

The Celebration Parks & Recreation Committee is exceptionally excited about Pickleball being the next major capital investment for the community.

The committee has had multiple rich discussions regarding the pluses and minuses of each of the potential sites with the goal to steadfastly provide insights rather than be a roadblock to the active and passionate group of neighbors who have brought this need to the forefront of the community.

Although a recommendation was agreed upon as a group - advantages, requirements and opportunities of each site are noted within this recommendation. Additionally, the committee's recommendation is based on the information currently available – should major new information become available, the committee would be open to further discussion.

At this time, based on currently available information and community feedback, the Celebration Parks & Recreation Committee recommends “Lot B with the potential of future reconfiguration, repositioning and enhancement of the adjacent Dog Park space to best serve multiple groups within Celebration.”

The eastern portion of Lot B would easily accommodate two rows of five courts each in the proper orientation for a total of 10 Pickleball Courts along with 4,000 sq ft for restroom, shelter or shade structures plus an additional 22 to 28 parking spaces with NO changes to the current dog park, by simply repositioning the dry retention pond (basic earth moving) and extending a single drain line.

An additional 2 pickleball courts, for a total of 12 courts, could also be easily achieved by utilizing ~3,500 sq ft, about 10%, of the large dog in the South East corner.

Repositioning portions of the Dog Park to take advantage of the 35' wide buffer between the southern fence and the golf course property line as a later phase may seem radical on the surface, but the committee believes it is the best opportunity to efficiently maximize the needs of all Members of the community – both today and for the future while maintaining the current dog park size because:

- this location does not impeded the current parking needs field complex based on the current sports and lifestyle programs schedule nor the potential of any long term future development on Lot D
- this choice would allow for the completion of the first half of the Civic Corridor from the Celebration Blvd and Campus intersection through the CCCD building
- it is an appropriate time to enhance the dog park with long requested features including but not limited to:
 - o lighting for use after dark
 - o shade structures with seating
 - o access to a close bathroom facility
 - o agility course
- completing this section Civic Corridor could may also allow limited space for other community requests like lawn sports, other court based sports or a community garden
- it is likely the least expensive option in development terms when the best, long term paths for both Lot B and Lot D are evaluated

The committee also agreed that Lot D could work, but has considerable concerns and requirements that would need to be addressed if it were to be selected. Factors that will likely not deliver a considerably better or different result under a likely much more difficult path. These include:

- any structure or improvement on Lot D should be positioned closest to the CCCD building in an effort to maximize the shared, limited parking for both facilities by positioning the parking between the 2 facilities
- installing structured, paved and angled parking to at minimum maintain if not improve the current parking situation for the field complex
- that there is no realistic, long term plan for a facility on Lot D that would not require an additional bathroom facility and thereby any savings is only short term
- that shared parking could be a frustration to Pickleball players during peak use periods of the field complex
- that large scale events and private rentals of the field complex could result in limited access or closures of any facility built on Lot D including Pickleball

No matter the final location, the following should be at the forefront of any conversation or decision:

- Vacant Parks & Recreation Land is Celebration is exceptionally limited.
- Available Parks & Recreation Land that does not have NIMBY (Not In My Back Yard) constraints is even more limited.
- Any and all efforts must be made to maximize the available land in a genuine effort to accommodate as many long term community needs as possible in the absence of an active land use plan for the Civic Corridor.
- Any plans must avoid positioning improvements in a way that would hamper or limit future expansion or use of the remaining available land.
- Land should be viewed holistically – ie can a current amenity be easily and inexpensively adjusted to allow for more usage?
- Unlike Baseball Diamonds, Large Sports Fields or even Tennis Courts, Pickleball facilities are among the smallest footprints of the requested amenity improvements and therefore are more flexible in how and where they can be placed within available sites.
- Respect should be given to the court positioning and needs of the game itself to achieve the best facility possible including, but not limited to:
 - Out of Bounds Requirements
 - North / South Positioning
 - Fencing
 - Lighting
- Based on the currently available usage data (100 Members, 50 Active with 30 to 40 during peak weeks) a minimum of 8 courts seems appropriate with potential expansion to 10 or 12 courts.
- Finally, USA Pickleball offers a court construction guide download for \$35, seems like an easy, inexpensive purchase so we can all learn more.

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