



# SEATTLE PARKS & RECREATION

## 2021-2022 Outdoor Pickleball Study

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Final deliverable prepared by



**BROADVIEW**  
PLANNING



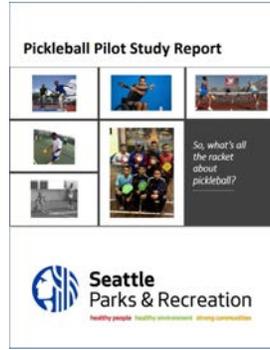
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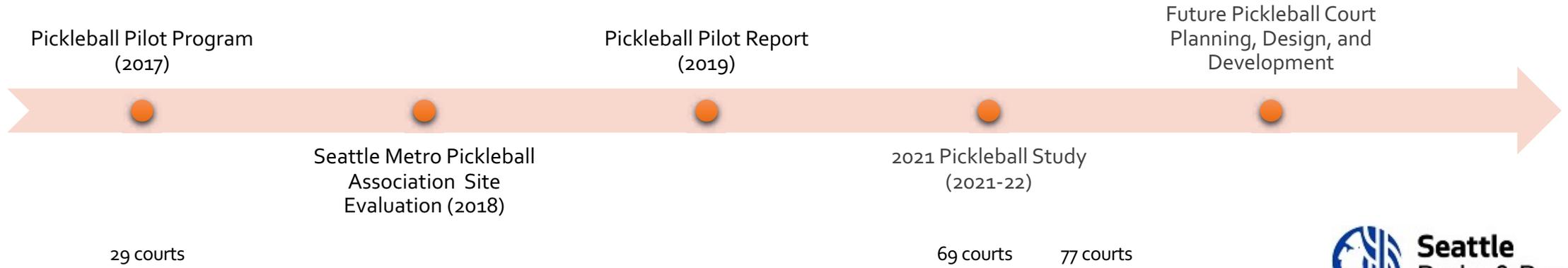
**Seattle**  
Parks & Recreation

healthy people healthy environment strong communities





# SPR's Outdoor Pickleball Court Journey





# 2021-22 Outdoor Pickleball Study

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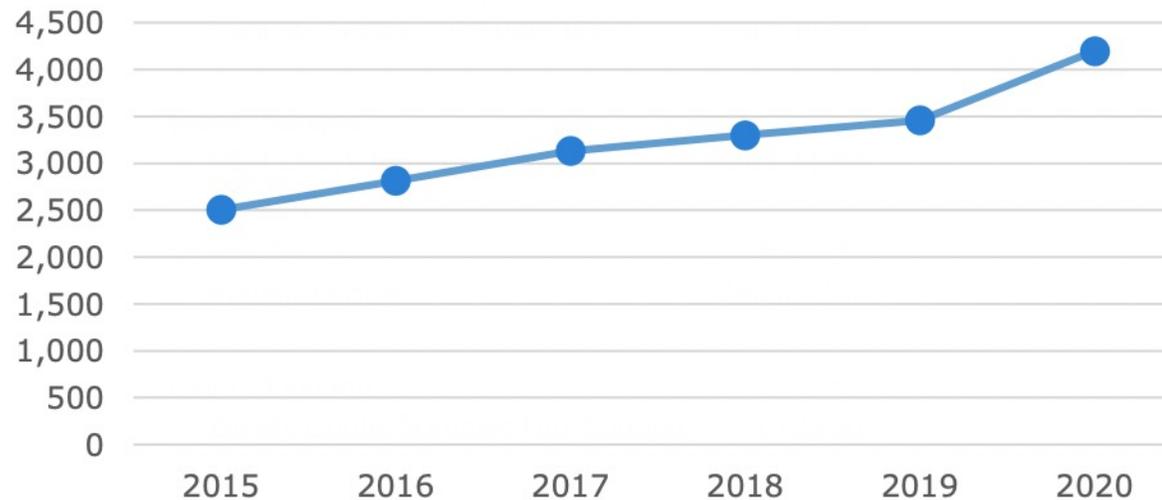
- Builds off 2019 Pilot Study Recommendations:
  - Document the growth of pickleball
  - Refine where (which sites) and how (standards) for **dual-striping** tennis courts
  - Identify and recommend locations for **dedicated** outdoor pickleball courts
    - Evaluated 16 sites
    - Concepts for 2 sites
- Engage with Pickleball + Tennis Community:
  - 1:1 Interviews
  - Advisory Committee (9 meetings)
  - Online Survey (2,378 responses)
  - Public Meetings (2)

# Pickleball Trends

Total Pickleball Participation Trends

2015	2016	2017	2018	2019	2020	Change (2019-2020)	3-Year AAG	5-Year AAG
2,506	2,815	3,132	3,301	3,460	4,199	21.3%	10.5%	11.0%

\*AAG= Average Annual Growth



\*Participation figures are in the thousands

Source: Sports & Fitness Industry 2021 Single Sport Report on Pickleball

# Benchmark Cities

- **Portland**      **1 court: 215,097 people**
  - 645,000 people; 3 City courts
- **Austin**      **1 court: 21,129 people**
  - 951,000 people; dedicated: 16 outdoor courts, 17 indoor courts; 12 dual-striped outdoor courts
- **Phoenix**      **1 court: 26,338 people**
  - 1,633,000 people; 24 indoor courts, 38 outdoor courts
- **Omaha**      **1 court: 13,600 people**
  - 476,000 people; 14 outdoor dedicated, 21 outdoor dual-striped
  
- **Seattle**      **1 court: 9,905 people**
  - (763,000 people; 77 outdoor courts)



# COMMUNITY ENGAGEMENT

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# Community Engagement Overview

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- One-on-One Interviews
  - 8 interviews with tennis + pickleball stakeholders
- Advisory Committee
  - 9 Meetings
  - *The role of the Advisory Committee is to collaborate with SPR, and each other, to provide insight into developing new recreational opportunities for pickleball.*
- Online survey
  - 3,378 responses
- Two Community meetings
  - March, early May

# Advisory Committee Members

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Anne Corsano, Community member

Gary Epstein, Amy Yee Advisory Council

Miguel de Campos, Seattle Metro Pickleball Association

Wil Look, Amy Yee Tennis Foundation

Clark Bailey, Amy Yee Advisory Council

Shari Bell, Community member

Johann Tan, Tennis Center Sand Point

John Hasslinger, Seattle Parks & Recreation

Matt Look, Seattle Parks & Recreation

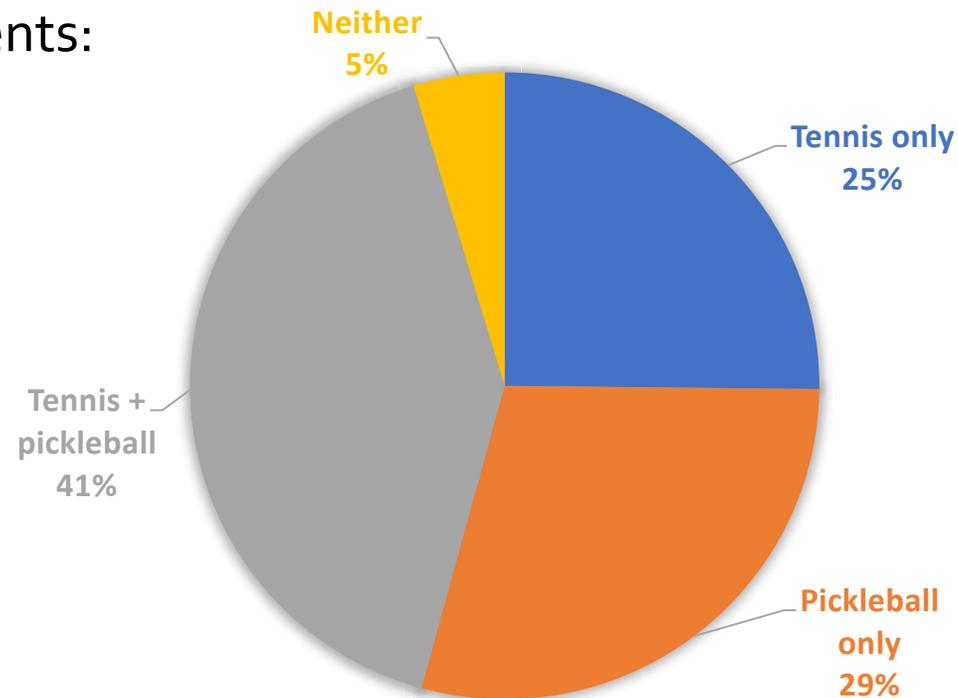
# Engagement: 1:1 Interview Themes

- Pickleball builds community – it’s a good social activity for all ages, all cultures, and all ability levels.
  - It’s a growing sport for a reason - it’s fun, accessible, and easy to learn.
  - Spans generations and builds inter-generational engagement.
  - Even tennis players have tried pickleball...
- But pickleball is a sport people are leaving Seattle to play.
  - Growing so fast there is a real value to having more and better courts
  - Seattle lags behind other cities in terms of addressing the growth of pickleball.
- Can cause conflict with tennis.
  - Pickleball noise and lines on tennis courts are distracting.
  - The more social nature of pickleball can be perceived as a lack of court etiquette and respect:
    - Disregard for existing permits, crowding courts, not removing equipment
- Both tennis and pickleball share a mutual demand for more, and better court resources.

# Engagement: Community Survey Results

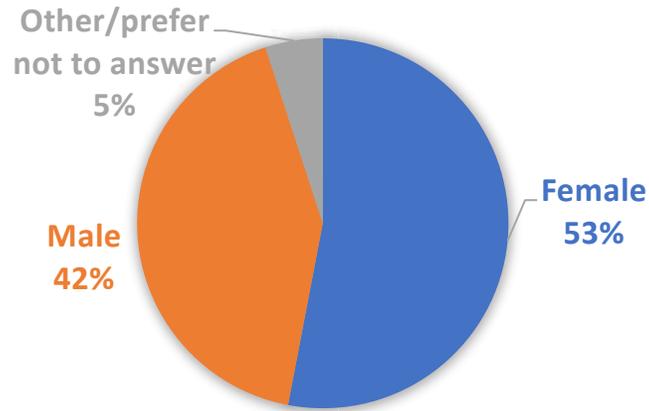
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- A qualitative engagement tool, not quantitative.
- January 25 – February 11, 2022
- 3378 total responses, 75% response rate, average time: 6 minutes
- Good mix of respondents:

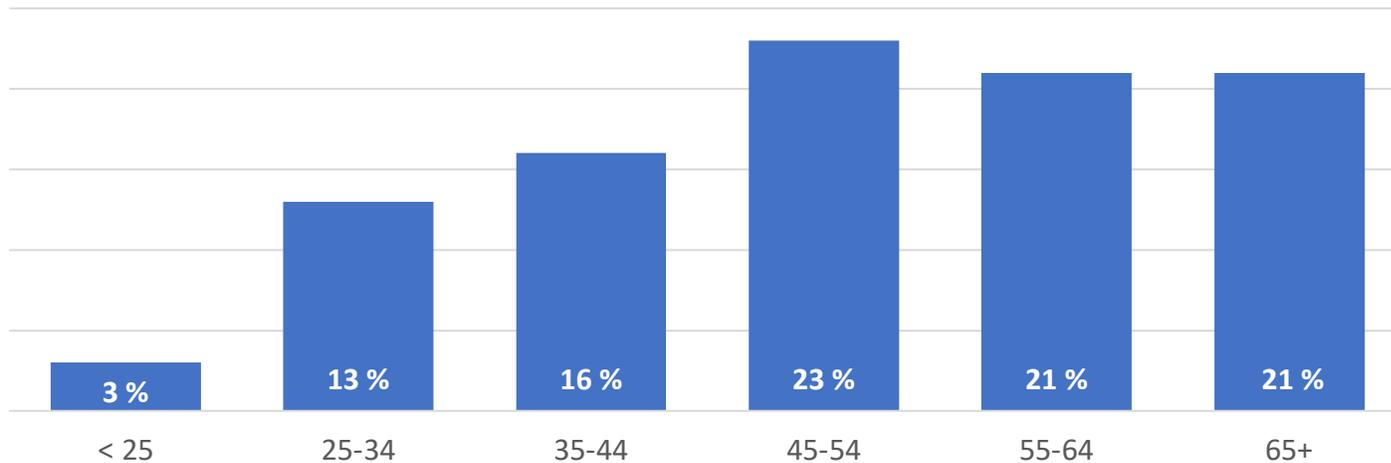


# Survey demographics

- Gender:

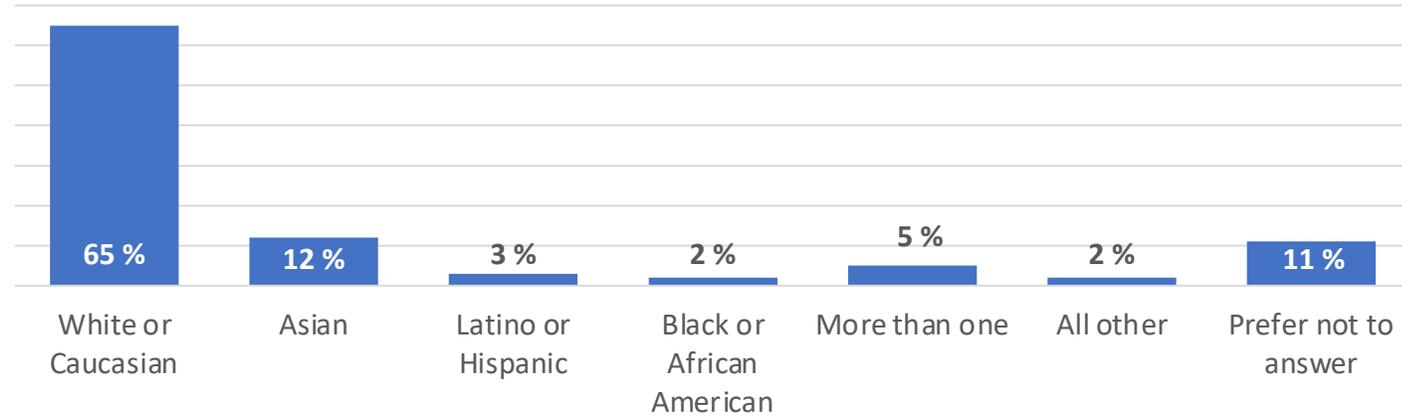


- Age:



# Survey demographics

- Race/ethnicity:

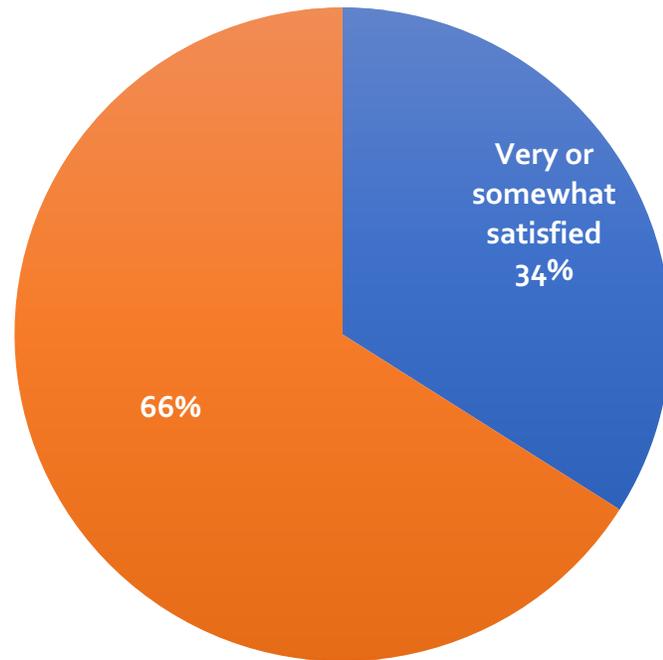


- Household income:

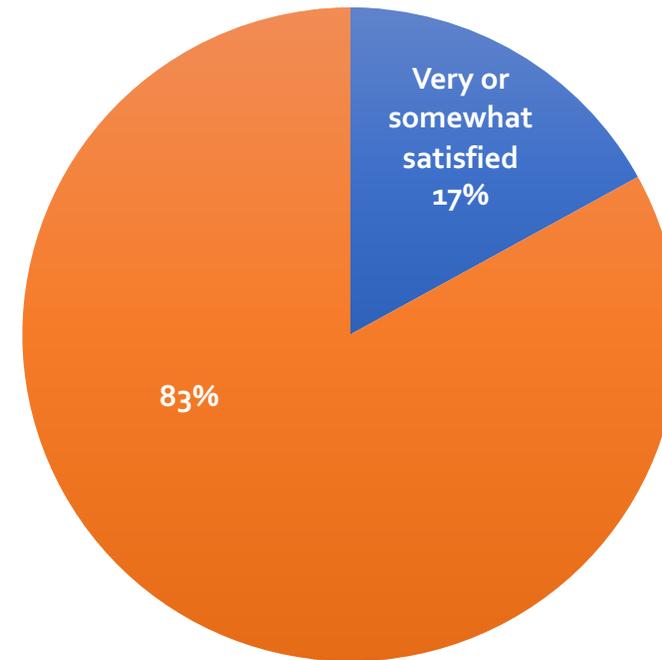


Pickleball players are **generally dissatisfied** with the quality and quantity of pickleball courts in Seattle.

Quality

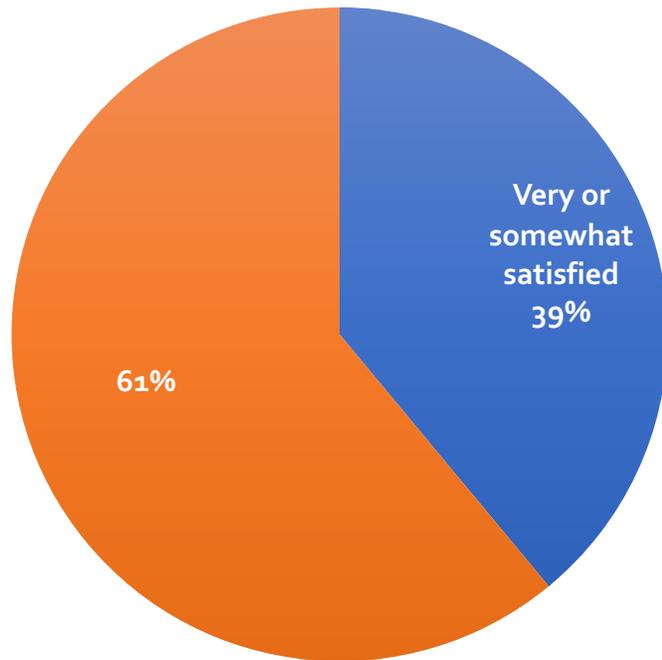


Quantity/availability

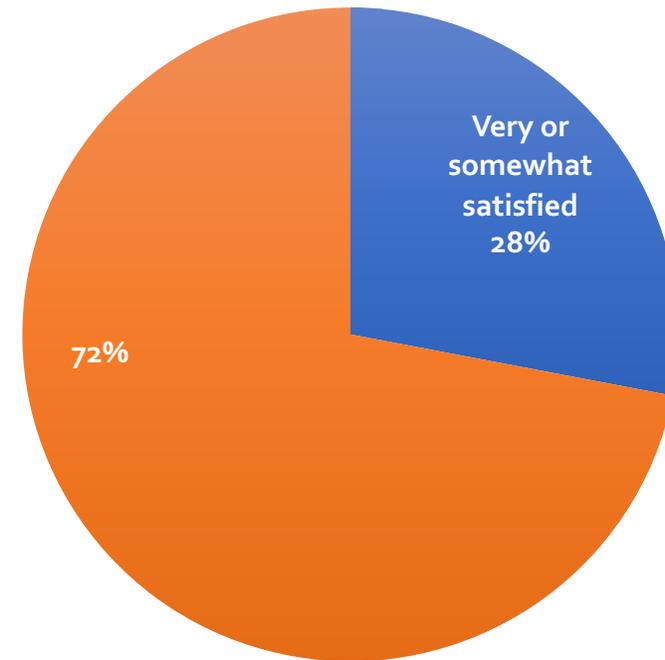


Tennis players are *also* **generally dissatisfied** with the quality and quantity of tennis courts in Seattle.

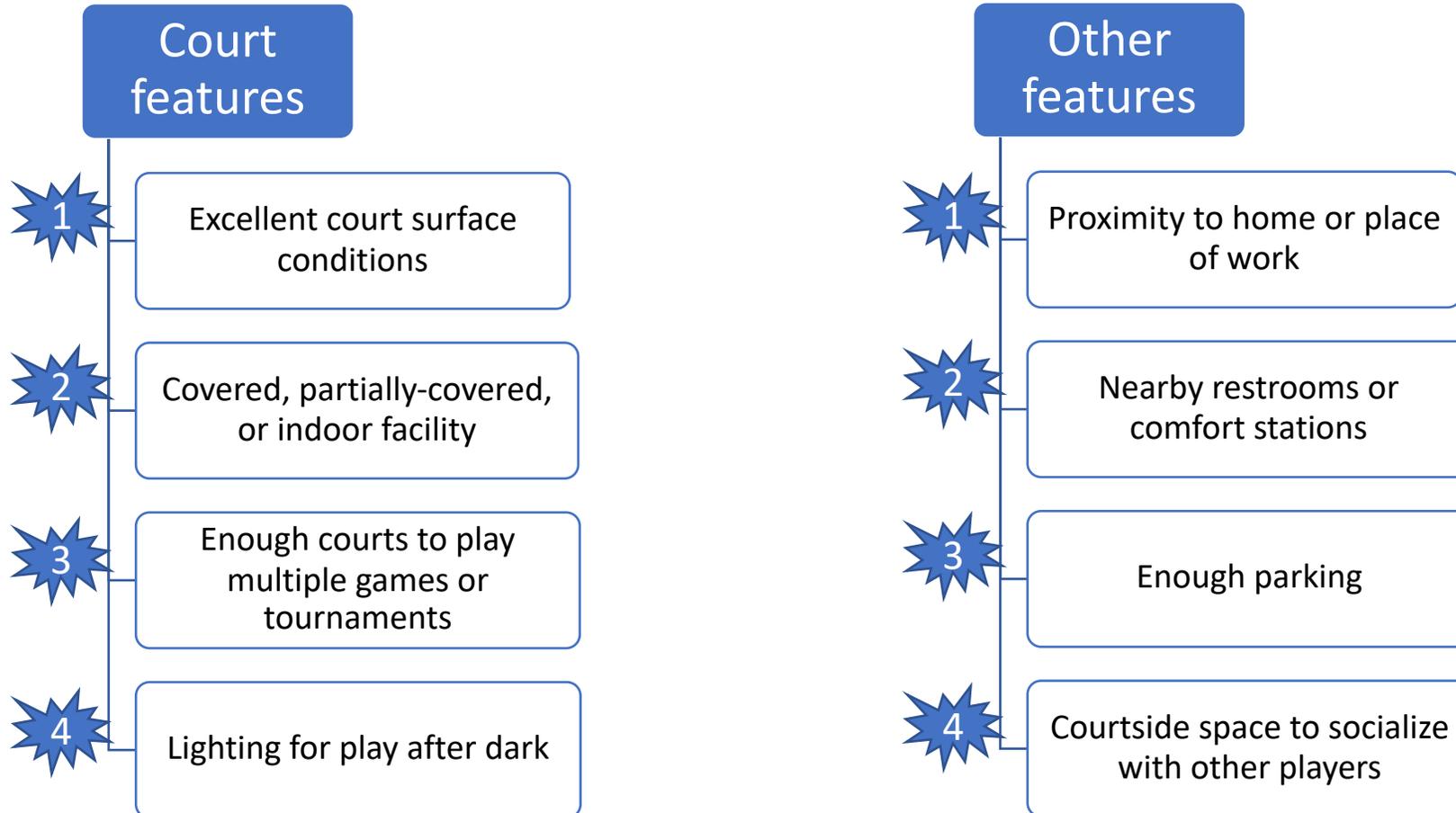
Quality



Quantity/availability

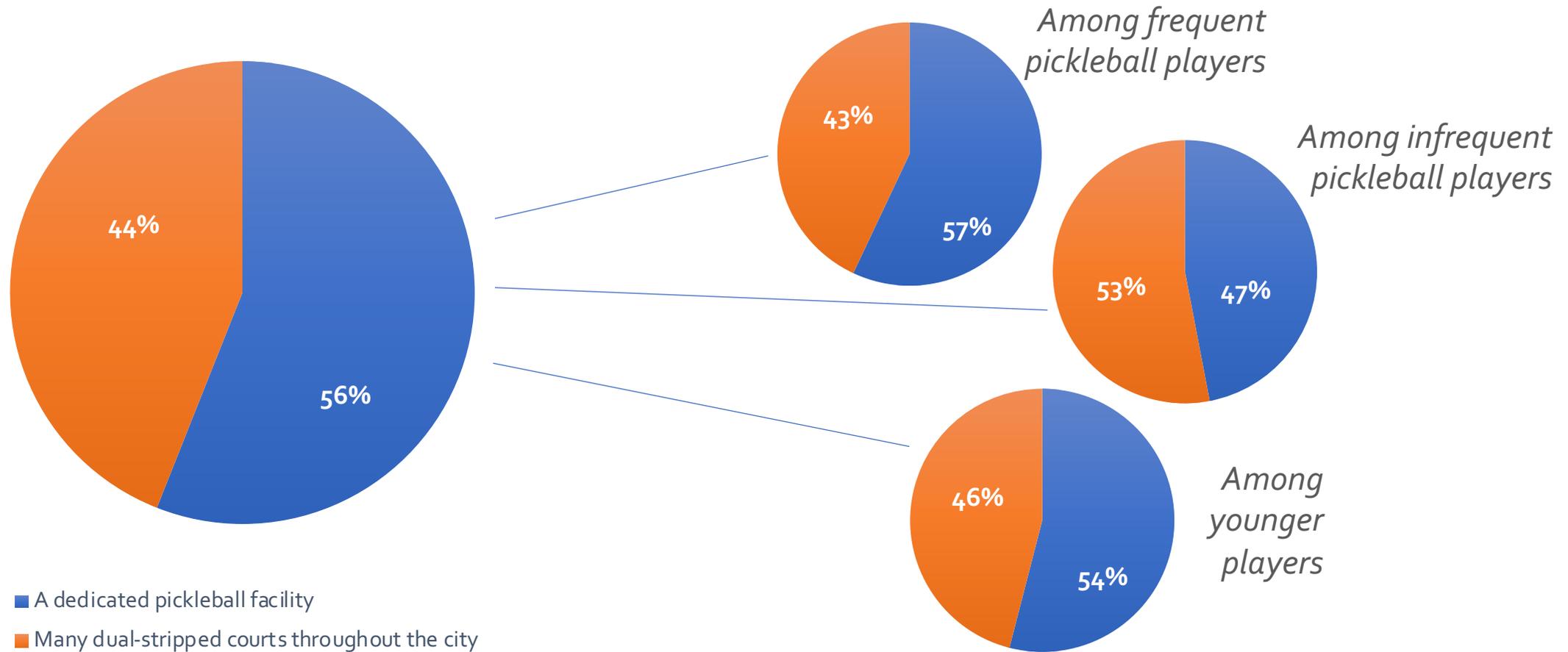


# Priorities for pickleball facilities were fairly consistent across different respondent types.



*\* No shared courts with tennis ranked higher among tennis players.*

When we asked whether people preferred a dedicated pickleball facility or many dual-stripped courts throughout the city, no clear strategy emerged.





OUTDOOR  
COURT  
APPROACHES

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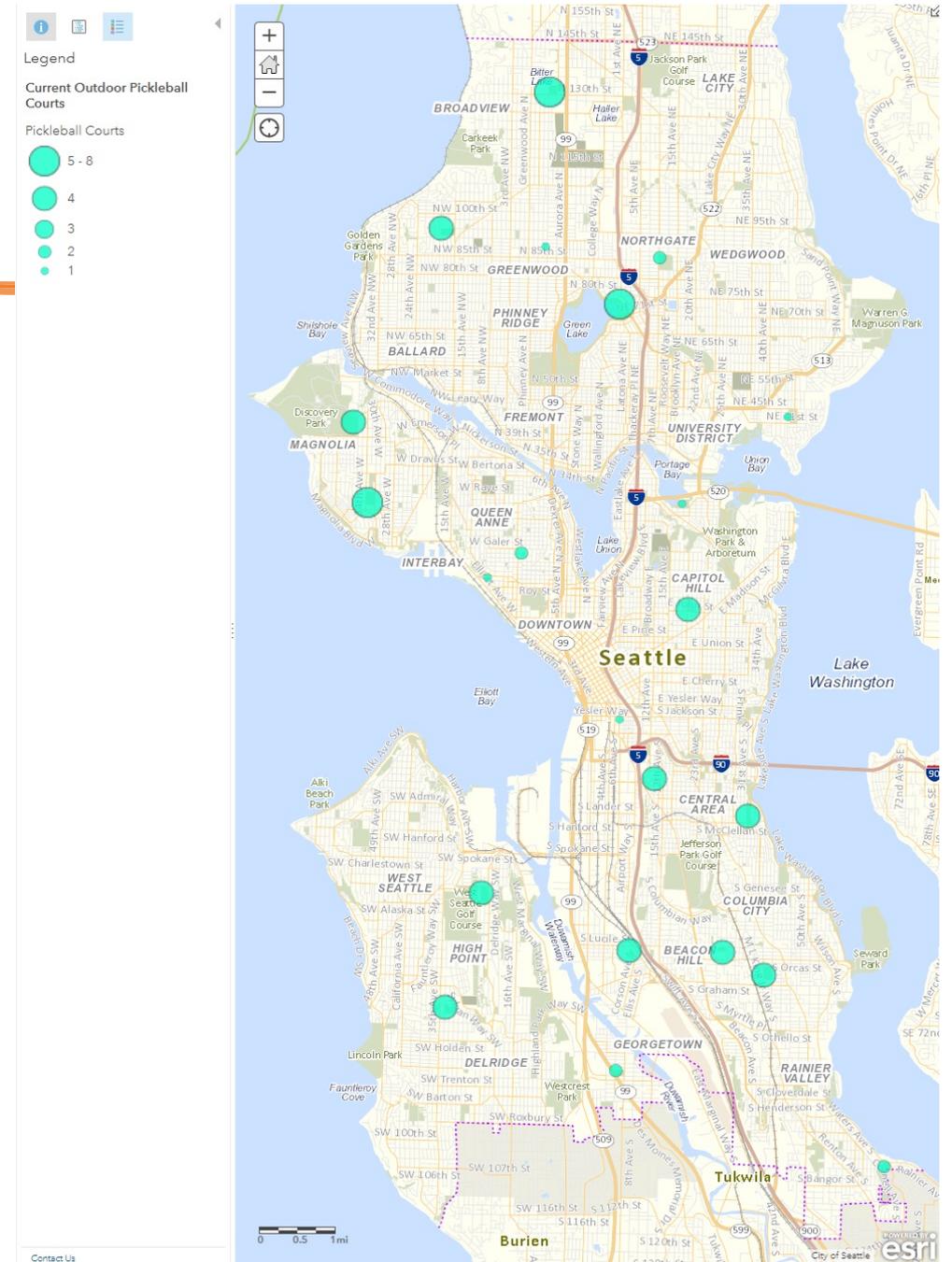
# Strategic Framework

## Approaches

1. Dual striping (immediate)  
*add PB lines only or with resurfacing*
2. Convert existing tennis courts to pickleball only (mid-term) *during resurfacing or renovation*
3. Construct new dedicated pickleball facility (long-term)

## Guiding Considerations

- Geographic distribution
- Accessibility
- Existing amenities (restrooms, parking/transit, lights, etc. community centers)
- Size + capacity
- Court condition
- Court Classification and Use (e.g. Joint Use Agreement or other high school use)
- Residential Proximity (noise)



# Immediate Approach: Dual Striping

## Add pickleball lines to some neighborhood and community tennis courts throughout the city.

- *Advantages:* increases number of pickleball courts to accommodate demand; can begin this summer (funded); opportunities city-wide for play.
- *Drawbacks + considerations:* decreases availability of tennis courts; dual-striping may be confusing for players; increased probability of on-court conflict (noise/reservations/etc.)
- Would not be done at locations where USTA tournaments are held (Amy Yee or Lower Woodland)
- Standard is 2 pickleball courts to each tennis court
- Ideally done with resurfacing of the court

# Dual Striping Context

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Pressure to add more pickleball courts to existing courts

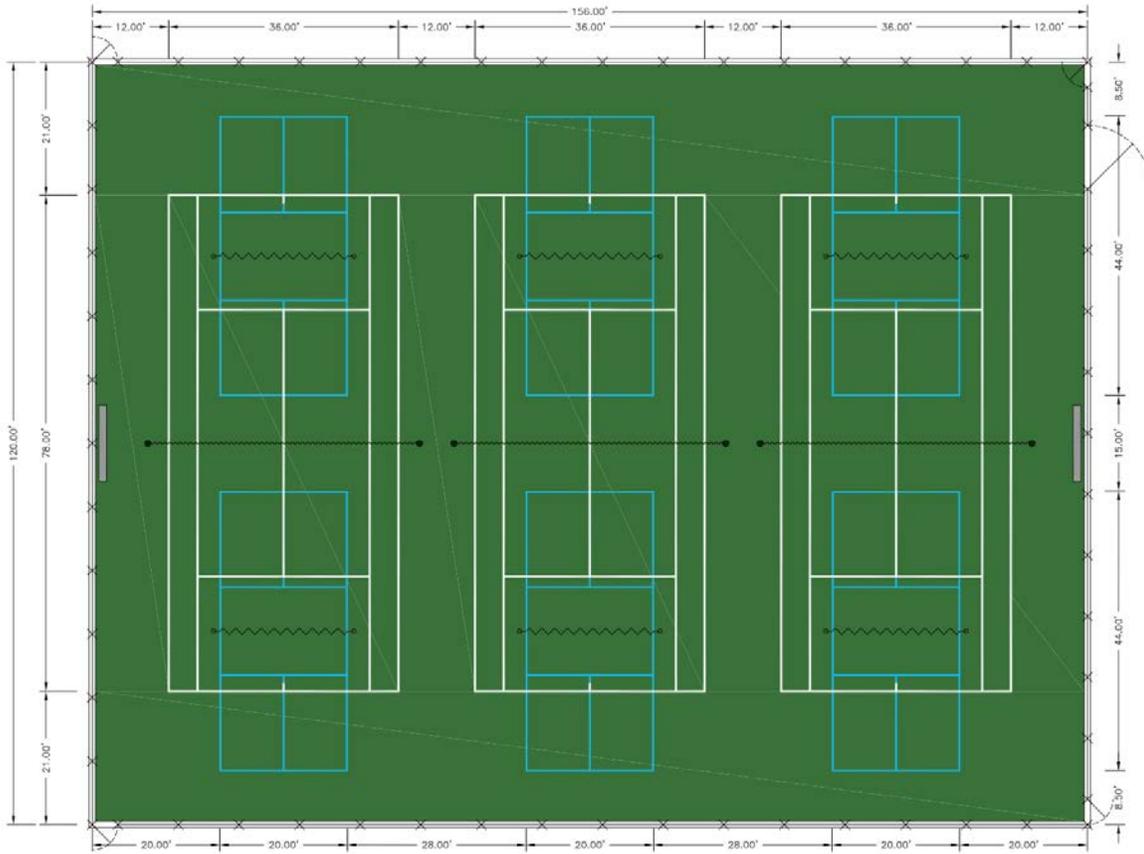
- Advocacy from Seattle Metro Pickleball Association to match growth
- Opportunity for SPR leadership
- Conflict at Green Lake courts

Key questions considered:

- Location
- Universal striping
- Layout + number of courts
- Line color
- Line overlap



# Dual Striping (blended lines)

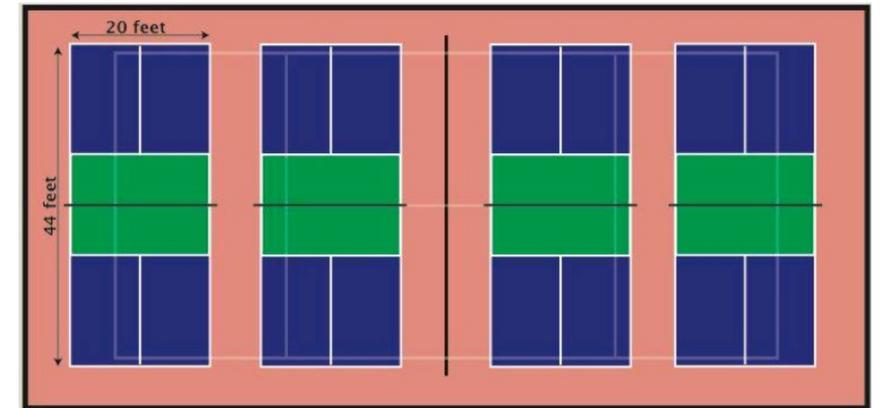
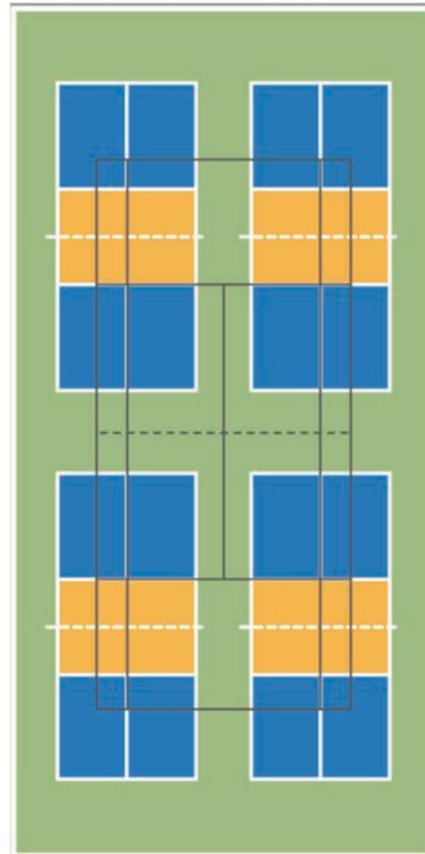
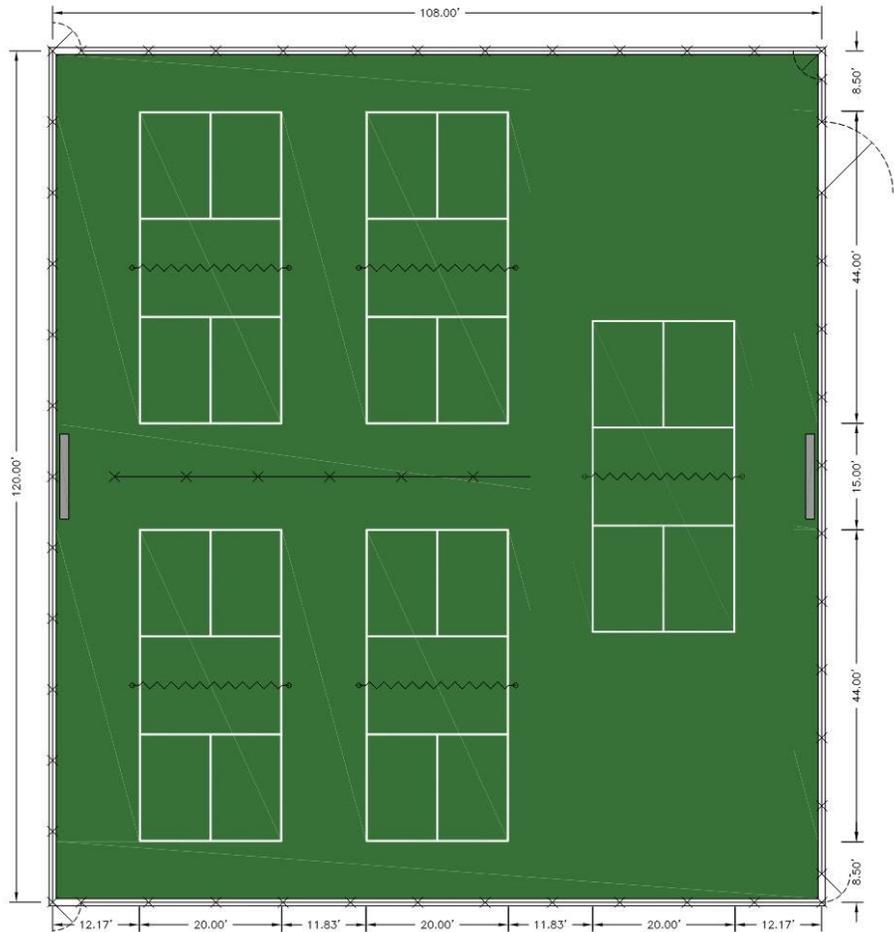


# Midterm Approach: Court Conversion

## Convert some old tennis courts to dedicated pickleball courts.

- *Advantages:* increases number of pickleball courts to accommodate demand; because they will be pickleball-only, allow for a higher density of co-located courts.
- *Drawbacks + considerations:* decreases number of tennis courts; need to do engagement with communities once options are identified; some courts may require significant rehabilitation.
- Engagement and implementation would take place during the course of resurfacing or renovation projects at recommended facilities.

# Court Conversion

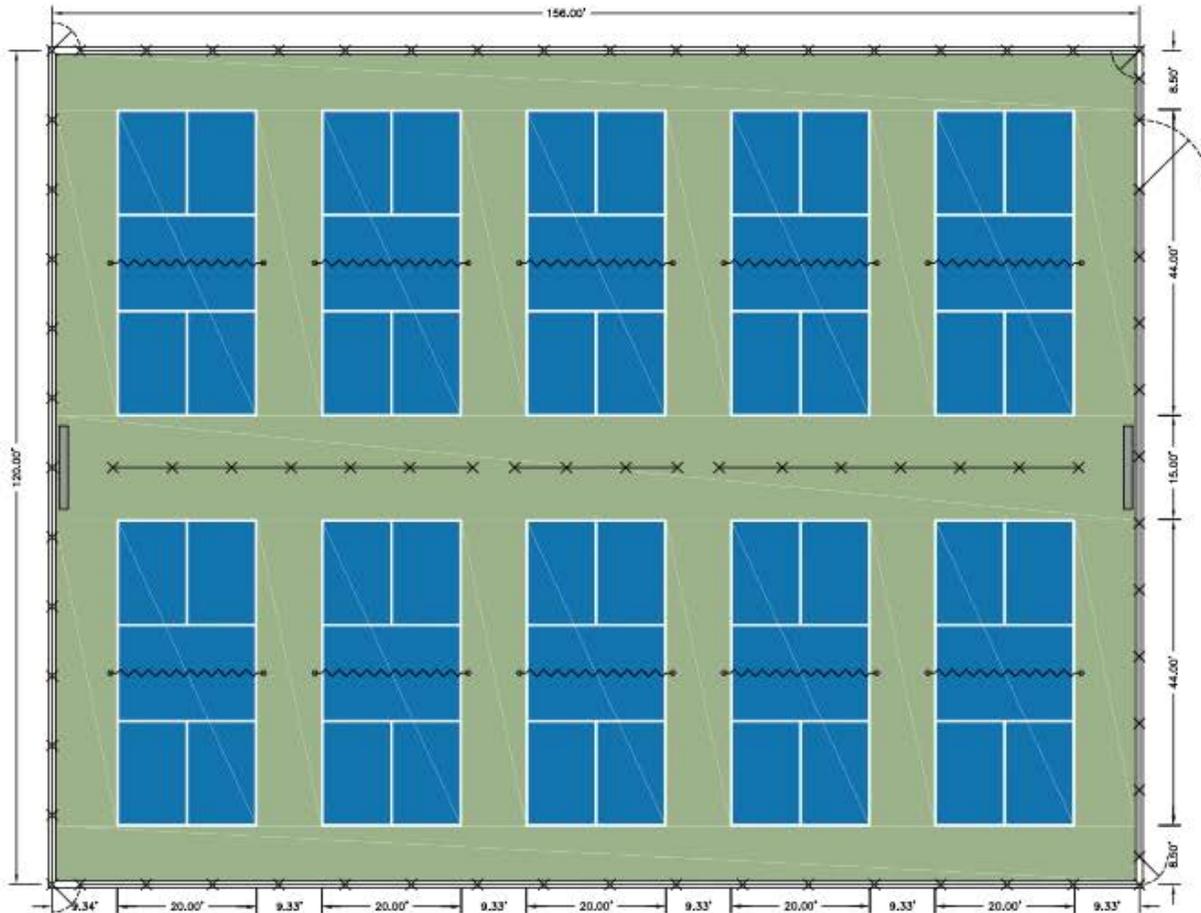


# Long-term Approach: Dedicated Facilities

## Create new larger-scale dedicated pickleball facilities.

- *Advantages:* significantly increases the number of pickleball courts that are co-located; does not impact tennis.
- *Drawbacks + considerations:* reduces open space; likely most costly; longest time horizon; site and budget constraints will likely determine feasibility of lighting, roof, and other amenities.

# Dedicated Sites





# SITE ASSESSMENTS

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# Criteria Matrix: Informed Dual-Striping and Conversion Recommendations

Seattle Parks & Recreation

2021-2022 Pickle Ball Study

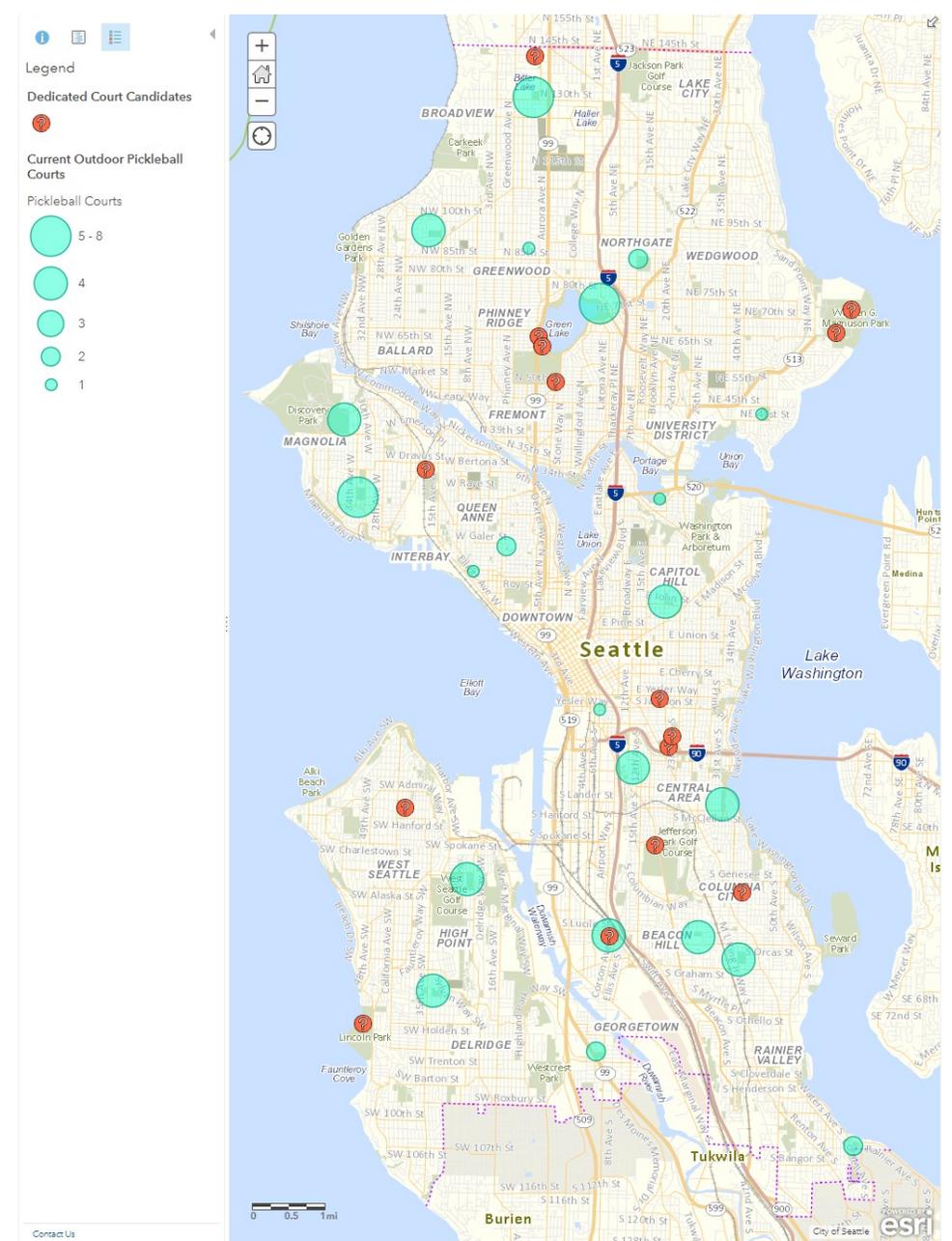
Assessment Criteria Database, Dual Use Facilities (Existing Compatible Facilities)

rev. 1-27-22 eg

Site	Facility Designation	Court type	# Courts	# PB Courts (Existing)	Indoor?	Base Construction	O&M Score 2019	Program Score 2019	Adjacent CC?	Nearby RR's?	Lights?	Parking?	SMPA 2018 List?
Bitter Lake Playfield	Tier 2 Community Courts	Tennis	4	8	N	Concrete	2.78	2.83	Y	Yes	Yes	Street	Yes
Delridge Playfield	Tier 2 Community Courts	Tennis	2	4	N	Asphalt	3.18	2.17	Y	Yes		Limited	Yes
Green Lake Park (East)	Tier 2 Community Courts	Tennis	3	6	N	Concrete	3.64	1.75	Y	Yes		Difficult	Yes
Hiawatha Playfield	Tier 2 Community Courts	Tennis	3			Asphalt	4.44	3.25		Yes	Yes	Street	Yes
Jefferson Park	Tier 2 Community Courts	Tennis	4			Asphalt	5.00	3.33	Y	Yes	Yes	Yes	Yes
Rainier Beach Playfield	Tier 2 Community Courts	Tennis	4			Concrete	5.00	3.33	Y	Yes	Yes	Limited	Yes
Rainier Playfield	Tier 2 Community Courts	Tennis	4			Asphalt	3.52	4.08	Y	Yes		Street	Yes
Brighton Playfield	Tier 3 Neighborhood	Tennis	2	4		Asphalt	2.50	2.67	No	Yes	No	Street	
Lakeridge Playground		Tennis	1			Concrete	0.68	2.08		Yes		Yes	Yes
David Rodgers Park	Tier 3 Neighborhood	Tennis	3			Concrete	3.86	2.50		Seasonal		Street	Yes
Sam Smith Park	Tier 3 Neighborhood	Tennis	2			Asphalt	4.32	2.42		Portable		Limited	Yes
Woodland Park (Lower Courts)	Tier 1 Major Complex	Tennis	10			Concrete	4.26	1.08		No	Yes	Yes	Yes

# Initial Site Assessments: Dedicated Courts

- NORTH SEATTLE
  - Finalists: Magnuson E3 Parking Lot, Bitter Lake Reservoir
  - Also considered: Interbay, Woodland Park Lower, Woodland Park Horsehoe, Woodland Triangle, Magnuson Tennis Courts
- SOUTH SEATTLE
  - Finalists: Hiawatha, Genessee, Georgetown
  - Also considered: Jefferson Park, Pratt Park, Judkins Lower Field, Lincoln Park





# OPEN HOUSE RESULTS

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# Online Open Houses

## Meeting 1:

Presented initial approach ideas for feedback,  
extensive Q&A

- 130 participants

## Meeting 2:

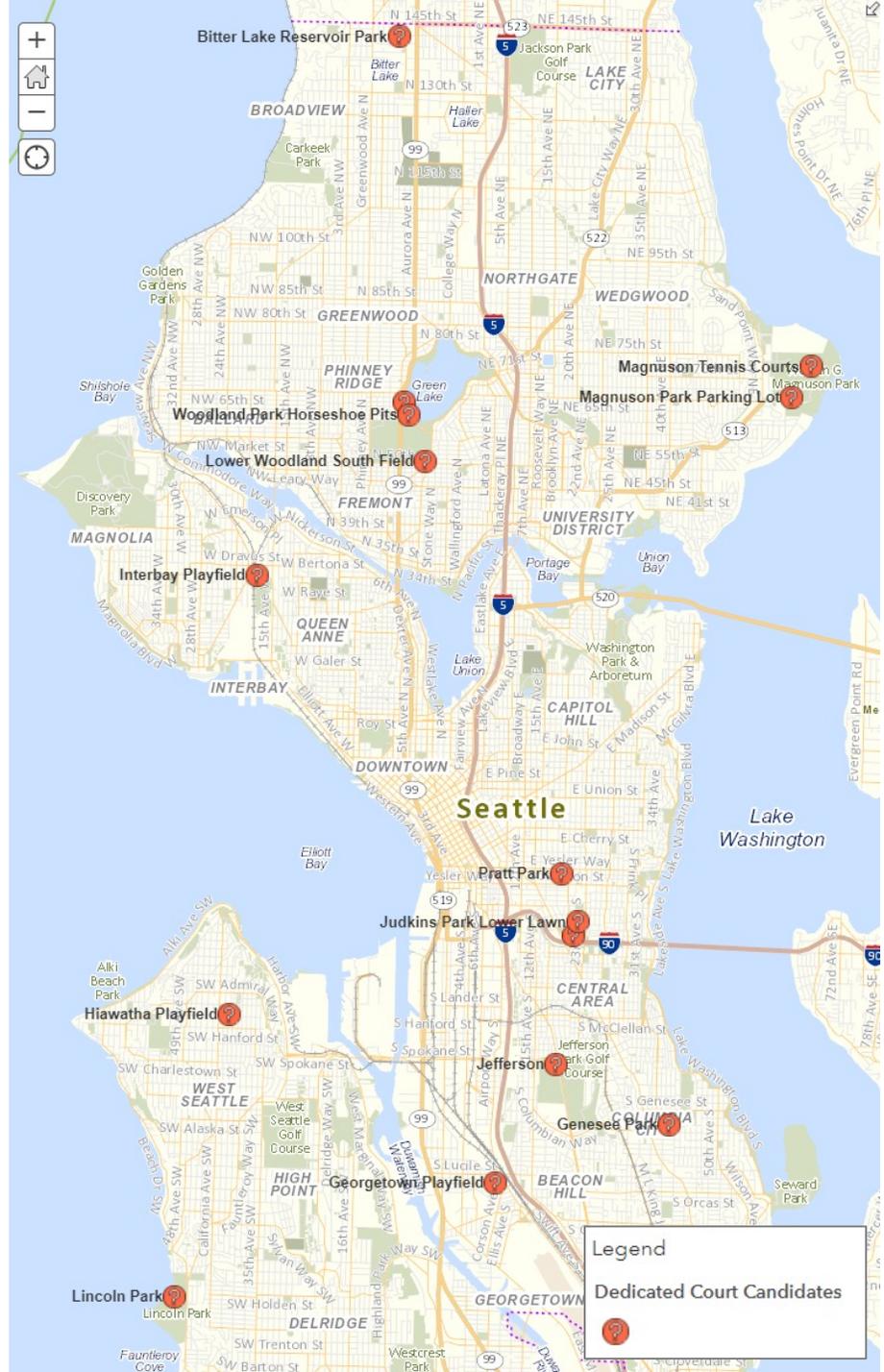
Facilitated breakout rooms by geography to  
discuss specific neighborhood options,  
opportunities, and concerns

- 63 participants



**Seattle**  
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# Breakout Room Discussion Questions

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- How do you feel about this suite of options for this part of Seattle?
- Does this strike the right balance of providing more resources for pickleball while keeping options available for tennis?
  - Why or why not?
- Is there anything about this (your) community we should know that we don't?
  - How do people use this space that would be influenced or changed if pickleball was present?
- Are there any unintended consequences like being too close to neighbors and might have noise impacts?



WHAT'S  
HAPPENING NOW

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# Next Steps

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- 🚶 Local community engagement and refining potential dedicated sites
- 🚶 Racial Equity Toolkit
- 🚶 2022 Dual Striping:
  - Gilman Playground (4 courts)
  - Alki Playground (4 courts)
  - Rainier Beach Playfield (8 courts)

# Concept site: Genessee Park

- The Concept Plan has the potential for establishing a “progressively challenging” competitive environment based on the linear arrangement of the courts. This side-by-side arrangement of courts is flexible enough to accommodate a variety of daily drop-in and organized tournament play.
- The total cost of development of this facility, as shown, is estimated at approximately **\$5,160,000**.



Note: These concepts and associated cost estimates were developed to provide a high-level understanding of what a full-suite complex might include and cost. Future engagement, planning and design will inform final site selection and budget.

# Concept site: Magnuson Park

- The Concept Plan illustrates a total of 14 courts, arranged in groups of 3, allowing for a logical and flexible competitive hierarchy to be established for both day-to-day drop-in use and organized tournaments.
- A large, central gathering space and restroom provides a welcoming and convenient social experience for drop-in use and greeting/check-in space for tournaments.
- The total cost of development of this facility, as shown, is estimated at approximately **\$7,800,000**.



Note: These concepts and associated cost estimates were developed to provide a high-level understanding of what a full-suite complex might include and cost. Future engagement, planning and design will inform final site selection and budget.