

Pickleball Lot Discussions

CROA Board Meeting

August 25, 2021



Executive Summary

- Brian Kensil & Celia McFadden (CROA board members) have been working with Mike Jackson and Steve Northridge (Pickleball Task Force Co-Chairs)
- Brian & Celia recommend that Lot D be the location for the Pickleball courts (reasons given later)
- Assuming Lot D, the issue becomes which end to put the Pickleball courts on:
 - a. Pickleball Task Force would like East end closer to the amenities (bathrooms, water, etc.)
 - b. Other groups likely prefer the West end closer to the CCDD Building
 - c. The courts could be placed in the middle of Lot D with parking on both sides
- It is cost beneficial to pick the lot and location now. Then the contractors can be focused on a specific proposal and do less testing of soil samples, drainage, etc.

Pickleball Popularity



- Based on data from USA Pickleball, in 2021:
 - 4.2 million players in the US - 10.5% Average Annual Growth Rate
 - 61% men, 39% women – fastest growing sector is youth/young adults
- The Celebration Pickleball club:
 - Sessions are scheduled every day of the week
 - With no advertising or promotion, the club has 266 members in the database (106 full time residents, 60 locals and 100 snowbirds)
 - In peak times have 35 in attendance for a session (16 playing, 19 waiting for a court)
 - New players get discouraged due to the inability to have access to courts to learn
 - Lack of adequate lighting prevents working adults from having an evening option to play – this would likely more than double the number of participants
- A permanent Pickleball Facility on Lot D accommodating 12-14 courts would enable:
 - Growth in participation
 - Scheduled group and ad-hoc play enabling beginners and social groups to play at various times
 - Handicapped access provides a new recreational opportunity

Update → Recommendation to allocate a parcel to support 12-14 courts (about 150 ft deep x 300 ft wide, on Lot D which is about 150 ft deep x 750 ft wide) with an initial build of 8 courts plus 1 handicapped accessible court and then grow based on demonstrated demand.

CCFC Square Footage Approximations

- Information developed by the Pickleball Task Force

- Dog Park Lot 81,200 square feet
- Lot B Usable Space 30,000 square feet
- CCDD Building Lot 67,525 square feet
- Lot D (unpaved) 112,500 square feet
- Lot D (paved) 22,500 square feet (next to amenity building)
- Total Lot D 135,000 square feet
- Soccer Fields 276,250 square feet

Update →

The actual usable square footage on undeveloped land would be determined by an engineering study.

Lot B

- Brian walked Lot B with Mike Jackson. Lot B has the following issues:
 - It is very narrow – can't double-stack courts near each other for ease of moving throughout the courts as is the “norm” in Pickleball
 - Drainage is poor – Lot B is at a greatly depressed ground level
 - Retention pond is right beside the Lot – where do you drain towards
 - No bathrooms or water nearby
 - Will likely be much more expensive to build here
- Lot B expansion to the Dog Park space creates more problems than it solves

Update → On August 25th, the Recreation Committee recommended reconfiguring the retention pond to provide sufficient depth to allow courts to be double-stacked on Lot B. The Pickleball Task Force has asked the CROA Board liaison to consider an engineering study to determine if the retention pond can be reconfigured physically and economically to provide the required depth.

Lot D

- Has much more space for building proper Pickleball courts including handicapped accessible courts
- The courts could easily go on either end of Lot D. There will still be reasonable proximity to the amenities (bathrooms and water)
- The Pickleball Task Force has calculated that there can be 309 parking spaces on the remainder of Lot D (see Appendix)
- We can also easily use Lot B as a parking overflow area when there are huge events requiring lots of parking availability
- There could be total CCFC parking availability of 517 spaces (see Appendix)

Update

Building anything on Lot D may require a retention pond and related drainage as determined by the site engineer.

Lot D (continued)

- Location of Pickleball Facility does not need to be a binary decision between East or West end.
 - If the Pickleball Facility is on the East side of Lot D (by the amenity building) there would be zero (0) feet between the existing amenity parking and the Pickleball Facility.
 - If the Pickleball Facility is on the West side of Lot D (by the CCDD building) there would be 450 feet between the existing amenity parking and the Pickleball facility.
 - The Pickleball Facility could be in the middle of Lot D with parking being on both sides of the Pickleball facility.

Appendix

The following slides were developed by the Pickleball Task Force to provide additional information to assist the Board in making the location decision.

Pickleball “Social” aspect



- Pickleball is mostly played in a format where there is scheduled open play
- Players come and go over several hours.
- Many more players congregate than there are available spots to play.
- Each doubles game (4 players on court) lasts 10-15 minutes, after a game ends the winners stay and split and 2 new players come in. This mixes players around with different partners and opponents.
- If there are 10 games going on a new game starts every couple of minutes. The layout needs to support the constant flow of players going off and on the courts.
- When coming off the court we need to reenter the queue in a central area and whilst not playing we are socializing and watching other games.
- This is why the stacked court arrangement is standard in the industry, for a central area to gather, view the courts and quick transition between games.

Lot B Candidate Lots for the Pickleball Facility



- Lot B
 - Lot B - usable area from parking set back to water retention about 100 ft deep x 300 ft wide
- Lot B + a portion of the Dog Park
 - Dog Park, fence to fence about 120 ft deep x 560 ft wide

Please note: all measurements are approximate

Lot B and Dog Park Discussion



- Lot B
 - Depth (100 ft) of lot does not allow courts to be stacked two deep to promote the social aspects of the sport
 - Width (300 ft) limits maximum size of the facility to 8 courts in a linear arrangement
 - Restrooms, water, and parking would need to be constructed for the facility
- Lot B + a portion of the Dog Park
 - Depth (100 to 120 ft) of lot does not allow courts to be stacked two deep to promote the social aspects of the sport
 - Width (450 to 500 ft - 300 ft from Lot B and about 150-200 ft into the Dog Park) would allow an undesirable linear configuration
 - Restrooms, water, and parking would need to be constructed for the facility

Lot D Candidate Lot for the Pickleball Facility



- Lot D
 - Lot D approximately 150 x 750 feet
- Portion of Lot D discussion
 - 150 ft x 300 ft parcel on Lot D allows courts to be stacked two deep in a desirable configuration
 - Leverage the close proximity to the existing restroom and water access in the concession building
 - Ability to leverage the existing and potential expanded parking
 - Site access control behind the same fence as the Athletic fields

Please note: all measurements are approximate

Pickleball Task Force Lot Recommendation



Example layout for maximum lot utilization. Likely initial build would be about 8 courts + 1 handicapped accessible court

- #1 Portion of Lot D closest to the concession building
 - 150 ft x 300 ft parcel closest to the concession building would allow close proximity to water and restrooms for daily Pickleball players
- #2 Portion of Lot D elsewhere on Lot D
 - 150 ft x 300 ft parcel elsewhere on Lot D would enable potential repositioning of parking

Potential Parking spaces in the Civic Corridor: **517** – plus an additional 39 at the Library

- Placing the Pickleball Facility on a 150 ft x 300 ft parcel on Lot D leaves space for about **309** parking spaces in Lot D
 - Using the 150 ft x 450 ft area of Lot D for parking would yield about **185** parking spaces, 6 accessible spaces, and 1 Van accessible space if parking is done on a 45 degree angle
 - Reconfiguring the existing parking lot near the concession building would yield about **64** parking spaces, 3 accessible spaces, and 1 Van accessible space if parking is done on a 45 degree angle
 - Assuming cars can be parked on both sides of the road adjacent to Lot D (about 750 ft in length) about **60** additional cars could be parked assuming 25 ft per car
- Lot B Parking
 - Using the 100 ft x 300 ft area of Lot B for parking would yield about **83** parking spaces, 4 accessible spaces, and 1 Van accessible space if parking is done on a 45 degree angle
- Parking on one side of the road between Civic Corridor entrance to the Lot D entry gate (1550 ft) : **62** Parking spaces (assuming 25 ft per car)
- Existing CDD Parking - **29** parking spaces
- Existing Dog Park Parking - **34** parking spaces



Lot D Calculations

Parking Area Calculator

Area to Number of Rows, Spaces, Accessible Spaces Required, and Van Accessible Handicapped Spaces

Length ft

Width ft

	Parking Angle				
	30°	45°	60°	75°	90°
Number of Rows Available	<input type="text" value="3"/>	<input type="text" value="3"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="2"/>
Number of Spaces Available	<input type="text" value="119"/>	<input type="text" value="185"/>	<input type="text" value="141"/>	<input type="text" value="176"/>	<input type="text" value="170"/>
Number of Accessible Spaces Required	<input type="text" value="5"/>	<input type="text" value="6"/>	<input type="text" value="5"/>	<input type="text" value="6"/>	<input type="text" value="6"/>
Number of Van Accessible Handicapped Spaces	<input type="text" value="1"/>				

Source: UFC 3 210 02: POV Site Circulation and Parking, with Change 1, January 2004, and Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines.

Existing Parking Reconfigure Calculations

Parking Area Calculator

Area to Number of Rows, Spaces, Accessible Spaces Required, and Van Accessible Handicapped Spaces

Length ft

Width ft

	Parking Angle				
	30°	45°	60°	75°	90°
Number of Rows Available	<input type="text" value="3"/>	<input type="text" value="3"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="2"/>
Number of Spaces Available	<input type="text" value="34"/>	<input type="text" value="64"/>	<input type="text" value="43"/>	<input type="text" value="66"/>	<input type="text" value="56"/>
Number of Accessible Spaces Required	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="3"/>
Number of Van Accessible Handicapped Spaces	<input type="text" value="1"/>				

Source: UFC 3-210-02: POV Site Circulation and Parking, with Change 1, January 2004, and Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines.

Lot B Calculations

Parking Area Calculator

Area to Number of Rows, Spaces, Accessible Spaces Required, and Van Accessible Handicapped Spaces

Length ft

Width ft

	Parking Angle				
	30°	45°	60°	75°	90°
Number of Rows Available	2	2	1	1	1
Number of Spaces Available	51	83	46	60	56
Number of Accessible Spaces Required	3	4	2	3	3
Number of Van Accessible Handicapped Spaces	1	1	1	1	1

Source: *UPC 3-210-02: POV Site Circulation and Parking, with Change 1, January 2004, and Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines.*

Parking Calculations using:

<https://www.sddc.army.mil/sites/TEA/Functions/SpecialAssistant/TrafficEngineeringBranch/BMTE/calcParking/Pages/calcParkingArea.aspx>

Thank You!

