



# TOWN OF ARLINGTON

ATHLETIC COURT NEEDS ASSESSMENT

## PUBLIC FORUM #2

SEPTEMBER 20, 2023 | 6 PM

COURT STUDY RESULTS AND RECOMMENDED IMPROVEMENTS

**ACTIVITAS**  
landscape architecture | civil engineering



## AGENDA:

- 1 | Project Overview
- 2 | Survey Results
- 3 | Court Inventory & Analysis
- 4 | Recommended Improvements
- 5 | Discussion



The background of the slide is a grayscale topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper terrain, and more widely spaced in others, indicating flatter ground. The overall pattern is complex and organic, filling the entire frame.

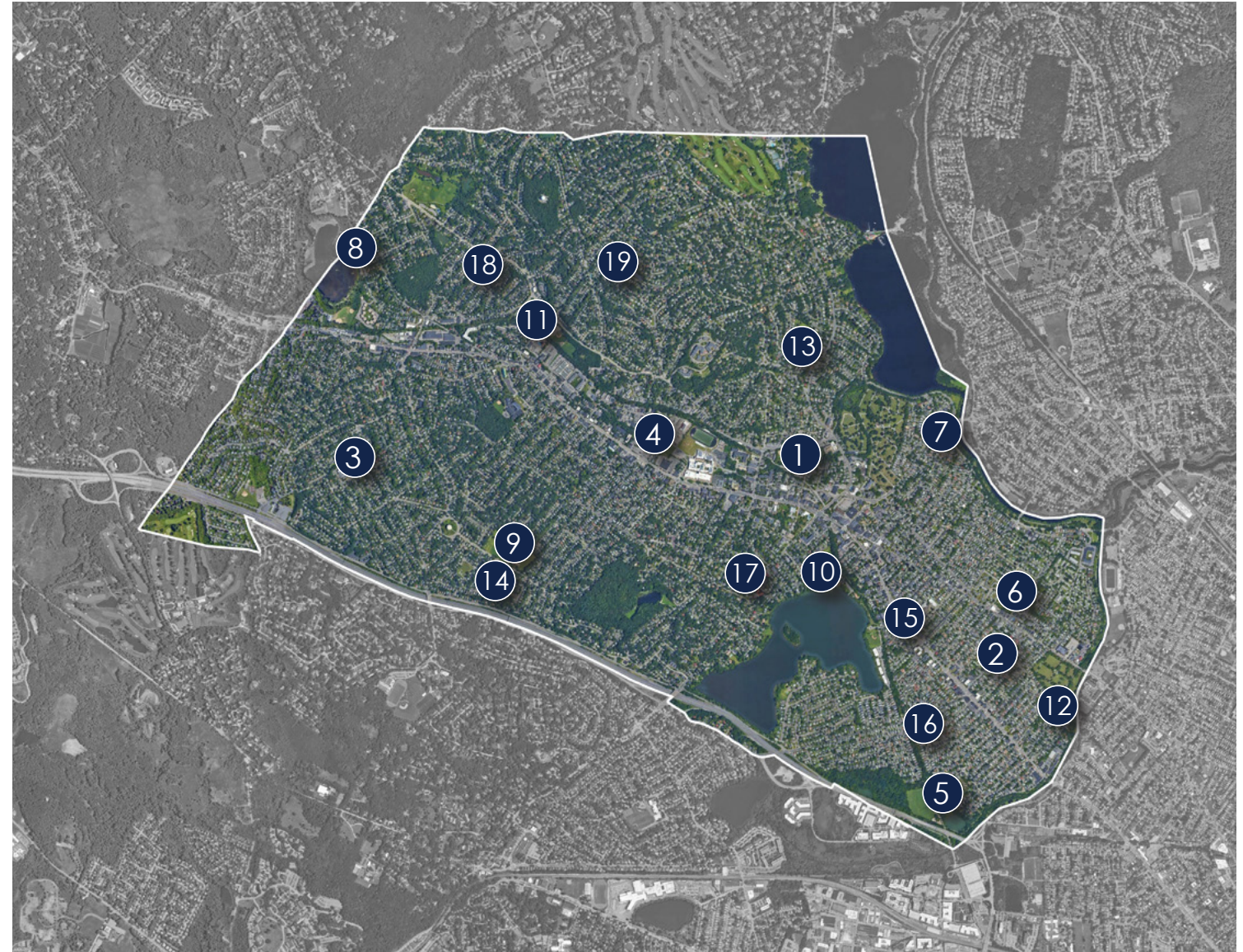
# PROJECT OVERVIEW

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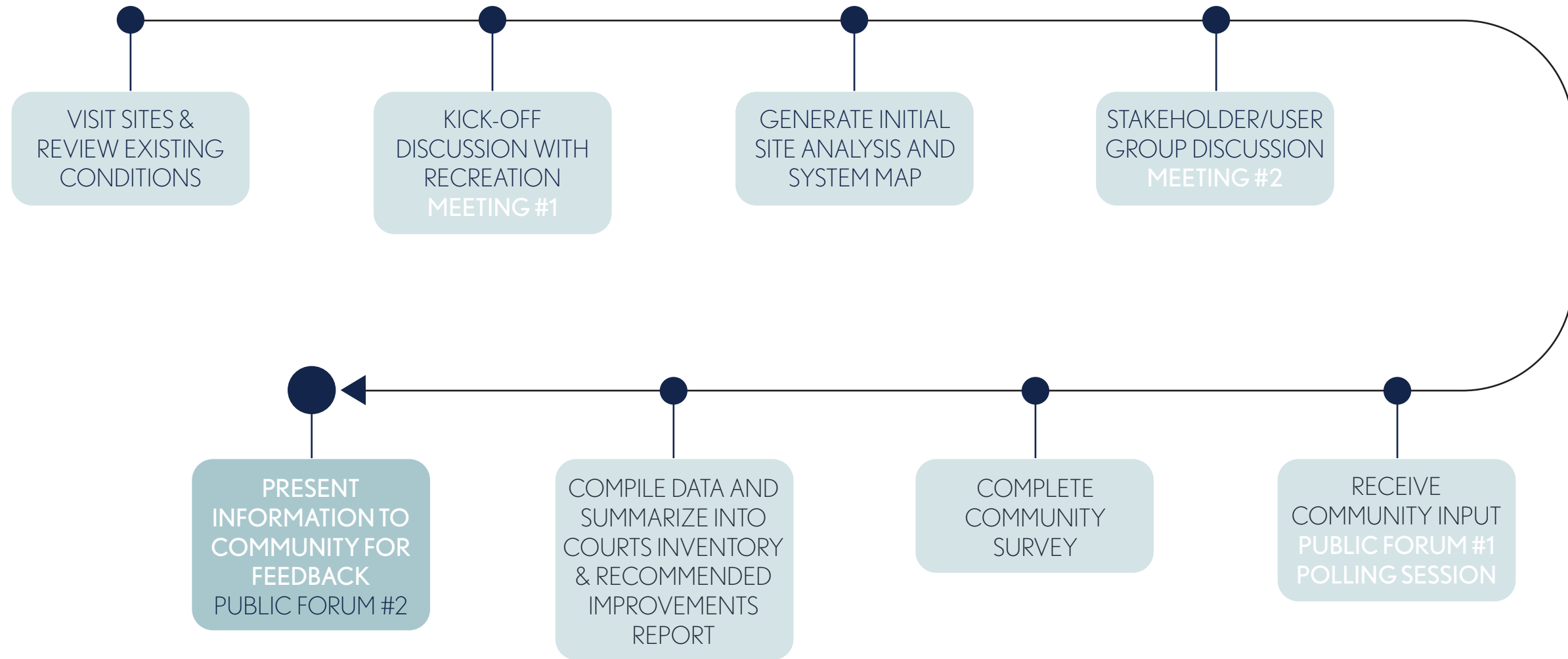
## LIST OF STUDY SITES

- |                        |                               |
|------------------------|-------------------------------|
| 1 Buzzell Field Park   | 13 Bishop Elementary School   |
| 2 Crosby Park          | 14 Bracket Elementary School  |
| 3 Florence Field Park  | 15 Gibbs School               |
| 4 Grove Street Park    | 16 Hardy Elementary School    |
| 5 Magnolia Park        | 17 Parmenter School           |
| 6 North Union Park     | 18 Peirce Elementary School   |
| 7 Parallel Park        | 19 Stratton Elementary School |
| 8 Reservoir Beach Park |                               |
| 9 Robbins Farm Park    |                               |
| 10 Spy Pond Park       |                               |
| 11 Summer Street Park  |                               |
| 12 Waldo Park          |                               |





## PROJECT TIMELINE



The background of the entire page is a detailed topographic map. It features a complex network of white contour lines on a dark gray background, representing various elevations and geographical features. The lines are more densely packed in some areas, indicating steeper slopes, and more widely spaced in others, indicating flatter terrain. The overall pattern is intricate and covers the entire surface.

## SURVEY RESULTS

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## SURVEY RESULTS

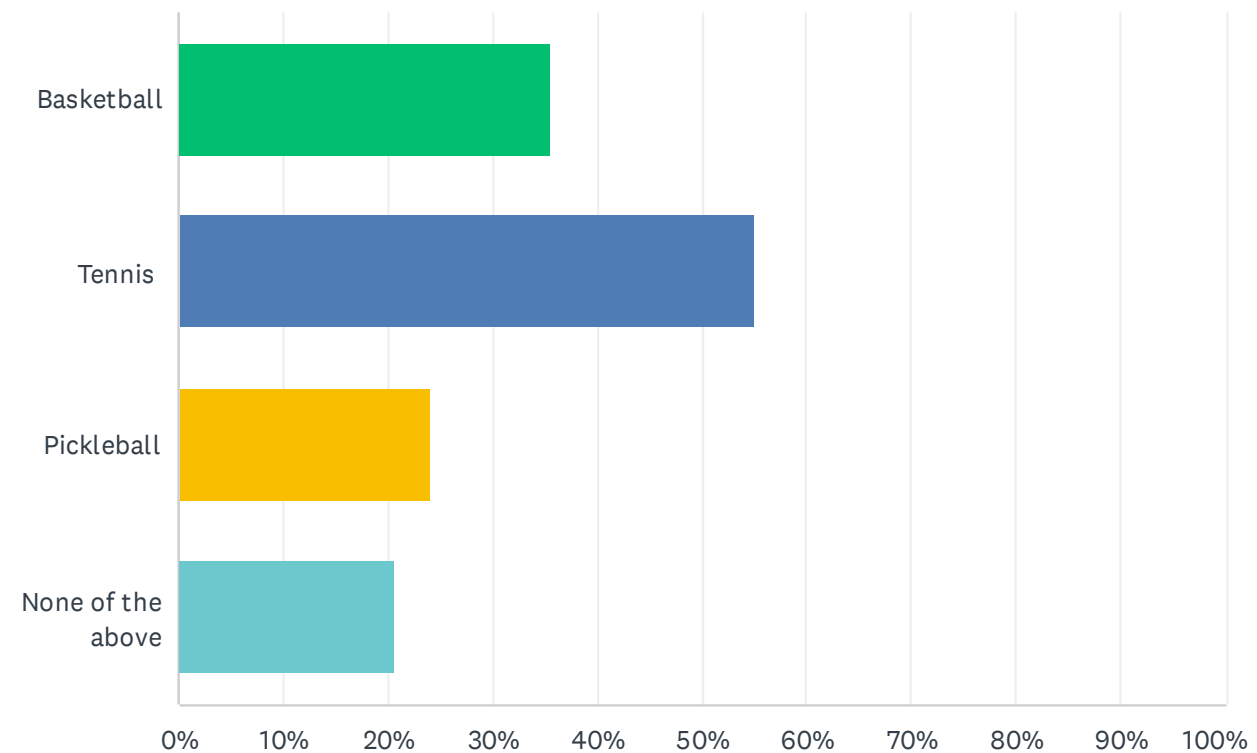
Three week survey period, 552 responses received

Information collected:

- Sports played
- Specific courts used
- Typical hours and duration of use
- Favorite & least favorite court (per sport played)
- Reasons for favorite/least favorite court selection
- Desired attributes and amenities for future park development
- Other potential new court sports to explore in Arlington

### Q1 What types of court facilities do you use in Arlington? (Select all that apply)

Answered: 552 Skipped: 0





## KEY INSIGHTS: POPULARITY

### BASKETBALL

Most Users/Favorite: **Robbins Farm Park**

Fewest Users: Parmenter School

Users' Least Favorite: Summer Street Park

### TENNIS

Most Users/Favorite: Grove Street Park

Fewest Users: **Crosby Park**

Users' Least Favorite: **Crosby Park**

### PICKLEBALL

Most Users/Favorite: **Crosby Park**

Fewest Users: **Robbins Farm Park**

Users' Least Favorite: **Robbins Farm Park**

### INSIGHTS

#### CONFLICTING USES

Favorite Pickleball court = least favorite Tennis court  
Favorite Basketball court = least favorite Pickleball court  
Favorite Tennis court = second least favorite Pickleball court

"Court is too crowded" was the most common reason to dislike a court

#### PROXIMITY IS KEY

"Proximity to Home, School or Work" was the top reason for favoring every court in the study





## KEY INSIGHTS: PATTERNS OF USE

### BASKETBALL

Typical Play Hours:

17% Before 3PM

**83% After 3PM**

Typical Play Duration:

**73% Under 1 Hour**

27% Over 1 Hour

### TENNIS

Typical Play Hours:

38% Before 3PM

62% After 3PM

Typical Play Duration:

36% Under 1 Hour

**64% Over 1 Hour**

### PICKLEBALL

Typical Play Hours:

**58% Before 3PM**

42% After 3PM

Typical Play Duration:

31% Under 1 Hour

**69% Over 1 Hour**

### INSIGHTS

#### REDUCING COMPETITION

Tennis and Pickleball users are competing for courts at the same hours

Play can last a long time for both sports

Conflicting use between Tennis and Pickleball was a common reason to dislike a court

Shared use between Basketball and Pickleball may create less conflict

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# COURTS INVENTORY & ANALYSIS

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## EXISTING COURTS ANALYSIS

Three metrics used to determine renovation potential

### POPULARITY

Survey usage data measured against the median number of responses for each sport type at each court

### CONDITION

Existing physical conditions analyzed onsite by Activitas

### UTILITY

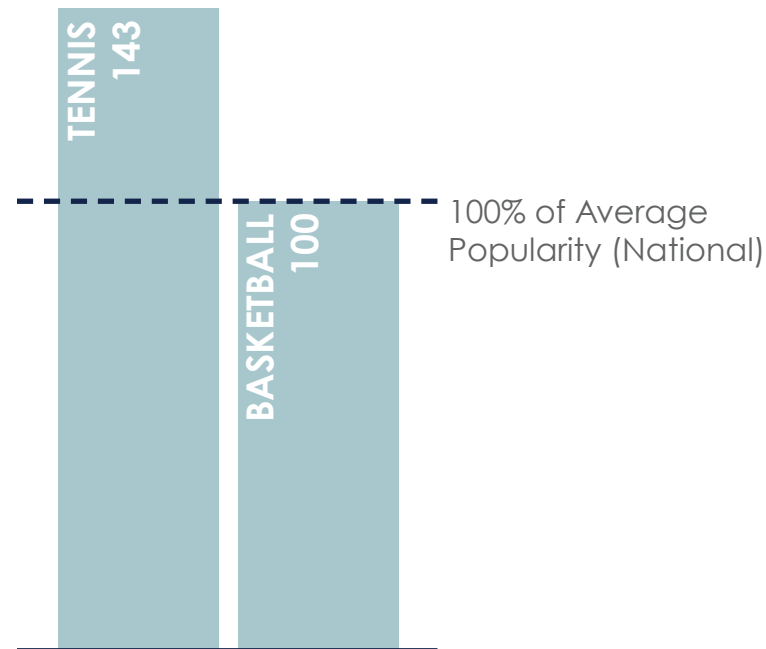
Playability and accessibility of the court, based on the size of the court, number of courts, availability of amenities such as lighting, location, and availability of parking and transportation

COURT	SPORT	POPULARITY	CONDITION	UTILITY
BISHOP	Basketball	Average	*	*
BRACKET	Basketball	Average	Poor	Moderate
BUZZELL	Basketball	Average	Fair/Good	High
CROSBY	Basketball	Low	Poor/Fair	Low
CROSBY	Tennis (4)/Pickleball	Average	Fair	High
FLORENCE	Basketball	High	Poor/Fair	Low
GIBBS	Basketball Half-Court	Low	Good	Low
GROVE STREET	Tennis (5)/Pickleball	High	Good	High
HARDY	Basketball	Average	Good	Low
MAGNOLIA	Basketball Half-Court	Low	Good	Low
NORTH UNION	Basketball	Average	Fair	High
PARALLEL	Basketball	Low	Poor	Moderate
PARMENTER	Basketball	Low	Poor	Low
PEIRCE	Basketball	High	*	*
RESERVOIR	Multi-Sport	Low	Fair/Good	Low
ROBBINS	Basketball/Pickleball	High	Good	Moderate
SPY POND	Tennis (5)/Pickleball	High	Good	High
SPY POND	Youth Tennis	Low	Good	Low
STRATTON	Basketball	Average	Poor/Fair	Low
STRATTON	Basketball Half-Court	Average	Poor/Fair	Low
SUMMER STREET	Basketball	Low	Poor	High
SUMMER STREET	Bocce (2)	Low	Poor	Low
WALDO	Basketball	Average	Poor/Fair	Moderate



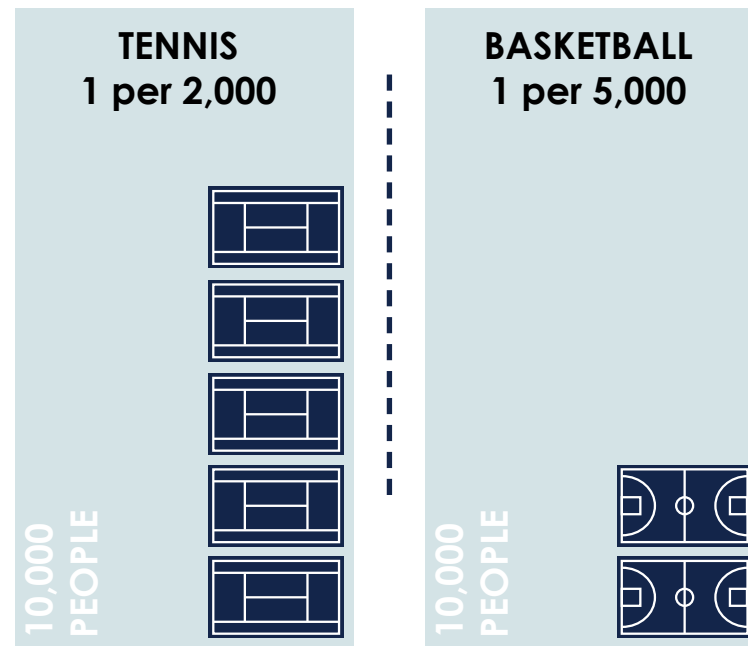
# MPI & LEVEL OF SERVICE

## MARKET POTENTIAL INDEX



MPI indicates how much more or less popular a particular activity or commodity is expected to be in a community relative to the national average.

## LEVEL OF SERVICE RECOMMENDATIONS



The NRPA level-of-service ratio represents the minimum number of courts that can support a community's population (based on the national average popularity of the sport).

## RECOMMENDATIONS FOR ARLINGTON

TENNIS	PICKLEBALL	BASKETBALL
MPI: 143 (143%)	MPI: UNKNOWN	MPI: 100 (100%)
AVERAGE LOS: 1 : 2,000	AVERAGE LOS: UNKNOWN	AVERAGE LOS: 1 : 5,000
RECOMMENDED LOS: 143% of 1 : 2,000 = 1.43 : 2,000 = 1 : 1,400	RECOMMENDED LOS: 100% of 1 : 2,000* = 1 : 2,000  *assumes similar LOS to tennis	RECOMMENDED LOS: 100% of 1 : 5,000 = 1 : 5,000
<b>RECOMMENDED</b> 32 COURTS	<b>RECOMMENDED</b> 23 COURTS	<b>RECOMMENDED</b> 9 COURTS
<b>EXISTING</b> 14 COURTS	<b>EXISTING</b> 8 COURTS	<b>EXISTING</b> 4 COURTS

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# RECOMMENDED IMPROVEMENTS

ACTIVITAS



## RECOMMENDED RENOVATION SITES

- |                        |                               |
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| 1 Buzzell Field Park   | 13 Bishop Elementary School   |
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| 11 Summer Street Park  |                               |
| 12 Waldo Park          |                               |





## BUZZELL FIELD PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Full-Sized Basketball Courts (2)
- 2 Athletic Lighting
- 3 Shade Structure
- 4 Gathering Areas
- 5 Athletic Ball Netting

### IMPACTS ON PROGRAMMING

+1 Basketball Court

Reduced conflict and increased safety between court and softball field

Increased utility for basketball with new lighting system

Opportunity for tournament play on two courts





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Increased utility for basketball with new lighting system

Opportunity for tournament play on two courts







## CROSBY PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Tennis Courts (5)
- 2 New Pickleball Courts (4)
- 3 Renovated Soccer Field
- 4 Existing Playground

### IMPACTS ON PROGRAMMING

- +1 Tennis Court
- 1 Basketball Court (undersized)
- Reduced conflict on shared tennis/pickleball courts
- Increased utility for tennis/pickleball
- Reduced pickleball noise next to homes





# CROSBY PARK

## RECOMMENDED IMPROVEMENTS

- 1 New Tennis Courts (5)
- 2 New Pickleball Courts (4)
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## IMPACTS ON PROGRAMMING

- +1 Tennis Court
- 1 Basketball Court (undersized)
- Reduced conflict on shared tennis/pickleball courts
- Increased utility for tennis/pickleball
- Reduced pickleball noise next to homes





## NORTH UNION PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Full-Sized Basketball Courts (2)
- 2 Athletic Lighting
- 3 Shade Structure
- 4 Gathering Area Adjacent to Spray Pad

### IMPACTS ON PROGRAMMING

+1 Basketball Court

Increased utility for basketball with new lighting system

Opportunity for tournament play on two courts





## NORTH UNION PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Full-Sized Basketball Courts (2)
- 2 Athletic Lighting
- 3 Shade Structure
- 4 Gathering Area Adjacent to Spray Pad

### IMPACTS ON PROGRAMMING

+1 Basketball Court

Increased utility for basketball with new lighting system

Opportunity for tournament play on two courts





## SPY POND PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Pickleball Courts (4)
- 2 Existing Tennis Courts
- 3 Shade Structure/Gathering Area
- 4 Parking Area (36 Spaces)

### IMPACTS ON PROGRAMMING

- 1 Practice Tennis Court
- Reduced conflict on shared tennis/pickleball courts
- Increased utility for tennis/pickleball





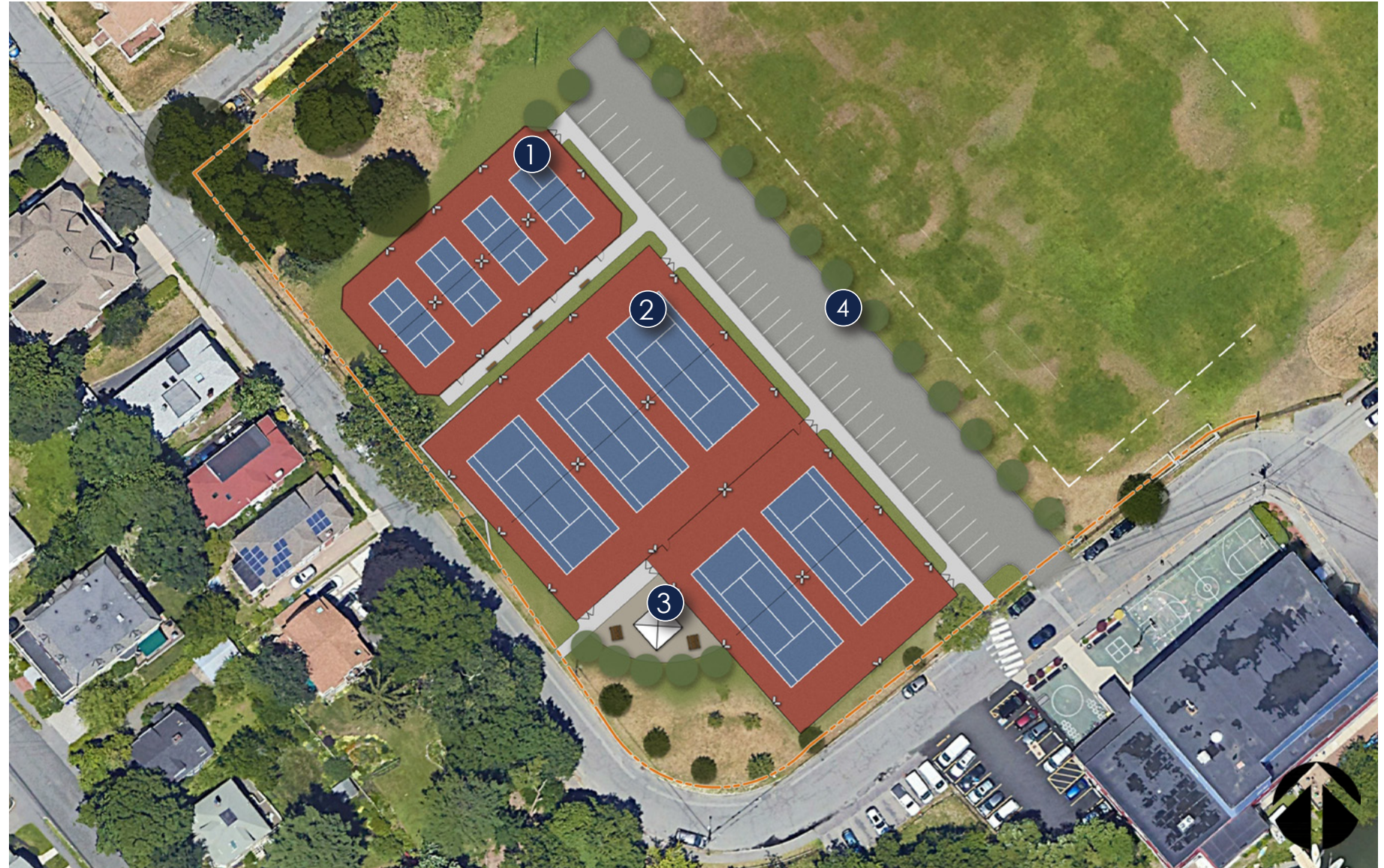
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- 4 Parking Area (36 Spaces)

### IMPACTS ON PROGRAMMING

- 1 Practice Tennis Court
- Reduced conflict on shared tennis/pickleball courts
- Increased utility for tennis/pickleball





## SUMMER STREET PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Pickleball Courts (3)
- 2 Athletic Lighting
- 3 Gathering Area with Picnic & Game Tables

### IMPACTS ON PROGRAMMING

+3 Pickleball Courts

-1 Basketball Court

-2 Bocce Courts

Increased utility for pickleball with upgraded lighting system

Increased opportunities for passive recreation & tai chi





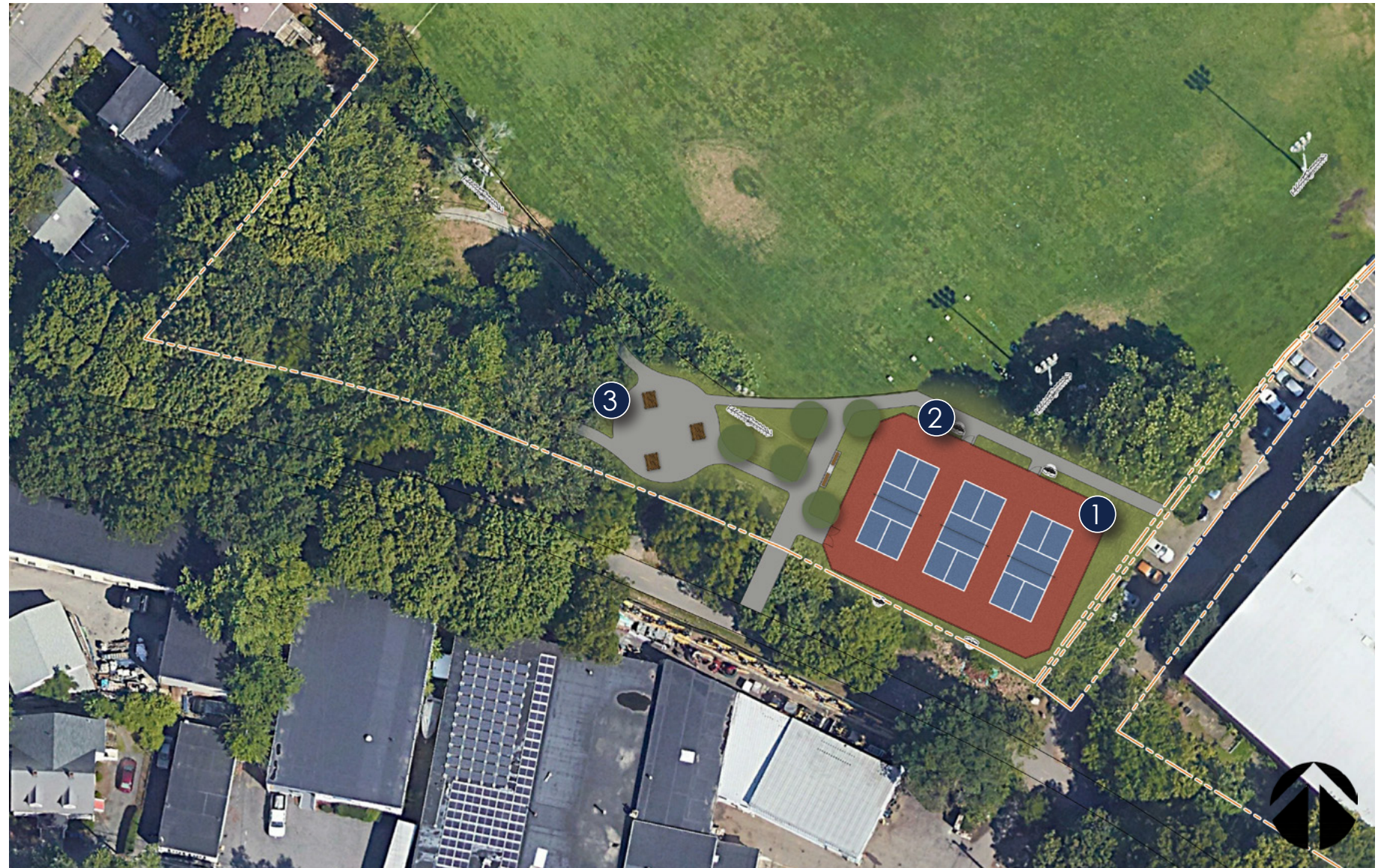
## SUMMER STREET PARK

### RECOMMENDED IMPROVEMENTS

- 1 New Pickleball Courts (3)
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- 3 Gathering Area with Picnic & Game Tables

### IMPACTS ON PROGRAMMING

- +3 Pickleball Courts
- 1 Basketball Court
- 2 Bocce Courts
- Increased utility for pickleball with upgraded lighting system
- Increased opportunities for passive recreation & tai chi







## IMPACTS ON PROGRAMMING

### TENNIS

**RECOMMENDED**  
32 COURTS

**EXISTING**  
14 COURTS

**PROPOSED**  
15 COURTS

**NET GAIN**  
+1 COURTS

#### ADDITIONAL IMPACTS

Removes pickleball conflicts from tennis courts, returning at least 4 courts to tennis use

Potential to move an institutional tennis program to Crosby Park, freeing up time at other courts

Expands utility with new parking at Spy Pond

### PICKLEBALL

**RECOMMENDED**  
23 COURTS

**EXISTING**  
8 COURTS

**PROPOSED**  
15 COURTS\*

**NET GAIN**  
+7 COURTS

#### ADDITIONAL IMPACTS

Creates 11 dedicated courts for pickleball use only

Allows pickleball nets to be permanent

Could expand pickleball at other courts (basketball courts, parking areas) with line painting

\*Proposed inventory: 4 painted on tennis courts (Robbins Farm, Grove Street); 11 dedicated courts (Crosby Park, Spy Pond Park, Summer Street)

### BASKETBALL

**RECOMMENDED**  
9 COURTS

**EXISTING**  
4 COURTS\*

**PROPOSED**  
5 COURTS\*

**NET GAIN**  
+1 COURTS

#### ADDITIONAL IMPACTS

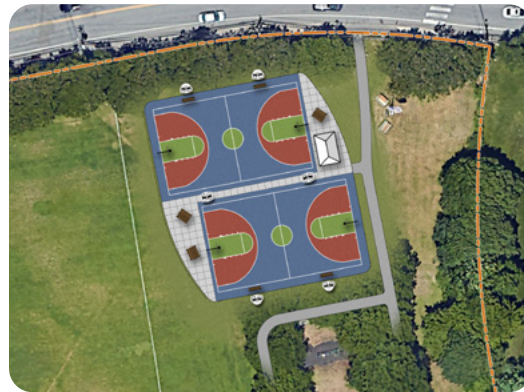
Expands utility for tournament play with side-by-side courts at 2 parks

Expands hours of availability with lights

\*full-sized courts for high school/adult play  
\*potential new painted courts at Pierce/Bishop Schools not studied



## OPINION OF COSTS



### **BUZZELL FIELD PARK**

- 2 Basketball Courts
- Ball Netting
- Shade Structure

**\$629,000**



### **CROSBY PARK**

- 5 Tennis Courts
- 4 Pickleball Courts
- New Fencing
- Lawn Improvements

**\$1,425,000**



### **NORTH UNION PARK**

- 2 Basketball Courts
- Shade Structure
- Landscaping

**\$515,000**



### **SPY POND PARK**

- 4 Pickleball Courts
- Parking Area
- Shade Structure
- Landscaping

**\$943,000**



### **SUMMER STREET PARK**

- 3 Pickleball Courts
- Gathering Space
- Landscaping

**\$485,000**

\*cost opinions do not include lighting

**Questions | Discussion | Next Steps**

ACTIVITAS

## ADDITIONAL QUESTIONS/COMMENTS?

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