



*Creating Places that Enrich People's Lives*

## MEMORANDUM

To: Ben Jaszewski, Superintendent of Parks and Planning  
From: Paul Paige, Landscape Architect  
Date: February 10, 2022  
Re: Pickleball Site Feasibility Study - Process Summary and Recommendations

Dear Ben:

The following summarizes the process, analysis, and recommendations related to the feasibility of developing a new pickleball facility within the Maple Grove park system.

Process - Our initial task involved communication with the user group to gain a better understanding of the desired future facilities and what features were most important to ensuring a successful project. The assumptions for the general program for the new facility include:

- Approximately 12 contiguous courts
- Supporting parking
- Proximate water and restrooms

Based on this program we began to evaluate candidate parks that would be conducive to supporting the new pickleball facility. Following a system-wide review, the initial evaluation included the following (6) parks:

- Lakeview Knolls Park
- Kerber Park
- Boundary Creek Park
- Central Park
- Donahue North Park
- Weaver Lake Community Park

Evaluation Criteria were then established to enable a comparison of the candidate sites. Based on planning standards and staff input related to existing park programming and uses, the following criteria were established for the analysis:

1. Impact to existing programmed uses in the park
2. Distance/buffer from adjacent residential uses
3. Site fit – amount of grading required or park program displaced
4. Parking availability and proximity
5. Parking competition from other uses in or around the park
6. Availability of water and restrooms
7. Site access for community wide users
8. Timing/Ability to construct

An initial concept plan for each of the 6 parks was developed and each concept was evaluated based on the established criteria. A summary table of the findings is attached for review. Based on the evaluation, the top-rated candidate park site is Lakeview Knolls Park. The park scored strong in the evaluation for the following reasons:

1. There is an existing 6 court pickleball facility already in the park
2. There are several sites within the park that could host the new courts including two sites that are proximate to the existing courts
3. Minimal impact to existing park features -it is feasible to add pickleball to the park and retain the existing programmed uses.
4. The impacted uses include baseball fields which are currently utilized predominantly for T-ball, which require less allocated space than is currently provided in the park.
5. Parking exists via street parking along the west park edge and as part of a shared City/School district lot. Access also exists from County Road 30 to a potential additional parking lot if deemed necessary.
6. The park is visible for new users and accessible from 3 adjacent roads.
7. There is adequate distance between existing residential and the proposed facility locations to provide the desired buffer.
8. There is access to water and restrooms.

Based on the summary findings of the process, we are recommending that Lakeview Knolls Park be selected as the candidate site for establishment of new pickleball facilities within the Maple Grove park system. Based on the desired program for the facility, the approximate construction cost for the project is anticipated to be between \$1.0 - \$2.0 million. Next steps would include more detailed design and engineering of concepts and the inclusion of public engagement to measure stakeholder response to the pickleball concept(s) within the park.