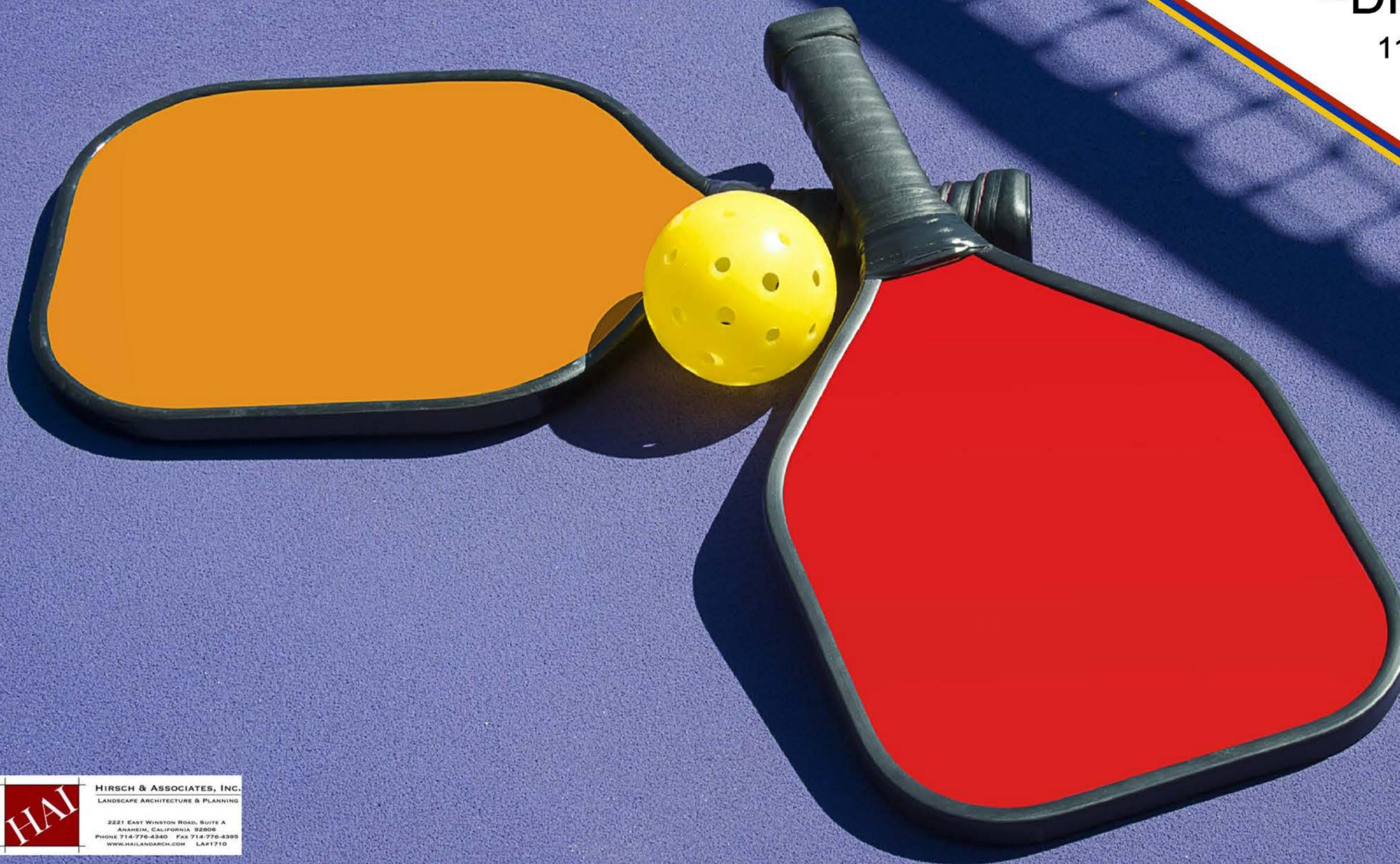


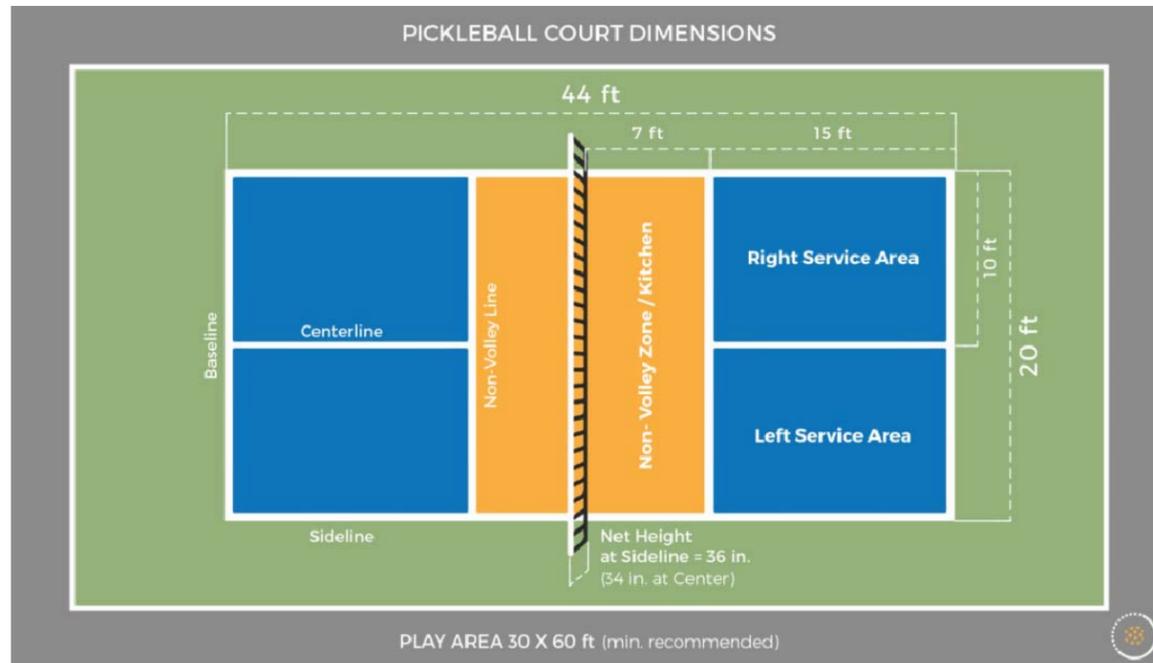


City of Redondo Beach Pickleball Feasibility Study

~DRAFT~

11-22-21





PICKLEBALL COURT DIMENSIONS

PICKLEBALL COURT CRITERIA:

Court Orientation: North / South orientation is ideal

Sideline Clearance: 5' minimum, 7'+ ideal

Baseline Clearance: 8' minimum, 10' ideal

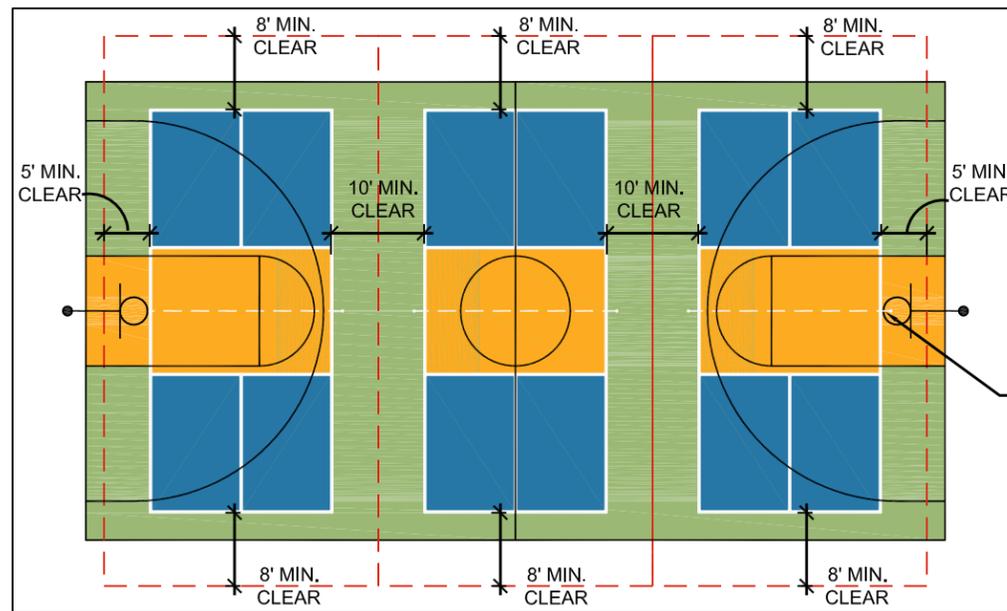
Lightpole placement: Locate outside of sideline clearance zone behind fencing, where possible. If lightpoles are located adjacent to net, they need to set back a minimum 2' from net poles. Lights should provide average of 30 foot candles and mounted on 18'-20' high poles.

Fencing: 10' high is preferred, 4' can be used if top is padded and where ball bounce into traffic is not an issue

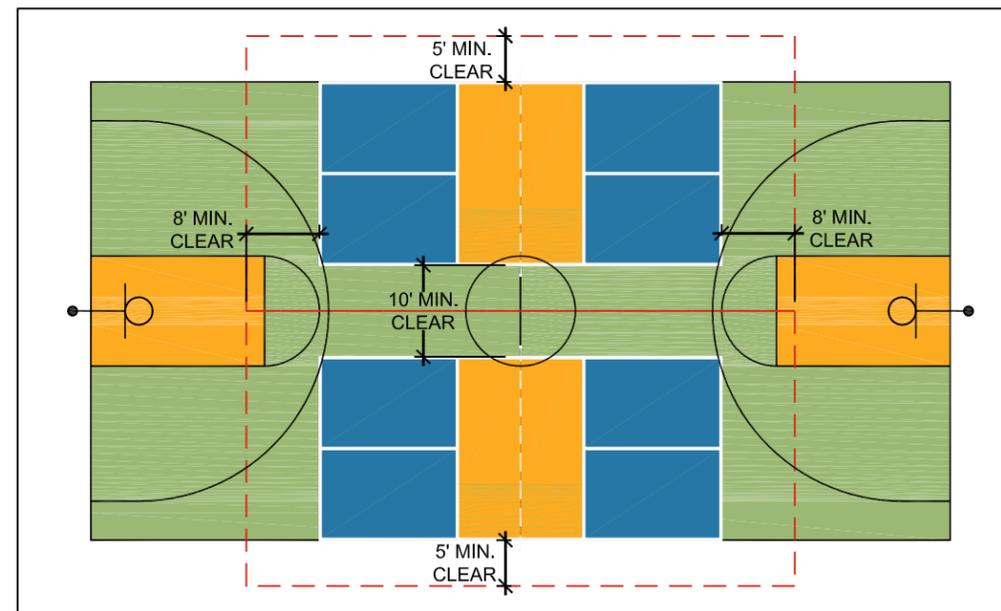
Vertical clearance above court: 18'

BASKETBALL COURT OVERLAY CONSIDERATIONS:

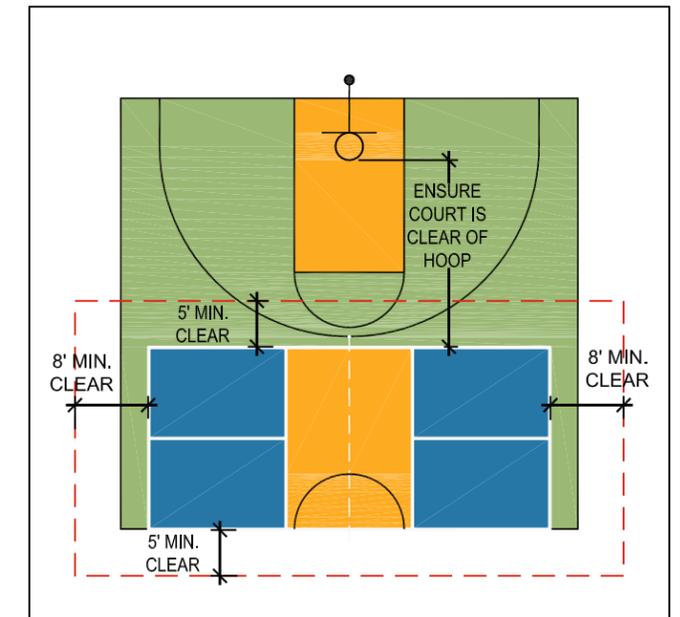
- Basketball courts come in half courts and full courts, but the dimensions of the courts found in parks and schoolyards vary greatly.
- The number of pickleball court overlays on a court depends on the ability to meet the minimum pickleball court clearances to ensure the safety of the players.



3-COURT PICKLEBALL OVERLAY ON FULL BASKETBALL COURT EAST / WEST ORIENTATION

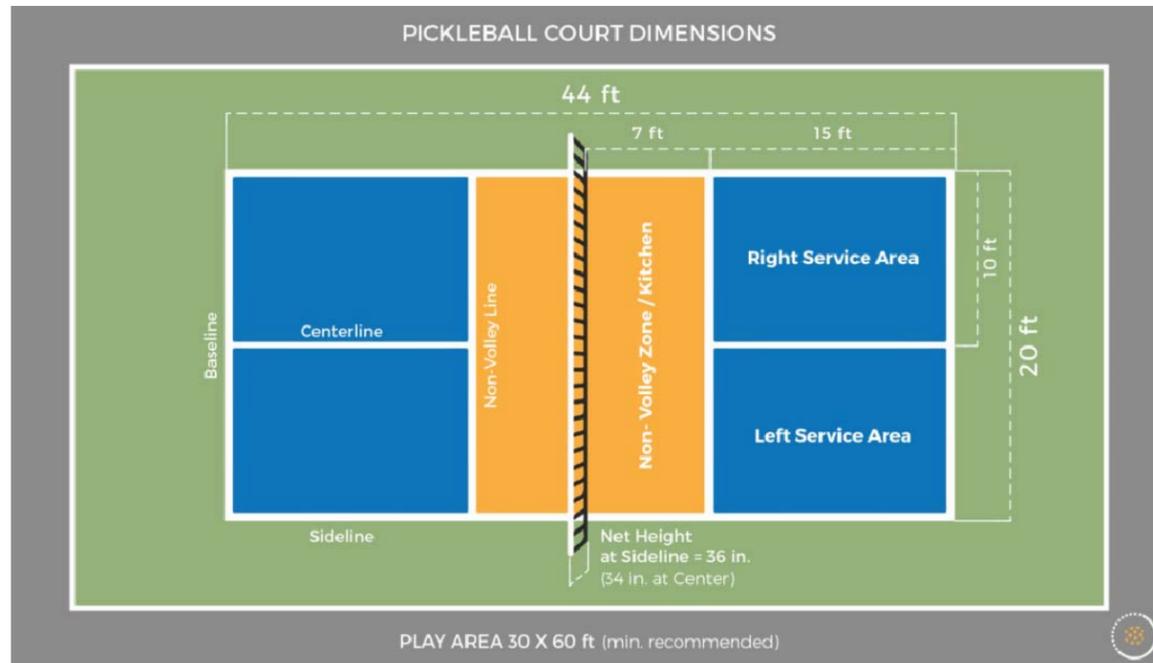


2-COURT PICKLEBALL OVERLAY ON FULL BASKETBALL COURT NORTH-SOUTH ORIENTATION



PICKLEBALL OVERLAY ON BASKETBALL HALF-COURT- EAST / WEST ORIENTATION

Pickleball Courts and Existing Basketball Court Overlay Striping



PICKLEBALL COURT DIMENSIONS

PICKLEBALL COURT CRITERIA:

Court Orientation: North / South orientation is ideal.

Sideline Clearance: 5' minimum, 7'+ ideal

Baseline Clearance: 8' minimum, 10' ideal

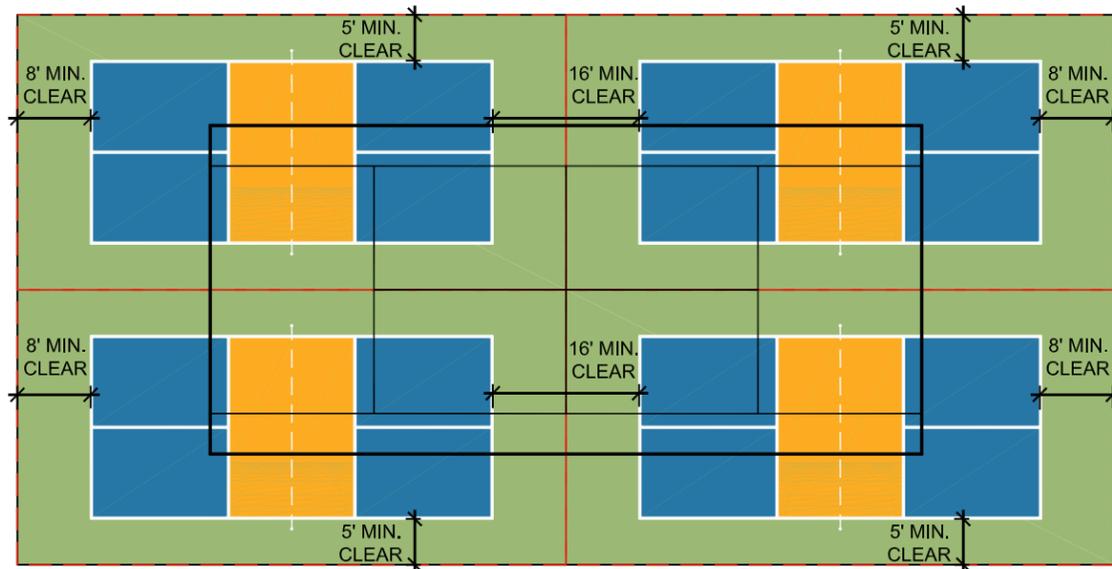
Lightpole placement: Locate outside of sideline clearance zone behind fencing, where possible. If lightpoles are located adjacent to net, they need to set back a minimum 2' from net poles. Lights should provide average of 30 foot candles and mounted on 18'-20' high poles.

Fencing: 10' high is preferred, 4' can be used if top is padded and where ball bounce into traffic is not an issue

Vertical clearance above court: 18'

TENNIS COURT OVERLAY CONSIDERATIONS:

- Tennis courts are most often oriented in a north / south direction.
- Tennis courts come in two different sizes, for singles (36'x78') and doubles(45'x78') games . The court size along with the clearance around the courts, allows a maximum of four pickleball courts to be stiped over an existing tennis court in a north / south orientation.
- Tennis courts generally have existing perimeter fencing and lighting, which would allow for play to occur in the evening hours.

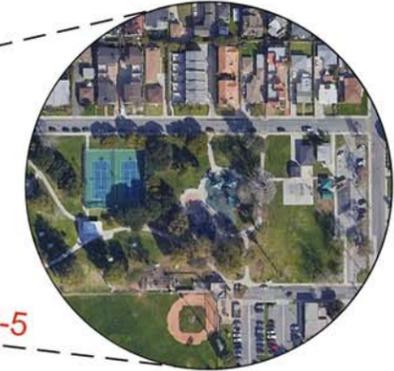


4-COURT PICKLEBALL OVERLAY ON SINGLES TENNIS COURT
NORTH/ SOUTH ORIENTATION

Pickleball Courts and Existing Tennis Court Overlay Striping



AVIATION PARK OPEN FIELD, LS-10



ANDERSON PARK, LS-5



PERRY PARK, LS-6



FRANKLIN PARK, LS-7



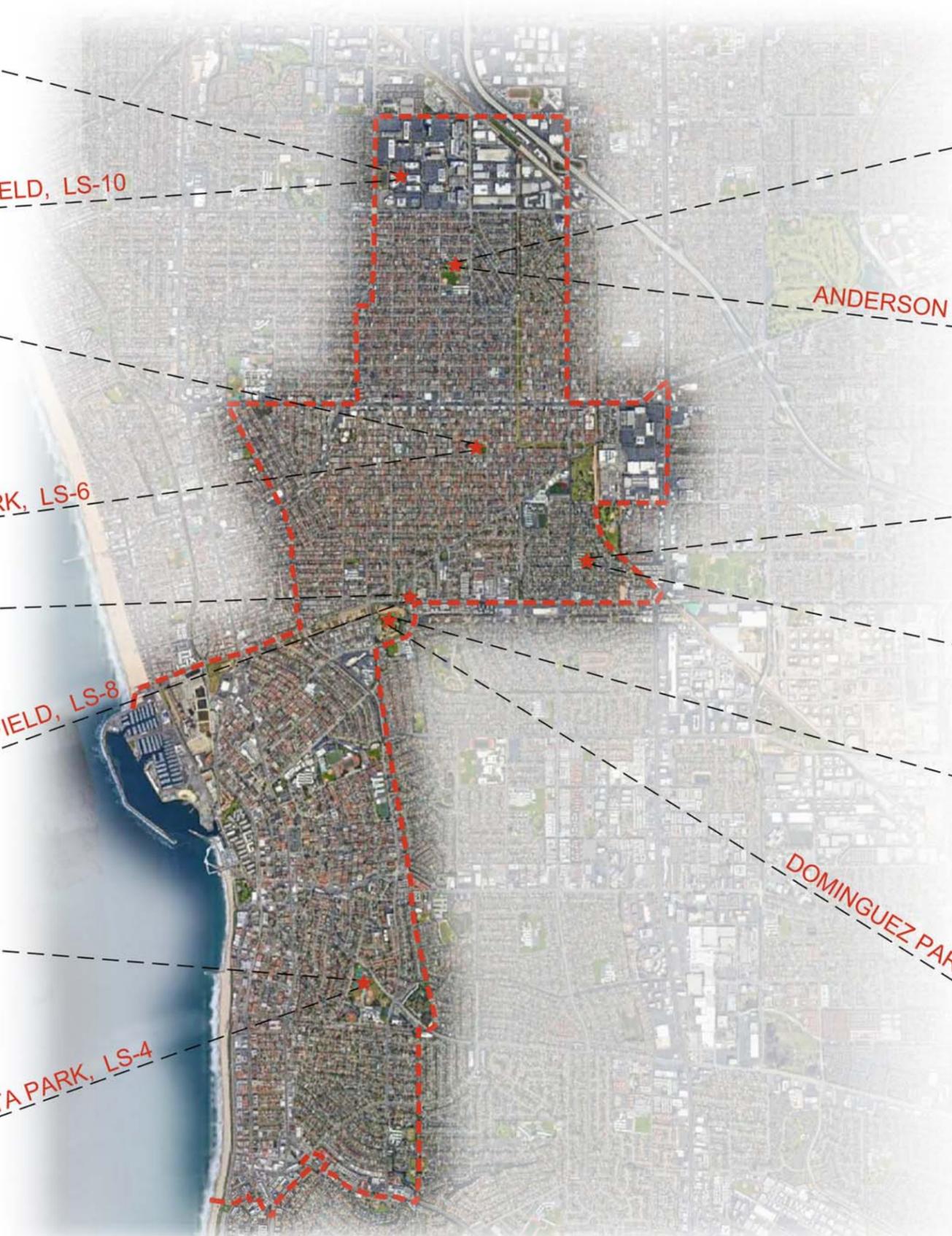
PERRY ALLISON PLAYFIELD, LS-8



DOMINGUEZ PARK, LS-9



ALTA VISTA PARK, LS-4



CITY OF REDONDO BEACH, CALIFORNIA



Key Map of Sites



Project

Pickleball Feasibility Study
City of Redondo Beach, CA

Landscape Architect



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4-COURT PICKLEBALL OVERLAY ON EXISTING TENNIS COURT



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

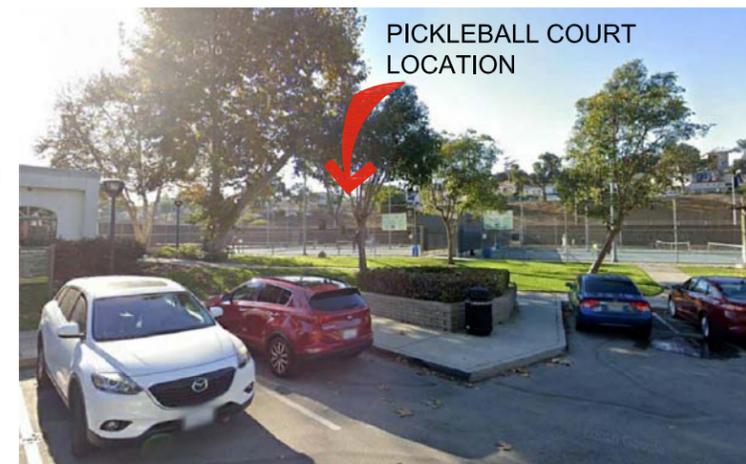
- Existing A.D.A. parking striping and ramp do not meet current building codes and would need to be updated.
- A single stand-alone, lighted court would cost more than refinishing one tennis court and serve fewer people. One court: 4 players. Four courts: 16 players
- Park Hours: 5:30 a.m. to 10:00 p.m.

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 poles, 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.



PROPOSED TENNIS COURT FOR RE-SURFACING



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



POTENTIAL LOCATION FOR STAND-ALONE PICKLEBALL COURT

Alta Vista Park



Project

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City of Redondo Beach, CA

Landscape Architect



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EXISTING HALF BASKETBALL COURT CAN BE OVERSTRIPED



ONE OF TWO EXISTING TENNIS COURTS CAN BE OVERSTRIPED



POTENTIAL LOCATION FOR ONE STAND-ALONE PICKLEBALL COURT AT EDGE OF TURF FIELD

ESTIMATE OF PROBABLY COSTS:

Re-Stripe Existing Tennis Court: clean existing surfacing, maintain existing tennis court striping and add pickleball striping in contrasting color, possible gate modification to meet ADA requirements: *\$6,000 to add pickleball striping

Re-Stripe Existing Basketball Half-Court: clean existing surfacing, maintain or refresh basketball court striping and add pickleball striping with acrylic resurfacer in contrasting color, pad to wrap around pole of sports light: *\$1,500 to add pickleball striping

New Stand-Alone Pickleball Court to Include: concrete pad, surfacing/striping court, fencing and gates, 2 poles, 1 net, 2 benches, lighting, possible tree removal, remove turf grass, grading to level area, possible need for retaining curb: *\$53,300 per court plus site work. Optional sports court surfacing: +\$5,000 per court. Sports 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.



PICKLEBALL OVERLAY ON EXISTING COURTS & NEW COURT OPTIONS

Anderson Park

ANDERSON PARK ANALYSIS:

- 1 qty. existing tennis courts in north / south orientation can be overlaid to accommodate a multi-court with tennis and 4 pickleball courts
- 1 qty. existing half basketball court can be overlaid to accommodate a multi-court with basketball and 1 pickleball court
- Relatively level field can accommodate 1 stand-alone pickleball court with fencing and sports lighting and still allow for open field play in adjacent turf
- Existing fencing and sports court lighting at tennis court
- Existing sports court lighting at basketball court
- Paths lead to all other park amenities including on-site and street parking
- Potential location for one stand-alone pickleball court with lighting and fencing, possible tree removal depending on extent of surface rooting
- Tennis courts located approximately 90' from residential housing across Ferrell Avenue. Basketball court approximately 180' from housing across Vail Avenue, partially screened by restroom building. Location of potential stand-alone court, as shown, is approximately 215' from housing across Vail and 100' across Ernest Street to school building.
- Park Hours: 6:00 a.m. to 8:00 p.m.

SITE CONSTRAINTS AND CONSIDERATIONS

- Existing path from A.D.A. parking has portions of the walkway that are non-compliant and would need to be replaced. A survey would be needed to determine extent of walkways to be replaced.
- A single stand-alone, lighted court would cost more than overstriping one tennis court and half basketball court and serve fewer people. Overstriping one or both existing courts could serve: 16-20 players. Stand-alone court could serve: 4 players
- Noise abatement may be needed for the residences across Vail Avenue, depending on the quantity and arrangement of courts
- The number of on-site parking spaces may limit the number of courts that should potentially be installed at this location. 3 courts would increase parking needs by an additional 12 people.



EXISTING HALF BASKETBALL COURT CAN BE OVERSTRIPED



EXISTING BASKETBALL COURTS WITH TEMPORARY STRIPING USED FOR PICKLEBALL



PICKLEBALL OVERLAY ON EXISTING BASKETBALL COURTS

Perry Park



SCALE: 1"=60'-0"

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

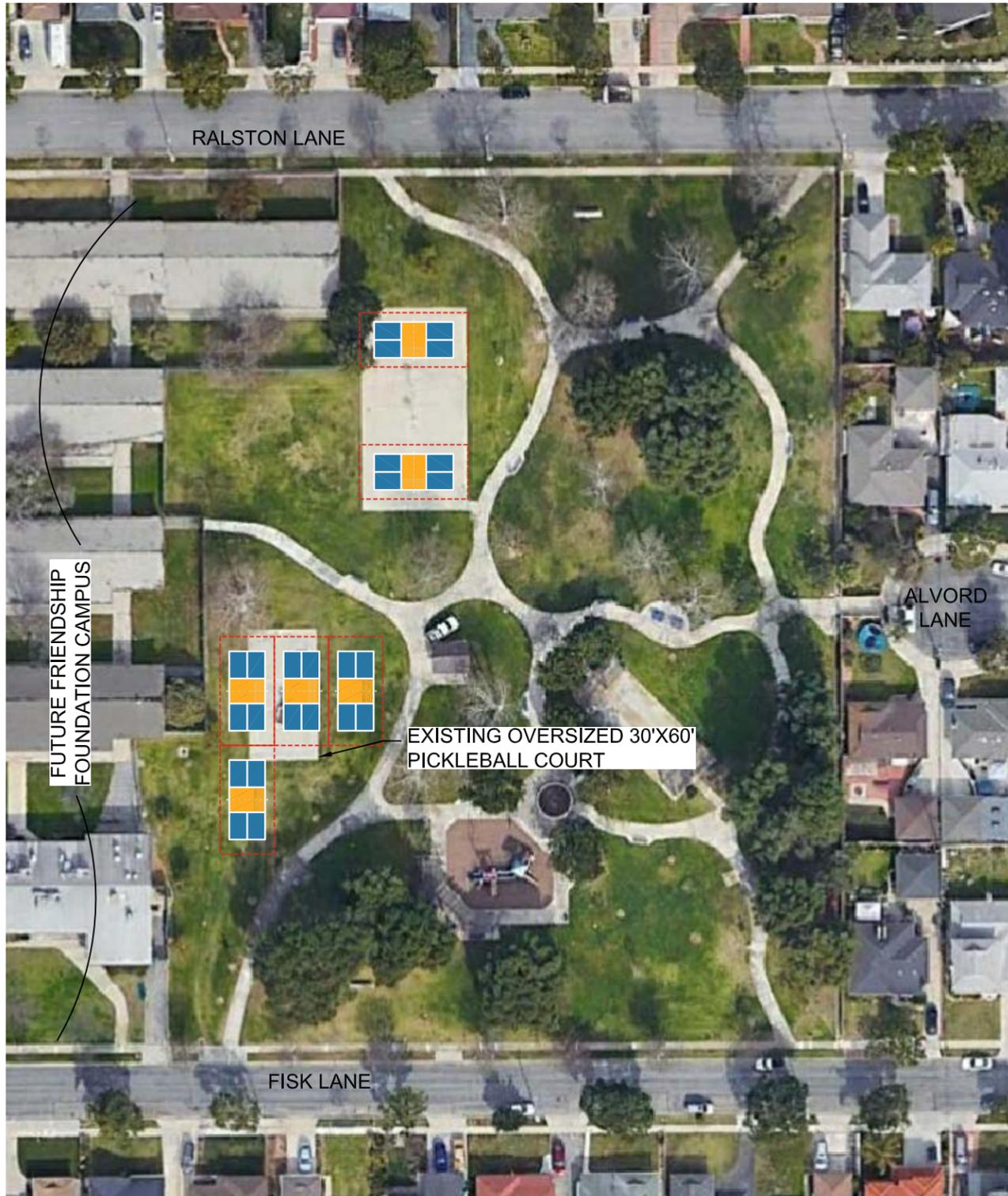
*All estimated costs are for basic amenities only. A survey would need to be conducted, along with a conceptual design to determine more accurate costs due to the extent of: grading, retaining curbs or low walls, tree removal, noise abatement structure, accessible path and other items that may need to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

PERRY PARK ANALYSIS:

- 2 qty. existing 50' x 85' basketball courts in north / south orientation can be overlayed 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 Slauson 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.



PICKLEBALL OVERLAY AND EXPANSION OPPORTUNITIES

Franklin Park



SCALE: 1"=80'-0"



EXISTING BASKETBALL HALF COURTS WITH TEMPORARY STRIPING USED FOR PICKLEBALL



EXISTING PICKLEBALL COURT-OVERSIZED. COURT STRIPING: 30'X60', CONCRETE PAD: 38' X 70'



FLAT TURF AREA CAN ACCOMMODATE UP TO FOUR PICKLEBALL COURTS

ESTIMATE OF PROBABLY COSTS:

Re-Stripe Existing Basketball Courts: clean existing surfacing, repair damaged concrete cracks, maintain or refresh basketball court striping and add pickleball striping in contrasting color: *\$3,000 pickleball striping only, plus site work

New Stand-Alone Pickleball Court (per court): concrete pad, court striping, noise abatement fencing, 2 poles, 1 net, 2 benches, lighting, remove 2 trees, remove turf grass, grading to level area: *\$53,300/court 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.

FRANKLIN PARK ANALYSIS:

- 2 qty. existing basketball half-courts on 58' x 110' concrete pad in north / south orientation can be overlaid to accommodate a multi-court with 2 basketball half courts and 2 pickleball courts
- Both half-courts are currently being used for two pickleball courts with temporary taped striping
- 1 qty. oversized unlit pickleball court
- No existing fencing or sports court lighting
- Parallel street parking along Fisk Lane and Ralston Lane
- Lit paths lead to all park amenities except existing pickleball court
- Basketball/Pickleball courts located in neighborhood park. Basketball courts are approximately 156' from residences across Ralston Lane. Pickleball court is about 225' from houses across Fisk Lane and 285' from houses on Alvord Lane.
- Park Hours: 5:30 a.m. to 10:00 p.m.

SITE CONSTRAINTS AND CONSIDERATIONS

- Park is within residential neighborhood, so noise and sports court lighting could be considered an issue if people are playing at night. Sports lighting scheduled to shut off at a particular time may mitigate this.
- Existing basketball court concrete has cracks that will need to be filled and grass removed from the cracks.
- Existing pickleball court does not have an accessible path to it
- Short concrete pad to existing basketball court may not be considered accessible



EXISTING OPEN PLAYFIELD, WEST ENTRANCE



EXISTING OPEN PLAYFIELD, EAST ENTRANCE



INTERSECTION OF BLOSSOM LANE & 190TH STREET

ESTIMATE OF PROBABLY COSTS:

New Stand-Alone Pickleball Court: concrete pad, court striping, noise abatement fencing, raised fencing along 190th Street and Blossom Lane, 2 poles, 1 net, 1 bench, remove 2 trees, remove turf grass, grading to level area: *\$53,300 plus site work, optional colored sports surfacing: +\$5,000

*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 ALLISON PLAYFIELD ANALYSIS:

- Open turf field surrounded on three sides by a 4' high chain link fence, separated from residences to the north by block wall topped with wood picket fencing
- No existing lighting within the playfield
- Street parking along 190th Street (4-lane street with striped median), Cluster Lane and further north along Blossom Lane
- Potential pickleball court location is approximately 39' from houses to the north and 270' from houses to the west. East of the site is Southern California Edison
- Playfield Hours: 5:30 a.m. to 8:30 p.m.

SITE CONSTRAINTS AND CONSIDERATIONS

- Park is adjacent to a residential neighborhood, so noise will need to be mitigated.
- Lighting is not recommended to avoid disturbing residences to the north. This limits hours that the pickleball court can be used.
- Playfield opens early, perhaps a sign limiting pickleball play to later in the morning would be appropriate
- Court would need accessible path to it from at least one playfield entrance



PICKLEBALL OVERLAY AND EXPANSION OPPORTUNITIES

SCALE: 1"=50'-0"

Perry Allison Playfield



NEW PICKLEBALL COURT OPPORTUNITY



SCALE: 1"=80'-0"



EXISTING TURF AREA, NORTH AND EAST OF EXISTING BASEBALL FIELDS

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

*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.

DOMINGUEZ PARK ANALYSIS:

- Open turf field located beyond the outfields of the park's two baseball fields
- No existing permanent lighting within the park other than within parking lot and at buildings
- Street parking and on-site parking available
- Park is located on a landfill
- No residences within close proximity, no concerns about noise
- Electrical lines and gas lines within park
- Park Hours: 8:00 a.m. to 6:00 p.m.

SITE CONSTRAINTS AND CONSIDERATIONS

- Courts cannot be built beneath the electrical lines or within any existing utility easements on site.
- Park hours limit time available to use the courts.
- Differential settling will most likely occur and has been an issue with other amenities within the park. If courts are built here, it is recommended to have individual court pads connected by decomposed granite path in lieu of one large pad for all courts.
- Accessible path to new courts would need to be added

Dominguez Park



Project

Pickleball Feasibility Study
 City of Redondo Beach, CA

Landscape Architect



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NEW PICKLEBALL COURT OPPORTUNITY



EXISTING TURF AREA, NORTH AND EAST OF EXISTING BASEBALL FIELDS

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.

Aviation Park Open Field



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