

TENNIS + PICKLEBALL CENTER COURT IMPROVEMENT PROJECT

AUGUST 26, 2025



TAHOE DONNER™

PURPOSE

To introduce the greater Pickleball and Tennis communities to the proposed Tennis + Pickleball Center court redevelopment project.





HOW WE GOT TO TODAY

This project was initiated via member input from a variety of channels. These channels include:

- Member surveys
- The outreach effort of the Long-Range Planning Committee (LRPC)
- User data from the Tennis/Pickleball operation

2023 MEMBER USAGE + SATISFACTION SURVEY

- Conducted every two years
- Included specific section related to the Northwoods campus redevelopment project
- “Do you have any other suggestions or comments regarding the Northwoods Clubhouse campus? Please be as specific as possible.”
- Feedback summary on the next slide



HOW WE GOT TO TODAY

MEMBER SURVEY – CONTINUED PICKLEBALL FEEDBACK SUMMARY

- Strong demand for **more dedicated pickleball courts**.
- Calls for **permanent** courts rather than temporary conversions from tennis courts.
- Desire for *tournaments, drop-in play* and *teaching programs*.
- Suggestions for **noise barriers** due to sound carrying to nearby homes.
- Feedback that current courts have **poor surfaces, dead spots** and **insufficient separation** between play areas.

TENNIS FEEDBACK SUMMARY

- Requests for **upgraded or modernized tennis facilities**, including clubhouse remodels, expanded social areas, and better amenities (bar, coffee, food service).
- Praise for the *existing Tennis Center staff and pros*, but recognition that reservations can be hard to get.
- Interest in *covered/bubble courts* for winter play.
- Mixed opinions on *lighting*: some strongly support it for night play, others oppose it to maintain Truckee’s “dark sky” atmosphere.

HOW WE GOT TO TODAY

LONG-RANGE PLANNING COMMITTEE

Armed with the member survey data and their own outreach efforts, the LRPC drafted an initial report regarding to Northwoods Campus in 2024. The areas identified as “existing sports facilities and recreational enhancements” follow.

- 1. Improve the existing tennis building:** The Tennis and Pickleball Center building is 50 years old, needs major repairs and is too small to support both tennis and pickleball. Look into options for replacing the existing building to meet future needs.
- 2. Evaluate adding shade at Tennis and Pickleball Center:** Look into portable and permanent ways to add shade.
- 3. Evaluate options for pickleball facilities:** The increased popularity of pickleball has placed a strain on the existing tennis and pickleball facilities. Options to expand the existing tennis and pickleball facilities should be explored. The pickleball and tennis courts should be in the same area for numerous reasons.
- 4. Evaluate extending hours of operation:** Evaluate options for extending the times of the year and hours the Tennis and Pickleball Center is open. Consider limitations for lighting and the adjacent wetlands.



HOW WE GOT TO TODAY

2025 BUDGET PROCESS

With the previous feedback in hand and the tremendous growth of pickleball, staff recognized the importance of addressing the member desires related to the Tennis and Pickleball Center. During the 2025 budget process, funds were allocated to study the situation at the center and determine the best course of action to move forward.

PROJECT GOAL

Improve the experience for all users of the Tennis and Pickleball Center by providing dedicated, regulation courts for both activities, addressing changing uses and safety concerns, while considering future impacts to the facility as the broader Tennis and Pickleball Center redevelopment project scope is created over the next few years.

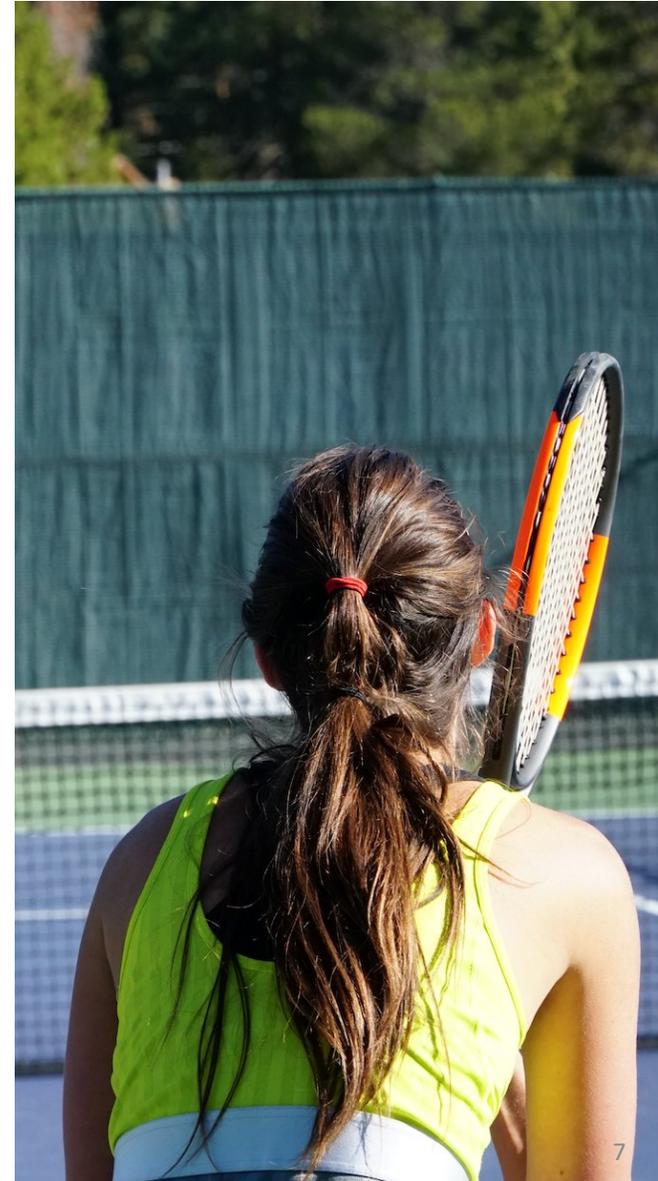
DATA

To address the needs related to Pickleball and Tennis, staff sourced data at several levels. National data relative to participation trends were considered, but the trends and needs of users would be the primary influence on the staff recommendation. Staff executed a Tennis and Pickleball specific survey this season and have analyzed user data from the past two years.

NATIONAL TRENDS

PICKLEBALL: In the US, pickleball participation has increased by around 233% from 2021-2024, to 19.8 million participants in 2024

TENNIS: Tennis participation in the US has increased approximately 14% during the same period, to 25.7 million participants in 2024



DATA

2025 TAHOE DONNER TENNIS + PICKLEBALL PARTICIPANT SURVEY

- 432 total respondents
- 130 tennis players, 203 pickleball players and 99 play both (30%, 43% and 27% respectively)
- **An AI summary of the open-ended question asking “What improvements would you like to see in our physical facility?” (120 comments submitted)**
 - The facility is generally well-regarded, with many praising the courts and amenities.
 - However, there is a strong demand for more dedicated pickleball courts, as the current setup with shared tennis courts is confusing and disruptive.
 - Many noted the current temporary courts are insufficient.
 - The courts should be individually accessed, properly fenced and separated to avoid interruptions and injuries.
 - There is a need for improved noise attenuation and a covered viewing area.
 - Improvements to bathrooms, awnings and seating are requested.
 - Better separation between courts to reduce noise and ball interference.



DATA

TAHOE DONNER USER DATA

Staff utilized the current usage data from the Court Reserve reservation system to gain a better understanding of the relative participation levels at the Tennis and Pickleball Center.

Court Reservations	YTD Reservations	YTD Players	July Reservations	July Players
Tennis	1,146/38%	3,181/40%	719/43%	1,550/38%
Pickleball	1,820/62%	4,741/60%	962/57%	2,527/62%

Reservation Players	YoY growth July '24 to July '25
Tennis	3%
Pickleball	25%

Open Play Program Participation	YTD Player Count
Tennis	479/28%
Pickleball	1,206/72%

KEY POINTS

- Pickleball demand is increasing at a significant rate while Tennis demand is increasing, but at a slower pace
- Tennis skill requirements lead to more private lessons and clinics
- Pickleball has future revenue potential given the rapid growth of the sport
 - Open Play program sells out 40 spots regularly
 - Beginner level programs selling out

DATA

MEMBER VS GUEST/STR

YTD 2025	Tennis	Pickleball	Combined
Member	68%	85%	75%
Guest + STR	30%	14%	23%
Employee	2%	1%	2%

KEY POINT Of the participants in our programming, a greater percentage of those participating in Pickleball programs are members

COURT UTILIZATION

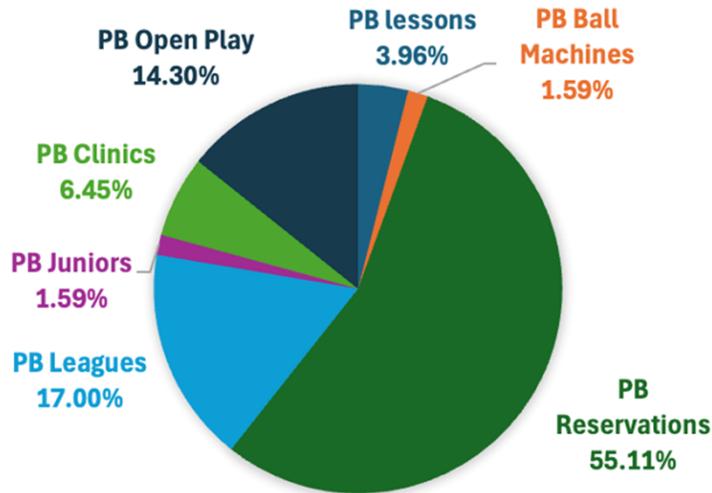
YTD 2025 Court Utilization	All Hours (7am-8pm)	Prime Hours (9-11am)	July Prime Hours (9-11am)	100% Utilization (Max Capacity)
Tennis (courts 1-9)	39%	52%	77%	76.5 hours/6.4%
Pickleball (courts 1-10)	33%	49%	70%	84 hours/7%

KEY POINT Despite Pickleball having more court availability (10 courts), utilization during prime-time hours and hours at full capacity are very similar between the two activities

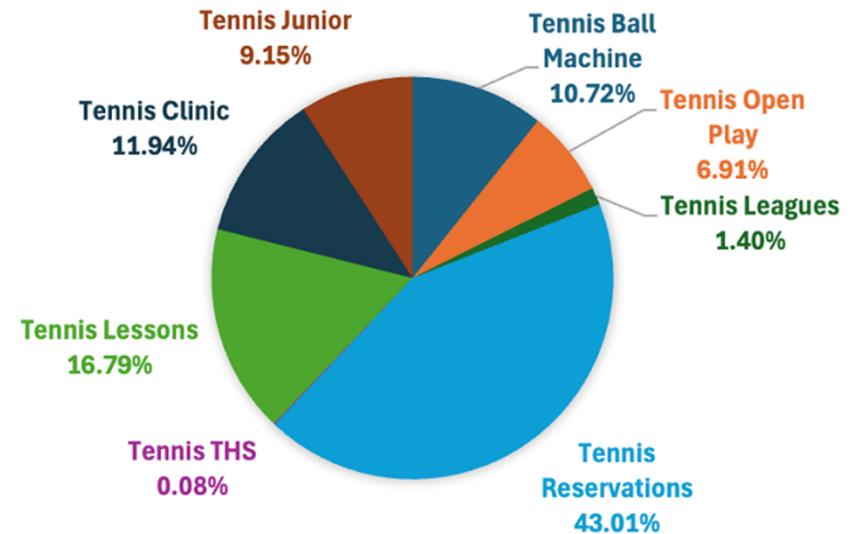
DATA

RESPECTIVE COURT USAGE BY TYPE

Pickleball court usage by type:



Tennis court usage by type:



KEY POINTS

- Overall Pickleball play exceeds Tennis
- Tennis programming + lessons exceed Pickleball programming + lessons
 - Tennis court availability can be enhanced through programming adjustments and league expansions

Usage by type data is YTD 2025 information

INITIAL CONCEPTS

The data further supported the project goal. In the effort to maximize the Pickleball opportunity while minimizing the impact to the Tennis program, focus was centered on courts 11 and 12 and the area to the west

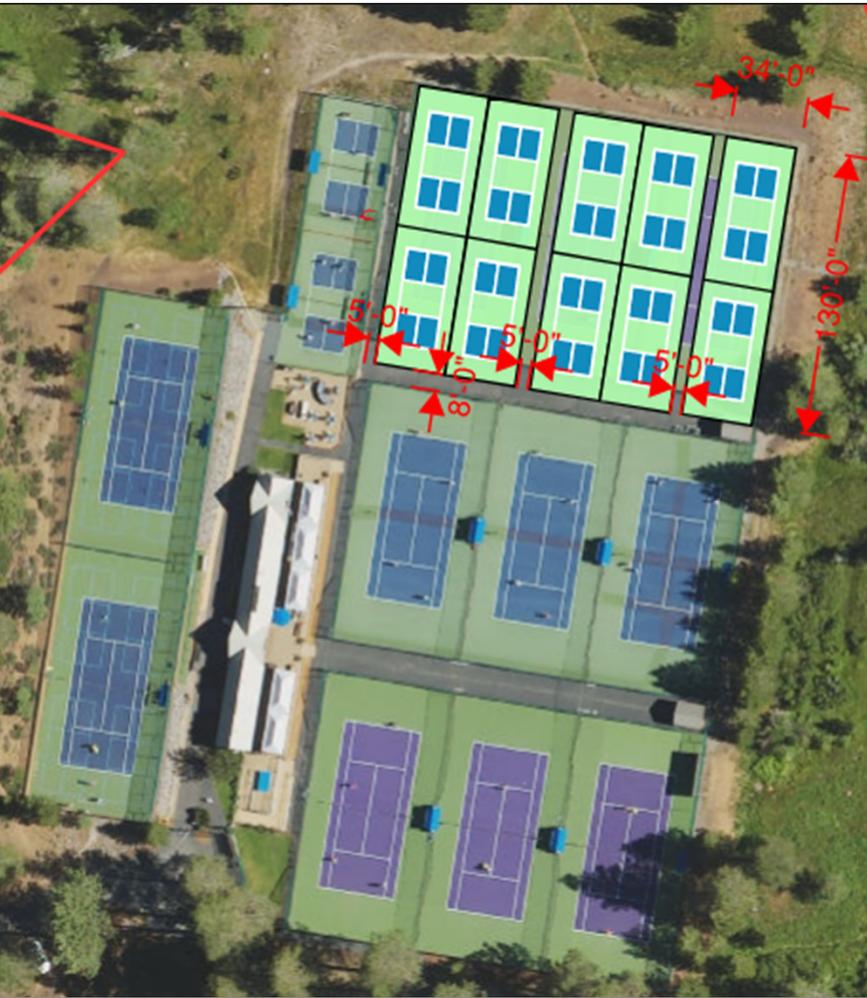
- Current hybrid pickleball courts in this location
- Expansion of the facility perimeter into upland area was available
- Minimal impact to tennis activities

However, other considerations surfaced:

- Higher level of permitting requirements, parking considerations
- Cost implication for large retaining walls required on both east and west sides
- **Not enough real estate for dedicated access to each court or regulation court length**
- **Doesn't consider future redevelopment of the Tennis facility in the coming years, and thus could be a wasted investment**



CURRENT PROJECT CONCEPT



Staff, with member input, determined a better opportunity to achieve the project goal. **Convert courts 7-9 to ten dedicated pickleball courts and return courts 10 & 11 to dedicated tennis courts.**

KEY ELEMENTS

- Addresses current pickleball demand with individual court access to each court
- All tennis and pickleball courts are regulation-sized (safety) and dedicated without any hybrid striping
- Pickleball massed to the northern area to minimize sound disturbance & separates disciplines for a more enjoyable playing experience
- No major development requirements, reducing cost implications
- Simpler project – potentially achievable for 2026 season
- Dedicated Tennis court reduction of one court – from nine to eight
- **Allows for the most flexibility for the future redevelopment plan**

CURRENT STATE



- DEDICATED TENNIS COURTS (6)
- DEDICATED REGULATION-SIZED PICKLEBALL COURTS (2)
- HYBRID PICKLEBALL (8) HYBRID JR TENNIS (3)

FUTURE STATE



- DEDICATED TENNIS COURTS (8)
- DEDICATED REGULATION-SIZED PICKLEBALL COURTS (12)
- HYBRID COURTS (0)

FAQ's

Will this change allow Tahoe Donner to continue to host the High School Tennis practice and tournaments?

Will there be major changes to the Tennis programming as a result of this project?

Will there be major changes in the Pickleball programming as a result of this project?

Will this affect the revenue that the facility generates to offset its operating costs?

How will this project be funded?

Does this project impact our ability to have indoor courts and/or lights in the future?

What is the timeline to complete this project?





NEXT STEPS

1. September Board of Directors update
 - Feedback from outreach efforts
 - Staff recommendation
 - Board decision to move forward with design and bidding
2. Develop plan with third-party consultation
 - Explore court surface structural options with cost benefit analysis of future tennis center improvements
 - Determine procurement type - traditional or design-build
 - Finalize proposed pickleball design
 - Obtain permits if necessary
3. Finalize construction schedule and cost
4. Board approval to award contract and construct project
5. Construction – currently anticipated for 2026 construction season

QUESTIONS OR COMMENTS

ONLINE FEEDBACK FORM

The link to the online feedback form is on the Tahoe Donner website

- Click on “Members” > “Pickleball Court Enhancements” under the Capital Projects heading
- Or scan the QR code

