

## FMP Questions for Submitters - Pickleball Court Proposal

Hopefully, the information below addresses the Committee's questions.

With respect to the upcoming FMP Open meeting on March 22, 2022, there is a (slight) possibility that I will be unable to attend. As I mentioned in an earlier email, next week is a major Pickleball tournament – Southwest Regionals. The tournament is being held in Mesa, about 2 hours away. Many of our key PB Club members are participating in that tournament as players and/or as referees. If I am not at the March 22 meeting by 6:30 pm, Scott Stoker will act as the lead submitter of the AAZPC proposal.

We so appreciate the hard work that the FMP Committee has been doing. And, we value your time. A few PB players may offer public comments at next week's meeting. Many of our comments have been submitted via our October 2021 Player Survey (Exhibit 3 to our proposal). I've attached another copy of that Exhibit for reference.

### 1. Cost estimates

#### **Construction costs**

We have estimated that construction costs for the building of 6 more pickleball courts would be about \$420,000-\$600,000.

In July 2021, we spoke to a civil engineer who designs pickleball courts (and is a pb player). Based on those discussions, we believe that an estimate of \$50,000 - 70,000 per court is reasonable.

That number appears to be in line with the construction costs of the original 10 court Pickleball Complex. That Complex cost about \$817,000. More than \$110,000 of the costs were to construct seating, umbrellas, kiosk and benches. (These items are not requested for the proposed PB court expansion). We took those numbers from a budget and its line items prepared by Dawn Dworak in 2018-2019.

Thus, the construction costs for **the 10 courts** totaled about \$707,000 (or \$70,000 per court). Our estimate for 6 more courts offers a higher per court cost range (\$70,000-\$100,000 per court), given a current environment of increased construction costs, minor landscaping changes and potential drainage solutions.

#### **Operating Costs**

By the time additional pickleball courts are built, we estimate that the operating costs for the existing and new courts would be about \$20,000 per year. Currently, the court operating costs are about \$15,000 annually.

Operating costs would be covered by income from

Court reservation fees – estimated at \$16,800 (\$1,400 per month x 12)

AAZPC quarterly payments, based on \$5 per membership – estimated at \$1,500

Revenue from Community Center clinics, lessons, and tournaments – We do not know this number. (The Community Center would know this). However, our current understanding is that recent clinics generated about \$5,000 per session. There have been two sessions. So those clinics alone seem to cover a majority of the annual operating expenses.

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### 2. Are you open to the courts being built in phases?

The Community Courts opened in January 2019 and, 3 years later, they are full. Based on the estimated construction timeline [Exh. 23], more pickleball courts would not be ready until January 2024 at the earliest. The need for more courts will only grow stronger over the next 2 years. So, our threshold question is -- given the current needs -- and the needs projected for January 2024 -- does a phased construction adequately address Anthem resident needs?

To answer to your specific question, yes, we are open to sensible, fiscally responsible solutions that are consistent with best-in-class industry practices and expert recommendations. We suggest that, first, appropriate sites be identified for the building of six pickleball courts. That process would include a determination of which locations are appropriate for the construction of courts -- including a determination of the general engineering/construction issues, including drainage and grading. Next, a professional could estimate the costs for design, approval and construction with options for 1 and for 2 construction phases.

If phased construction is a potential FMP Committee recommendation, we would like to understand (and potentially address) the Committee's specific concern. And, we would like to hear from professionals such as a civil engineer and a builder, as to whether phased construction makes sense -- particularly from the perspective of design and construction processes as well as financial perspectives. They could advise us on the potential issues raised by phased construction.

While we do not fully know all of those issues, the potential questions that immediately come to mind are:

- A. Would phased construction require multiple Maricopa County design and approval processes (i.e., County approval for each construction phase)? If so, what is the impact on timing, likelihood of getting approvals and the impact, if any, to design/approval costs?
- B. Would phased construction result in higher construction costs and inefficiencies (such as duplicative labor and/or bringing in grading equipment multiple times)? If so, what is the cost analysis of phased construction?
- C. Community Impact -- Would phased construction require multiple closures of all of the courts (and presumably a portion of the Community Center parking lot) during each construction phase? And, if so, how long would each closure last (and when generally would it be)?

Please do not hesitate to contact me if you have any further questions. (I will be offline all day on Tuesday, March 22).

Thank you again for all of your hard work on this! This entire process is very exciting!

Gretchen Bender

# EXHIBIT 3

## Sampling of Fall Survey Comments Re Building of New Pickleball Courts...

Do you have any comments about our courts at the Anthem Community Center?
They are nice and a great addition to the community
Such a great improvement for the city of Anthem.
More courts are needed as the number of players has grown tremendously.
Great courts, could use more.
The Anthem courts are perfect. The new windscreens add another level to the courts as well. Please add more courts 🌟
Great, and more would be better.
I enjoy playing on the courts which are well maintained
The courts are great. We are getting more players as the sport grows so we do need Additional courts to handle the crowds
They are great courts but with the popularity of pickleball we need more courts. It will only continue to enhance the opportunity to have Anthem the source for tournament that will enhance the Anthem community for national tournaments.
1st class. Grateful to have such an amazing facility in my backyard. Would love to see more courts.
I play a lot of PB and it seems that the courts are always busy. I would be in favor of adding more courts and a restroom.
Best courts in the area. I have had many people tell me that the Anthem Pickleball courts are really nice.
If we had more courts and a bathroom we would be able to have tournaments in Anthem. This could possibly bring in revenue for the community center and local businesses.
Love them! It is a great community feature of the fastest growing sport in America!
They are great!
Love them, hope to see more!

I love them! I have met so many people at the courts. I may not always play due to an injury but when I do I have such fun. I think being able to play with friends and neighbors is just as valuable as being in an organized group play setting.
I love them! Could use restrooms close to the courts.
They're great. Restroom would be nice close to the courts.
I think we need more courts.
We do need more courts.
I Absolutely Love how much Pickleball has brought our community together. We are in need of more courts as this sport has become more and more popular and all ages can play the game. A great way to have fun with friends and family.
They are wonderful could us a roof for shade at least. Or a few inside
More courts!
Need more
more is better
We should of built these from the get-go!
Need more!
First class courts!!!! Outstanding quality, layout and vibe. Let's build more as at peak times there is a desperate need for more courts.
Please consider including a rest room in expansion
Love them, but too busy at times.
Wonderful addition to the community
The courts have a lot of activity weather permitting. I believe more courts would add to the community in a very positive way.
Great addition to the community and improves our community and home prices
They are great
Great courts, well used and a nice addition to the community.
Fantastic, just need restrooms
Great courts but could use more.
Love the courts and use them multiple days a week. It would also be helpful to have restrooms built nearby.
Beautiful courts!
Great courts!
They are great! Need more open play.
They are the nicest Pickleball courts I have ever played on.

Awesome
They are beautiful!
Need more courts!!!
They are a tremendous asset. They have been happily used by families and groups of all ages. The courts have been beautifully designed
Clearly need more!
Some of the best courts in the valley. I play several times a week.
The courts are such a great addition. They are used by young, old, and in betweeners. I have met many great people as a result of playing in events and at open play times.
The courts are beautiful but very busy. The community would benefit with more courts.
A great facility that I am glad to be associated with.
Very nice, use them
They are wonderful! They promote exercise and social interaction.
They are extremely nice. A spot that can be a bit breezy.
They are beautiful courts. Pickleball will only get more popular. Building more courts is necessary.
Our community courts are top notch. With Pickleball being one of the fastest growing sports in the country, we could definitely benefit from additional courts!
They're awesome
Very nice courts, we could use more due to community size and their frequent use.
Think they are great.
Great amenity for Anthem - all ages
They're the best ever!
We love our pickleball courts in Anthem, but sometimes is so hard to get a court, especially during the cooler summer nights!
not enough of them for open play during tournaments.
It is awesome to have the courts. You should also make it easier access to get balls that go over fences.
They are excellent and well used. Having more courts would allow even more people to play.
With the additional courts it will allow more players to reserve courts provide more clinics space, youth programs round robins and larger Tournaments that will generate additional community revenue.
I think the courts a great! But I don't have much experience with other courts.
Excellent courts, very organized open play. People are wonderful. Best place to play.
The PB courts we have are awesome.

My husband David & I play every day & would love to have more courts. It has become super popular for all ages & we need more courts to keep up with the demand.
The courts at the community center are amazing. We have met some of our closest friends on these courts. There is opportunity for both social and competitive play. When we play early morning or evening, the courts are always full. More and more people are playing pickleball. It would be wonderful to build more courts. Pickle ball is here to stay and is continuing to grow so I feel more courts are definitely needed. Thank you!
I support more pickle ball courts but it depends on where you put them. I do not want any tennis courts or other amenities to be taken away!
Great courts that are heavily used. Fully support adding more courts to the community. Thank you!
We play pickleball almost every day or night. I am always amazed at how crowded the courts are and the number of new faces that are coming out. What a great way to build a closer community! More courts would only enhance this!!
Love them! We are fortunate to have them, but they are often booked...
We love the center. Work out 4 times a week. Nice place to meet new people. Always clean.
I believe if we had more courts that more Anthem residents would get into the sport. Right now they see the courts full and don't want to try it out. Also a restroom would be very nice to have close by.
Courts are full. We need more courts.
These courts should be added to the already existing courts and NOT constructed on the west side of I-17
I only have positive things to say. Beautiful....
Nice courts but we need more
I used to be a Project Mgr for several Real Estate Developers. Happy to volunteer my time to help plan & execute requests to ACC for budgets/land use planning/development of potential new courts.
Courts are the best outdoor courts I have ever played on. They can get very busy in the morning and evening.
We love the courts and adding a closer restroom would be amazing!
Great addition to the community and support to the sport.
They are great, build more like them.
Love them!
It is a wonderful outdoor facility. I am from Iowa and my husband and I will visit Anthem often. I have enjoyed playing and meeting fun new pickle ball friends.
Amazing

love them.
Very busy in the evenings
Best improvement next to the dog park!
Great design, well used. A real community feeling👍
With the popularity of pickleball we need more courts. It's such a benefit to our community.
they are great
The courts are great, but more are needed
They are outstanding, drawing in people of all ages day and night. They frequently are filled or near filled to capacity. This community easily could support more courts.
There should be more More MORE!
Pickleball is the fastest growing sport in America & Anthem. We need to keep up with the demand.
These courts are much nicer than other courts I use.
I love the courts and the set up of courts. I would like to see a bathroom closer to the courts. The new wind screens are nice.
Love them, but would definitely love MORE of them, plus closer bathroom facilities! :)
I love them!
Wonderful courts, great place to play
Love them and we need more
They are great!
They are wonderful. A bathroom along with more courts would be fantastic.
Love them
Love the courts. Would like more and a bathroom.
They're awesome, need more!
Great courts, could use more shade
They are fantastic!!! You all are awesome!
Courts are great but we need more!
Great courts! Would like to see a bathroom at courts.

Great court and we'll maintained
They are awesome, but very busy especially weeknights.
Well maintained and accessible
We love them!
Love them
We are thrilled to have these wonderful courts & we want more.
It's difficult to get time to play. Maybe I'm picking bad times to come but trying to play on the weekends with our kids is difficult.
I love pickleball yes more courts
Glad you built them!!
More the better!
I enjoy bringing my son to play frequently on the best courts in the valley. Please expand!
More courts and a restroom near the courts please!
They are awesome!
They're nice. We need more.
They are always full when we come
Need more! Always full
I love them. I come here very often and sadly they are packed a lot of the time.
Can you have indoor courts
Love them!
Great courts my kids play sports in Anthem and we do a lot of business in anthem
Great courts, just need more of them!
Love them
They're great