

MEMORANDUM

Date: 9/11/15

To: Timothy White, BUSD Facilities Director and members of BUSD Construction Bond Oversight Committee (CBOC)

From: Stephanie Allan and Susi Marzuola, Co-Chairs, CBOC Committee

Re: Berkeley High School Tennis Courts

Background

At the request of Board Member Daniels, Co-chairs Susi Marzuola and Stephanie Allan have been meeting with a group interested in restoring the tennis courts at BHS. The need for restoring the courts became critical when King Middle School evicted the BHS team (along with private teachers who were renting the courts) from the King Middle School courts to preserve them for King students.

The issue, as we have defined it, is to find substitute parking currently located on the former BHS tennis courts so that they can be restored.

Stephanie and Susi met with Mayor Tom Bates and Chief of Staff Calvin Fong on June 8, 2015, to discuss the possibility of on-street parking solutions. As a result of this meeting, Mayor Bates requested that the City Manager apply for a Metropolitan Transportation Commission grant to study possible parking solutions as the City has successfully applied for a received parking study grants from MTC in the recent past.

One of the purposes of the study is to determine how many Residential Parking Permits (RPP) would be needed to compensate for the lost slots when the tennis courts reopen. Susi and Stephanie had proposed that a comparable number of RPP's for the area west and south of BHS, generally bordered by Dwight Way, Milvia, University and Sacramento Streets, be given to BHS to distribute as per their internal procedures. This would have the dual purpose of allowing parking in an area in which there are vacant slots during the work day, freeing up the courts to be returned to use for tennis and leaving parking east of BHS available for paid parking for the downtown development area. While it is not certain what the study will yield, all seem to agree that the study is worth doing for the data if nothing else. The timetable for this process from study to implementation is an estimated three years.

Update

On August 25, 2015, the BHS tennis team coaches, the Cal tennis coach and other BHS tennis supporters met with Mayor Bates and his Chief of Staff. Board Member Ty Alper, Facilities Director Tim White, and CBOC Co-Chair Susi Marzuola were also at this meeting.

Mayor Bates and Calvin Fong confirmed that the City has applied for the MTC grant to study parking in the area around the high school and the BHS tennis courts/parking.

At this meeting the tennis group floated a proposal for a "tennis recreation center" over a parking garage on the site of the BHS courts/parking lot. Despite having previously agreed to the process outlined above, the Mayor now proposed to explore a joint venture to build such a facility with BCC, BUSD and the YMCA. Please see attached meeting notes prepared by Ray Yep and a follow-up email from Mayor Bates.

With this tennis recreation center proposal on the table, it appears Susi's and Stephanie's usefulness to the resolution of what is fundamentally a parking problem has taken a turn. At this point we defer the item back to Board Members Josh Daniels and Ty Alper for further direction.

In the meantime, as we understand it, the BHS tennis teams are back to practicing and playing at the King Middle School tennis courts.

Attachments:

- > Meeting notes to 8/25/15 meeting with Mayor Bates
- > Follow-up email 8/28/15 from Mayor Bates

Meeting Notes

To: Tom Bates, Ty Alper, Tim White, Calvin Fong, James Fousekis, Peter Wright, Jeff Jue, Susi Marzuola, Ray Yep

From: Ray Yep

Date: August 25, 2015


Subject: Downtown tennis recreation center

A meeting was held on August 25, 2015 with Mayor Tom Bates and the above participants to discuss the need for permanent tennis courts for Berkeley High School (BHS) and the associated issues. Previous meetings have been held on the subject. The following is a summary of the meeting.

1. **Mayor's report** – Tom started the meeting by recognizing the importance of the subject and by providing a summary of what he has done about it.
 - A. Tom recognizes the importance to address the teacher parking needs. The City has applied for a MTC grant to study parking needs in the downtown area. These typically take 3 – 6 months to get approved and 1 year to conduct. The City did a previous study of teacher parking on streets around BHS (including diagonal parking on some streets) and concluded that there is inadequate space available.
 - B. Tom has talked to developers about a multi-purpose building on the old tennis court site. The concept was a 5 story building. The information that he received has been given to the BUSD.
 - C. Tom has also thought about a parking structure at the old tennis court site with tennis courts on top. He is in contact with a developer in the Los Angeles area and is waiting for their response. Tom also said that the YMCA was willing to invest \$5 million and Berkeley City College was willing to invest \$4 million in the City's new Center Street garage. He said that staff at the City decided it was better to not have co-investors in the City facility.

2. **Teacher parking** – the following were discussed about teacher parking.
 - A. It was agreed that the MTC traffic study should proceed. There is going to be some review of potential teacher parking in the residential area west of BHS. This may not resolve the teacher parking needs, but it will provide valuable overall information.
 - B. Susi raised the question of what is the parking policy at BUSD and what do teachers currently pay at BHS. Tim will gather the info and send it to everyone.
 - C. It was agreed that the demand for parking will increase as there are more developments in the downtown area. Finding street parking for BHS teachers will be very difficult and finding a long term solution may be needed.
 - D. The new Center Street garage is expected to go to construction in spring 2016. Construction will take 1 year. It was felt that it will not be feasible to propose BHS teacher parking there due to the high cost. There is already demand for the facility.

3. **Downtown Tennis Recreation Center** – Peter asked if a downtown tennis recreation center can satisfy the open space needs of developers. Calvin said that a tennis center is currently not one of the SOSIP or open space projects and would have to be approved by City Council. Tom said that he is generally in favor of a recreation center, but there are already competing projects. He is very interested in the development of the Center Street Plaza, the reconfiguration of Shattuck, etc. Tom also said that some of the developments already have their approval and others will happen over time.
4. **New parking structure with tennis courts** – after discussing many options, we honed in on the following concept.
 - A developer led project that will construct a parking structure at the old tennis court site with tennis courts on top.
 - Target a parking capacity of 300 (140 for BHS, 70 for BCC, 90 for YMCA). Consider automated stacked parking.
 - Target 5 tennis courts, with space for changing rooms, bleachers, benches, etc.
 - Consider potential funding of \$8 – 9 million from BCC and YMCA (who have expressed need to the City for parking in the downtown area for their use. Calvin emphasized that schedules for demand for BUSD, YMCA and BCC would have to be studied for compatibility and capacity).
 - The facility will be operated and maintained by a 3rd party; perhaps organizing a new non-profit organization with the possibility of BCC and the YMCA being on the Board should they be a participant.
5. **Next steps/action items:**
 - A. Tim will research the current cost of BHS teacher parking and the BUSD teacher parking policy and will send it to all attendees.
 - B. Tom will distribute information from the Los Angeles developer when he gets it.
 - C. The City will proceed with the MTC parking study should they receive the grant.
 - D. Ty will inform the BUSD Board of the potential options for the old tennis court site.
 - E. Ray will document the discussion.
 - F. We will meet again to further discuss the developer led parking structure and tennis recreation center.

From: tom_bates@comcast.net 
Subject: Re: BHS tennis courts -- notes form 8/25/15 meeting
Date: August 28, 2015 at 4:21 PM
To: Calvin Fong cfong@ci.berkeley.ca.us, Peter WRIGHT pwright@berkeley.edu, Nancy & Ray Yep nrmyp@sbglobal.net, Ty Alper tyalper@berkeley.net, JEFFERYJUE jefferyjue@comcast.net, Timothy White timothywhite@berkeley.net, James T. Fousekis jtfousekis@gmail.com, Susi Marzuola susi@siegelstrain.com
Cc: ERIC BROQUE ebroque@me.com, Josh Daniels joshdaniels@berkeley.net, Liz Holland lizholland@me.com, Mary Bedford marybedford@att.net, Stephanie Allan stepbad@yahoo.com, Barry Fike barrytf@mac.com

Hi Everyone,

Some bad news about the Milvia tennis Courts.

It was total news to me to find out that Peralta Community Colleges didn't put the \$3.6 million as required by the agreement with the City. They owe the money and I'm going to do what I can to make sure they spend that money in accordance with the written agreement.

I have also found out that the YMCA was hoping to pay the City over time their contribution to the City Garage on Center Street (approximately \$5 mil). Therefore, they don't have money readily available.

Also, I heard the School District currently charges \$40 a year for teacher and staff parking. My source maybe in correct.

More latter,
Tom

Sent from Xfinity Connect Mobile App

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

From: Nancy & Ray Yep
To: tom bates, Calvin Fong, Timothy White, Ty Alper, Peter WRIGHT, James T. Fousekis, JEFFERYJUE, Susi Marzuola
Cc: ERIC BROQUE, Mary Bedford, Liz Holland, Barry Fike, Stephanie Allan, Josh Daniels
Sent: August 26, 2015 at 7:13 PM
Subject: BHS tennis courts -- notes form 8/25/15 meeting

Mayor Bates and colleagues,

Adding to Jim's thanks, attached are notes from the meeting yesterday. Included are a list of action items. I hope that the key points of the the meeting are captured; if not, please let me know of any changes. Please share any updates with the group and we look forward to making this a reality. Thanks.

Ray

From: James T. Fousekis <jtfousekis@gmail.com>
To: tom_bates@comcast.net
Cc: timwhite@berkeley.net; 'Ty Alper' <tyalper@berkeley.net>; 'JEFFERYJUE' <jefferyjue@comcast.net>; 'Peter WRIGHT' <pwright@berkeley.edu>; 'Stephanie Allan' <stepbad@yahoo.com>; 'Nancy & Ray Yep' <nrmyp@sbglobal.net>
Sent: Wednesday, August 26, 2015 2:21 PM
Subject: BHS Tennis Courts

Dear Tom: Thanks so much for meeting with our BHS tennis group yesterday, and more importantly for your leadership. We look forward to receiving further information regarding Auto Park.

Additionally, we look forward to hearing from Tim regarding whether there is a contractual provision entitling BHS teachers to parking, whether there is a system-wide policy regarding teacher parking, and whether teachers pay a fee for parking on the old BHS tennis courts.

Thanks to everyone for their good-spirited cooperation.

Regards.

