

1. PROJECT NAME: Pickleball for All of Leverett (PAL)

2. APPLICANT INFORMATION:

Project Sponsor or Organization: Pickleball for All of Leverett (PAL) ad hoc committee:
Roxanna Normark (primary contact person), Liz Etheridge, Christina Barber-Just, Pete
Sylvan, and Ben Normark

Address: 220 North Leverett Road

City, State, Zip: Leverett, Massachusetts 01054

Daytime Phone: (413) 834-0980

Email: roxannakeen@gmail.com

Property Owner: Town of Leverett

Address: 9 Montague Road

City, State, Zip: Leverett, MA 01054

3. PROJECT INFORMATION:

CPA Category: Recreation

Number of acres: 0.13

Project Location/Address: Southeast corner of town field immediately north of Leverett
Library, 75 Montague Road, Leverett, Massachusetts 01054

Leverett Assessors Map: 85 Montague Road

Lot: 5-0-109

Brief project description:

Construction of two public outdoor pickleball courts.

4. AMOUNT OF CPA FUNDING REQUESTED: \$165,600

PROJECT NARRATIVE

1. Goals and description:

- A. **Project goals.** The goal of the project is to provide two public outdoor pickleball courts in Leverett. The courts would provide a recreational space for people of all ages to gather and participate in a popular and ever-growing sport promoting the health and happiness of all Leverett residents.

- B. **Description of project activities and outcomes and the property involved and its proposed use.** Construct two dedicated pickleball courts, at least one of which would be ADA-compliant, surrounded by fencing, with noise-mitigation measures in place. The courts would connect to the library's pocket park via an ADA-compliant path. The courts would be free and open to the public during set hours. The primary use would be pickleball; however, the courts could also be used for badminton (with different, portable nets).
- C. **Indication of how the project is eligible for CPA funding.** The project would develop a new recreational space, which is an eligible use of the funds.
- D. **Description of the project applicant and any project partners.** The primary project applicant is the ad hoc committee of Pickleball for All of Leverett (PAL), supported by the Leverett Recreation Committee and the Rattlesnake Gutter Trust. Support from the Leverett Public Library and Leverett Elementary School is anticipated.

2. Community need: Indicate what community need(s) the project will address and how these are consistent with Town policy and plans. Describe the ways that the project will benefit the town.

In recent years, pickleball has rapidly become very popular in towns all around the U.S., and Leverett is no exception. For the last three years, the Leverett Elementary School (LES) has kindly allowed the introduction of pickleball to the community. Now, pickleball-crazed residents organize games on Saturday mornings and Sunday and Monday afternoons and evenings, from November through May. Slots fill up fast, necessitating caps on the number of slots per week any one player can sign up for. The number of people requesting to be on the mailing list for sign-ups is 104—over 6% of the Town's population.

Until pickleball came along, Leverett residents had few places to meet and connect other than the transfer station. Some players report that they have made friendships and connections they would not have otherwise; others report reconnecting with friends and neighbors—all with the added benefits of fun and fitness.

Pickleball is easy to learn, and the pickleball scene at LES is intergenerational. Games commonly include both teenagers and retirees. Although only four people can play on the gym's court at once, each time slot on Sunday and Monday gets six names on the sign-up sheet, and players take turns rotating on and off the court between games. This allows more people a chance to play, and also allows each player who is resting

between games a chance to chat with the other players—thus facilitating a sense of community. People often arrive early and leave late, perhaps so they don't miss a minute of allotted playing time, or perhaps just to enjoy the social scene.

On Saturday mornings from 9 to 12, there are no sign-ups: People can just drop in and play. Often, there are more players off the court than on, necessitating a waiting-list system and more chatting.

Clearly, there is a great deal of interest in pickleball among Leverett residents, but there are not enough courts or court time to go around. The addition of outdoor courts would allow even more residents to participate in this popular sport, and to do so year-round.

3. Community Support and Outreach: Demonstrate community support for this project. Submit at least three letters, petitions, or other documentations of support.

Our goal is to ensure that the pickleball courts support and are considerate of our community members. To that end, we plan to close the courts during outdoor library events, such as music performances, and regulate the hours of operation to avoid early morning and later evening hours.

Attached letters of support:

- Leverett Recreation Commission
- Rattlesnake Gutter Trust

Anticipated letters of support:

- Leverett Elementary School
- Leverett Public Library
- Leverett Council on Aging
- Leverett Police Department
- Petition by Leverett residents

4. Maintenance. If ongoing maintenance is required for the project, indicate how it will be funded.

The Town of Leverett is the landholder of the property. The Town Highway Department maintains the library grounds and playing fields and has committed to mowing around the prospective courts. Players will be responsible for keeping the courts clear of leaves and other debris. The courts will come with a warranty. We anticipate using fundraising efforts to cover the costs of long-term maintenance, including periodic court resurfacing (approximately every six to eight years), net replacement, and other repairs.

5. Success factors. Describe how the project’s success will be measured. Indicate the specific method(s) that will be used to evaluate each project outcome. Identify any significant barriers to complete the projected outcomes and specify how these would be addressed.

We will measure the project’s success by the number of people who use the courts to play pickleball. The courts will add diversity to the kinds of recreation available in Leverett.

6. Project Permits and Approvals. Provide documentation as required.

Not applicable to this project.

PROJECT BUDGET, FUNDING, AND TIMELINE

1. Project Budget. State the total budget for this project, and how CPA funds will be spent.

Expense Item	Total	CPA	Other
Excavation and blacktop	\$91,000	\$91,000	TBD
Surfacing	\$15,000	15,000	TBD
Fencing	\$17,000	\$17,000	TBD
Paved ADA-compliant path to courts from library pocket park	\$5,000	\$5,000	TBD
Painting	\$17,000	\$17,000	TBD
Post sleeve installation	\$6,000	\$6,000	TBD
Nets	\$1,400	\$1,400	TBD
Sound-mitigation screens	\$7,400	\$7,400	TBD

Sound-mitigation landscaping	\$4800	\$4,800	TBD
Benches	\$200	\$200	TBD
Paddles and balls for library check-out	\$800	\$800	TBD
TOTAL	\$165,600	\$165,600	TBD

These figures reflect estimates provided by local vendors (L&F Construction, Premier Sealcoating, and a third contractor) as of October 1, 2025, and may require an adjustment as of April 2026 due to changes in costs and tariffs.

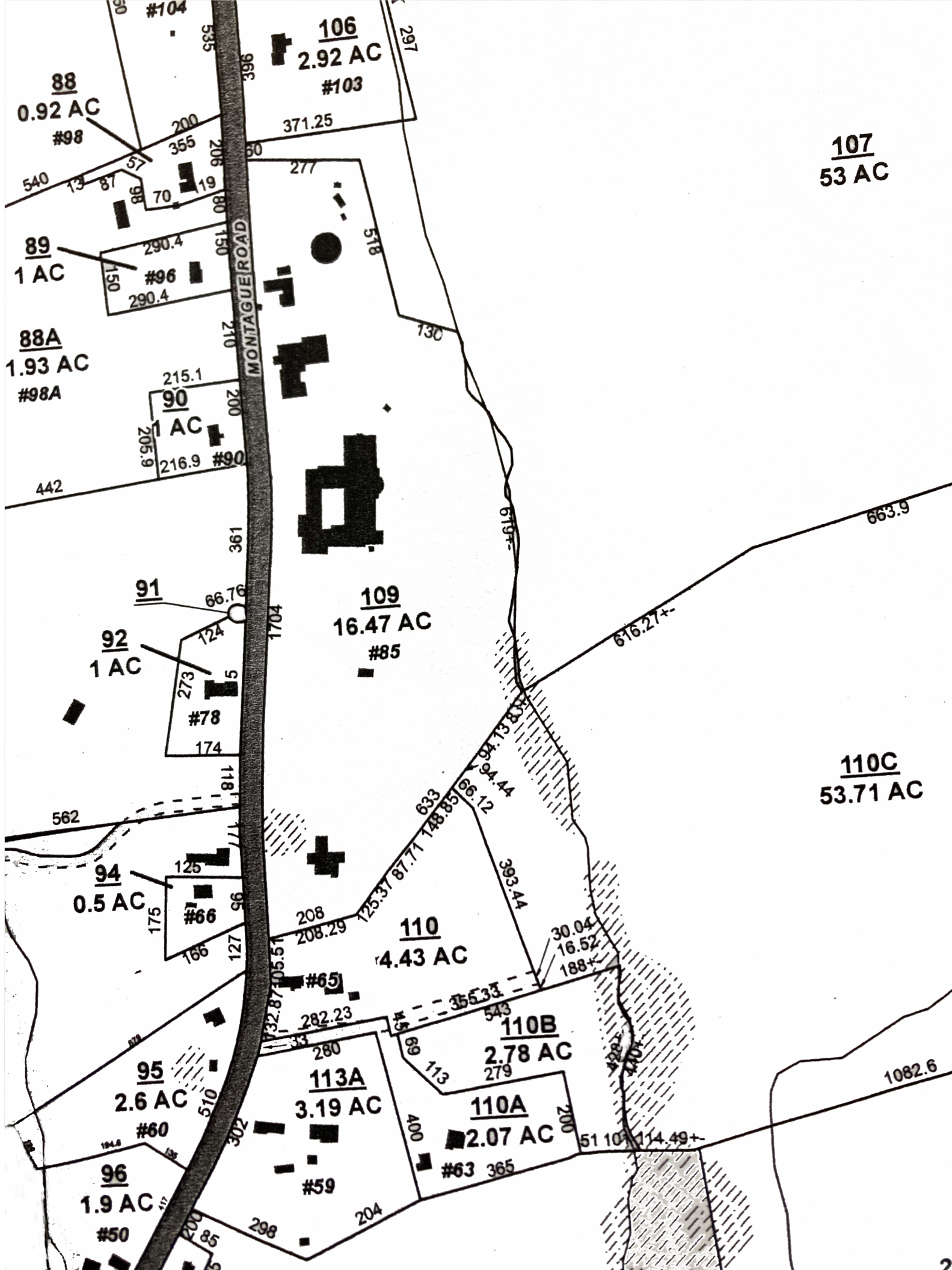
2. Other Funding.

Sources of Funds Other than CPA	Amount	Funding Requested (Y/N)	Funding Secured (Y/N)
PARC Grant Program	TBD	N	
USAPickleball Association	TBD	N	
Town fundraiser	TBD	N	

Grant applications pending. Anticipated deadline for proposals: April 2026.

3. Project Timeline.

As this is a town project and formal bids cannot be sought until funding is in place and approval received at town meeting in April 2026, the dollar figures listed in the column headed "Total" are based on estimates to be received from L&F Construction, Premier Sealcoating, and a third contractor. The numbers in the "CPA" column show the complete estimated costs for each part of the project. We anticipate those figures will come down once we secure support from other organizations and launch a community fundraising effort. Our hope is to be playing pickleball outdoors in Leverett by the fall of 2026!



88
0.92 AC
#98

89
1 AC

88A
1.93 AC
#98A

90
1 AC
#90

92
1 AC

94
0.5 AC
#66

95
2.6 AC
#60

96
1.9 AC
#50

106
2.92 AC
#103

109
16.47 AC
#85

110
4.43 AC

113A
3.19 AC

110A
2.07 AC
#63

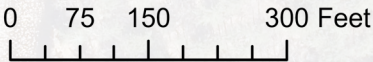
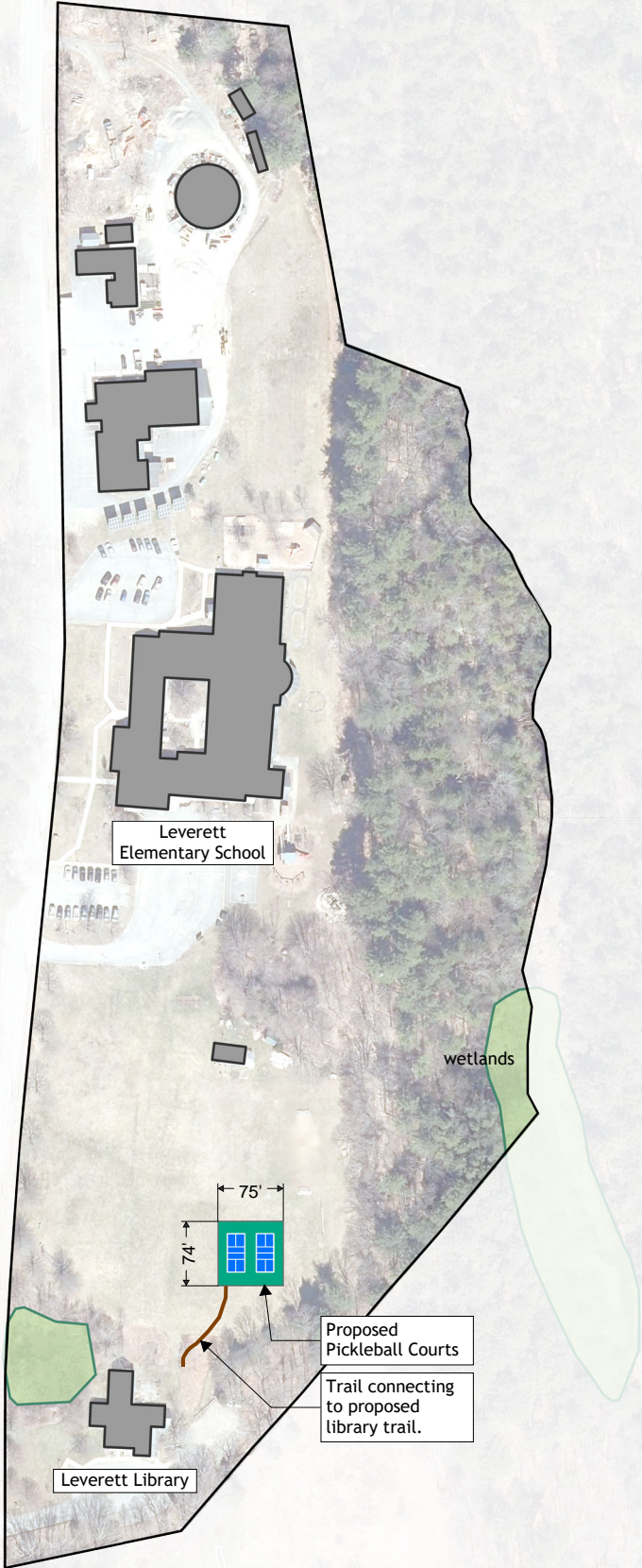
110B
2.78 AC

107
53 AC

110C
53.71 AC

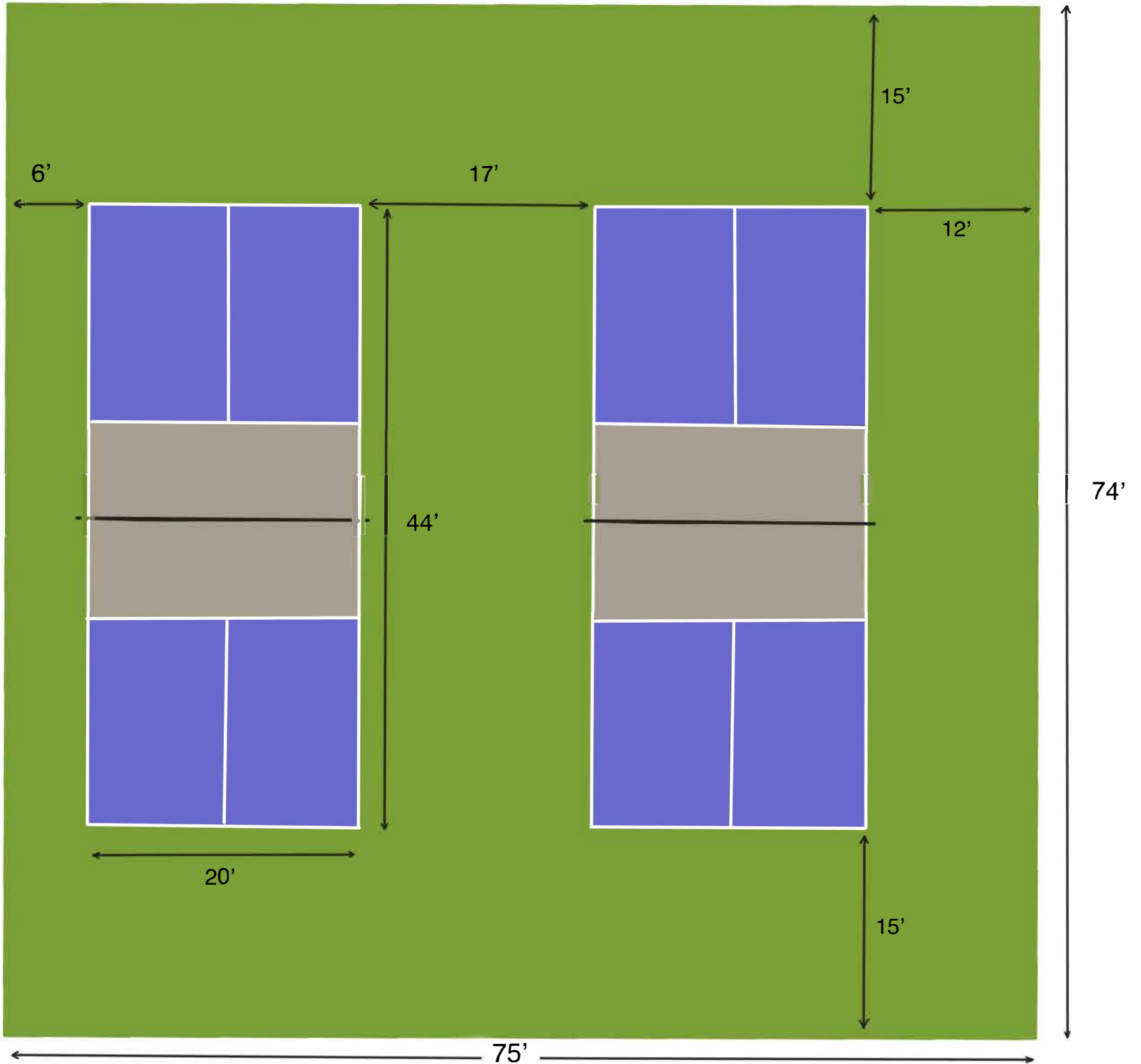
Pickleball Courts

85 Montague Rd.



Montague Rd.

LES



September 25, 2025

Dear Community Preservation Committee,

We are writing to express our strong support for the Leverett pickleball group's CPC application to build two pickleball courts in town. Pickleball is already a very popular sport in Leverett. Sixty people currently use the one court in the school gym 3 days a week from November to May. There are more than 100 people on an email list that have expressed interest in playing but there is not enough court time available for everyone to play.

More recreational and community opportunities are needed in town, and pickleball is an easy to learn, very social and fast growing game for all ages throughout the United States. In the Pioneer Valley community courts have been constructed in several small towns through the support of their recreation committees.

Thank you for your consideration of this project to enhance Leverett's recreational opportunities.

Sincerely,

Leverett Recreation Committee

Sadie Graham

A handwritten signature in black ink, appearing to read 'Sadie Graham'.

Kate Rice

A handwritten signature in black ink, appearing to read 'Kate Rice'.

Lisa Stratford

A handwritten signature in black ink, appearing to read 'Lisa Stratford'.

September 28, 2025

Dear Community Preservation Committee,

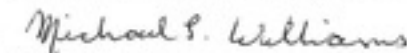
We, as the co-chairs and representatives of the Rattlesnake Gutter Trust, are writing to express our support for the Town of Leverett building two pickleball courts in town. We understand the proposed site is on the town playing field, between the school and library, bordering the south east corner of the field. Building this will expand recreational opportunities in town and bring residents and visitors to easily access the RGT Bill Rivers Trail located in the woods east of the playing fields. This could spark interest in people exploring RGT and other trails in town.

Part of the mission of Rattlesnake Gutter Trust is to provide recreational opportunities to the community. Pickleball is a great sport that is fun, accessible, social and engaging for all ages. For the previous three years many members of the community have been actively playing in the school gym during the winter months. It would be a great addition to have outdoor play available for all.

Sincerely,



Dan Williams, Co-chair, Rattlesnake Gutter Trust



Mike Williams, Co-chair, Rattlesnake Gutter Trust