



Oct. 7, 2021

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Johann Tan, General Manager, Tennis Center Sand Point

City of SeaTac Opportunity

- ① Economic vitality and livability
- ② Additional indoor space to help meet demand for recreational programming
- ③ Investment/improvement of under-utilized property



Vision



- Viewing
- Amenities
- Accessibility
- Community Spaces
- Retail Opportunities

OPPORTUNITY: Economic Vitality

12 Tennis + 16 Pickleball Courts

The City of SeaTac has the opportunity to capitalize on the tennis boom over the past two years. Every indoor tennis facility in the area is operating at maximum capacity. SeaTac also has the chance to found the Puget Sound's first indoor pickleball facility!

130,000 sq ft Space

SeaTac Sports Complex will offer courts, a cafe, classrooms, a pro shop, spectator areas, lounges, and ample parking. This facility distinguishes SeaTac from other cities.

Centralized Destination

Walkable from Glacier Middle School, short van ride from two Boys and Girls Clubs, multiple high schools and colleges nearby who need court time

Employment

SeaTac Sports Complex will create over 40 new full- and part-time employment opportunities.

Tennis & Pickleball Offerings



Facility Commons

Member Services
Pro Shop Services
Food & Beverage Services



Indoor Tennis

Adult & Junior Programs
Specialty Programs
Adult League Play
Junior Tournaments



Indoor Pickleball

SeaTac will be the Puget
Sound's first indoor
pickleball facility

Community Hub

- 1 Camps & Clinics
Introduction to sports, skill development, and fun while kids are out of school.
- 2 Gathering Space
A place to promote community connection and relationship building.
- 3 Concessions & Food
Healthy meals for athletes and visitors. Catering available.
- 4 Events & Parties
Opportunities for creating community events to benefit nonprofit partners and host regional events.

A Place For All

SeaTac Sports Complex will strive to cultivate community, create the best customer experience and maximize the use of public assets.

Experience

Personal experience is important. Whether picking up a tennis racquet for the first time or having played your entire life, the goal is to make all feel welcome and comfortable.

Community

SeaTac TPC will connect players of all ages and backgrounds and create new relationships within the community. This will be an intergenerational place

Utilization

Repurposing under-utilized public assets enables more of the community to benefit from quality programs and recreational opportunities.

Market Opportunity

- 900,000+ residents within a 10-mile radius
- 3 School Districts will be served including:
 - High Schools: 6
 - Middle Schools: 9
 - Elementary Schools: 18
- Median household income within 30 minutes:
\$85,000

Exhibit A: Market Map

Goals and Objectives of SeaTac's PROS plan



Welcoming

SeaTac will create a welcoming place for all where everyone can experience the benefits of sports. A positive place for athletes of all neighborhoods, incomes, ages, genders, and abilities.

Increasing Facilities and Services for SeaTac

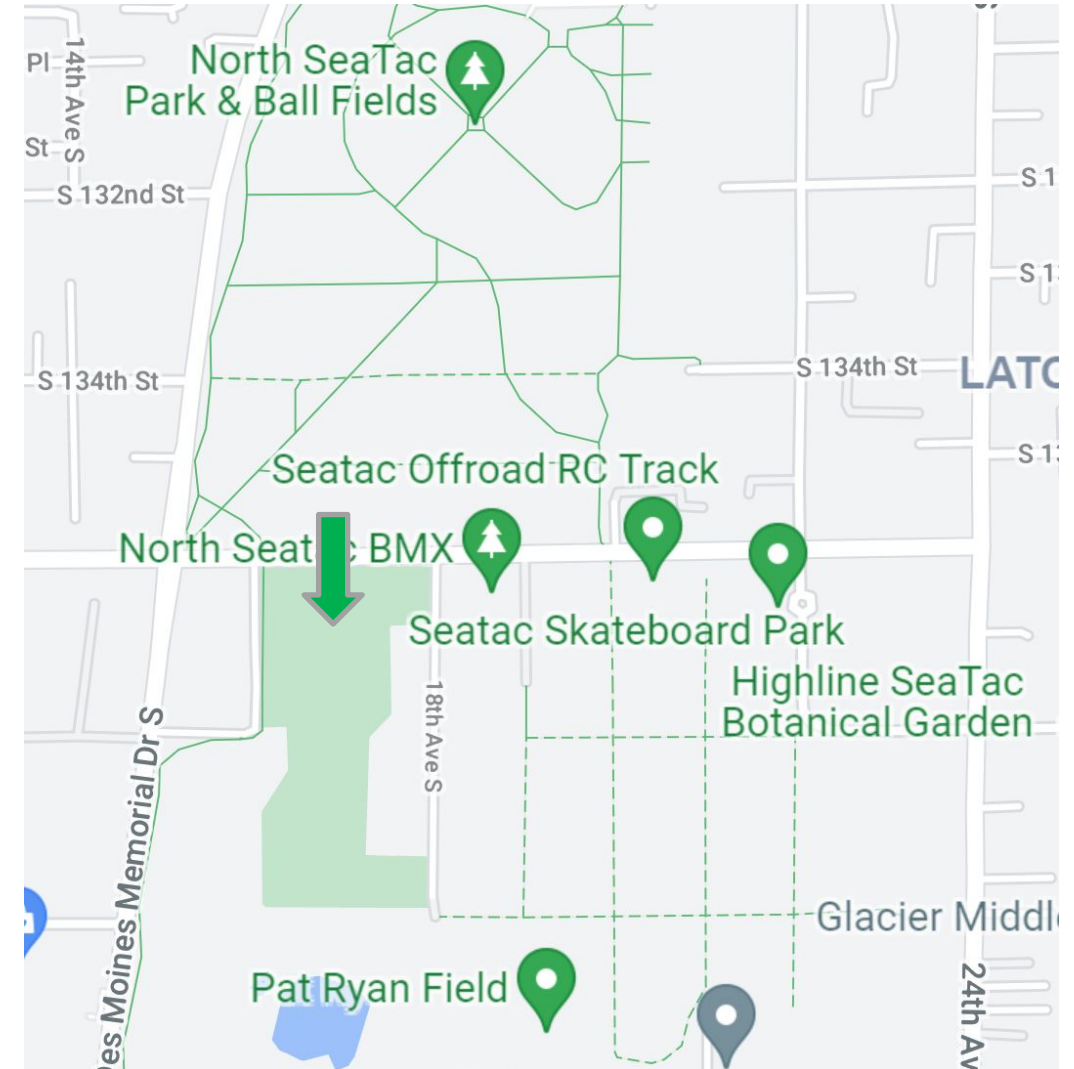
Developing underutilized property in SeaTac adds to its recreational offerings for citizens and neighboring communities meeting, PROS Plan objectives.

Unique Amenity

A racquet facility would allow SeaTac to add a highly sought-after amenity to its recreational offerings helping distinguish it among neighboring communities.

SITE OPTION: Sunset Park

- Sunset Park consists of approximately 14+ acres which is currently under-utilized.
- Sunset Park's location is the best combination of demographics and accessibility to allow a racquet facility to succeed.
- Sunset Park's access to Highway 509 and other major transportation hubs makes for higher traffic visits.
- Sunset Park scores high on walkability based on proximity of local schools and community center.
- Complements and fits with the recreational offerings of North SeaTac Park.



Community Partnerships



Success Stories



Questions and Answers



Working Together for our Future

Exhibit A: Market Map

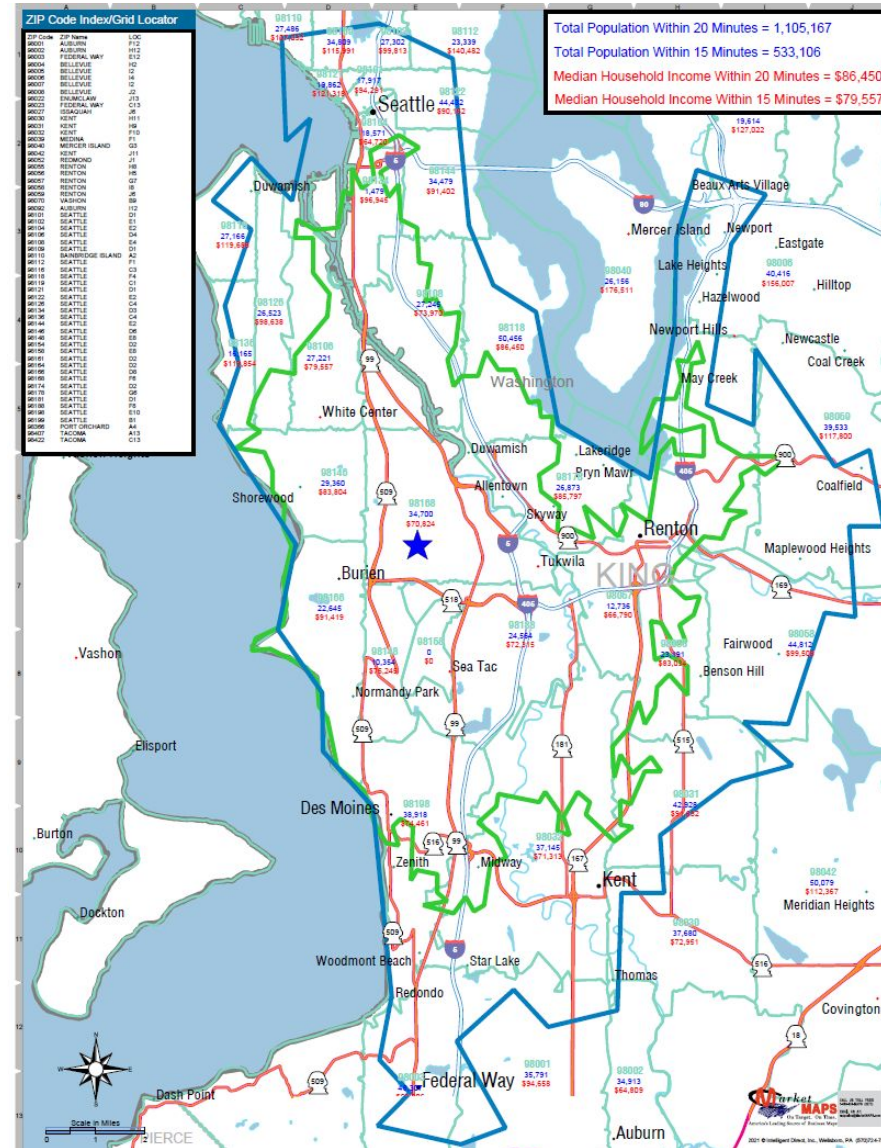


Exhibit B: Tennis and Pickleball

Tennis is one of the best sports for maintaining health, fitness, strength and agility. It has tremendous social and psychological benefits allowing play with friends and family as a social activity or competitively through league and tournament play.

Based on the standard of one tennis court per 10,000 people, the south King County region should have a minimum of 50 indoor courts. Currently, there are only 15 indoor courts in the south King County region of which 9 belong to a private tennis club.

The PNW is current the fastest growing number of United State Tennis Association cardholders in the country.

Pickleball is the fastest-growing sport in America. In the five years to the end of 2019, pickleball participation grew by more than 7%, while Americans' overall activity level stayed flat, according to the Sport & Fitness Industry Association.

Pickleball is a hybrid of tennis, badminton and ping-pong, and has the broadest appeal to players of all ages and levels.

SeaTac TPC would be the Puget Sound's first official indoor pickleball facility with 16 courts allowing for a variety of programming and tournament play. This facility would have the ability to bring in over 500 players a month on average based on playing and use patterns.

Exhibit C: Bios

Lisa Corbin

Lisa is the President of the Board of Directors of the Seattle Sports Complex Foundation, a 501 (c)3 non-profit organization formerly known as Friends of Southwest Tennis, formed in 2017. She has had a year 20-year career in community organizing and non-profit fundraising, specializing in major gifts. Spearheading an effort to bring a new indoor tennis center to the region has allowed her to use skills that she learned on the tennis court- patience, persistence, grit, and making adjustments to her game when needed. Lisa is a proud member of the King County Play Equity Coalition and serves on the advocacy committee.



Johann Tan

Johann is the General Manager and Co-Founder of Tennis Center Sand Point (TCSP), a 10-court indoor tennis facility located in Northeast Seattle, WA. Managing over 4,500 members, 30+ tennis instructors both FTE & PTE, and a 15-person administrative staff, Johann has made TCSP one of, if not, the most active programming tennis facilities in Washington State. Johann played a lead role in the facility design and managed the development from start to completion. He has considerable experience in construction management from a 15-year career building multi-family and residential developments. Johann is a certified professional instructor with the USPTA & PTR educational agencies. He recently helped form the Washington State Tennis Clubs Association along with several other club directors in the area to provide a platform for tennis clubs throughout Washington to learn from each other and support one another's efforts.

