

Parks, Trails and Open Space Committee Meeting Agenda



Tuesday, September 6, 2022

Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84863932750?pwd=MEo1UHJOTlluOG4vOW00cWdZcFY2UT09>

Meeting ID: 848 6393 2750

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5:30 p.m.

CALL TO ORDER

ROLL CALL Judi Chamberlain, Jared Coburn, Polly Enochs, Sue Husch, Dave Jones, Erin Smith, Nick Williams, Lois Ziemann

NEW BUSINESS

Item 1 – Approval of Minutes from July 5, 2022 Meeting

Item 2 – Request for Dedicated Pickleball Courts in Ridgway

Item 3 – Updates from PTOS Members

ADJOURNMENT

AGENDA ITEM #1

Parks, Trails and Open Space Committee Meeting Minutes

Tuesday, July 5, 2022



1. Call to Order and Roll Call

The meeting was called to order at 5:32 p.m. and Parks, Trails and Open Space (PTOS) Committee members present were Sue Husch, Dave Jones, Judi Chamberlain, Lois Ziemann and Polly Enochs. Town Manager Preston Neill was also present. Jared Coburn, Erin Smith and Nick Williams were absent.

2. Approval of Minutes from March 22, 2022 Meeting

Dave Jones made a motion to approve the minutes from the March 22, 2022 PTOS Committee meeting. Sue Husch seconded the motion and the motion passed unanimously by members present.

3. Update regarding Heritage Park Site Plan

Preston reminded the group that staff worked with Colorado Main Street to utilize technical assistance support to hire a contractor to update the Heritage Park site plan to depict the latest recommendations of the Long-Term Implementation Plan and Strategy, which was approved by Town Council in June 2021. As a result of Request for Proposal and interview processes, DHM Design was retained for the Heritage Park Site Plan Update Project. On February 2022, staff met with DHM Design reps for a Kick-Off Call to discuss the purpose of the project, any changes in existing conditions in the past few years, the project schedule, and the desired outcome. DHM Design took the information garnered during the Kick-Off Call to begin updating the Site Plan and preliminary cost estimates. In March 2022, an updated Site Plan was presented to staff and shared with members of the Visitor Center-Heritage Park Advisory Committee and other stakeholders for input. A number of community members provided feedback on the new concept. Taking into account the feedback that was received, DHM Design furnished a new site plan, which was approved by the Town Council in June. Staff will now begin work on updating the Strategic Master Plan for Ridgway Visitor Center & Heritage Park, as well as the Long-Term Implementation Plan and Strategy.

4. Update regarding HB22-1151 Turf Replacement Program

Preston reported that HB22-1151, which was signed into law, requires the Colorado Water Conservation Board to develop a statewide financial incentive program to inspire voluntary turf replacement for homeowners, local governments and nonprofits. The new law will allocate \$2 million to finance the "Turf Replacement Fund," which could include expanding statewide existing city programs that pay between \$1 and \$3 per square foot of grass that is removed. The specific incentive program must be developed before July 1, 2023.

5. Town Manager's Report

Preston briefly highlighted items in the June edition of the Town Manager's Report.

6. Adjournment

There being no further business to come before the PTOS Committee, the meeting was adjourned. The time was 6:07 p.m.

AGENDA ITEM #2

Request for Dedicated Pickleball Courts in Ridgway

Background

In 2015, The Town of Ridgway adopted its' Master Plan with multiple action items organized by five core values that serve as the framework for the Plan which are:

Community Value 1: Healthy Natural Environment

Community Value 2: Sense of Community and Inclusivity

Community Value 3: Small Town Character and Identity

Community Value 4: Vibrant and Balanced Economy

Community Value 5: Well-Managed Growth

According to the Master Plan, one of the goals listed under Community Value 3: Small Town Character and Identity was to *“Develop an interconnected system of parks, trails, open spaces, and recreational facilities that meet the needs of Ridgway’s residents and visitors”* (Source: Town of Ridgway Master Plan Goal CHR-7). One of the short-term action items identified in support of this goal was to *“Create multi-purpose tennis and pickleball courts in the Athletic Park”* (Action CHR-7f). With the support of the Ridgway Pickleball Club (RPC) in late 2019, the two existing tennis courts in the Ridgway Regional Athletic Park were taped/striped. With the three basketball courts previously taped/striped by dedicated residents back in 2015 which was the initial genesis of pickleball in Ridgway, this created seven shared pickleball courts and thus successfully completed Action CHR-7f.

The pickleball court usage has been significant since the completion of the striped courts and the RPC membership has doubled in the last 2 years to over 65 paying members as of August 2022. The RPC held free beginner’s clinics each week in August for the community and more than 20 people participated and the majority joined the RPC! In addition, Pickleball continues to surge in popularity across the country. According to the Sports & Fitness Industry Association (SFIA), the number of pickleball players in the United States grew to 4.8 million in 2021, accounting for a two-year growth spurt of nearly 40%. That makes it the fastest growing sport in the country. While many believe that Pickleball is a sport for the “retired folks”, the SFIA’s 2021 Pickleball report shows that the average age for all Casual (play 1-7 times per yr) and Core players (play >8 times per year) is approximately 38.1 years old with 60% of Core players being 55 or older. In fact, the report highlights that the sport’s growth is being driven by younger players less than 55 years old.

The RPC believes it would be beneficial for the Ridgway community to construct a modern dedicated Pickleball court complex of 6-8 courts for the following reasons:

1. Currently, the RPC sets up temporary nets during play hours which limits the use to RPC members only. Dedicated pickleball courts with permanent nets would encourage adoption by new players and use by the public/visitors and support an attitude of inclusiveness, healthy lifestyles, and engagement.
2. There are expected to be more pickleball players than tennis players in the US by 2030 and Ridgway should be responsive in serving the changing and diversified needs of its' community members. Many other Colorado towns have constructed or in the process of constructing dedicated pickleball courts such as Buena Vista, Aspen, Montrose, Pagosa Springs, and Cortez.
3. Pickleball is easy to learn in a single session and the equipment to play is inexpensive, making it accessible to all socio-economic levels. The game has developed a passionate following due to its friendly, social nature and it has a tremendous **multi-generational** appeal. It is not uncommon to see grandparents with grand kids and their visiting sons/daughters all playing together.
4. A dedicated Pickleball court complex would support many more of the values and goals outlined in the Town of Ridgway Master Plan such as:
 - A. Community Value 2: Sense of Community Inclusivity
 - a. GOAL COM-5 Encourage a range of health, human, youth, senior and other community services in Ridgway
 - B. Community Value 3: Small Town Character and Identity
 - a. GOAL CHR-5 Promote a range of opportunities and spaces for community gatherings and interactions
 - b. GOAL CHR-7 Develop an interconnected system of parks, trails, open spaces, and recreational facilities that meet the needs of Ridgway's residents and visitors. Supporting 2 additional action items: Action CHR-7K to analyze current use and demand for recreational facilities and amenities and identify priority projects and Action CHR-7m to continue to pursue outside funding, including grant opportunities, to supplement efforts for the acquisition, development, and maintenance of desired parks and recreation facilities and amenities
 - C. Community Value 3: Vibrant and Balanced Economy
 - a. GOAL ECO-3 Balance the need to preserve quality of life for residents with the needs of tourists and visitors. Specifically supporting Action ECO-3c to incorporate creative and innovative approaches to community improvements to engage visitors in a way that also meets the needs of the community
5. Pickleball availability is increasingly driving vacation and real estate purchase decisions.
6. A modern, dedicated pickleball complex would increase visitors to the town through sponsored tournaments, advanced instructional clinics, or competitive match play against neighboring communities such as Montrose, Grand Junction, Buena Vista, Gunnison, Durango, Cortez, and front range visitors. This would be a huge economic

drive for local hotels, restaurants and businesses as these events typically involve 2–3 night stays and desirable locations such as Ridgway are very appealing

7. The taped/stripped lines which created the existing Pickleball courts impede the game for both tennis and pickleball players by creating crazy ball bounces when the ball hits a painted pickleball line and all the different lines on the court create confusion for all players. Separate courts for tennis/basketball and pickleball would improve the play for all and be a more professional look and feel for attracting more serious players to “visitor” events and have a long-term economic benefit to Ridgway
8. Pickleball players would stop using the basketball and tennis courts. With the rise in the number of pickleball players in the community, players often use the basketball courts for overflow play due to the regular and consistent player engagement and demand. See **Usage** section for play hours.

Usage

The courts in Ridgway are being used consistently year-round with club members typically playing 3 times per week for 2-3 hours each session. During the late spring to fall, all seven courts are regularly full as second home residents come back to town, players from Montrose come to Ridgway (due to the overdemand and long waits to play on the six outdoor rec center courts in Montrose) in addition to the large numbers of out-of-town drop-ins that come to play by finding the courts via the pickleball enthusiast website, *places2play.org*. Pickleball can be played as singles or doubles but its typically played as doubles and because it is a social sport, players like having the opportunity to mix up the teams and play other people, looking for the best competition for their skill level. Because of this, during club sessions during peak season more than 25 people will show to play resulting it wait times between games. Multiple courts will enable us to find the times to accommodate all the people and cater to various skill levels.

In addition, long time Ridgway resident, Deb Forrester, one of the initial advocates to promote and develop the game of pickleball within our community, serves as a pickleball ambassador for the USPA (United States Pickleball Association). Ambassadors are volunteers who have pledged to promote the sport of pickleball in the local area that they represent. Deb and her husband have been holding clinics and teaching local people the game since 2015 and were instrumental in creating the first striped basketball courts in Athletic Park and supporting the initiative to stripe the tennis court. Deb reports that she is contacted at least twice per week by individuals and visitors looking for courts to play on and many times must refer them to play in Montrose on their permanent courts - given our temporary nets and limited play hours of the Ridgway Pickleball Club. Deb has indicated that the USPA has many resources to assist communities with building courts and she is committed to being the liaison to help us tap these resources.

Lastly, many communities around the country find that one of the biggest complaints, once courts are built, is the demand as it attracts so many new players. The overwhelming advice is to build for the future demand not the current usage. On Saturday mornings in Montrose

there are enough players to fill 11 courts so there are significant waiting times due to their six-court capacity.

Proposed Location/Size

A pickleball court is 20' x 44' for both singles and doubles and the recommended total playing area of each court is approximately 34' x 64'. **(See exhibit 1)** An eight-court complex configured as shown in exhibit 4 would run approximately 136 feet wide (45 yds across) and 128 feet long (43 yds in depth). We believe an ideal location for the dedicated complex would be in the existing Ridgway Regional Athletic Park just south of the existing striped courts. **(See overview on exhibits 2 and 3)**. We propose that there would be enough space to build a pickleball complex alongside a third soccer field as called for in the original Phase III plan for the Athletic Park. We believe that a dedicated pickleball complex would bring a higher utilization to the park and take advantage of the pavilion area, parking area and bathroom facilities currently available. **(Exhibit 4)** A six or eight court pickleball complex would take up less than half the space of a regulation soccer field. We want to build for our future capacity and not to our current capacity which is already at six to seven courts during peak season; therefore, our preference is for an eight-court complex.

Cost Estimates

Our cost estimate reflects building a six to eight new court complex to be constructed adjacent to the existing tennis and basketball courts. The project would consist of site prep, landscaping, fencing, ball barrier fencing between courts for safety, the resurfacing of the existing tennis courts to return them to dedicated tennis courts, and a shading structure and bleachers. This complex would be without lights or a roof. We assume construction to occur in 2025 so our assumptions factor in a cost escalation to represent costs in 2025 dollars.

After speaking with a court contractor, Athletic Court Surfaces LLC out of Fruita, Colorado about court and fencing costs and using a mining engineer to approximate the other project costs, we estimated the cost of a six-court complex to be \$340,000 (\$57,000/court) and an eight-court complex would be approximately \$393,000 (\$49,000/court).

The representatives from the Peak to Peak Pickleball club out of the Buena Vista/Salida area in Chaffee County have been working on their dedicated courts initiative since late 2019 and are nearing completion, with their official court dedication ceremony this September 2022. Their actual cost for six dedicated courts with a few similar amenities and without lighting was approximately \$300,000 or \$50,000 per court and that included a significant cost for rough site preparation work which may or may not be needed for the Ridgway site/courts. In 2025 dollars, this would equate to approximately \$59,000 per court which serves as good validation for our above estimate which was \$57,000 per court for six courts.

Development Approach

We would advocate for a phased development/construction approach consisting of 3 phases.

Phase 1 Site Preparation	\$80K - \$90K (6-8 court)
Phase II Concrete Foundation	\$ 74K - \$ 99K
Phase III Court Surfacing, Fencing and Furnishing	\$111K -\$119K
Cost escalation and contingency factors	\$ 74K - \$ 86K

Timing

Using Buena Vista’s timeline as the best approximation, their process is expected to span 3 years given that they kicked off the concept in late fall 2019 and the construction will be complete by fall of 2022. Based on their feedback, they highly recommend we hire an experienced grant writer – they feel they lost 6-9 months when they first started due to a poorly written grant application. RPC can connect the Town with an experienced grant writer that has an outstanding track record obtaining GOCO (Great Outdoors Colorado) fundraising.

Funding

The Town of Ridgway has been successful with obtaining grant funding for both Phase I and Phase II projects within the Athletic Park from the Great Outdoors Colorado (GOCO) fund. According to the Ridgway Comprehensive Plan for Parks/Trails/Open Spaces & Facilities Element adopted in Feb 2012, the skate park project was funded approximately 65% by a GOCO grant, 10% funded by private contributions and in-kind donations and the Town did a cash match for the remaining 25%. We would propose a similar structure to finance the dedicated pickleball complex. The RPC recently became a registered non-profit corporation in the state of Colorado and will apply for 501(c)3 tax status to facilitate tax deductible donations. As outlined in the Cost Estimate section, a six-court complex would cost approximately \$340,000 and an eight-court complex would run \$393,000. As such the proposed funding structure for this community initiative would be as follows:

		<u>6 courts</u>	<u>8 courts</u>
Private contribution and in-kind contributions	(10%)	\$ 34,000	\$ 39,300
Ridgway Town matching contribution	(25%)	\$ 85,000	\$ 98,250
GOCO/other grants	(65%)	<u>\$221,000</u>	<u>\$255,450</u>
Total Project Cost Estimate		\$340,000	\$393,000

Ridgway Pickleball Club Board Members:

Clark Gilbert, President

Jeanne Jambor, Vice President

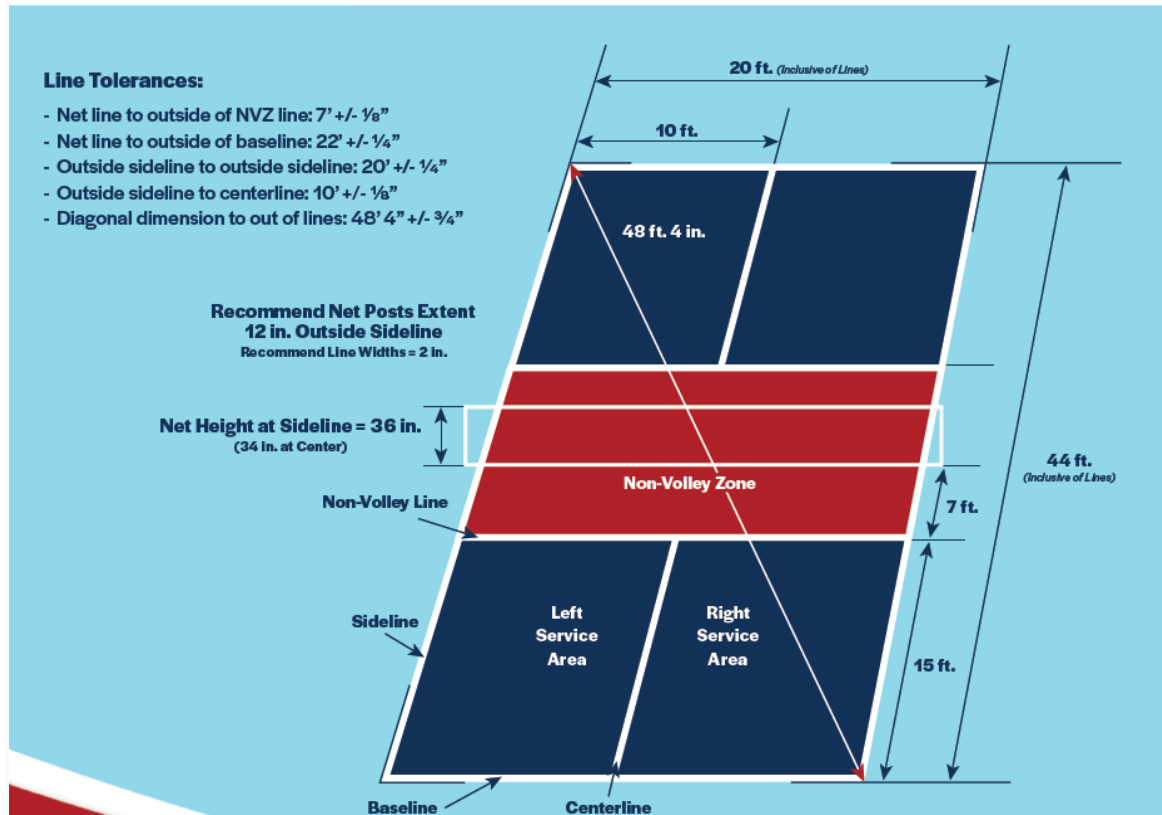
Linda Sterns, Secretary/Treasurer

Lise Gottwald, Membership/Social

FEIN # 88-3647780

Exhibit 1 – Summary Measurements of a Single Pickleball Court

PICKLEBALL COURT CONSTRUCTION



- The dimensions of a standard pickleball court are **20 feet wide** and **44 feet long** (6.10m x 13.41m). The dimensions are the same for both singles and doubles play.
- The minimum recommended play area is **30 feet wide** by **60 feet long** (9.14m x 18.28m). 34 feet by 64 feet is preferred to allow for the most athletic play. Minimum recommended indoor height clearance is 18 feet.
- Baseline is 22 feet (6.71m) from the net.
- Non-Volley Zone extends 7 feet (2.13m) on either side of the net.
- Left and Right Service Areas are both 10 feet wide and 15 feet long (3.05m x 4.57m)
- Net posts should extend past the sidelines. Recommended distance is 1 foot.
- Net height is 36 inches at the sidelines and 34 inches at the center of the net.
- Court measurements are taken on the outside of the court lines.
- Ideally the total surface area should be about 34ft by 64 feet
- Source: USA Pickleball.org

Exhibit 2 – Overview of Ridgway Regional Athletic Park and Proposed Location

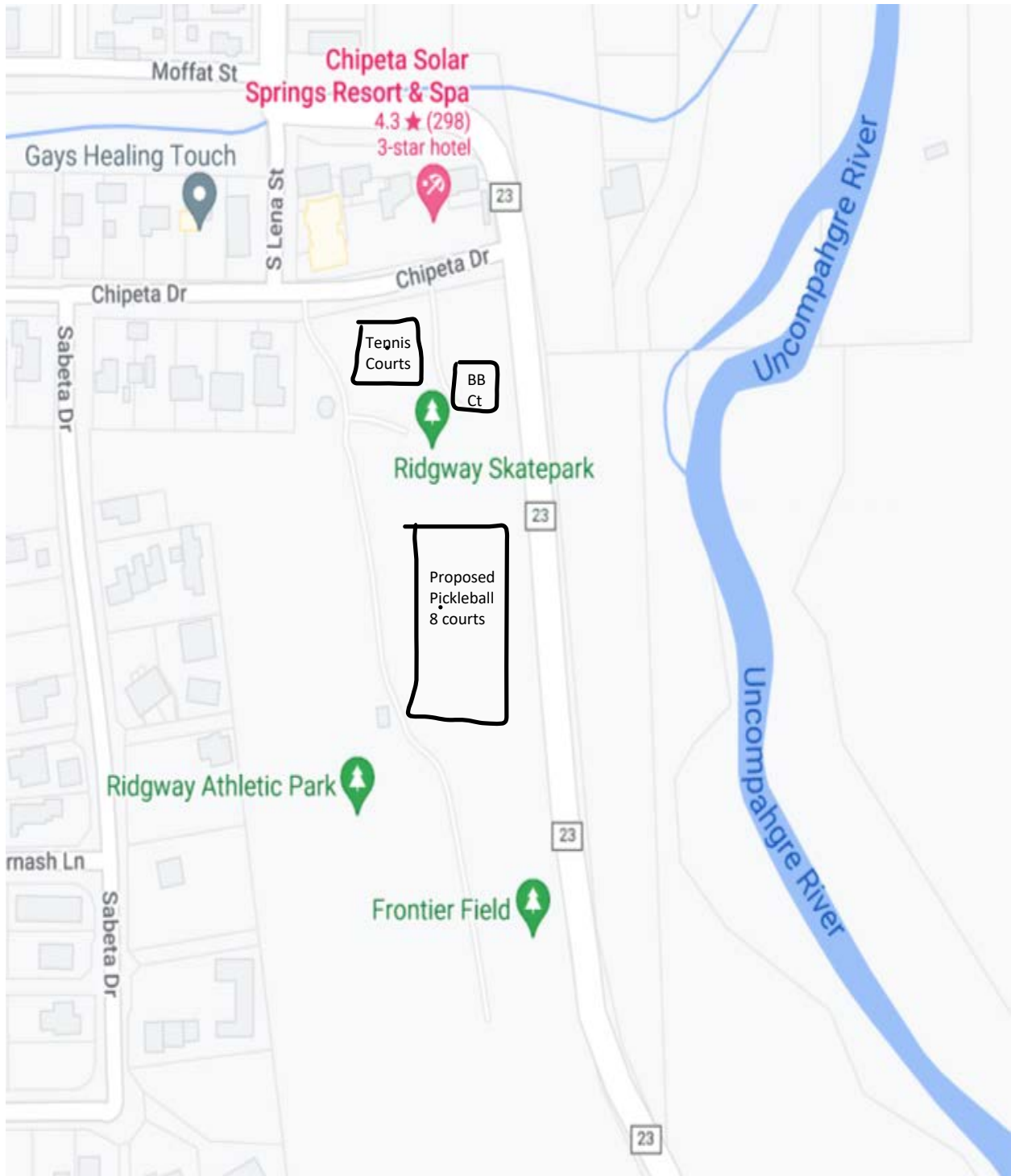


Exhibit 3 – Proposed Location for New Dedicated Pickleball Complex and Current Site of Striped Courts



Blue Arrow indicates proposed location for 6-8 dedicated pickleball courts



Existing 2 tennis courts that have painted lines to enable 4 pickleball courts with portable nets



Existing basketball courts that have painted lines to enable 3 pickleball courts with portable nets

Exhibit 4 - Original Plan for Northern Aspect of the Ridgway Regional Athletic Park



Originally proposed Third Soccer Field (Phase III).

An eight court pickleball complex would run approximately 40 yds long and 50 yds wide or less than ½ the area of a typical soccer field. This proposal requests that Ridgway build dedicated pickleball courts in the area originally marked for a 3rd soccer field.

