



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6309  
July 18, 2023  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6309: Pickleball Court Configuration for Luther Burbank Park Sport Court Renovation (PA0143)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the pickleball court configuration as part of the Luther Burbank Park Sport Court Renovation capital project (PA0143) and direct staff to complete the project.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Patrick Yamashita, Deputy Director Clint Morris, Capital Division Manager Sarah Bluvas, CIP Project Manager
<b>COUNCIL LIAISON:</b>	Craig Reynolds
<b>EXHIBITS:</b>	1. Recommended Pickleball Court Configuration
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ 458,000
<b>AMOUNT BUDGETED</b>	\$ 545,000
<b>APPROPRIATION REQUIRED</b>	\$ 0

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to seek City Council approval of the recommended configuration for pickleball courts as part of the Luther Burbank Park Sport Court Renovation capital project.

- The Luther Burbank Park Sport Court Renovation project (PA0143) was included in the 2023-2024 Biennial Budget and Capital Improvement Program in an amount of \$545,000 for design and construction, with the total project budget offset by a \$193,000 grant received from the King County Parks Capital and Open Space grant program.
- The original project scope included resurfacing and restriping the Luther Burbank tennis courts for dual-use tennis/pickleball; replacing netting systems; and improving court access through limited grading and entrance repairs.
- On March 2, the Parks & Recreation Commission (PRC) supported amending the project scope to permanently stripe the renovated courts for pickleball only, as opposed to striping one court for dual-use tennis and pickleball.

- From March to June 2023, staff worked with the firm DA Hogan and Mercer Island’s pickleball community to develop the preferred configuration for pickleball courts, which was accepted by the PRC on July 6 and is shown in Exhibit 1.

## BACKGROUND

Luther Burbank Park features three sport courts that have host summer tennis camps and first-come, first-served open play by community members and off-Island visitors. The asphalt courts were constructed in 1972, below grade and on top of dense soil. Over the last 50 years, the subgrade has settled. The courts have endured tree root intrusion and become wavy, affecting recreational play and general useability.

In summer 2018, the City closed the courts to repair extensive cracking, and the courts closed again in 2020 to prevent players from congregating during the COVID-19 pandemic. During the pandemic, residents worked with the City to temporarily stripe the Luther Burbank courts for dual-use tennis and pickleball play. Since then the courts have continued to be primarily used for pickleball.

The 2022 Parks, Recreation, and Open Space Plan (PROS Plan) identifies the Luther Burbank Park sport courts as a preferred site for converting some tennis courts to pickleball. To address the court repair needs and the strong community interest in creating dedicated pickleball courts, the City Council approved the Luther Burbank Park Sport Courts Renovation capital project (PA0143) with the 2023-2024 Biennial Budget and Capital Improvement Program (CIP). The City also received a \$193,000 grant from the King County Parks Capital and Open Space grant program to support design and construction of this project. The total project budget is \$545,000.

## ISSUE/DISCUSSION

### DEVELOPING THE PICKLEBALL COURT CONFIGURATION

The scope for this project originally included repairing and resurfacing the existing court area and installing new netting and striping to provide playable courts for tennis and pickleball. On March 2, 2023, staff provided an update to the Parks & Recreation Commission (PRC) on this project and sought the PRC’s support to recommend modifying the project scope to permanently stripe the courts for pickleball as the primary use, as opposed to maintaining one of the three existing tennis courts as a dual-striped pickleball/tennis court. The PRC unanimously supported the staff recommendation ([Staff Report](#)).

Following the March PRC meeting, the City contracted with DA Hogan, a leading provider of design and engineering services for sport courts and athletic fields. Design work on the project began in April, and City staff from the Capital, Parks Operations, and Recreation teams reviewed preliminary court configuration concepts with the consultant in May. Refined concepts were then shared with liaisons from the Mercer Island pickleball community, who distributed the concepts to Island pickleball players for feedback. More than 100 comments were received and included preferences for number of pickleball courts; court orientation; amenities such as seating, shelter, and lighting; and other design elements.

City staff, pickleball liaisons, and the consultant reconvened in early June to review the feedback received and refine the preliminary concepts to identify the preferred alternative for the pickleball court configuration. On July 6, staff presented the preferred configuration to the PRC, who unanimously voted to recommend that the City Council approve the pickleball court configuration ([Staff Report](#)).

**COURT CONFIGURATION DETAILS**

The recommended pickleball court configuration (Exhibit 1) features striping for eight dedicated pickleball courts in a north/south orientation. The layout follows court dimensions outlined in the USA Pickleball Official Rulebook, which recommends that playing surface dimensions measure at least 30’ wide by 60’ long (the recommended Luther Burbank Park courts measure 34’ wide by 60’ long). Design elements such as court colors and fencing placement will be determined as the design is finalized this summer.

**LIGHTING AT THE COURTS**

During preliminary engagement to develop the preferred court configuration, pickleball players expressed interest in installing lighting at the Luther Burbank Park sport courts as part of this capital project. Lighting installation was not included in the original project scope or budget, and the Luther Burbank Park Master Plan does not give specific guidance on lighting the courts.

There are considerable operational impacts of extending park hours by adding lighting, and these impacts must be carefully considered. Adding lighting at this stage would also require extended public process and funding as well as delay the project by six months or more. Staff do not recommend considering the addition of lighting at this time but are exploring the feasibility of installing limited electrical infrastructure should lighting be considered in the future. The additional design work to potentially add electrical conduit under the courts can be accommodated by the existing project budget.

**COST ESTIMATES AND CONSTRUCTION PLAN**

The approved budget for this project is \$545,000, including \$193,000 received through the King County Parks Capital and Open Space grant program. The total estimated project cost is \$458,000 at this time, which is \$87,000 underbudget. The estimated project costs are summarized below.

<b>LUTHER BURBANK PARK SPORT COURTS RENOVATION ESTIMATED PROJECT BUDGET</b>	
Design Services (thru construction)	\$40,000
Construction Contract (w/ 20% contingency + WSST)	\$395,000
Project Management	\$15,000
Plan Review and Permits	\$8,000
<b>Total Estimated Project Cost</b>	<b>\$458,000</b>
Approved Budget (2023-2024)	\$545,000
<i>Estimated Savings</i>	<i>\$87,000</i>

This project will be constructed using the King County Directors Association (KCDA) purchasing cooperative. Historically, the City has used KCDA to purchase commodities and allied services for products ranging from garbage cans to the Island Crest Park synthetic turf field. Recent parks projects constructed through a purchasing cooperative include the Mercerdale Park Playground (2022) and the Bike Skills Area at Deane’s Children’s Park (construction begins summer 2023).

Purchasing through KCDA is an efficient means of procurement when much of the project is commodities with predictable installation needs. Since the competitive bidding process is already completed through KCDA, using KCDA is a faster process than the phased design/bid/construct process typical with other types of

public works' projects. Staff and the consultant reviewed KCDA's vendor list for sport/athletic court projects and preliminarily selected Beynon Sports, who designs and builds tennis and pickleball facilities throughout the Northwest.

Construction will be completed in two phases, providing the necessary time for new asphalt to cure before final court surfacing is applied. The tentative construction schedule is as follows:

- Fall 2023: Demolition, asphalt overlay, and temporary striping.
- Spring 2024: Acrylic surfacing, permanent striping, netting, and fencing.

## **NEXT STEPS**

Upon receipt of the City Council's acceptance of the recommended pickleball court configuration, staff will finalize the design and proceed to construction. Project updates will continue to be shared on Let's Talk at <https://letstalk.mercergov.org/lbp-sport-courts-renovation-pickleball>.

## **RECOMMENDED ACTION**

Approve the pickleball court configuration as part of the Luther Burbank Park Sport Court Renovation capital project (PA0143) and direct staff to complete the project.