

Kelly Orta

From: Susan Higgins <shiggins31@icloud.com>
Sent: Tuesday, April 26, 2022 4:20 PM
To: Bill Brand; Nils Nehrenheim; Todd Loewenstein; Christian Horvath; Horvath.RBD3@gmail.com; Zein Obagi; Laura Emdee; Cameron Harding
Cc: CityClerk; Kelly Orta; Michelle Pinedo; John Aguilar; klettiere@yahoo.com; John Bauer; jwblandford@gmail.com; marleeyannie@yahoo.com; Lynn Carroll-Carter; Shannon Carter; Teri Carter; Cade Erickson; fogelson@berkeley.edu; Sue Fogelson; Greg Francis; Tami Fukuda; Beth Fusco; Dean Fusco; Lisa Grant; Susan Higgins; Dzana Homan; Valerie Iacopucci; Joe Leibfried; Kelley Mayeda; loumccauley@gmail.com; Lisa Michelle; Jen Mowry; beachkat@gmail.com; Lisa Olson; Dallas Poffenroth; Diane Pyrek; Wendy Rudick; Bobby Trevino
Subject: ESTABLISHING DEDICATED PICKLEBALL COURTS IN THE CITY OF REDONDO BEACH
Attachments: Hirsch & Assoc PB Feasibility Study Report for Alta Vista Park_Perry Park_Aviation Park 112221.PDF

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

April 26, 2022

To: Mayor Bill Brand, District 1 Councilmember Nils Nehrenheim, District 2 Councilmember Todd Loewenstein, District 3 Councilmember Christian Horvath, District 4 Councilmember Zein Obagi, Jr., District 5 Councilmember Laura Emdee and Community Services Director Cameron Harding

cc: Eleanor Manzano, City Clerk; Kelly Orta, Community Services Senior Management Analyst; Michelle Pinedo, Recreation Supervisor; Christopher McCauley, Recreation & Parks Commissioner (*City Clerk, please forward to Mr. McCauley*)

From: Redondo Beach Resident Pickleball Players

Subject: Establishing Dedicated Pickleball Courts in the City of Redondo Beach

We, as Redondo Beach resident pickleball players, are excited that the City is seriously considering establishing pickleball courts in Redondo Beach. We were pleased that on January 12, 2022 the Recreation and Parks Commission passed three motions. According to the Minutes from this meeting the three motions are: First a motion recommending eliminating Anderson Park, Franklin Park, Perry Allison Playfield and Dominguez Park from consideration for pickleball courts. [We, the Pickleball Community, concur.] A second motion recommending that 4 pickleball courts be established at Alta Vista Park in South Redondo via re-striping of one tennis court for shared, dual use and that the basketball courts at Perry Park in North Redondo be resurfaced and re-striped to add 2 pickleball courts in addition to basketball for shared, dual use by both sports. The third motion recommending that the City look at constructing 6 dedicated pickleball courts at Aviation Park in North Redondo for future (long term) consideration. Alta Vista Park, Perry Park and Aviation Park were considered viable locations by Hirsch & Associates in their Pickleball Courts Feasibility Study Report.

However, we the Pickleball Community, would like the City Council to consider modification of these recommendations. More than 50 emails from the local pickleball players and residents were submitted to the Recreation and Parks Commission and Kelly Orta of Community Services prior to their January 12, 2022 meeting expressing support for establishing pickleball courts in Redondo Beach; particularly for establishing dedicated pickleball courts in South Redondo at Alta Vista Park by converting one tennis court into 4 pickleball courts and in North Redondo at Aviation Park by constructing 6 dedicated pickleball courts to include fencing, lighting and seating to complete a standalone Pickleball Facility.

We strongly urge the City Council to consider approving the **establishment of 4 dedicated pickleball courts at Alta Vista Park via a tennis court conversion as proposed in the Feasibility Study Report (see Hirsch & Associates report for Alta Vista Park attached hereto)** versus just re-striping a tennis court; and, approve the resurfacing and re-striping of the basketball courts at Perry Park to **add 3 pickleball (not 2) temporary, shared/dual use courts. Three courts were proposed in the pickleball courts Feasibility Study Report. (See Hirsch & Associates Report for Perry Park attached hereto.)**

The conversion of one tennis court to 4 dedicated/permanent pickleball courts at Alta Vista Park would provide the pickleball players with a place to play during all open park hours. If a tennis court conversion is not feasible at this time, we request that one of the tennis courts be re-stripped with 4 pickleball courts and that this re-stripped tennis court be established for dedicated pickleball use only and not be for shared, dual use, and that the pickleball players have access to these 4 pickleball courts during all open park hours. This should not impact the tennis players who have 7 other tennis courts to play on at Alta Vista Park as well as 2 tennis courts at Anderson Park. Alta Vista Park is a park for all Redondo residents and taxpayers and not for the exclusive use by tennis players.

It is understood that establishing pickleball courts at both **Alta Vista and Perry Parks would be a great near term solution** to get courts in Redondo Beach but this will not come close to providing the resident players with an adequate number of courts nor provide any dedicated/permanent pickleball courts in North Redondo which can be available to the pickleball players during all open park hours. **We request that City Council approve moving forward with establishing 6 dedicated/permanent pickleball courts at Aviation Park.**

Aviation Park in North Redondo is an ideal location for a Pickleball Facility and it is highly favored by the Pickleball Community for multiple reasons:

- Would not displace any other sport, sits far away from residential homes thereby mitigates any potential noise impacts.
- 6 dedicated/permanent pickleball courts at the same location with lighting, fencing and seating.
- 6 courts will provide 24 players (4 per court) playing at the same time, faster rotation. Able to support beginners, intermediate and advanced players.
- Can accommodate open, drop-in recreational play, leagues, classes, and small tournaments creating a revenue stream for the City.
- Its proximity to Manhattan Heights pickleball courts in Manhattan Beach is conducive to conducting large bi-City tournaments and pickleball events; again, providing revenue to the City.
 - Note for information only: The APP (Association of Pickleball Professionals) will be conducting a USA Pickleball sanctioned tournament at El Segundo Tennis Center in El Segundo, California on June 23-26, 2022. This tournament is expected to draw hundreds of players and spectators creating revenue for the City of El Segundo
- Aviation Park Pickleball Complex would be a top tier facility to be used for many, many years. It will bring in people from not only Redondo Beach but other cities as well to spend money at our gas stations, restaurants and stores. All good business for our City.
- See Hirsch & Associates Pickleball Courts Feasibility Study Report for Aviation Park attached hereto.

We recognize a pickleball facility at Aviation Park is new construction and would require time and money. Members of the pickleball community would be supportive and are willing and offering to work with the City to achieve the goal of an Aviation Park Pickleball Complex in Redondo Beach.

We, the Pickleball Community, have individuals with extensive knowledge and experience in many aspects of pickleball and what it takes to establish dedicated pickleball courts and support the continued growth of this sport. Teri Carter and Shannon Carter are two such individuals. Their credentials are stated in the below email as submitted to the Recreation and Parks Commission and Kelly Orta on January 9, 2022.

The popularity of pickleball is growing everywhere and, more importantly, the growth in the South Bay has exploded in the past couple of years. There are now hundreds of local players enjoying the sport, only being limited by the shortage of pickleball courts to play on. **Establishing pickleball courts at Alta Vista Park, Perry Park and Aviation Park could provide a revenue stream to the City and definitely enhance the City and Community's health and wellness lifestyle.**

We respectfully request that City Council approve establishing pickleball courts in Redondo Beach: 4 dedicated at Alta Vista Park and 3 shared/dual use at Perry Park, and approve Capital Improvement Funds for the construction of 6 dedicated/permanent courts, with lighting, fencing and seating to create a pickleball complex at Aviation Park.

For further discussion, questions or other information please contact our group point of contact Susan Higgins. She may be reached at email address: shiggins31@aol.com.

Thank you for your consideration. We are hoping for a very favorable vote and looking forward to being able to play our sport in our city of residence for many years.

Sincerely,

Redondo Beach Resident Pickleball Players
John Aguilar - District 3
Karen Aguilar - District 3
John Bauer - District 2
John Blandford - District 4
Marlo Blandford - District 4

Lynn Carroll-Carter - District 2
Shannon Carter - District 5
Teri Carter - District 5
Cade Erickson - District 5
George Fogelson - District 2
Sue Fogelson - District 2
Greg Francis - District 4
Tami Fukuda - District 1
Beth Fusco - District 1
Dean Fusco - District 1
Lisa Grant - District 4
Susan Higgins - District 4
Dzana Homan - District 4
Valerie Iacopucci - District 1
Joe Leibfried - District 5
Kelley Mayeda - District 4
Lou McCauley - District 4
Lisa Michelle - District 4
Jennifer Mowry - District 2
Greg Olson - District 1
Lisa Olson - District 1
Dallas Poffenroth - District 1
Diane Pyrek - District 4
Wendy Rudick - District 5
Bobby Trevino - District 5

ATTACHMENT: Hirsch & Associates Pickleball Feasibility Study Report for Alta Vista Park, Perry Park and Aviation Park.

Teri and Shannon Carter's email to Recreation and Parks Commission and Kelly Orta sent on January 9, 2022:

TO:
Recreation and Parks Commissioners and Kelly Orta, Community Services Senior Management Analyst

RE:
Meeting of January 12, 2022, Agenda Item J.1 and Pickleball Courts Locations Feasibility Study

This is Teri and Shannon "Gunner" Carter. We are long-term Redondo Beach residents and homeowners close to 40 years. After reviewing the Feasibility Study Report and the Community Services Director's Administrative Report, we were delighted that the City of Redondo Beach is seriously considering establishing dedicated pickleball courts.

Our involvement with the sport of pickleball is extensive. We are both USAP Certified Referees and Trainers, certified pickleball Instructors, tournament directors, and advanced competitive pickleball players. We have been involved with running USAP sanctioned tournaments in Seal Beach, Newport Beach, Carlsbad, Fountain Valley, Encinitas, Indian Wells, and Honolulu, HI.

Our greatest pride is our most recent event in November 2021, where we helped organize and run Manhattan Beach's first pickleball tournament with almost 200 players. We also helped the tournament director for El Segundo's December Jinglefest with similar participation.

Both tournaments utilized the respective city's existing dedicated pickleball courts, adjacent tennis and basketball courts where temporary pickleball courts were created using tape and portable nets. These tournaments were enjoyed by both players and spectators, many of whom may have never played in or attended a tournament.

Pickleball is a multi-generational sport to be enjoyed by youths to super seniors. The rules are simple and the game is easy for beginners to learn, but can develop into a quick, fast-paced, competitive game for experienced players.

The establishment of pickleball courts here in Redondo Beach will enhance our community health and wellness lifestyle for families and friends, couples and singles, new and experienced players of all ages. Multi-court facilities will provide opportunities for recreational drop-in play, organized play, instruction, clinics, leagues, and tournaments.

Redondo Beach is approximately six square miles and the reality is it can take 15-30 minutes to drive from one end to the other. We strongly support the city approving the conversion of a tennis court into four dedicated pickleball courts at Alta Vista Park in South

Redondo and the new construction of six dedicated pickleball courts with appropriate lighting, fencing, and seating at Aviation Park in North Redondo.

Two separate locations will spread the pickleball love to our Redondo Beach residents and surrounding communities, as well as create a consistent revenue stream for our Parks and Recreation Department from various pickleball activities. Alta Vista's adjacent tennis courts could support future tournaments and Aviation Park could join with Manhattan Heights Park to create bi-city pickleball events.

We thank the city for conducting the Feasibility Study and request that the establishment of dedicated pickleball courts in South Redondo at Alta Vista and North Redondo at Aviation Park be approved.

Sincerely,

Teri Carter
USAP Certified Referee and Registered Trainer
USAP Certified Referee Coordinator, West Region
USAP Referee Coordinator
USAP National Championships, 2021 Co-Tournament Director
PPR Certified Pickleball Pro Instructor

Shannon Carter
USAP Certified Referee and Registered Trainer
USAP Referee Coordinator
PPR Certified Pickleball Pro Instructor

USAP = USA Pickleball (Association)
PPR = Professional Pickleball Registry

ALTA VISTA PARK ANALYSIS:

- 8 qty. existing tennis courts in slight northeast / southwest orientation
- 1 qty. tennis court can be re-surfaced to accommodate 4 pickleball courts
- Existing fencing and sports court lighting
- Paths lead to all other park amenities and adjacent on-site parking
- Potential location for one stand-alone pickleball court with lighting and fencing, tree removal
- Tennis courts located down slope approximately 140'-150' from residential housing across both S. Juanita Avenue and Camino Real. Residences are between 5'-11'+ higher than the tennis courts

SITE CONSTRAINTS

- Existing A.D.A. parking striping and ramp do not meet current building codes and would need to be updated.
- A single stand-alone, lighted court would cost more than refinishing one tennis court and serve fewer people.
- One court: 4 players. Four courts: 16 players
- Park Hours: 5:30 a.m. to 10:00 p.m.

ESTIMATE OF PROBABLY COSTS:

Converting One Existing Tennis Court: remove existing netting posts/sleeves/anchors and cap, resurface and restriping court, install 8 netting posts/footings, 4 nets, 2 additional benches: *\$42,400

New Stand-Alone Pickleball Court: concrete pad, court striping, fencing and gates, 2 posts, 1 net, 1 bench, lighting, remove 2 trees, remove turf-grass, grading to level area: *\$53,300 plus site-work. Optional sports court surfacing: \$5,000. Lighting: \$40,000

*All estimated costs are for basic amenities only. A survey would need to be conducted, along with a conceptual design to determine more accurate costs due to the extent of: grading, retaining curbs or low walls, tree removal, noise abatement structure, accessible path and other items that may need to be addressed on a site specific basis.



4-COURT PICKLEBALL OVERLAY ON EXISTING TENNIS COURT

Alta Vista Park



Project
Pickleball Feasibility Study
 City of Redondo Beach, CA



PICKLEBALL COURT LOCATION

PROPOSED TENNIS COURT FOR RE-SURFACING



NEW PICKLEBALL COURT LOCATION

POTENTIAL LOCATION FOR STAND-ALONE PICKLEBALL COURT



EXISTING A.D.A. RAMP TO BE REPLACED, RE-STRIPE A.D.A. STALLS



HIRSCH & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE & PLANNING
 1000 S. JUANITA AVENUE, SUITE 4
 REDONDO BEACH, CALIFORNIA 90278
 PHONE: (310) 261-1178
 FAX: (310) 261-1179

Landscapist
 Architect

ESTIMATE OF PROBABLY COSTS:

Re-Stripe Existing Basketball Courts: clean existing surfacing, repair damaged concrete patches, maintain or refresh basketball court striping and add pickleball striping in contrasting color, option to re-surface courts prior to striping: *\$4,500 pickleball court striping only, plus site work. Optional sports court surfacing with multi-court striping: \$30,000-\$35,000

*All estimated costs are for basic amenities only. A survey would need to be conducted, along with a conceptual design to determine more accurate costs due to the extent of grading, retaining curbs or low walls, tree removal, noise abatement structure, accessible path and other items that may need to be addressed on a site specific basis.

PERRY PARK ANALYSIS:

- 2 qty. existing 50' x 85' basketball courts in north / south orientation can be overlaid to accommodate a multi-court with 2 basketball courts and 3 pickleball courts
- One court is currently being used for two pickleball courts with temporary taped striping
- Existing temporary striping is not ideal with basketball backboards and hoops encroaching into pickleball play space and backboard pole located within safety over run zone just outside of courts
- Existing fencing and sports court lighting
- Street parking only along Rockefeller Lane and Slusson Lane
- Existing A.D.A. parking along Rockefeller does not meet current code
- Paths lead to all other park amenities including street parking
- Basketball/Pickleball courts located adjacent to busy Grant Avenue in the center of the park. There are no noise complaints or concerns currently at this location
- Park Hours:-6:00 a.m. to 8:00 p.m.

SITE CONSTRAINTS AND CONSIDERATIONS

- Not much open space available for a stand-alone pickleball court at this location.
- Existing court concrete has patches that are pitting, spalling and previous repairs were carved into. These would need to be repaired. Another option would be to resurface and stripe the court with colored surfacing to better define the courts from the adjacent plaza to the east
- Existing A.D.A. parking striping and ramping along Rockefeller Lane should be brought up to current code.



EXISTING BASKETBALL COURTS WITH TEMPORARY STRIPING USED FOR PICKLEBALL



EXISTING HALF BASKETBALL COURT CAN BE OVERSTRIPED



PICKLEBALL OVERLAY ON EXISTING BASKETBALL COURTS

Perry Park



Project
Pickleball Feasibility Study
City of Redondo Beach, CA



Landscape
Architect
MIRCH & ASSOCIATES, INC.
Landscape Architecture & Planning
10455 Santa Monica Blvd. Suite 100
Santa Monica, CA 90404
Phone: 310.316.1111
www.mirchassociates.com

ESTIMATE OF PROBABLY COSTS:

New Stand-Alone Pickleball Court (per court):
 concrete pad, court striping, fencing, 2 poles, 1 net, 2 benches, remove 5 trees, remove turf grass, grading to level area, retaining wall or curb:
 *\$53,300 - \$319,800 for 1-6 courts plus site work, optional sports court surfacing: +\$5,000/court. 18' high sports lights: up to \$40,000/court plus \$10,000 for electrical improvements

*All estimated costs are for basic amenities only. A survey would need to be conducted, along with a conceptual design to determine more accurate costs due to the extent of: grading, retaining curbs or low walls, tree removal, noise abatement structure, accessible path and other items that may need to be addressed on a site specific basis.

AVIATION PARK OPEN FIELD ANALYSIS:

- Open field is bounded by a public gymnasium, a child development center, and parking lots for the adjacent Northrup Grumman complex
- No existing permanent lighting within the field area other than within parking lots and at buildings
- Parking directly adjacent to open field is privately owned by Northrup Grumman
- There is no accessible parking for open field access
- Electrical and water is available at adjacent gym
- Existing fitness center has agreement with Northrup Grumman for parking in private parking lots

SITE CONSTRAINTS AND CONSIDERATIONS

- If no exterior lighting is provided, court use would be limited to daylight hours.
- Accessible parking should be installed including ramp and necessary striping. Approval by Northrup Grumman would be required
- Root damage to parking lot curbs and asphalt from adjacent mature trees
- Accessible path to new courts would need to be added, but there is ample space for access to all courts, lighting, seating, and other park amenities
- Noise abatement may be needed near the child development center if the noise is distracting to the children or they have nap times during the day.



EXISTING TURF AREA, NORTH AND EAST OF EXISTING BASEBALL FIELDS



NEW PICKLEBALL COURT OPPORTUNITY

Aviation Park Open Field

Pickleball Feasibility Study
 City of Redondo Beach, CA



Chicago
 Architect



HIRSCH ASSOCIATES, INC.
 Landscape Architecture & Planning
 4555 East Washington Avenue
 Suite 100
 Chicago, IL 60630
 Phone: 773.486.1100
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