

CITY OF TUCKER PICKLEBALL FACILITY LOCATION ANALYSIS

SUMMARY MEMORANDUM | January 21, 2025

The City of Tucker hired Perez Planning + Design (PP+D) to objectively review several potential sites within the City's parks and recreation system for their suitability for a pickleball court facility. Based on the pickleball facility proposed at the Tucker Recreation Center, the desired programming for the pickleball facility included a pavilion and restroom structure, 12 pickleball courts, and parking at a minimum. Sites were also considered in terms of their potential to support additional courts or amenities in the future such as bocce ball, or sand volleyball.

Park sites considered included parks identified in the City's Parks and Recreation Master Plan as Community Parks. Consistent with the proposed community serving pickleball facility, Community Parks typically address the community wide needs of City residents. The Community Parks analyzed were John Homestead Park, Kelley Cofer Park, Fitzgerald Park, Henderson Park, and Tucker Recreation Center. Non-City owned sites were not analyzed for three primary reasons:

1. If a site were acquired, limited City funds would be expended on land acquisition versus facility construction therefore limiting the potential to provide the desired parks and recreation facilities.
2. Purchasing land would also extend the project schedule.
3. If a site were leased, the City would risk losing the capital investments on the site when the lease expires.

With the above noted program in mind, PP+D developed conceptual diagrams for each park showing if and how this program could be sited. For one of the parks – Henderson Park, PP+D explored various locations. Within the identified parks, PP+D sought site locations with relatively minimal disturbance to existing programming, areas with minimal topographic slopes, minimal disturbance to existing trees, easy vehicular access, and areas that could be effectively buffered from adjacent residences for noise and lighting. Regardless, it is important to note that there are locations identified in the parks that may require additional construction to provide a suitable building site based on the park's topography.

Ranking Methodology

The conceptual diagrams were scored according to seven topics, whose criteria totaled 90 points. These criteria were each scored as 0, 3, or 5, depending on whether the site was able to meet the established conditions, in full or in part. Following is an overview of the criteria.

- Space Demand
 - Ability of the site to address existing facility spatial needs.
 - Ability of the site to address potential future expansion needs.
 - Impact of the project on existing parks and recreation spaces.
 - Ability of project improvements to enhance the utilization of existing parks and recreation facilities.

- Noise Impact (Informed by Tucker Recreation Center Pickleball Courts Noise Impact Assessment completed by Arpeggio dated December 5, 2024)
 - Impact of sounds of play on surrounding areas.
 - The potential of the existing ambient sound to absorb the sounds of play.
- Traffic and Circulation
 - Ability of the site to support parking volumes.
 - Ability of the site to provide sufficient space for public safety vehicles to easily access the site.
 - Ability of the surrounding roads to support traffic volumes.
- Environmental Impact
 - Impact of the proposed facility on existing tree canopy.
 - Impact of the proposed facility on existing site topography.
 - Visual impact of the proposed facility on surrounding areas.
 - Impact of proposed facility lighting on surrounding areas.
- Financial Impact
 - Construction Costs
 - Design and Engineering Costs
- Schedule
 - Project Implementation Schedule
- Economic Impact
 - Ability of the project to support local business.
 - Ability of the project to create revenue for the Department.

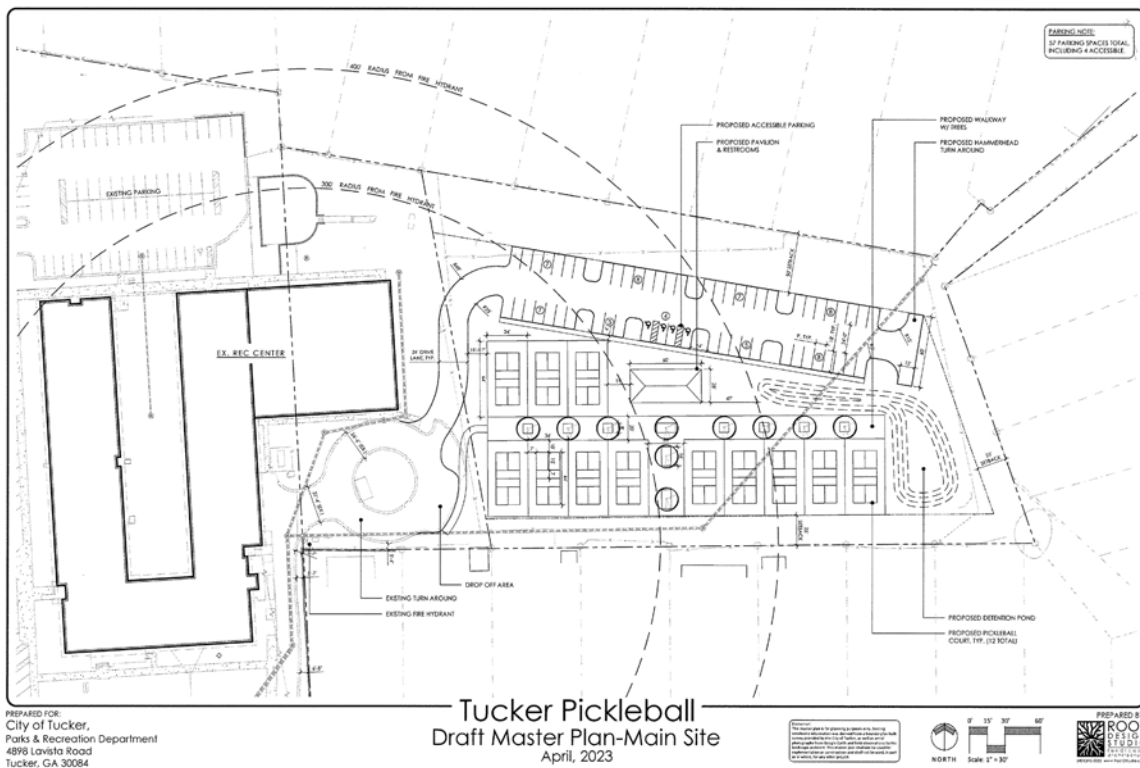
FINDINGS

Using the criteria above, each site was scored independently. The total ranked score of each site is outlined below with the complete scoring found in the Appendix.

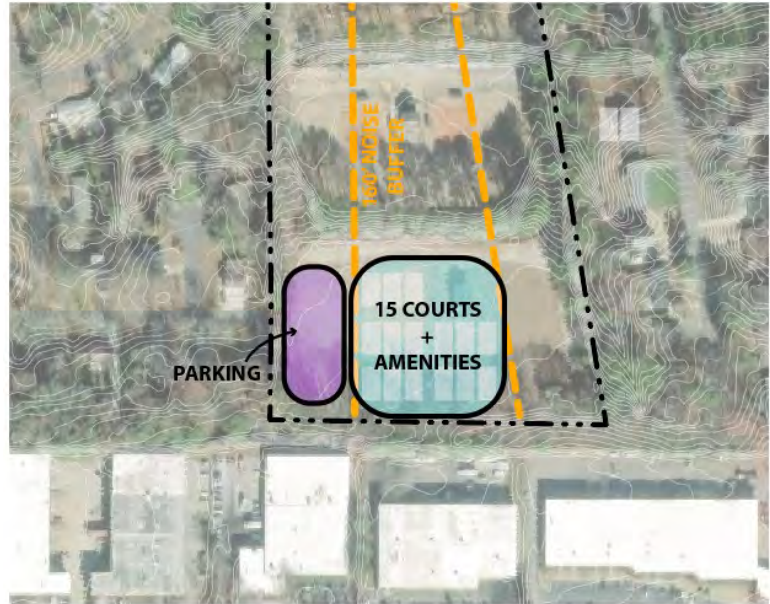
- | | |
|---|-------|
| • Tucker Recreation Center (Current Proposal) | 81/90 |
| • Fitzgerald Park | 68/90 |
| • Henderson Park (NE Field) | 61/90 |
| • Henderson Park (NW) | 50/90 |
| • Henderson Park (NE) | 46/90 |
| • Henderson Park (N) | 45/90 |
| • Johns Homestead Park | 40/90 |
| • Kelley Cofer Park | 15/90 |

PP+D recommends further consideration of the top three sites, as outlined below, in light of the qualitative conditions of each park, the overall goals of the Department, and the previous master plans for each park.

The highest-ranking site was **Tucker Recreation Center**, which received a score of 81. The site's flat, open, and underutilized field lends itself to being relatively easily converted to pickleball with minimal environmental impacts. Furthermore, the additional proposed parking would not only address the parking demand for the proposed facility but also the need for additional parking to enhance the utilization of the existing center. There is adequate space for 12 pickleball courts in the interior of the park, at least 160' from adjacent residential homes with sufficient space to add a noise buffer to help absorb the sounds of play. A few of the primary benefits of the site are that the ambient noise of the area would help absorb the sounds of play; users would access the site from a major road versus small residential roads; it would not require additional design, engineering, and permitting; it would be the quickest to implement; and given the commercial nature and proximity of the site to Downtown, it would help support economic development.



The second ranking site was **Fitzgerald Park**, which received a score of 68. The area considered is located in the southernmost portion of the park, on the location of an existing ballfield. The site's current use for recreational purposes lends itself to being relatively easily converted to pickleball. The park itself is easily accessed from US-29, and has ample infrastructure to support both day use and larger events associated with a pickleball complex. There is adequate space for at least 12 pickleball courts in the interior of the park, at least 160' from adjacent residential homes. Space to the west in the former outfield could be utilized for additional parking, or more lightly programmed space as desired. The primary drawback of the site is that developing it for pickleball would require eliminating the ballfield, a need that, depending on demand, might need to be met elsewhere.

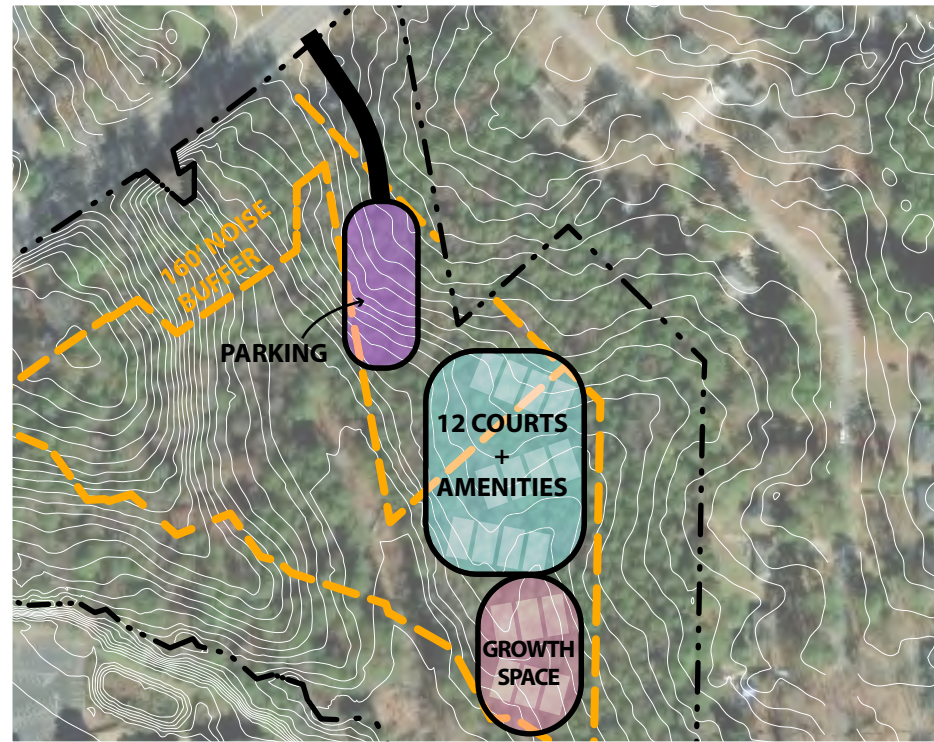


FITZGERALD PARK

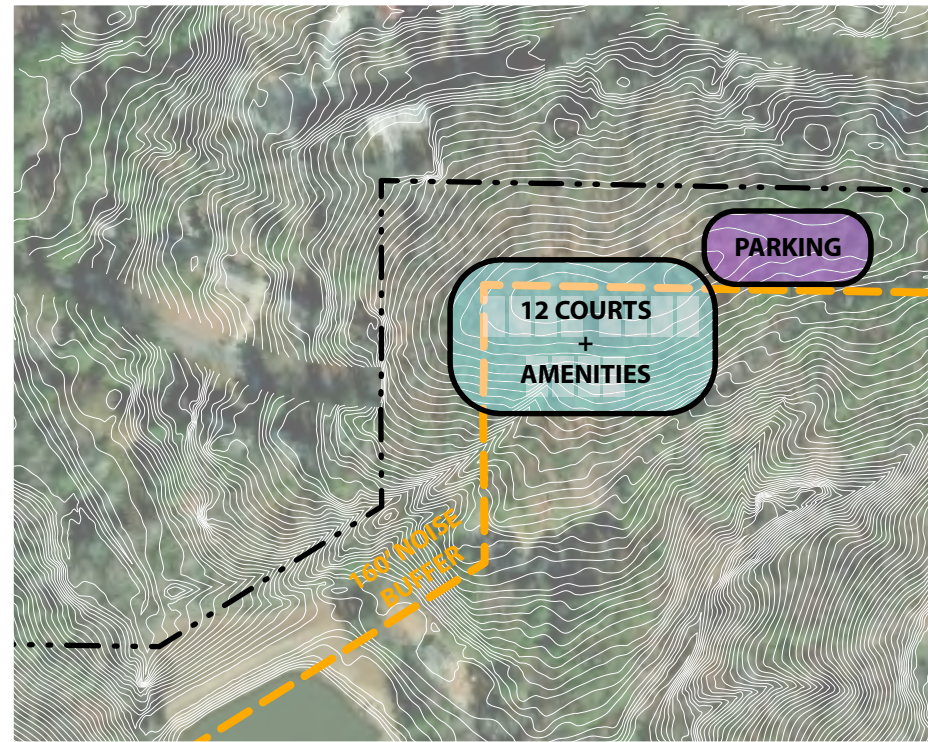
A site in **Henderson Park's** northeast corner ranked third, with a score of 61. This concept considered the possibility of siting new pickleball courts in the vicinity of existing tennis courts on an existing multipurpose field in the park, creating a centralized destination for racquet sports in Tucker. Space in the field could support additional courts. The primary drawback of the site is that developing it for pickleball would require eliminating the multipurpose field.



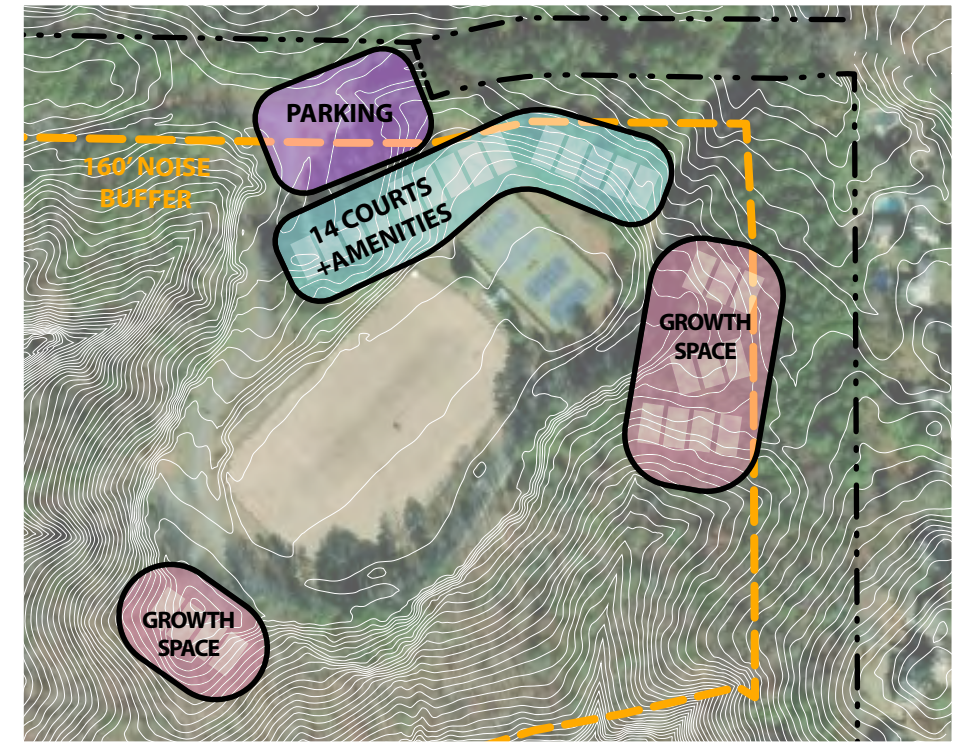
HENDERSON PARK (NORTHEAST)



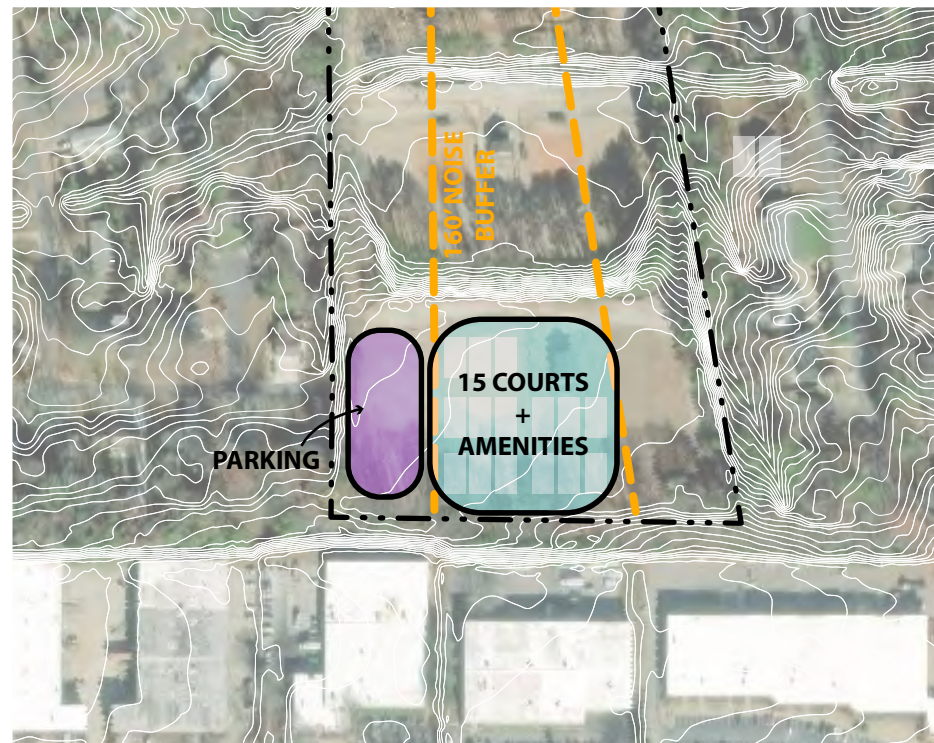
JOHNS HOMESTEAD PARK



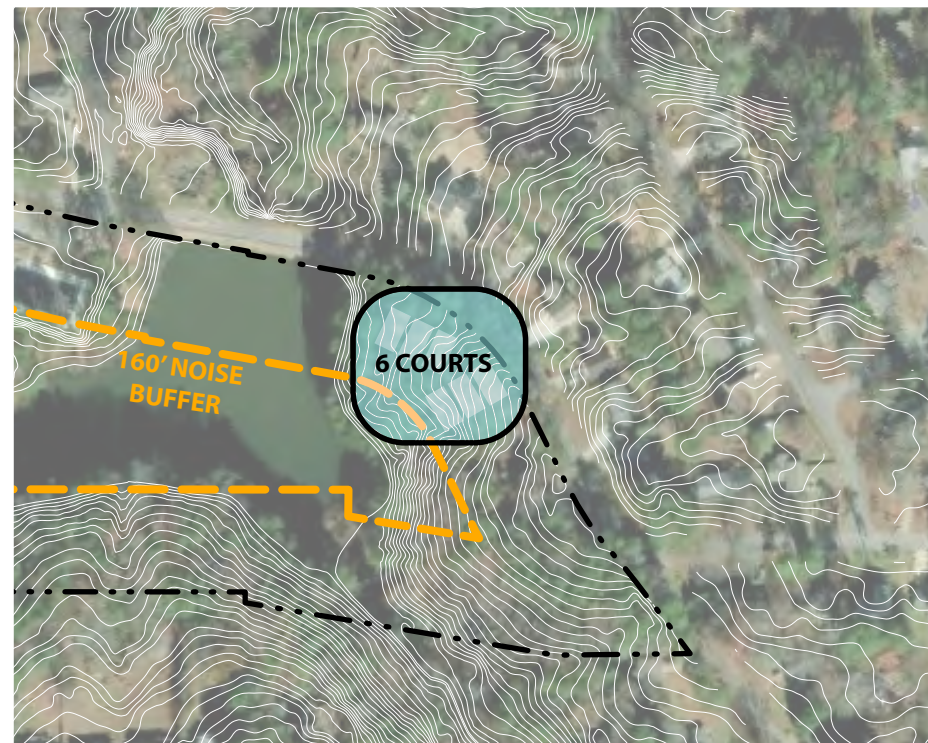
HENDERSON PARK (NORTH)



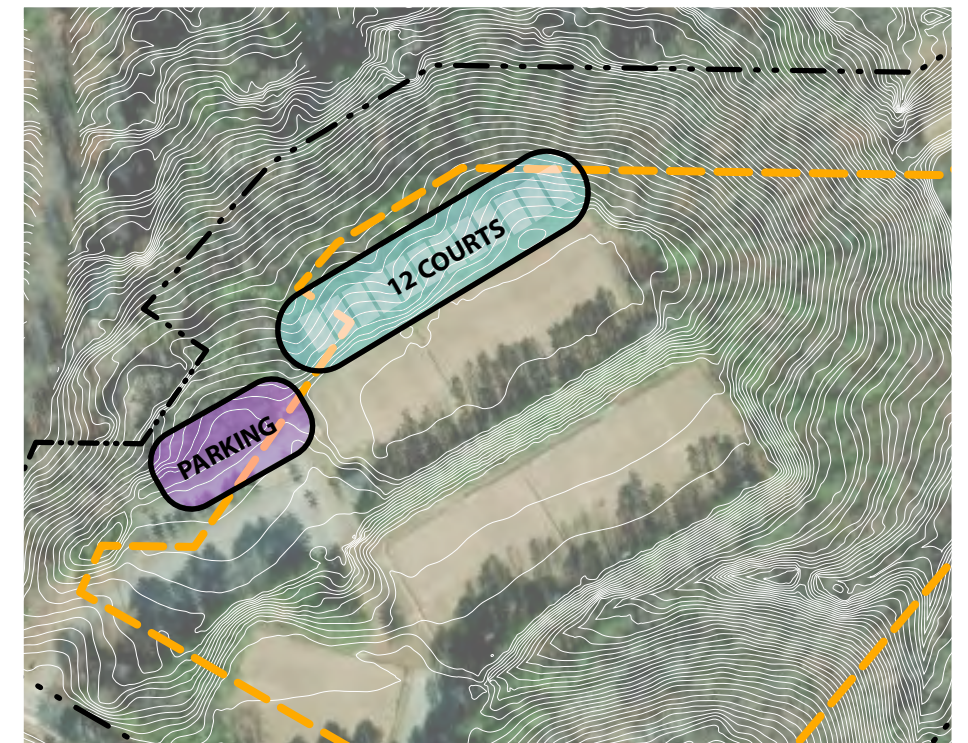
HENDERSON PARK (NORTHEAST)



FITZGERALD PARK



KELLEY COFER PARK



HENDERSON PARK (NORTHWEST)

Tucker Pickleball Facility Location Analysis Metrics for Pickleball Facility							
Project Purpose: Identify the best location for a Pickleball Facility.							
Topic 1: Space Demand							
1.1 - Ability of the site to address existing facility spatial needs.		1.2 - Ability of the site to address potential future expansion needs.		1.3 - Impact of the project on existing parks and recreational spaces.		1.4 - Ability of project improvements to enhance the utilization of existing parks and recreation facilities.	
0	The proposed site location does not have sufficient space to address the existing facility spatial needs.	0	The propoed site location does not have sufficient space to address the potential future expansion needs (e.g. Sandy Volleyball, Bocce, and additional Pickleball).	0	The proposed facility location is on a currently utilized parks and recreation facility.	0	The proposed facility improvements will not enhance the utilization of existing underutilized parks and recreation facilities.
3	The proposed site location has sufficient space to partially address the existing facility spatial needs.	3	The proposed site location has sufficient space to partially address the potential future expansion needs (e.g. Sandy Volleyball, Bocce, and additional Pickleball).	5	The proposed facility location is on a parks and recreation facility that is currently underutilized.	5	The proposed facility improvements will enhance the utilization of existing underutilized parks and recreation facilities.
5	The propoasd site location has sufficient space to fully address the existing facility spatial needs.	5	The propoed site location has sufficient space to fully address the potential future expansion needs (e.g. Sandy Volleyball, Bocce, and additional Pickleball).				

Parks							
Tucker Recreation Center		5		3		5	5
Fitzgerald Park		5		5		0	0
Henderson Park (NE Fields)		5		5		0	0
Henderson Park (NW)		3		0		5	0
Henderson Park (NE)		5		5		5	0
Henderson Park (North)		5		3		5	0
Johns Homestead Park		5		5		5	0
Kelley Cofer Park		0		0		5	0
Total Possible		5		5		5	5

		Topic 2: Noise Impact		Topic 3: Traffic and Circulation					
		2.1 - Impact of sounds of play on surrounding areas.	2.2 - The potential of the existing ambient sound to absorb the sounds of play.	3.1 - Ability of the site to support parking volumes.	3.2 - Ability of the site to provide sufficient space for public safety vehicles to easily access the site.	3.3 - Ability of the surrounding roads to support traffic volumes.			
0	The Pickleball Courts are located less than 160' away from residential yards.	0	The Pickleball Courts are located in an area where the ambient noise range may be lower than the sounds of play.	0	The site does not have sufficient existing parking spaces (60+/- spaces) to assist with parking demand.	0	The site does not contains sufficient space for safety vehicles to easily access the proposed facility.	0	The site is immediately accessed through residential roads.
5	The Pickleball Courts are located more than 160' away from residential yards.	3	The Pickleball Courts are located in an area where the ambient noise range may be comparable to the sounds of play.	3	The site partially has sufficient existing parking spaces (30+/- spaces) to assist with parking demand.	5	The site contains sufficient space for safety vehicles to easily access the proposed facility.	5	The site is immediately accessed through major roads.
		5	The Pickleball Courts are located in an area where the ambient noise range may be higher to the sounds of play.	5	The site has sufficient existing parking spaces (60+/- spaces) to assist with parking demand.				

Parks	Scores				
Tucker Recreation Center	5	5	5	0	5
Fitzgerald Park	5	3	5	5	5
Henderson Park (NE Fields)	5	0	5	5	0
Henderson Park (NW)	5	0	5	5	5
Henderson Park (NE)	5	0	5	5	0
Henderson Park (North)	5	0	5	0	0
Johns Homestead Park	5	5	0	0	5
Kelley Cofer Park	0	0	5	0	0
Total Possible	5	5	5	5	5

Topic 4: Environmental Impact							
4.1 - Impact of proposed facility on existing tree canopy.		4.2 - Impact of proposed facility on existing site topography.		4.3 - Visual impact of proposed facility on surrounding areas.		4.4 - Impact of proposed facility lighting on surrounding areas with low ambient light.	
0	The proposed facility location will require a high degree of tree removal.	0	The proposed facility location will require a high degree of impacts to existing topography.	0	The proposed facility cannot be buffered from adjacent residential homes.	0	The site is located in an area with low ambient light and down lighting cannot be buffered from adjacent residential homes.
3	The proposed facility location will require the removal of specimen trees.	3	The proposed facility location will require a medium degree of impacts to existing topography.	3	The proposed facility is partially buffered from adjacent residential homes.	3	The site is located in an area with low ambient light and down lighting cannot be fully buffered from adjacent residential homes.
5	The proposed facility location will require minimal to no tree removal.	5	The proposed facility location will require minimal to no impacts to existing topography.	5	The proposed facility of completely buffered from adjacent residential homes.	5	The site is located in an area with low ambient light and down lighting can be fully buffered from adjacent residential homes.

Parks	Scores						
Tucker Recreation Center	5		5		5		3
Fitzgerald Park	5		5		3		3
Henderson Park (NE Fields)	5		5		5		5
Henderson Park (NW)	0		3		5		3
Henderson Park (NE)	3		0		5		3
Henderson Park (North)	0		3		5		3
Johns Homestead Park	0		0		5		5
Kelley Cofer Park	0		0		0		0
Total Possible	5		5		5		5

Topic 5: Financial Impact		Topic 6: Schedule		Topic 7: Economic Impact					
5.1 - Construction Costs		5.2 - Design and Engineering Costs		6.1 - Project Implementation Schedule		7.1 - Ability of the project to support local business.		7.2 - Ability of the project to create revenue for the Department.	
0	The site construction costs may be higher than the currently proposed facility.	0	The site will require high additional design and engineering costs.	0	The site design, engineering, and permitting may require more than typical amount of time.	0	The site is not located near commercial business that may benefit from play.	0	The site does not have additional infrastructure and amenities to support large events such as overflow parking; restrooms, pavilions, and concessions; convenient access to major roadways.
5	The site construction costs may be comparable to the currently proposed facility.	3	The site may require typical additional design and engineering costs.	3	The site design, engineering, and permitting may require typical additional time.	3	The site is located near commercial businesses that may benefit from play.	5	The site has additional infrastructure and amenities to support large events such as overflow parking; restrooms, pavilions, and concessions; convenient access to major roadways.
		5	The site will not require additional design and engineering costs.	5	The site will not require additional design, engineering, and permitting.	5	The site is located near commercial businesses that may benefit from play and within close proximity to Tucker Downtown.		

Parks	Scores								Totals
Tucker Recreation Center		5		5		5		5	81
Fitzgerald Park		5		3		3		5	68
Henderson Park (NE Fields)		5		3		3		5	61
Henderson Park (NW)		0		3		3		5	50
Henderson Park (NE)		0		0		0		5	46
Henderson Park (North)		0		3		3		5	45
Johns Homestead Park		0		0		0		0	40
Kelley Cofer Park		0		0		0		5	15
Total Possible		5		5		5		5	90