

Current Situation

- Demand for PB courts very high. Players' abilities at competitive levels on irregular surfaces with no fencing. Nighttime play not possible. RB the only city in the South Bay without PB courts on appropriate court surface. No nets provided impacts access to our residents. (City provides nets for BB and Tennis!)
- RB has no true pickleball courts. Dedicated PB facility is "conceptual" and 'years out" with a potential cost of 1.2 million which requires funding. (No council action on a dedicated facility since the *2021 feasibility report which estimated 600k for a freestanding facility at Aviation Park)
- **We analyzed Alta Vista data from 4 months (1 per quarter) provided to us by Rec and Parks. Model below shows tennis courts are not fully optimized**

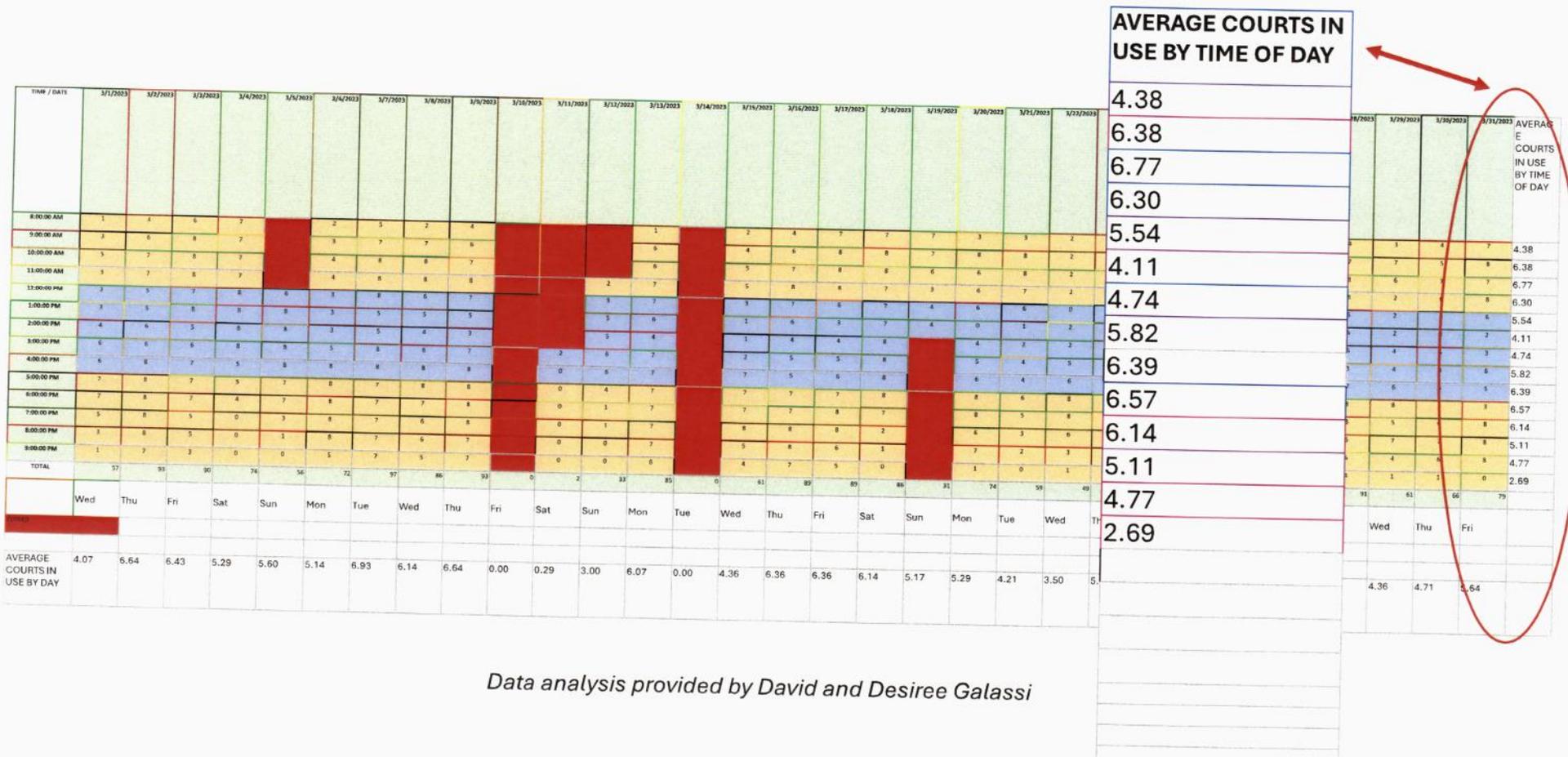
	Total Court Usage	Reported Revenue	% Time with 1 available Court	% Time with 2 available Courts	Tennis to 4 Pickleball Revenue Model	Tennis to 8 Pickleball Revenue Model
23-Mar	67.73%	\$14,814.00	75.26%	55.79%	7600	15200
23-Jun	65.01%	\$15,837.00	83.66%	65.10%	8080	16160
23-Oct	66.38%	\$19,022.00	80.77%	56.01%	8320	16640
23-Dec	50.00%	\$11,967.00	92.62%	80.15%	7860	15720

Model Assumption:

- | |
|---|
| 1) 50% utilization (Minimum report usage rate for Tennis) |
| 2) 1 Tennis CT - 4 Pickleball |
| 3) \$10 per hour per pickleball court (Average resident rate: MB, ES) |

Data analysis provided by David and Desiree Galassi

Analysis by month for the 4 months provided revealed courts not optimized certain hours of the day (as well as certain days of the week). Example below is the month of March.

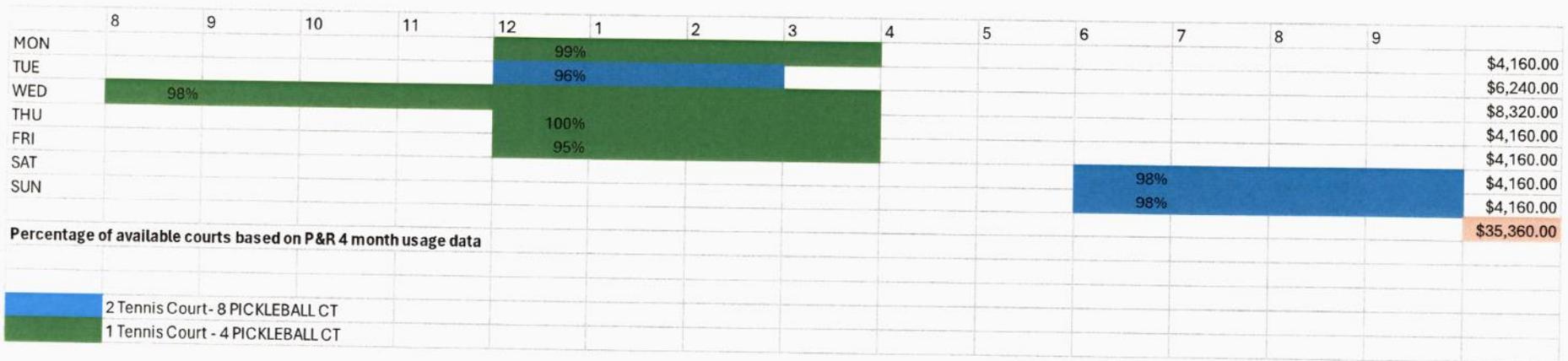


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We did an analysis based on each day of the week for the 4 months of the data provided ("Wednesday" example below). ****Blue boxes show most availability. Red boxes show all 8 courts were used**

TIME / DATE	Day of Week	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM	8:00:00 PM	9:00:00 PM	TOTAL
3/1/2023	Wed	1	3	5	3	3	3	4	6	6	7	7	5	3	1	57
3/8/2023	Wed	2	7	8	8	6	5	4	6	8	8	7	6	6	5	86
3/15/2023	Wed	2	4	5	5	3	1	1	2	7	7	7	8	5	4	61
3/22/2023	Wed	2	2	2	2	0	2	2	5	6	8	8	6	3	1	49
3/29/2023	Wed	3	7	6	2	2	2	4	4	6	8	5	7	4	1	61
6/7/2023	WED	2	5	6	4	5	2	5	8	8	8	7	8	8	0	76
6/14/2023	WED	2	6	7	6	2	1	7	6	7	7	5	7	4	0	67
6/21/2023	WED	3	4	5	4	4	2	6	6	7	7	7	7	4	0	66
6/28/2023	WED	2	7	7	3	4	3	5	7	7	5	6	8	6	0	70
10/4/2023	Wed	2	7	7	4	2	1	5	6	7	5	5	8	6	1	66
10/11/2023	Wed	1	8	7	6	5	1	4	5	6	8	7	7	8	1	74
10/18/2023	Wed	2	8	8	7	5	0	4	6	7	6	6	8	5	0	72
10/25/2023	Wed	4	6	6	4	2	0	3	7	8	8	8	8	6	0	70
12/6/2023	Wed	3	5	7	5	2	0	2	5	5	6	6	8	6	0	60
12/13/2023	Wed	1	2	6	5	2	0	6	7	5	5	8	8	8	0	63
12/20/2023	Wed	2	3	4	3	2	0	3	5	4	7	7	6	5	0	51
12/27/2023	Wed	2	5	6	5	5	1	4	3	4	6	4	6	4	0	55
<i>Data analysis provided by David and Desiree Galassi</i>																

Based on our analysis of the 4 months of usage data provided by Rec and Parks, we have proven that not only can a “2 tennis court to 8 PB shared use model” be sustained at Alta Vista, we have also identified **potential days and times** below as the **LEAST IMPACT TO TENNIS** as well as the “potential revenue” generated for the city.



- Makes available 136 pickleball court hours per week on true court surface with fencing, lights and city provided nets
- Impacts on average 2.25% of Tennis usage, 5% maximum per day
- Generates 35K in additional revenues (based on the assumption of \$10 per PB court @50% usage)

Data analysis provided by David and Desiree Galassi

Conclusion

- The “shared use” scenario provides an equitable, inexpensive, and quick solution to the need for real courts for the PB community
- Tennis and pickleball CAN co-exist, this model builds unity and community. Everyone gives a little, everyone gets a little.
- This model honors taxpayer dollars, maximizing our limited resources for the good of our whole community.
- This model allows Redondo to generate some revenue through open play hours as well as “by reservation”
- Shared use at Alta Vista diversifies our portfolio of assets encouraging Redondo residents and visitors to “stay in Redondo”, patronizing our restaurants, stores and other amenities in a centralized location.
- Shared use scenario allows for additional data to be collected and analyzed regarding park use including what (or who) impacts its use, the potential for increased revenue, and data to support the need for a dedicated PB facility.

WE URGE THE COUNCIL TO MOVE FORWARD WITH THIS COMPROMISED SOLUTION

Data analysis provided by David and Desiree Galassi