

Attachment B

12 COURT PICKLE BALL SITE FEASIBILITY STUDY MATRIX - DRAFT 07.09.19

5	GREAT AT CRITERA	4	MINIMALLY MEETS CRITERA	3	ISSUES WITH MEETING CRITERA	2	MAJOR ISSUES WITH MEETING CRITERA	0 - 1	NOT MEETING CRITERA
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SCORING CRITERA	score range	score	LAKEVIEW KNOLLS PARK	score	KERBER PARK	score	BOUNDARY CREEK PARK	score	CENTRAL PARK	score	DONAHUE NORTH PARK	score	WEAVER LAKE COMMUNITY PARK
Doesn't replace other prograded park uses	1 (yes) or 5 (no)	5	Replaces open field	1	Replaces 1 of 2 ballfields	1	Replaces 1 of 3 ballfields	1	Replaces planned single tennis court	1	Replaces La Crosse field	1	Skate/hockey/bb court impacts
Fit includes residential buffer (150 ft minimum buffer desired)	0 (under 150ft) or 5 (over 150ft) from property	5	Location shown 200ft from residential property	5	Location shown 225ft from residential property	5	No residential conflict	5	Location shown 150ft from residential property	0	Location shown 75ft from resident property	5	No residential conflict
Economy of site fit (minimal grading, trail re-alignments, etc)	Range from 1 (major costs) - 5 (minimum costs)	2	Replaces open field, Cost to relocate play area and trails in park	4	Cost to remove ball field	4	Cost to remove ball field	2	Replaces level lawn area. Adjacent to existing 4 pickleball courts, cost to re-align walks, less efficient layout to fit site	5	Replaces level field. Adjacent to 2 existing tennis courts, one striped for pickle ball	1	Requires moving skating/courts or parking or large hill to fit
Available off street parking (12 court - 36 stalls recommended)	1 (no parking) or 5 (recommended parking available)	5	99 existing off street stalls, shared with school	5	123 existing off street stalls	5	91 existing off street stalls	5	51 existing off street stalls, plus additional street parking	5	73 existing off street stalls	5	200 existing off street stalls.
No parking competition - Other park uses could limit parking availability during peak use times. Fields mostly schedule weekday evenings.	Range from 1 (anticipated parking issues) to 5 (no anticipated parking issues)	3	Peak times add 2 ballfield 120 stall needs, existing pickleball courts 18 stall needs, school weekdays, church Sunday AM and Wednesday PM	5	Peak times add 1 ballfield 60 stall needs, tennis courts 18 stall needs - 9 extra stalls	2	Peak times add 1 ballfield 60 stall needs, future cricket 60 stall needs - short 65 stalls	1	Park has a lot of other users, expect lot to fill at peak times.	3	Peak times add 1 ball field 60 stall needs - short 23 stalls	1	Parking lot could fill with community beach users on high use days.
Available water and restrooms	1 (none) or 4 (in park) or 5 (in park near courts)	5	Available water and restrooms	5	Available water and restrooms	5	Available water and restrooms	4	Existing shelter at Central Plaza, future closer restroom planned	5	Available water and restrooms	5	Available water and restrooms
Good site access for community wide users	Range from 1 (neighborhood) to 5 (community)	5	Located in residential/mixed use area. High visibility and access off 93rd Ave. N.	5	Located in mixed use area. High visibility and access directly off Elm Creek Blvd	3	Located in residential area. Low visibility and access through residential streets	5	Located in mix use area. High visibility and access off Lake View Dr. Close to many users.	1	Located in residential area. Low visibility and access through residential streets off Bass Lake Rd.	4	Located in residential area. Low visibility, but in community park location.
No timing constraints to construct	Range from 1 (long term timing) to 5 (no time constraint)	5	None	4	Time to replace ball field	4	Time to replace ball field	2	Would need to change park master plan	4	Time to replace la crosse	1	Park needs master planning
TOTAL SCORE		35.00		34.00		29.00		25.00		24.00		23.00	