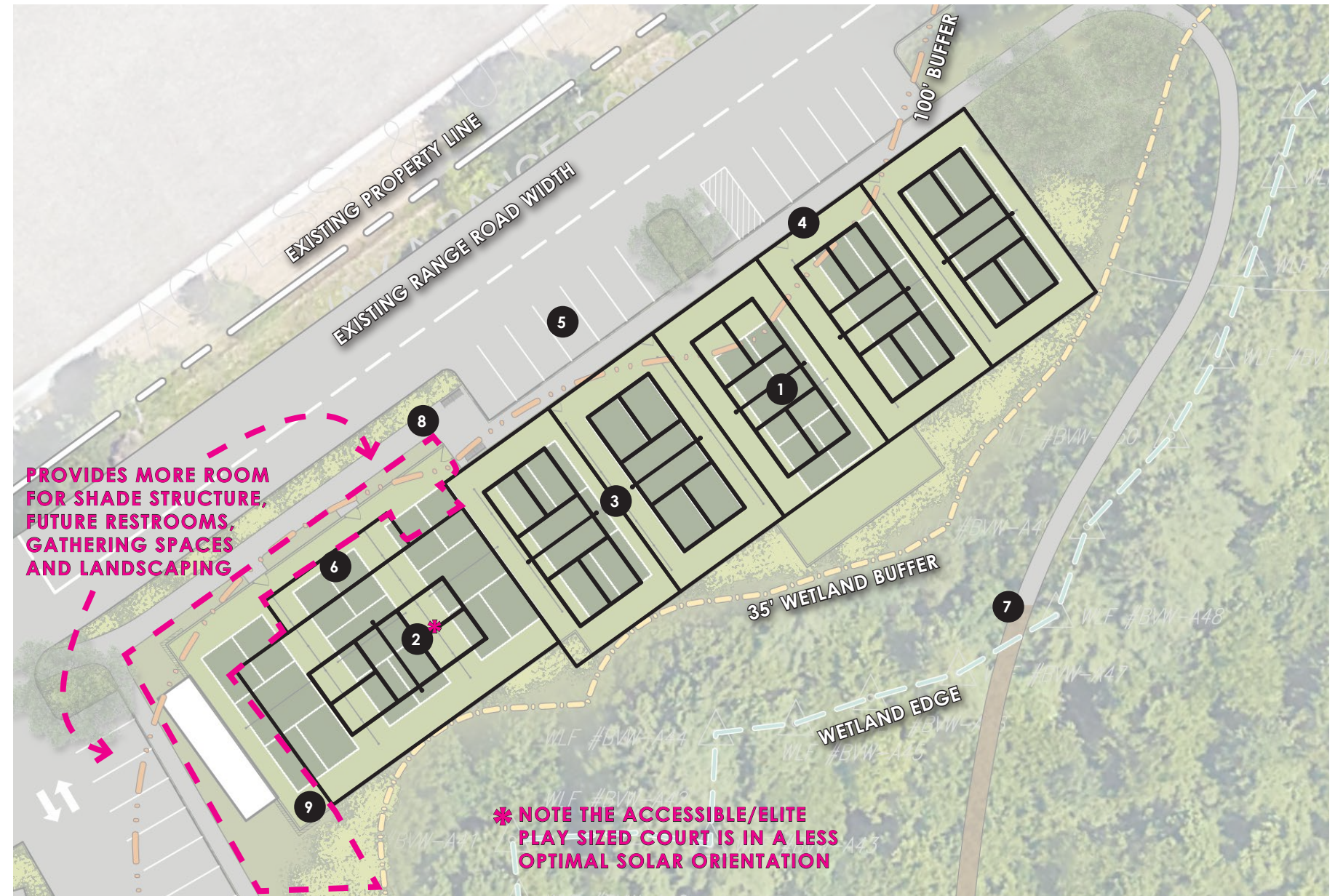


## OPTION 2



## PICKLEBALL COURTS

- 1 5 Competitive Sized Courts
- 2 1 Accessible Sized Court
- 3 4' High Chain Link Fence Between all Courts With Openings at Ends
- 4 6' High Chain Link Fence Perimeter Fence Around All Courts With Single Gates to Access Courts
- 5 14 Parking Spaces at courts (including 1 accessible van space)
- 6 Shade Structure With Provisions For Future Restroom Building
- 7 Future Boardwalk/Trail Connection
- 8 Landscaping, Benches, and Other Site Improvements
- 9 Soundwalls at Western End



OPTION 3

A 3D-rendered image of a pickleball paddle and a yellow-green pickleball resting on a blue court surface. The paddle is dark grey with a textured grip and a large, flat head. The ball is bright yellow-green with several holes. The background shows white court lines and a green area in the upper right corner.

# Asphalt Courts vs Post-Tension Courts

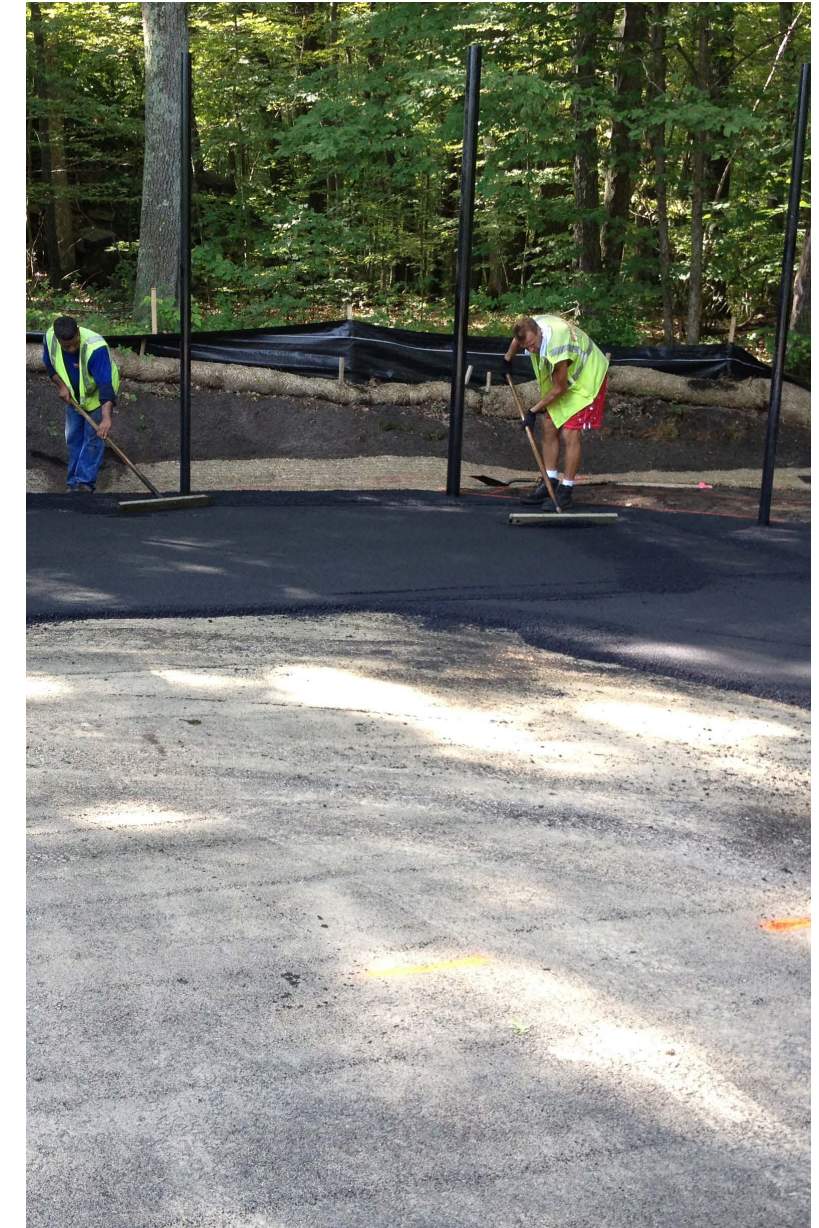


## ASPHALT COURTS

*The new 3" asphalt profile shall have a surface course that is a virgin mix with 0% RAP. This is recommended for courts where capital budget is limited and due to an advanced age of the asphalt or excessive cracking cannot be cost effectively repaired with fabrics.*

*The quality of new asphalt, even when tightly specified to limit recycled content and provide the desired bitumen content, has been hit or miss throughout the New England region and across the country. Assuming the best case scenario one can expect a well built and maintained court to last between 12 and 15 years before it requires renovation.*

*Activitas has designed several small asphalt court complexes over the last 4-6 years including courts in Lexington, Hanover and Belmont, Massachusetts.*



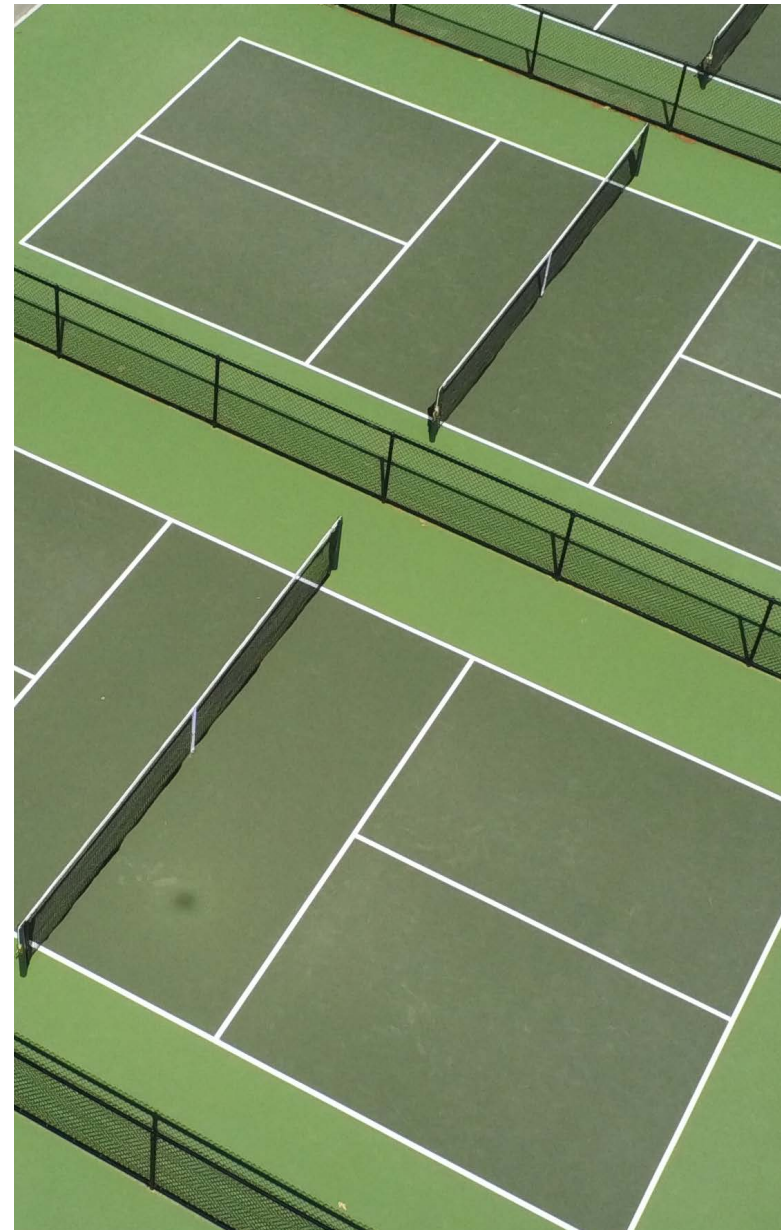


## POST-TENSION CONCRETE COURTS

*The most durable renovation option for hard court surfaces is post-tensioned concrete (PTC). Post-tensioning is a method of reinforcement that utilizes cables within the profile to prestress the concrete as it is curing. This method of reinforcement virtually eliminates cracking and has a lifespan that exceeds 25 years.*

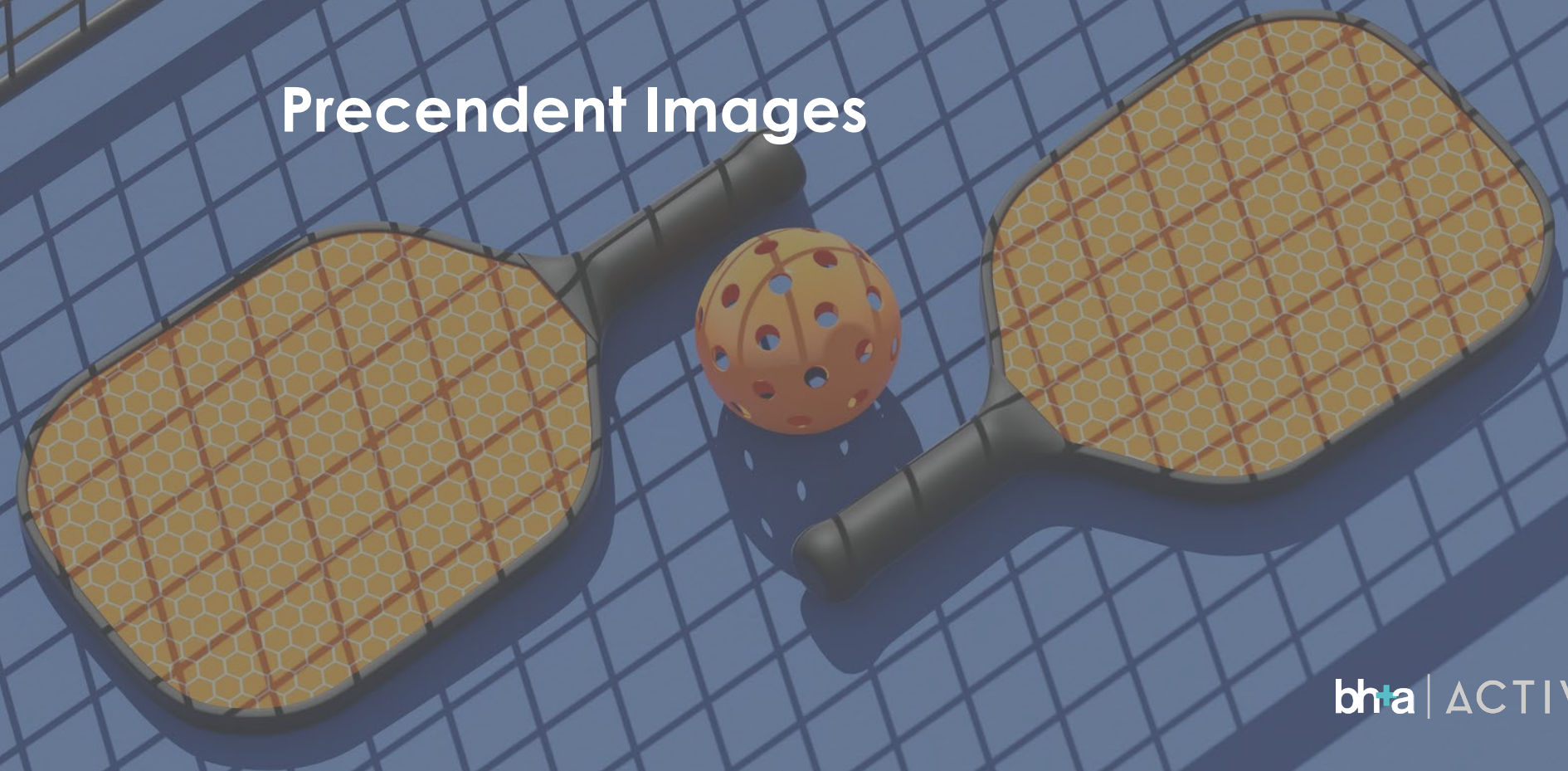
*With increases in the cost of petroleum and an increase in the number of contractors specializing in post-tensioning, the cost delta has decreased considerably, and although still more expensive as a capital expenditure, post-tensioned concrete has become far more attractive on a life-cycle cost bases.*

*Activitas has completed several larger PTC courts, including at Assumption College, Babson College, Brandeis University. We have also completed them for the towns of Lexington, Weymouth, and Weston in Massachusetts.*



## ASPHALT COURTS VS. POST-TENSION CONCRETE COURTS

## Precendent Images



# Town of Reading

Reading CAL + Pickleball Courts | Master Plan



PRECEDENT IMAGES | COURT COLORING

bh+a | ACTIVITAS

# Town of Reading

Reading CAL + Pickleball Courts | Master Plan

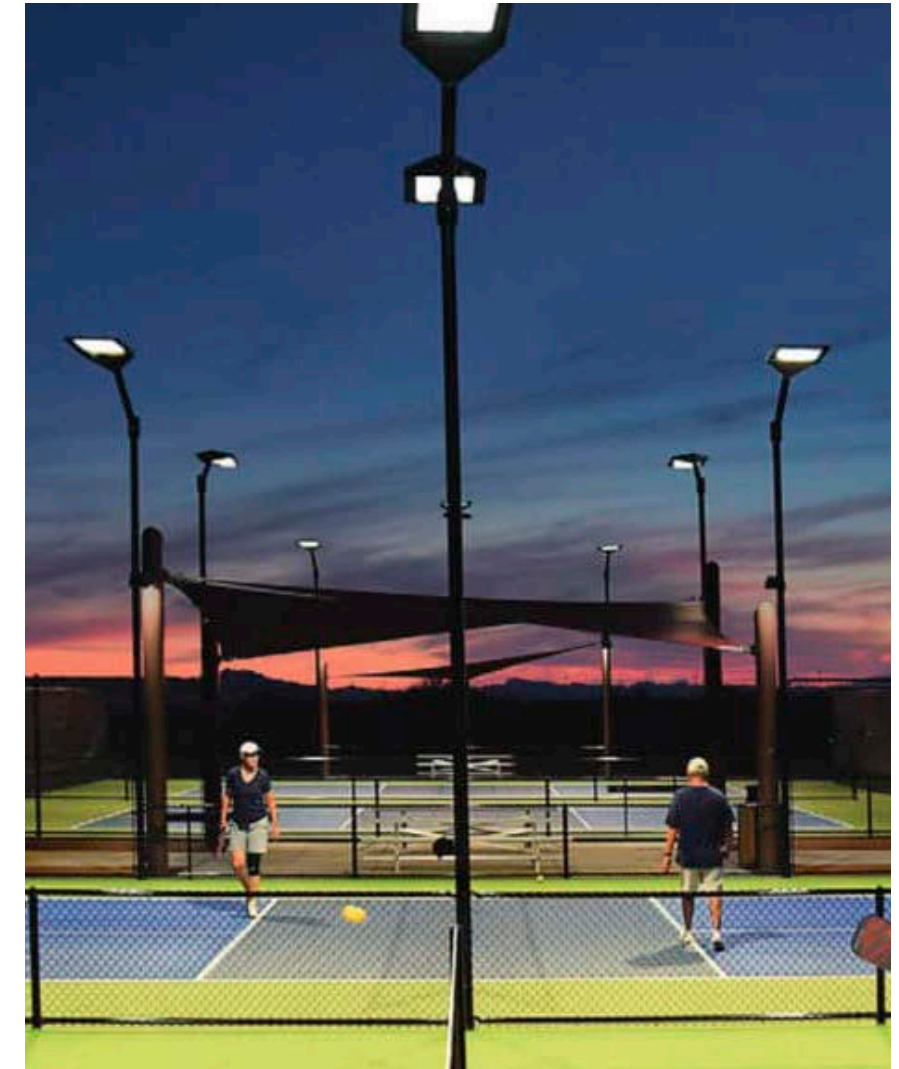


PRECEDENT IMAGES | SOUNDWALLS

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# Town of Reading

Reading CAL + Pickleball Courts | Master Plan



PRECEDENT IMAGES | SHADE STRUCTURES & LIGHTING

bh<sub>ta</sub> | ACTIVITAS

# Town of Reading

Reading CAL + Pickleball Courts | Master Plan



PRECEDENT IMAGES | SHADE STRUCTURES & RESTROOMS



## Next Steps