



# Arklow Local Area Plan Submission - Report

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<b>Reference:</b>	ARKLAP-100259
<b>Submission Made</b>	April 2, 2024 10:19 AM

## Topic

Economic Opportunity – Tourism - Shops & Services - Community Facilities

## Submission

Arklow Racquetball Club

This is a proposal to build 4 multi-use indoor racquetball courts along with provisions for other racket sports, such as Squash, Handball, Pickleball and Padel as part of the new Development Plan in Arklow, Co. Wicklow. New Purpose build courts would bring new activities to Arklow, which can be played every day of the year, regardless of the weather. By adding an amenity like this to the development plan, it would increase the use and functionality of the community centre, providing new activities for all ages and types of groups in the area.

Indoor racquet sports are on the increase in popularity throughout the country. The Racquetball association of Ireland have had the largest registrations since the beginning of the association.

Squash has now been included in the Olympics for the first time. This is a major development in the sport. This high-profile development increases the awareness of indoor racquet sports and the health benefits associated with the sport.

Handball in Ireland is hosting the World Championships in 2024. This competition will be played by multiple nationalities and welcomes players travelling across the world to compete.

Racquetball also attracts international audience with the Irish Open each year. The last number of years had attracted professional players from the USA to compete in this tournament. This event has increased the awareness of the sport in Ireland.

Pickleball is one of the fastest growing sport in the world. Pickleball is a multi-age sport enjoyed by many throughout the country.

Padel is among the fastest growing sport in Europe. This sport is typically played in doubles on an enclosed court slightly smaller than a doubles tennis court and is enjoyed by a wide demographic throughout the world.

## Summary

Courts that support multiple activities for Arklow residents.

New facilities that can be used all year round, in any weather.

Economical new facilities with low operating costs.

Increased activity and inclusivity of women and children in sports.

See below an attached example of a similar facility that was built in Arizona in the states.

**File**

Multi-Use Indoor Racquetball Court Proposal.pdf, 8.67MB

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# Indoor Multi-Use Racquetball Courts

January 31<sup>st</sup>, 2022

**To: Facilities Master Plan  
Committee**



## Facilities Master Plan Project Proposal Introduction and Goal

This is a proposal to build up to 4 multi-use indoor racquetball courts in Anthem as part of the Facilities Master Plan, funded by the enhancement fund. Racquetball courts would bring many all-new activities to Anthem, and can be enjoyed every day of the year, regardless of weather. If added to the existing community center, the courts would increase the utility, use, and functionality of the community center, providing all-new activities for all ages and all types of groups.

### Summary

- Courts that support multiple all-new activities for Anthem residents.
- New facilities that can be enjoyed all year round, in any weather.
- Economical new facilities with very low operating cost.
- Anthem resident and world class hall of fame racquetball coach Jim Winterton committed to supporting racquetball programming in the Anthem community.

Please find the details of the proposal for indoor multi-use racquetball courts in the proceeding document.

**Thomas Orrock**

Anthem, AZ

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## OVERVIEW

Proposal to build up to 4 multi-use indoor racquetball courts. Racquetball courts would be an all-new amenity to Anthem and will provide residents of all ages numerous new activities to enjoy every day of the year, in any weather.

### Multi-Use Racquetball Courts

Indoor Racquetball is a sport played on an indoor court that is 20 feet wide, 40 feet long, and 20 feet high (Appendix A). Indoor Racquetball courts are multi-use courts that support a variety of sports and activities. Activities that can be enjoyed in racquetball courts include Racquetball, Wallyball (a variation of volleyball), handball, paddleball, indoor spikeball, and pickleball (an indoor variation of pickleball), among others.



### Multi-Use Activities

**Racquetball** - A racquet sport enjoyed by over 5.5 million Americans, played with a hollow rubber ball. Racquetball can be fast paced, but is enjoyed by players of all ages, all around the world. The courts walls, floors, and ceilings are legal playing surfaces. Racquetball can be played with up to 4 people at a time. Racquetball has many benefits including:

- Easy to learn, easy and fun to play, and affordable
- Great exercise, burns 600-800 calories per hour
- Can be enjoyed by all ages
- Can be played year round, any season
- It is a social game
- Offers both aerobic and anaerobic benefits, is good for the heart
- Improves hand-eye coordination, mental agility, and reduces stress



Racquetball is a Pan Am Games sport and will be played in the 2023 Pan Am Games and is a World Games sport, being played in the 2022 World Games.

**Wallyball** - An indoor variation of volleyball where it is legal to hit the ball off the walls. A net is hung dissecting the middle of the court and attached to anchors that are standard in racquetball courts. The number of players on a side can vary from two to six.



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**Handball** - A sport played by up to 4 people in which players use their hands to hit a small, rubber ball against a wall or walls.

**Paddleball** - A sport similar to racquetball, played with a wood or graphite paddle and plastic ball the size of a softball.



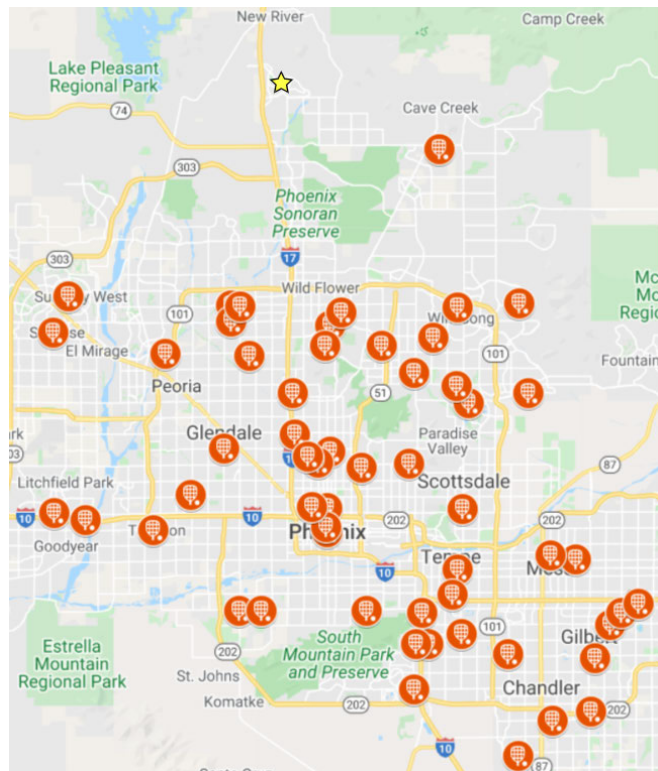
**Indoor Spikeball** - A variation of spikeball, played by up to 4 people surrounding a round net in which the ball can be played off the walls.

**Pickelwall** - A very new variation of Pickleball played by up to 4 players in which the ball can be played off the walls.

## Community Impact

Racquetball courts can be built as either an addition to the Anthem Community Center, as an all new standalone building, or as a part of a new community center. A single court can be constructed, but in order to support the various sports and activities, including leagues and tournaments, it is recommended to build 3 to 4 courts. The courts can be used comfortably 365 days a year, regardless of weather.

**Court Availability near Anthem** - There are many racquetball courts in Phoenix but there are no racquetball courts near the Anthem area. The two nearest racquetball courts are both about a 25 minute drive from the Anthem Community center, located at the Desert Foothills YMCA in Cave Creek, 16 miles away, and the Foothills Recreation & Aquatic Center in Glendale, 19 miles away. Anthem resident racquetball players would be able to play much more easily and frequently, and residents who have never played racquetball will have the opportunity to discover the sport.



**Court Utilization** - Racquetball courts would be popular in Anthem. There are an estimated 5.5 million racquetball players in the USA, or a little over 1.5% of the population. Extrapolating this data with the population of Anthem would indicate that there may be approximately 350

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racquetball players in Anthem. Given the distance from existing racquetball courts, the current number of active racquetball players in Anthem is likely much lower, but the population of Anthem would support a healthy racquetball community, and the additional activities that can be enjoyed in racquetball courts will only increase demand and utilization. With a population of 350 racquetball players, if each individual played two hours a month, two players per court, that would account for 350 court hours per month. The Anthem Community Center is open 102 hours per week, or approximately 400 hours per month, therefore there would be more than enough demand to support multiple racquetball courts in Anthem.

**Tournaments and Leagues** - Racquetball courts tend to foster a community amongst the participants. This community can be cultivated through racquetball leagues, tournaments, instruction, and camps. As the anthem racquetball community builds momentum, weekly racquetball leagues could begin with as few as 8-16 participants. With as few as 30 participants, a robust, standalone weekend tournament could be conducted. Multiple courts could comfortably support such activities. Tournaments and leagues could be open to residents or non-residents, with non-residents paying a higher participation fee. As a part of the community center, non-residents could join a resident as an authorized guest to play in the courts by paying a guest fee, which would increase usage, and generate revenue, unlike outdoor sports available in the Anthem community.



Tournaments, leagues, and clubs are a popular way to promote usage of racquetball courts. Anthem resident Jim Winterton is a world class hall of fame racquetball coach who has coached world championship teams and several racquetball national and world champions. Coach Winterton is committed to helping establish racquetball in Anthem by supporting ACC in establishing strong programming, including tournaments, leagues, camps, and classes, and would support establishing junior and high school racquetball in Anthem.

Racquetball is a popular high school and college club sport in some areas. High school tournaments are held throughout the season culminating with the national championship tournament alternating each year between St. Louis, MO and Portland, OR. The Intercollegiate Racquetball Championship is held annually and has recently been held in Tempe and Tucson. The National Doubles Championship is held each year at ASU in Tempe, AZ, presented by Tempe Tourism.



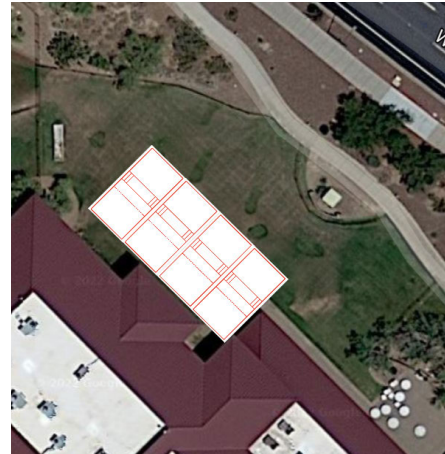
## Potential Locations

**Lawn Area North of the Anthem Community Center**, expansion of community center: This location can support up to 4 courts with a variety of different configurations using available space, while still leaving ample green space for existing and future activities. This location would also take advantage of the existing facility infrastructure. It is a flat, open area to build on, has existing parking and provides for use of the community center restrooms and locker rooms. See

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the example to the right and Appendix B for more configuration examples at this location.

**Lawn Area North of existing Pickleball Courts, new building:** This location could support up to 3 courts. It would require an all new, stand-alone building but can take advantage of the existing community center parking, restrooms, and locker rooms. Could be made available 24x7 with a key fob access system.



**7960 King Drive, Anthem East Side property on Fortune Drive or Innovation Drive, or other Anthem space not developed,** land purchase and all new building: The King Drive location could support 4 or more courts with space available for other amenities. The land would need to be acquired and must include restrooms and parking. Access could be allowed 24x7 with a key fob access system. Any of the other locations not currently developed would require ACC to purchase the land if not already owned by ACC. The King Drive location has a value assessed by Maricopa County of \$313,180 and other properties not developed in Anthem range from \$115,000 to \$700,000 assessed value.

Part of the proposed **Westside Community Center and Aquatics Complex:** Racquetball courts could be combined with this proposal.

## Funding

Construction of the courts would be funded by the Enhancement Fund. The cost of materials and construction of one racquetball court in an existing structure as provided by Allied Products, LLC (See Appendix D) is \$79,989 including delivery, installation, and tax for a cost of \$99.98 per square foot. Subsequent courts would qualify for a \$4,400 discount. The cost to add on to the existing community center would be approximately \$20/sf. The area to support each 20x40 foot court would be approximately 20x50 for a total square footage of 1,000 sf of construction per court for a construction cost of up to \$20,000 per court for a combined cost of \$94,909 for the first court and \$95,587 for each subsequent court. The structure and four courts are estimated to cost \$387,560.00 (see table "Construction Cost Estimate" on next page and Appendix D for materials and installation quotes from manufacturers)).

## Operating Cost

Racquetball courts are low maintenance and have a very low operating cost. Courts need to be swept every day. LED lights in courts are energy efficient. The court must be resurfaced every 7-10 years, at the cost of around \$1,600 per court. The annualized operation cost of 4 courts (taking into account floor resurfacing every 10 years) is approximately \$5,000 per year. This cost

could be partially or fully offset by tournament, league, and camp fees (see “Operating Cost Estimate” chart below the following chart).

Construction Cost Estimate						
Item #	Description	Quantity	Unit	Unit Cost	Total	
1	First Court		1 ea	\$79,989	\$79,989.00	
2	Adtl. Courts		3 ea	\$75,857	\$227,571.00	
3	New Structure for 4 courts	4000	sq ft	\$20	\$80,000.00	
4	Total Cost				\$387,560.00	

Operating Cost Estimate						
Item #	Description	Quantity	Unit	Unit Cost	Total	Notes
1	General Maintenance and Repairs	1	ls	\$1,000	\$1,000.00	1
2	Electricity - Court Lighting	4	ea	\$244	\$974.99	2
3	Janitorial	180	hrs	\$18	\$3,240.00	
	Annual Operating Cost Total				\$5,214.99	
Operating Revenue Estimate						
	Fees, Rentals, Training, Tournaments	1	ls	\$5,000	\$5,000.00	
	Net Operating Budget Impact	1			\$ (214.99)	
Notes						
1	Includes resurfacing of the courts, approximately \$1,600 per court every 10 years and other maintenance expenses					
2	Based on 6 lights per court for a total of .5kwh per hour per court, 18 hours per day at \$.1022/kwh					

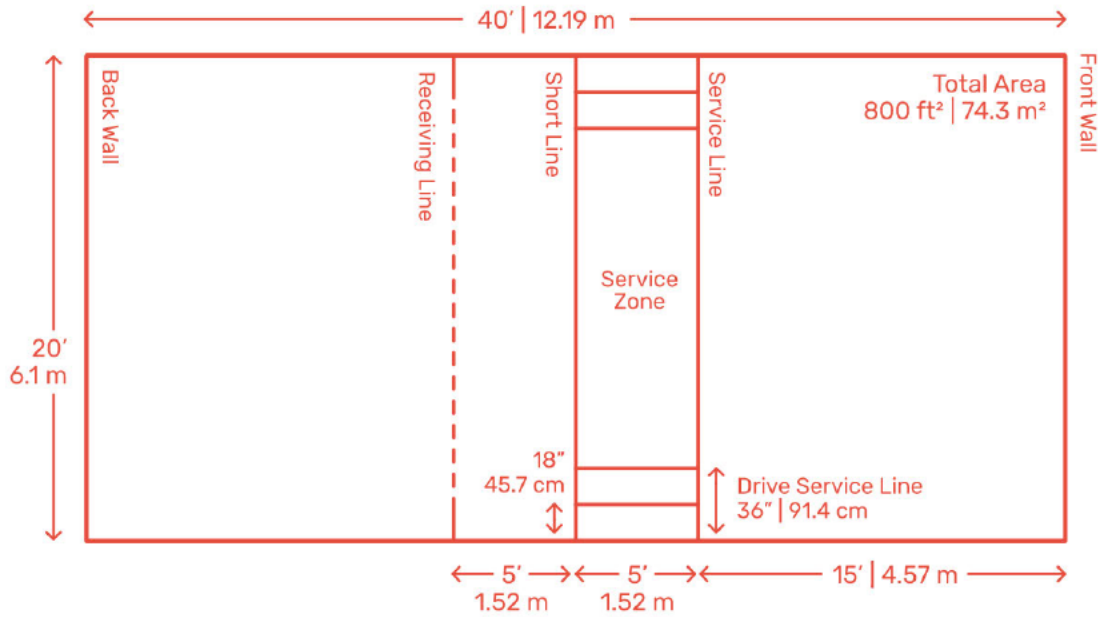
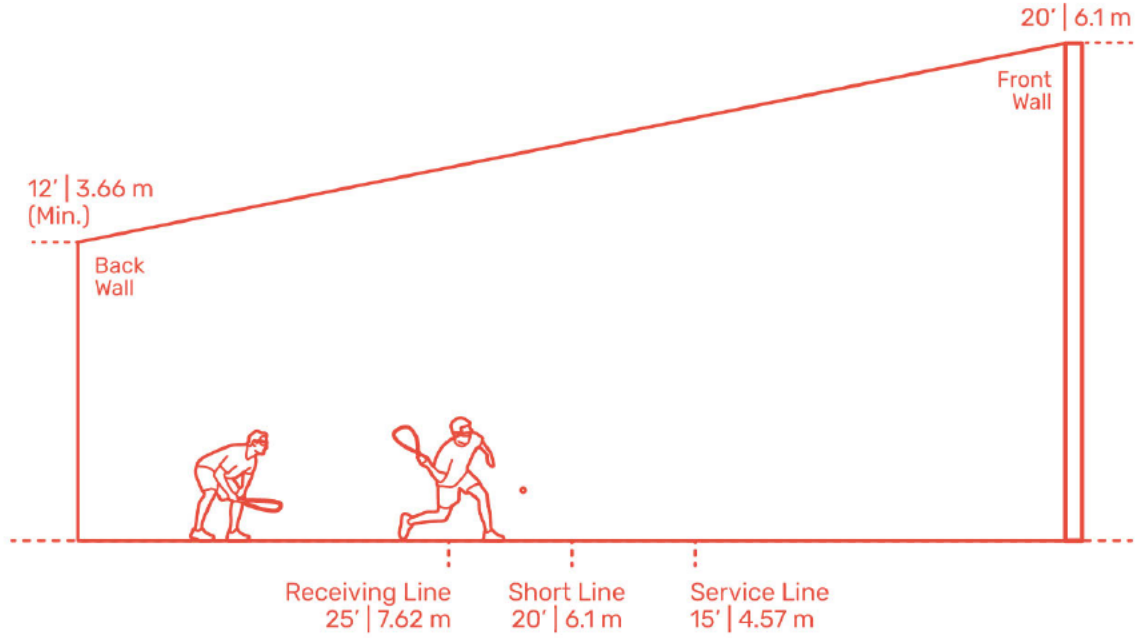
## Timeline

Upon determining to include this project in the next phase of the Facilities Master Plan a study would commence to determine the final location of the new courts. There would need to be preliminary design created and a competitive bidding process by contractors, an official architectural design, followed by construction of the project. From approval to construction this project could be completed in under a year, and could be ready for use during the heat of the summer of 2023.



# Appendix A

Diagram of racquetball courts, side view and top view with dimensions



# Appendix B

Preferred and alternate locations for new racquetball courts



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## Appendix C

A sample of court configuration options at proposed community center location.

