

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy ^D
Director of Parks, Recreation and Arts
Date: 1/7/2021
Re: Pickleball Court Location Discussion

Attached is information to help in the discussion of finding a home for pickleball courts to be installed somewhere in the City of Chesterfield.

1. Central Park pickleball court discussion location memo from 12/2/2021
2. Pickleball court recommendation memo for Council 12/22/2021
3. E-mail from Mr. Geisel to the Mayor and City Council on December 21, subject Pickleball Courts.
4. James A. Eckrich's memo on Location of Pickleball Courts dated December 16, 2021
5. A better drawing of potential courts at the West end of the CVAC

With your approval I would like to move this back to the Parks, Recreation & Arts Committee of Council as directed by the full Council and I will be requesting that the committee approve a location for the pickleball courts. If this occurs I would request that we then bring the recommendation back to the full Council for their direction.

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
 Director of Parks, Recreation and Arts
Date: 12/2/2021
Re: Central Park Pickleball Court Location Discussion

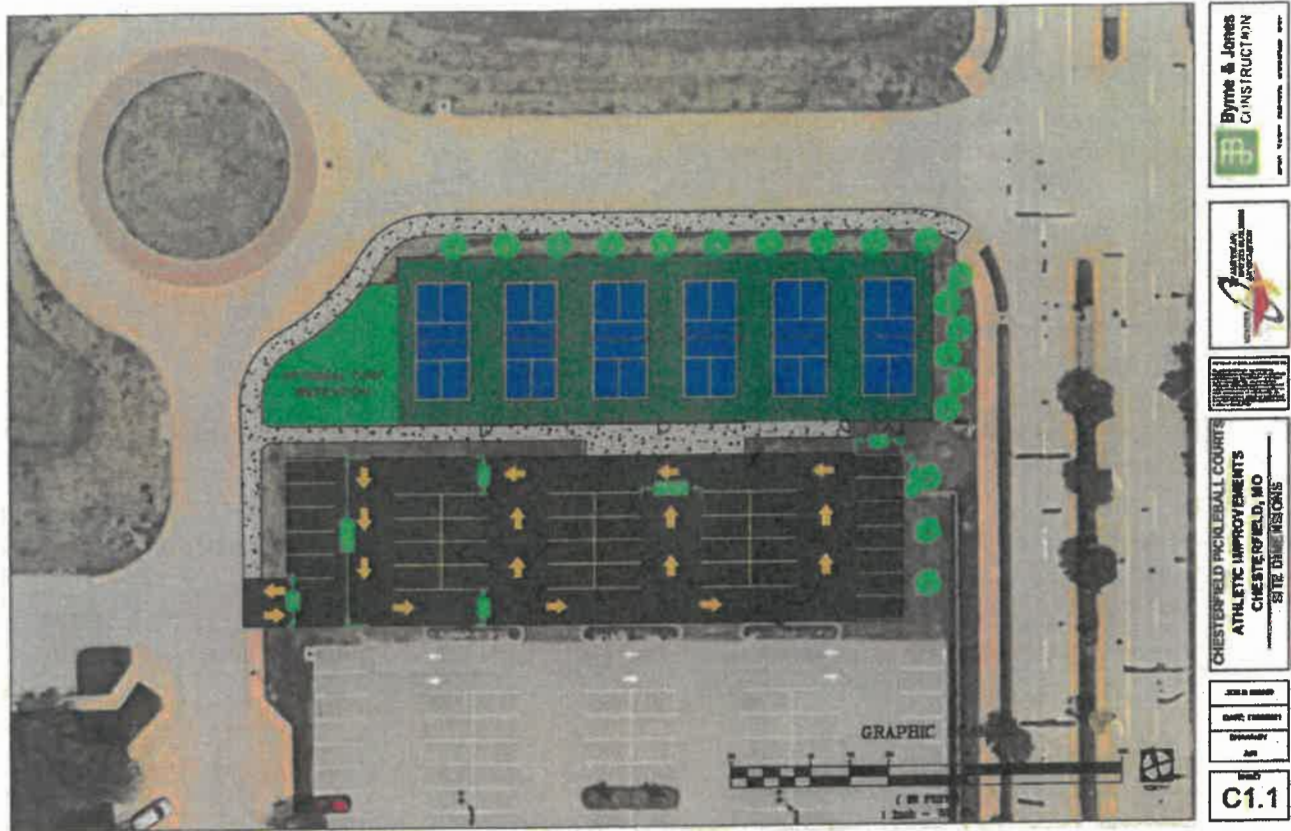
Attached is information to help in the discussion of finding a home for the six pickleball courts that are to be installed in Central Park, which are funded by the ARPA money and part of the updated Central Park Master Plan. I have attached the Central Park conceptual layout that was provided at our last Parks, Recreation and Arts Committee of Council meeting on October 27 for your review with some additional information to help in the conversation. Attached you will find the updated layout of the courts and some additional pictures of traditional pickleball courts to help in the discussion. There were three other locations mentioned.

- One (1) was the pool parking lot, which would reduce the parking in the main parking for the pool, pavilions and playground by fifty spaces leaving us with only 138 spaces for parking.
- The second spot (2) was the green space between the two pavilions, south of the parking lot and just north of the playground. This space is actually not large enough for the six pickleball courts.
- The third (3) space which was mentioned was southwest of the pool maintenance house. There are several issues here; building on a hill is tough, no parking or restrooms nearby.



- KEY**
- ENTERTAINMENT PLAZA AREA
 - ICONIC PAVILION / SHADE STRUCTURE
 - MAIN REINFORCED EVENT LAWN / OPEN TURF
 - KEY ENTRANCE PLAZAS
 - CENTRAL CIRCULATION SPINE / PLAZA
 - POTENTIAL STAGE SETUP LOCATION
 - SLOPED / TERRACED SEATING LAWN
 - STREET BUILDOUT, VENDOR / EVENT STAGING
 - EXISTING STREET / CIRCULATION MAINTAINED
 - REMOVE EXISTING STREET CONNECTION
 - OVERLOOK PLAZA / PERGOLA
 - POTENTIAL FUTURE PARKING
 - ACCESSIBLE PARKING
 - ENTRY SCULPTURE / FEATURE
 - SCULPTURE / ARTWORK INCORPORATION
 - PICKLEBALL COURTS (6 TOTAL)





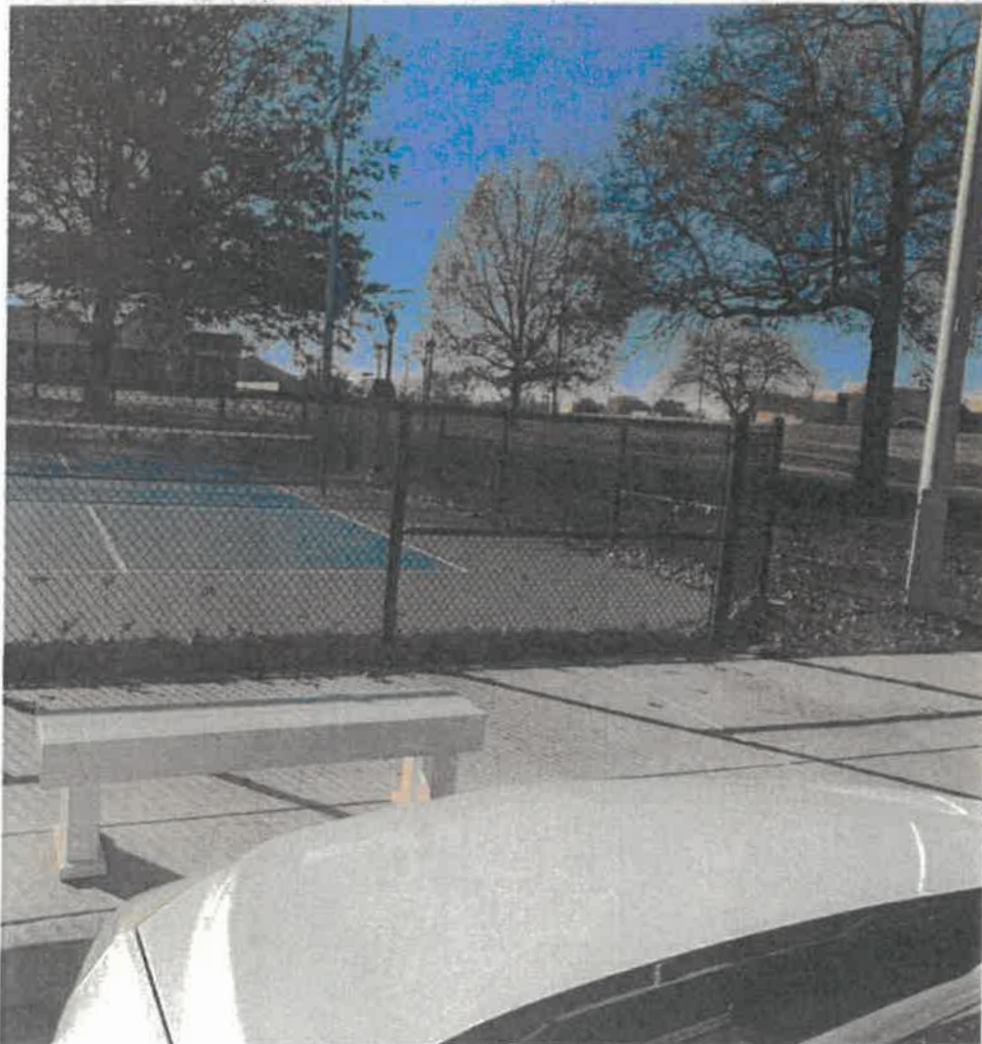
Six pickleball courts Central Park in Parcels 2 & 4 on the south side of Parks Circle Drive and the Parkway.



There is one other item that we need to discuss and that is the fencing around the courts. On all the courts around town and across the country black vinyl coated fencing is preferred which prevents the balls from leaving the court space and has a pretty good visual appeal at a reasonable cost versus an aluminum five-foot picket fence that would also require a mesh or net to keep the balls in the court. This would be a maintenance concern, yearly cost and have more of a wall look around the courts. With the traditional black vinyl fence we would put in landscaping to surround the perimeter of the courts to enhance the park setting using trees and bushes. I was unable to find any courts in town that use a picket fence around courts. Below are the two cost comparisons for the two styles of fencing.

5' Black Vinyl Coated Fencing 480'	\$22,000
5' Black Aluminum Picket Fencing with netting 480'	\$45,000

(netting would need to be replaced every other year. Current cost for netting is \$5,000)



Des Peres Pickle ball courts at the main entrance to their City Park where City Hall is located off Manchester Road. Black vinyl fencing



Warson Woods Country Club pickleball courts with the black vinyl fencing



Manchester Parks and Recreation Pickleball courts in the main park at the entrance with black vinyl fencing.



Kings Point with vinyl fencing



Tower Grove Pickleball courts with black vinyl fencing

With your approval I would like to move this forward to the Parks, Recreation & Arts Committee of Council and I will be requesting that the committee approve a location for the pickleball courts, parking for the courts and also make a recommendation on the fencing to be used for the courts. If the Parks, Recreation & Arts Committee of Council approves this I would request that we move this on to the full Council for their approval on these items so I can then move forward.

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 12/22/2021
Re: Pickleball Court Recommendation

The Parks, Recreation and Arts Committee recommended that the pickleball courts budgeted in 2022 be constructed on the undeveloped 32 acre site at the east end of the CVAC. The recommendation came after more than an hour discussion and debate at our meeting. The recommendation that came out of the Parks, Recreation and Arts Committee of Council meeting on December 8, 2021 was as follows.

Councilmember Hurt moved to put ten pickleball courts, fencing and shade structures on the 33 acres of the CVAC as close to restrooms and water as possible and if additional funding is needed then it should be considered. Councilmember Monachella seconded the motion. Councilmember Budoor commented that whatever the location ends up being, it should be done quickly as the city is behind many others in offering pickleball courts to residents. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

After this meeting, several development issues were identified by City Engineer\Director of Public Works Jim Eckrich, that I was previously unaware of. However, the Committee did discuss the inability to extend potable water and sanitary sewerage, but I was completely unaware of the sand berm, need for fill dirt and several other major issues that seems to make the property east of the F quad parking lot not viable based on Jim Eckrich's memo titled Location of Pickleball Courts on December 16, 2021. We have also received considerable input, mostly by e-mail about the proposed location.

Additional information; the memo that started the Pickleball location discussion in Central Park, and the draft meeting results from our meeting on December 8, 2021 are attached.

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
 Director of Parks, Recreation and Arts
Date: 12/2/2021
Re: Central Park Pickleball Court Location Discussion

Attached is information to help in the discussion of finding a home for the six pickleball courts that are to be installed in Central Park, which are funded by the ARPA money and part of the updated Central Park Master Plan. I have attached the Central Park conceptual layout that was provided at our last Parks, Recreation and Arts Committee of Council meeting on October 27 for your review with some additional information to help in the conversation. Attached you will find the updated layout of the courts and some additional pictures of traditional pickleball courts to help in the discussion. There were three other locations mentioned.

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Manchester Parks and Recreation Pickleball courts in the main park at the entrance with black vinyl fencing.



Kings Point with vinyl fencing

Mike Geisel

From: Mike Geisel
Sent: Tuesday, December 21, 2021 1:56 PM
To: Aaron Wahl; Barbara McGuinness; Bob Nation; Chris Graville; Dan Hurt; Gary Budoor; Mary Ann Mastorakos; Mary Monachella; Michael Moore; Mike Geisel; Tom DeCampi
Cc: Executive Staff; Molly Taylor (MTaylor@chesterfield.mo.us)
Subject: FW: Pickleball courts
Attachments: 2021.12.15 Pickleball Courts.pdf

Mayor and City Council:

At the last Parks, Recreation and Arts Committee, the committee made a unanimous recommendation as follows:

Councilmember Hurt moved to put ten pickleball courts, fencing and shade structures in the 33 acres of the CVAC as close to restrooms and water as possible and if additional funding is needed then it should be considered. Councilmember Monachella seconded the motion. Councilmember Budoor commented that whatever the location ends up being, it should be done quickly as the city is behind many others is offering pickleball courts to residents. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Unfortunately, no proposals to construct or develop the 33 acre (32 acre) site were reviewed or investigated prior to that meeting. In spite of years of conversations about the lack of existence and inadequacy of infrastructure on North Outer 40, as well as calendar, regulatory, and cost difficulties associated with developing this site, we believe the recommendation was approved without full and complete information.

Please see the attached information drafted by City Engineer\Director of Public Works Jim Eckrich specifically relative to use of the 32 acre site east of the CVAC. Development will be neither timely, nor less expensive.

This PR&A recommendation will appear on the January 4th Council agenda as a recommendation coming out of the PR&A Committee. Staff is willing to provide any additional analysis, information, or respond to other requests. It is imperative that we provide you with full and complete information in order for you to determine what course of action you want to pursue.

If there is concern about these comments that Jim has identified, it may be desirable to hire a third party to complete a full site evaluation to verify the information that staff has provided. Having personally experienced the history of this site and development of the rest of the CVAC, I concur 100% with the comments provided by Mr. Eckrich. The 32 acre site is certainly not the path of least resistance, least cost, or most time effective.

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Director / City Engineer

DATE: December 16, 2021

RE: Location of Pickleball Courts

It has come to my attention that the Parks, Recreation and Arts Committee of City Council (PRA) has recently recommended that the pickleball courts budgeted for 2022 be constructed on the vacant City-owned property located at the east end of the Chesterfield Valley Athletic Complex (CVAC). It is my understanding that this decision was made under the presumption that it would be quicker, easier and more cost effective to construct pickleball courts on this undeveloped 32-acre parcel. While I do not purport to be an expert in pickleball, I do believe it is my responsibility as the City Engineer to advise City Council on the drawbacks and difficulties of the use of this site, designated below with a red triangle.



In the past the City Staff has trumpeted the lack of infrastructure on the west end of North Outer 40, and the impacts this has on the use and marketability of the land in that area. Most people do not recognize this, as they only see a thriving sports complex serving over a million people each year. While the CVAC is indeed a premier

sports facility, it is served by a “hodge-podge” of water and sewer facilities. Additionally, its proximity to the Monarch-Chesterfield Levee (Levee) caused a number of difficulties during its development and continues to be a challenge related to certain operational components of the facility.

Instead of speaking in generalities, I am going to attempt to specifically delineate the challenges of this parcel and explain why this parcel may not be the best choice, economically or practically, for pickleball courts.

Drainage

Within the Chesterfield Valley Stormwater Master Plan, the CVAC property is intended to drain from west to east, ultimately draining to Pump Station 4 near Long Road, where it is pumped north of the levee towards the Missouri River. Unfortunately, the drainage improvements along North Outer 40 have never been constructed. Instead, storm water that falls on the eastern portion of the CVAC, including the Admin Building and F Quad, has been redirected to an interim pump station located at the CVAC. *This results in substantial water ponding within and adjacent to the undeveloped parcel.* That water physically cannot drain to the west (with the other CVAC drainage) and there is no infrastructure to allow it to drain to the east as intended. Constructing the necessary drainage ditches would cost an estimated \$3.4 million. The cost is much higher if a more practical (from a land use perspective) and visually appealing piping system is used instead of drainage ditches.

In addition to these problems associated with water draining from the site, it is important to note that storm water also does not drain within the site. In order to prepare the site for development, a substantial amount of fill would be needed to accommodate interior site drainage from north to south. This filling operation would not only be expensive, but it would be logistically difficult due to the proximity of the Levee. When the adjacent CVAC site was developed by the City for the F athletic fields, almost 125,000 cubic yards of fill material was added. That volume of placed fill material, if available, would cost an estimated \$2 million today.

Sanitary Sewer

The distance from the center of the 32-acre parcel to the restrooms at the F Quad is approximately 920 feet “as the crow flies.” There is no infrastructure (sidewalk) on the undeveloped parcel that would lead users to the F Quad restroom. It is possible to construct a sidewalk, but I am not certain that users would find these restrooms close enough, and the pickleball courts cannot be moved to the far north of the property due to the Levee and the existing sand berm (see below).

It is important to understand that currently it is not advisable to extend sanitary sewer facilities from the CVAC to this parcel. The entire CVAC is served by a small single public pump station that was originally designed for only the A and B fields. That system has been extended and “daisy-chained” multiple times to serve the C, D, E, and F complexes in addition to the Parks Maintenance and Parks Administration

buildings. This sewer system is likely over-capacity and would certainly need to be analyzed before being extended any farther. Accordingly, if pickleball courts were pursued on this parcel I do not believe any kind of additional restroom or sewer facilities could be constructed without at least performing a detailed engineering analysis.

As an aside I remain concerned about the long-term viability of the existing sanitary sewer system and pump stations at the CVAC. The City's Engineering Staff will be looking into this further to determine the remaining life of the existing sewer system and what can / should be done to ensure the sewer system functions properly in the future as we host over a million people annually at the CVAC.

Potable Water

The existing water supply system for the CVAC does not provide adequate flow or pressure to allow its extension to serve the undeveloped 32-acre parcel. As you know, the CVAC is serviced by a dead end twelve-inch water main, which is fed from an eight-inch water main on Goddard south of Interstate 64. This a very poor design, as a smaller (eight inch) water main should never be used to feed a larger (twelve inch) dead end water main. In the case of the CVAC the site was designed to be fed by a "looped" twelve-inch water main, with connections at Goddard and Long Road. "Looping" the water main provides many benefits, including additional flow, higher pressure, and redundancy when water main breaks occur. However, when the City constructed the twelve-inch water line across the original CVAC properties, it was never looped/connected to the east. Until the twelve-inch main is extended and "looped", there is an inadequate potable water supply for fire protection and domestic uses at the CVAC. The water service certainly should not be extended to serve another portion of the property, specifically the undeveloped 32-acre parcel. This means that it would not be an option to add water fountains, irrigation, structures requiring "fire flow" or other water features in that area. The estimated cost of extending and "looping" the twelve-inch water line is \$1.2 million.

Regulatory

Perhaps the biggest hurdle to the use of the 32-acre undeveloped parcel is the regulatory requirements the City would encounter. The 32-acre site is encumbered by both a levee easement and a sand berm easement. As with all properties immediately adjacent to the Levee (including all previous development at the CVAC), any physical disturbance (fill, excavation, grading, construction) will require outside engineering analysis and Corp of Engineers review. Because the pickleball courts would likely encroach upon the sand berm, a 408 permit would be required from the Corp of Engineers. Submittal of a 408 permit is a significant endeavor which will require a full under-seepage analysis. In order to secure a 408 permit the City would need to obtain the services of a qualified engineering consultant. A 408 permit would likely take more than one year to acquire.

As the 32-acre site is currently undeveloped, the construction of pickleball courts and related amenities would likely cause MSD to require water quality components. Depending on what is required, these can be extraordinarily difficult to implement in Chesterfield Valley. Immediately adjacent to this site are two water quality basins that have caused the City myriad problems, including the need for complete reconstruction in 2015.

It is my understanding that the Council previously favored construction of pickleball courts in Central Park. That area is generally considered “pad ready” and construction of courts in that area would not cause the problems we would encounter by attempting to develop the site at the east end of the CVAC. That said, I understand there are other problems associated with the Central Park site which have necessitated the City Staff and Council to look for other viable options.

I have consulted with the Director of Parks, Recreation, and Arts, and there may be another option worth considering. The west end of the CVAC contains the A concession stand and restroom. Just north of that concession stand is a parking lot. The southern portion of that lot could relatively easily be converted to pickleball courts. This area is advantageous because it is located immediately next to shade and restrooms. The loss of parking is not ideal, but could potentially be offset by a parking lot addition west of the entrance road. Although the property west of the access road is not owned by the City, it may be worth pursuing an easement or parking agreement with that property owner. If the City Council is determined to pursue pickleball courts at the CVAC, it is my recommendation that they authorize the Parks, Recreation, and Arts Director to further study this potential location, including additional work required and cost estimates.



Please note that construction of a parking lot west of the access road does involve many of the same regulatory problems as the construction of the pickleball courts. That said, the timing of the construction of the parking lots is, as I understand it, not as critical as the need for the pickleball courts. The conversion of the existing parking lot near the A pavilion to pickleball courts would be much quicker due to existing infrastructure and the fact that that area is already developed. An additional parking lot west of the access road could be added later as we work through any easement and regulatory issues, all the while residents would be enjoying new pickleball courts.

I hope this memorandum is useful to you and the City Council. My intent is not to be an obstructionist, but to help delineate the obstacles at the 32-acre undeveloped site. Hopefully I have done that, as well as offering another viable alternative. If you have questions or need additional information, please let me know.

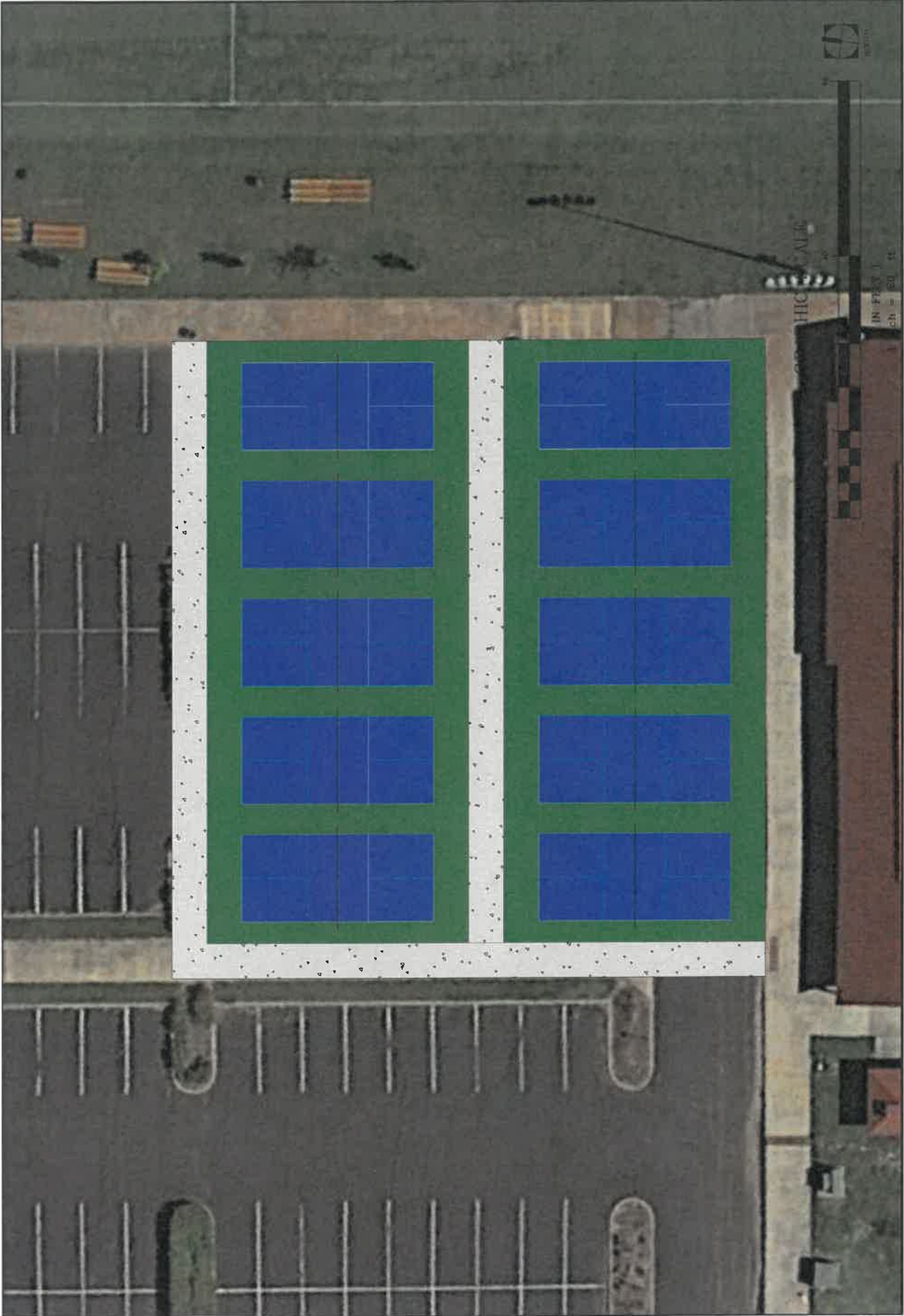


Legend

CVAC A-3 CVAC A-3

tennisball

People Earth



IN FEET 1
 1" = 50' 11"