

RECREATION AND PARK COMMISSION

SPECIAL MEETING

AGENDA May 25, 2023

Item 6-B – Staff Request for Recreation and Park Commission Review and Consideration of the Krusi Park Tennis Court Resurfacing Project to be Completed Without Adding Pickleball Striping, and Request for Commission Recommendation on Other Potential Pickleball Venues in Alameda.

Public Comment

Katherine Sirota

From: ARPD
Sent: Monday, May 22, 2023 8:10 AM
To: Matt Nowlen; David Leimsieder
Subject: FW: [EXTERNAL] Pickleball at Krusi

-----Original Message-----

From: judycbroughton@gmail.com [mailto:judycbroughton@gmail.com]
Sent: Saturday, May 20, 2023 9:37 AM
To: ARPD <ARPD@alamedaca.gov>
Subject: [EXTERNAL] Pickleball at Krusi

Hello - As an avid pickleball player I love the idea of moving LESSONS and RESERVATIONS to Krusi so that Lincoln Park can be free for open play! It is very frustrating to constantly have the Lincoln courts (the ONLY courts in Alameda) being reserved for lessons. :(This would also assure neighbors that the courts at Krusi would be regulated. Thank you, Judy Broughton

Katherine Sirota

From: Teri Rose <terirose34@gmail.com>
Sent: Friday, May 19, 2023 12:03 PM
To: Matt Nowlen; David Leimsieder
Cc: Eddie Metairie; Kristin Fairfield; Rod Harris
Subject: [EXTERNAL] Thank You

Hi Matt & Dave,

I wanted to drop a note to let you know how much I appreciated your facilitation of the meeting yesterday. I thought you did a great job keeping the conversation from going off the rails and continually pointing out that the discussion was about Krusi. I apologize that I got a bit frustrated. I do this for a living and should have remained a bit calmer.

I am not writing this to gain favor , but to say I think we have come far in our working relationship and are trying to look at the bigger picture. Yesterday had its tense moments and you two did a great job setting the ground rules and navigating the discussion.

It is my great hope that we can come to a middle ground and move forward. Our intention is not to cause distress to the neighbors. I feel confident we can move forward with a compromise and truly be a model for other communities.

I look forward to seeing you next week.

Thanks again,

Teri

Katherine Sirota

From: Kristin Fairfield <kristinfairfield19@gmail.com>
Sent: Sunday, May 21, 2023 7:55 PM
To: Teri Rose
Cc: Matt Nowlen; David Leimsieder; Eddie Metairie; Rod Harris
Subject: [EXTERNAL] Re: Thank You

Hi Matt and Dave,

I agree with Teri, and I also very much appreciate your efforts.
Please let us know when/ if the neighbors get back to you about our test and what we discussed at the meeting.

Thanks,
:)
Kristin

On May 19, 2023, at 12:02 PM, Teri Rose <terirose34@gmail.com> wrote:

Hi Matt & Dave,

I wanted to drop a note to let you know how much I appreciated your facilitation of the meeting yesterday. I thought you did a great job keeping the conversation from going off the rails and continually pointing out that the discussion was about Krusi. I apologize that I got a bit frustrated. I do this for a living and should have remained a bit calmer.

I am not writing this to gain favor , but to say I think we have come far in our working relationship and are trying to look at the bigger picture. Yesterday had its tense moments and you two did a great job setting the ground rules and navigating the discussion.

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Thanks again,

Teri

Katherine Sirota

From: Gary Tillman <garytillman@gmail.com>
Sent: Tuesday, May 23, 2023 10:28 AM
To: CityCouncil-List; Manager Manager; David Leimsieder; Matt Nowlen; ARPD
Subject: [EXTERNAL] We Are Not Alone update on Pickleball at Krusi Park

Dear city of Alameda representative,

Please see the links below for yet a further 2 pickleball court closures within the last week; now 8 cities since November 2022. Please note in both articles these cities are considering in the interim designating a gym available for open pickleball use with temporary courts: maybe an interim, similar solution for Alameda until the Estuary courts open.

https://www.lowermoreland.org/news/what_s_new/pickleball_updates

https://www.westlinntidings.com/news/west-linn-to-remove-two-pickleball-courts-at-tanner-creek/article_64358078-acb8-11ed-af57-ffd1095dea91.html

We again implore you to make the logical and moral choice and take pickleball to Washington Park, where no residents will be impacted by the pickleball noise. You still can make the right decision.

Gary Tillman

PS: Consider having staff join the Pickleball Sound Mitigation group on Facebook for up to date and relevant information from around the country.

Katherine Sirota

From: Gary Tillman <garytillman@gmail.com>
Sent: Tuesday, May 23, 2023 12:33 PM
To: CityCouncil-List; Manager Manager; David Leimsieder; Matt Nowlen; ARPD
Subject: [EXTERNAL] Pickleball at Krusi Park - please be a good neighbor
Attachments: Pickleball Sound 103.pdf

Dear city of Alameda representative,

Please find attached the following paper entitled: Pickleball Sound 103 - Mitigating Pickleball Sound - Is Pickleball Compatible with Residential Environments?

This paper was presented by Barry Wyerman and Robert Unetich (1 below), Pickleball Sound Mitigation LLC, 1811 Woodlands Circle, Pittsburgh, PA 15241 at the NOISE-CON 2023, co-located with the 2023 SAE Noise & Vibration Conference and Exposition, May 15-18, 2023

It is a very technical paper, 11 pages, so I will present its general conclusions:

"In general, pickleball courts **less than 100 feet** from a home will require extreme sound mitigation measures to be compatible with a residential environment.

Pickleball courts **more than 100 feet** from a home will require one or more sound mitigation measures to not be considered an annoyance.

At 1000 feet or more from a home, pickleball courts will not require any sound mitigation.

As the number of courts increases to meet the needs of avid pickleball players, acoustical engineers **must consider these sound mitigation options for pickleball to be considered a good neighbor.**

The authors gratefully **acknowledge the pickleball players and the communities** that have helped to evaluate and validate these strategies to achieve successful results for pickleball sound."

This paper and its conclusions further support our position that pickleball does not belong at Krusi Park where there are 7 homes within 150 feet and 37 homes within 300 feet of the proposed multiple use pickleball courts.

Please make the right decision and take multiple use pickleball courts to Washington Park for the minimum disruption to residents..

Gary Tillman

(1) Bob Unetich

<https://www.facebook.com/groups/145879006219534/user/100024260680920>

Self-Employed, Pickleball Sound Mitigation and works at GigaHertz LLC

From: [Gary Tillman](#)
To: [CityCouncil-List](#); [Manager Manager](#); [David Leimsieder](#); [Matt Nowlen](#); [ARPD](#)
Subject: [EXTERNAL] Re: We Are Not Alone update on Pickleball at Krusi Park
Date: Wednesday, May 24, 2023 3:55:25 PM

Dear city of Alameda representative,

Please see below for the future of Pickleball, certainly better than Krusi Park.

Gary Tillman

<https://www.axios.com/local/phoenix/2023/05/23/pickleball-shopping-mall-arizona-mills>

Vacant Arizona big-box store will become nation's first "Pickleball"

Jessica Boehm

Arizona Mills will become the first "Pickleball" in America when one of its vacant big-box stores transforms into 24 championship-style pickleball courts this July.

State of play: Billionaire Major League Pickleball founder Steve Kuhn is funding the conversion of 50 vacant department stores and strip malls into top-tier pickleball facilities across the country over the next two years.

Why it matters: The concept looks to solve two issues: An increase in big boxes sitting empty and a shortage of proper pickleball facilities.

Pickleball is the fastest growing sport in the U.S. and cities are racing to construct enough courts to keep up with demand.

How it works: Players will use an app to reserve courts.

Inside the court, gameplay will be recorded, allowing players to "watch, analyze and learn from their game footage in real time," according to a press release.

What they're saying: "Our goal is to not only make pickleball accessible to more people, but to actually help them improve their game with the help of experts," Pickleball CEO West Shaw said in a statement.

On Tue, May 23, 2023 at 10:27 AM Gary Tillman <garytillman@gmail.com> wrote:

Dear city of Alameda representative,

Please see the links below for yet a further 2 pickleball court closures within the last week; now 8 cities since November 2022. Please note in both articles these cities are considering in the interim designating a gym available for open pickleball use with temporary courts: maybe an interim, similar solution for Alameda until the Estuary courts open.

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<https://www.westlinntidings.com/news/west-linn-to-remove-two-pickleball-courts-at-tanner->

creek/article_64358078-acb8-11ed-af57-ffd1095dea91.html

We again implore you to make the logical and moral choice and take pickleball to Washington Park, where no residents will be impacted by the pickleball noise. You still can make the right decision.

Gary Tillman

PS: Consider having staff join the Pickleball Sound Mitigation group on Facebook for up to date and relevant information from around the country.

From: Gary Tillman
To: CityCouncil-List; Manager Manager; David Leimsieder; Matt Nowlen; ARPD
Subject: [EXTERNAL] Re: We Are Not Alone update on Pickleball at Krusi Park
Date: Thursday, May 25, 2023 5:45:39 AM

Dear city of Alameda representative,

I would like to refer the Commissioners to acoustical expert, Lance Willis, PhD, Principal Acoustical Engineer of ,S&W Acoustics and Noise Control, Phoenix AZ who has worked on 9 pickleball projects.

Please see the following links for reference:

<https://www.acousticalnoise.com/noise-control/why-are-your-pickleball-courts-receiving-complaints-from-neighbors/>
<https://www.azfamily.com/2023/02/13/rise-pickleball-pitting-neighbor-against-neighbor-leading-lawsuits/>

He advises against changing over tennis courts to pickleball courts.

He states that pickleball courts located within 150 feet require careful abatement design to avoid complaints. In Pickelball, a pickleball enthusiast magazine, he states “building a court with a setback of less than 150 feet from a residence is simply impractical, as the noise will certainly carry into homes,” “Any court built within 350 feet of a house may need noise abatement.”

Abatement treatments usually consist of freestanding 8 ft. walls above the playing surface.

Finally, he recommends that pickleball courts be located within 500 to 600 feet of residential properties to avoid ongoing disputes with neighbors.

This expert strongly supports our position that pickleball does not belong at Krusi Park where there are 7 homes within 150 feet and 37 homes within 300 feet of the proposed multiple use pickleball courts; and we are not aware of any noise abatement scheduled for the Krusi conversion.

The city of Alameda should follow this expert's advice and not convert the tennis courts at Krusi Park into multiple use pickleball courts. Thank you.

Gary Tillman

On Tue, May 23, 2023 at 10:27 AM Gary Tillman <garyltillman@gmail.com> wrote:

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From: Gary Tillman
To: CityCouncil-List; Manager Manager; David Leimsieder; Matt Nowlen; ARPD
Subject: [EXTERNAL] Re: We Are Not Alone update on Pickleball at Krusi Park
Date: Thursday, May 25, 2023 5:49:36 AM

Dear city of Alameda representative,

Since November 2022, it has been reported that the following 9 cities have either banned or relocated pickleball courts:

Lower Moreland Township, Pennsylvania; May, 2023
West Linn Oregon; April, 2023
Denver Colorado; April, 2023
Falmouth Massachusetts; March 2023
Kirkwood, Massachusetts; March 2023
Ottawa, Canada: March 2023
Lake Oswego, Oregon; January 2023
Bend, Oregon; November 2022
Fort Myers, Florida; November 2022

In addition, 2 pickleball courts were closed in Newport Beach in 2019.

The city of Alameda should avoid being added to this list and not convert the tennis courts at Krusi Park into multiple use pickleball courts.

Thank you.

Gary Tillman

On Wed, May 24, 2023 at 3:55 PM Gary Tillman <garyltillman@gmail.com> wrote:
Dear city of Alameda representative,

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Pickleball is the fastest growing sport in the U.S. and cities are racing to construct enough courts to keep up with demand.

How it works: Players will use an app to reserve courts.

Inside the court, gameplay will be recorded, allowing players to "watch, analyze and learn from their game footage in real time," according to a press release.

What they're saying: "Our goal is to not only make pickleball accessible to more people, but to actually help them improve their game with the help of experts," Picklemall CEO West Shaw said in a statement.

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To: CityCouncil-List; Manager Manager; David Leimsieder; Matt Nowlen; ARPD
Subject: [EXTERNAL] Re: We Are Not Alone update on Pickleball at Krusi Park
Date: Thursday, May 25, 2023 6:08:15 AM

Dear city of Alameda representative,

Over the last two years, Nicholas Caplin, a founding partner at Lubin Pham & Caplin in Irvine, has represented members of more than 10 California residential communities with newly built or converted pickleball courts.

Caplin said that in case after case, the pickleball courts were ultimately found to have violated noise codes.

Legal claims against municipalities in California and across the country have forced similar resolutions, because volume levels associated with pickleball violate noise restriction ordinances for residential areas. The claims often result in "really ugly neighborhood drama," Caplin said, but people who live near the courts typically win out.

<https://docs.google.com/document/d/1h6GbnuLj3d5fSAWqygNrl4JSNHKZCJ6-M8DFNgTidJY/edit?usp=sharing>

We have vetted Mr Caplin and his law firm and discussed terms to represent the residents on High Street, all within 150 feet of the Krusi tennis courts, should the need arise.

The city of Alameda should avoid this neighborhood and legal drama and not convert the tennis courts at Krusi Park into multiple use pickleball courts.

Thank you for your consideration of our request,

Gary Tillman

On Thu, May 25, 2023 at 5:49 AM Gary Tillman <garytillman@gmail.com> wrote:

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