

Item 10.

PRW Proposed FY27-28 CIP

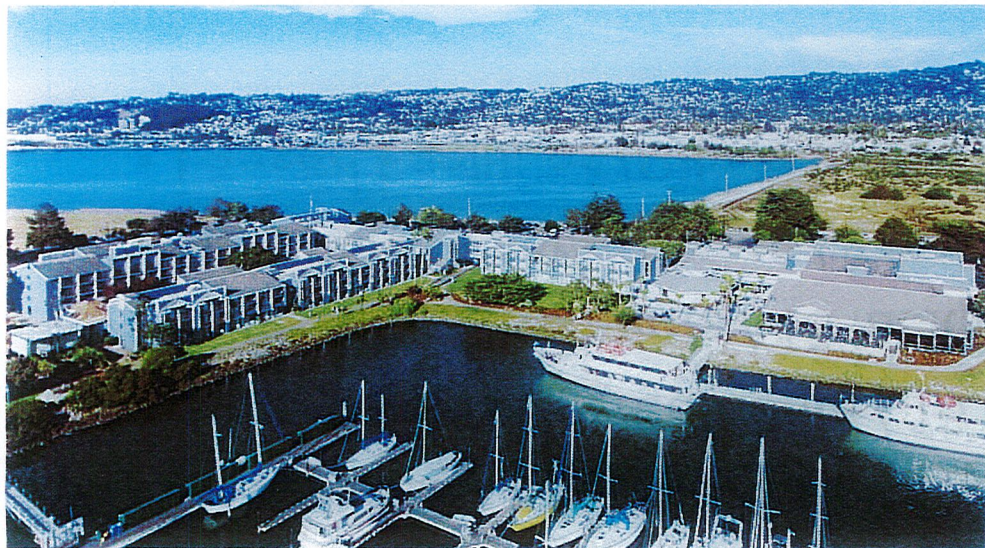
Handout - PRW Comm - 05-13-2026

Fund	FY27	FY28	Dept Priority
<b>CIP Fund Budget</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	
Tom Bates Annual Contribution	\$ 15,000	\$ 15,000	Mandated
King Pool Leak Repair	\$ 185,000		Critical
MLK Jr. Youth Services Center FFE	\$ 200,000		Maintain
Echo Lake Water Line		\$ 385,000	Critical
<i>Balance</i>	\$ -	\$ -	
<b>Parks Tax Budget</b>	<b>\$ 5,875,000</b>	<b>\$ 2,750,000</b>	
SFLOW - Rails to Trails Project	\$ 3,950,000		Critical
Tom Bates Sports Complex Project	\$ 369,000		Critical
Cedar Rose 5-12 Playground	\$ 1,206,000		Maintain
James Kenney Sports Field/ ADA Improvements-Design only	\$ 200,000		Mandated
MLK Jr. Youth Services Center Solar plus Storage	\$ 400,000		Upgrade
James Kenney Park Sports Field/ ADA Improvements		\$ 1,500,000	Mandated
Park Restroom (Cedar Rose or Codornices)		\$ 500,000	Upgrade
Cedar Rose 2-5 Play Structure		\$ 750,000	Maintain
<i>Balance</i>	\$ (250,000)	\$ -	

Fund	FY27	FY28	Dept Priority
<b>Marina Fund Budget</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	
Skates Parking Lot	\$ 25,000		Critical
South Cove East Slurry/ Striping	\$ 100,000		Maintain
O&K Electrical	\$ 200,000		Critical
L&M, N Dock Garbage Relocation	\$ 25,000		Maintain
O Dock Parking Lot Design		\$ 150,000	Maintain
Finger Dock Replacement		\$ 200,000	Maintain
<i>Balance</i>	\$ -	\$ -	
<b>Camps Fund Budget</b>	<b>\$ 585,000</b>	<b>\$ 415,000</b>	
Echo Lake Generator	\$ 130,000		Critical
Echo Lake Fireplace	\$ 70,000		Maintain
Cazadero Cabin Replacement/Storm Damage	\$ 185,000		Maintain
Echo Lake Water Intake Line	\$ 200,000	\$ 415,000	Critical
<i>Balance</i>	\$ -	\$ -	
<b>Bayer Aquatic Park Fund Budget</b>	<b>\$ 100,000</b>		
Bolivar Parking Project	\$ 100,000		Maintain
<i>Balance</i>	\$ -		

Handout - PRW Commission - 05-13-2026.

Item 11.



# PRW Leases and Licenses

May 13, 2026

# Overview

- PRW has 36 lease and license agreements / 44 facilities
  - 24 active agreements
  - 12 holdover – Currently working on renewing 9 agreements
  - 1 pre-lease – 199 Seawall Drive (former Hs. Lordship's) BJ1
- Waterfront: 16 agreements / 16 facilities
- Parks: 11 agreements / 15 facilities
- Non-Park: 5 agreements / 5 facilities
- Leased Facilities (City is tenant): 4 agreements / 8 facilities

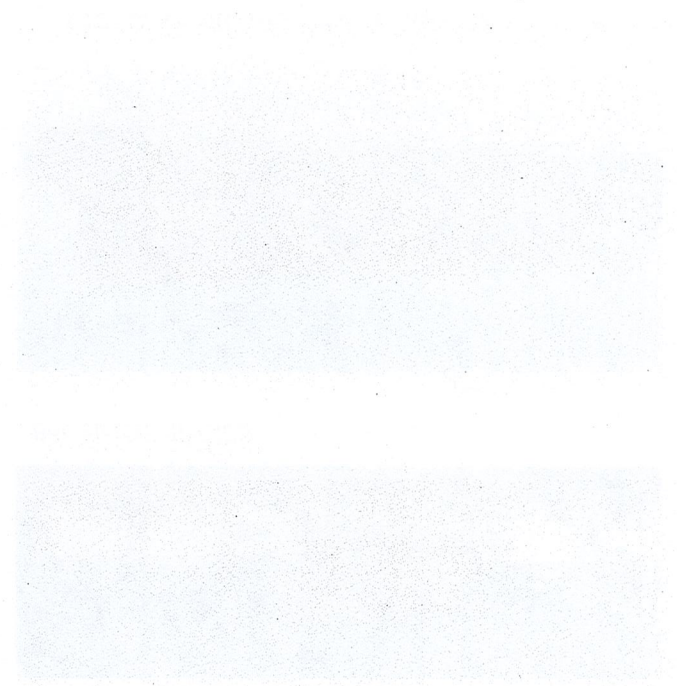
4/11

10/17/17 - 10/17/17 - 02-0-2019

Slide 2

---

**BJ1** 9 total agreements in renewal, 7 of which are in holdover  
Bedon, Janine, 2026-03-26T19:51:23.409



# Waterfront – 16 Agreements / 16 Facilities

- 9 Building Leases:

- Berkeley Yacht Club, Cal Adventures, Cal Sailing Club, Berkeley Sportsman Center (Bait Shop), Hana Japan, International Child Resource Institute (ICRI), Patpatia & Associates, Third Plateau, CoB/BPD Traffic Bureau

- 3 Ground Leases:

- Doubletree Hotel, Berkeley Marine Center, Skates on the Bay

- 3 Licenses:

- Highline Kites, Roaming Bean Coffee, Aqua SuperPower

- 1 Option Agreement for potential Ground Lease:

- TSA Holdings at 199 Seawall Drive (Former Hs. Lordship's)



*Berkeley Yacht Club*



*125-127 University Ave. (Office suites & BPD Traffic Bureau)*

## Waterfront Agreements

Tenant	Address	Lease Status	Initial Term Duration	Current Annual Base Rent
<b>Ground Leases</b>				
Berkeley Marine Center*	1 Spinnaker Way	Active	51 years, 1978-2029	\$24,480.00
Doubletree Hotel*	200 Marina Blvd	Active	61 years, 2020-2080	\$985,379.64
Skates on the Bay*	100 Seawall Dr	Active	10 years, 2022-2032	\$288,000.00
TSA Holding Group*	199 Seawall Dr	Pre-Lease: Option Agreement	(45 years)	Base rent will be collected at the beginning of the 5th lease year for \$200,000.
<b>Building Leases</b>				
Berkeley Yacht Club	1 Seawall Dr	Active	30 years, 2016-2045	\$19,696.44
Cal Adventures (UC Berkeley)	124 University Ave	Holdover, In Negotiations	5 years, 2004-2008	\$19,350.00
Cal Sailing Club	124 University Ave	Holdover, In Negotiations	5 years, 2015-2019	\$12,762.72
Int'l Child Resource Institute (ICRI)	125-127 University	Holdover, In Negotiations	3 years, 2014-2017	\$36,708.00
Third Plateau	125-127 University	Holdover, In Negotiations	3 years, 2017-2017	\$40,866.00
Patpatia and Associates	125-127 University	Active, In Negotiations	3 years, 2021-2024 (in option term)	\$42,172.32
CoB/BPD Traffic Bureau	125-127 University	Active	5 years, 2022-2026	\$196,056.00
Berkeley Sportsman Center (Bait Shop)	225 University Ave	Holdover, In Negotiations	3 years, 2020-2023	\$44,516.16
Hana Japan	235 University Ave	Active	6 years, 2020-2026	\$94,416.00
<b>LICENSES</b>				
Highline Kites	Spinnaker Circle	Holdover	5 years, 2004-2008	\$2,205.00
Roaming Bean Coffee	South Cove	Active, In Negotiations	1 year, 2024-2025	\$3,831.60
Aqua SuperPower*	K-Dock	Active	12 years, 2026-2038	\$0.00 (Percentage Rent only)

\*Percentage rent not included

**Slide 4**

---

**BJ1** Can we format as "\$24,480 + % Rent" to make it clearer that these leases collect percentage rent as well?  
Note at the bottom is ambiguous.  
Bedon, Janine, 2026-04-03T00:12:55.367

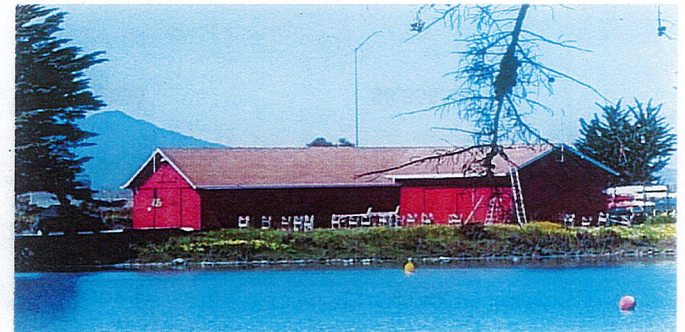
# Parks – 11 Agreements / 15 Facilities

## • 9 Leases

- 5 at Aquatic Park: Bay Area Outreach Recreation Program (BORP), Waterside Workshops, Korsa Musical Theater, Berkeley Rowing Club, Berkeley Water Ski Club
- 2 at Live Oak Park: Berkeley Art Center, Korsa Musical Theater
- 1 at Cedar Rose Park: Ala Costa Center
- 1 at James Kenney Park: Bay Area Hispano Institute for Advancement (BAHIA)
- All 9 non-profit leases take into consideration yearly facility improvements and maintenance

## • 2 Licenses

- Aquatic Park: Bay Area Air Quality Management District (BAAQMD)
- Virginia-McGee Totland: Jon's School of Music



*Berkeley Rowing Club at Aquatic Park*



*BAHIA at James Kenney Park*

## Park Agreements

Tenant	Address	Park	Lease Status	Initial Term Duration	Current Annual Base Rent
<b>LEASES</b>					
Bay Area Outreach Recreation Program (BORP)	80 Bolivar Dr	Aquatic Park	Holdover, In Negotiations	4 years, 2009-2013	\$1,680.00
Waterside Workshops	80, 82, 84, 90 Bolivar Dr	Aquatic Park	Active	10 years, 2022-2032	\$2,400.00
Korsa Musical Theater (Aquatic Park)	2925, 2945 Bolivar Dr	Aquatic Park	Active	10 years, 2024-2034	\$1,200.00
Berkeley Rowing Club	2851 W Bolivar Dr	Aquatic Park	Active	15 years, 2016-2030	\$1,300.00
Berkeley Water Ski Club	2821 W Bolivar Drive	Aquatic Park	Holdover	2 years, 2008-2010	\$4,900.00
Berkeley Art Center	1275 Walnut Street	Live Oak Park	Active	10 years, 2018-2028	\$1.00
Korsa Musical Theater (Live Oak Theater)	1301 Shattuck Ave	Live Oak Park	Active	3 years, 2024-2027	\$6,000.00
Ala Costa Center	1300 Rose Street	Cedar Rose Park	Holdover	1 year, 1998-1999	\$1.00
Bay Area Hispano Institute for Advancement (BAHIA)	1718 Eighth Street	James Kenney Park	Active	15 years, 2023-2038	\$6,556.36
<b>LICENSES</b>					
Bay Area Air Quality Mgmt District (BAAQMD)	80 Bolivar Dr	Aquatic Park	Active	5 years, 2013-2018 (in 2nd option term)	\$9,803.40
Jon's School of Music	1644 Virginia St	Virginia-McGee Totland Park	Holdover, In Negotiations	1 year, 2018	\$9,744.00

**Slide 6**

---

**JB1** Have done some capital improvement work – I can send list to Scott & Christina.  
Bedon, Janine, 2026-04-02T23:31:01.986

**JB2** Applied for Community Block Dev Grant, will find out more info from HHCS. Lease does not have schedule of improvements.  
Bedon, Janine, 2026-04-02T23:32:07.439

# Non-Park – 5 Agreements / 5 Facilities

Tenant	Address	Lease Status	Initial Term Duration	Current Annual Base Rent
<b>LEASES</b>				
Bancroft Community Garden (Berkeley Youth Alternative)	1308 Bancroft Way	Holdover	1 year, 1993	\$1.00
Berkeley Lawn Bowling Club	2270 Acton Street, 94702	Holdover	15 years, 1994-2009	\$1,200.00
Big Oaks Learning Center (Ephesians)	1907 Harmon Street, 94703	Holdover	5 years, 1992-1997	\$1.00
Cazadero Performing Arts Camp	5385 Cazadero Highway, Cazadero, CA 95421	Active	25 years, 2021-2045	\$52,167.33
<b>LICENSES</b>				
Spiral Gardens	2850 Sacramento St	Holdover	5 years, 2003	\$100.00



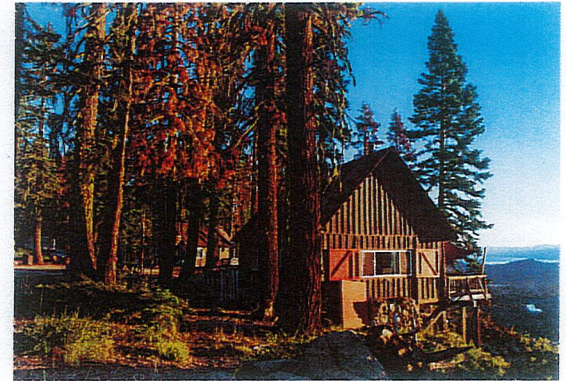
Big Oaks Learning Center (adjacent to Greg Brown Park)



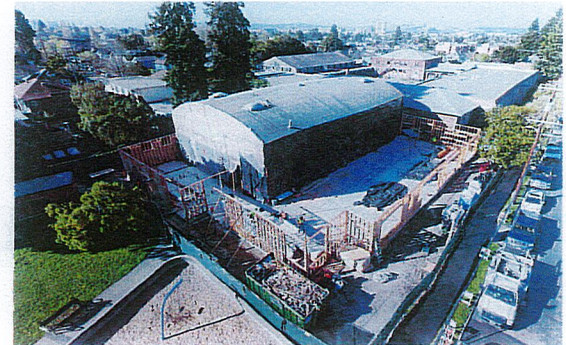
Cazadero Performing Arts Camp

# City is Tenant: 4 Agreements / 8 Facilities

- 2 with US Forest Service (Special Use Permit):
  - Echo Lake, Tuolumne
- 1 with BUSD (Joint Use Agreement):
  - Martin Luther King, Jr. Youth Services Center/Young Adult Project (YAP)
  - Pools: King, West Campus
  - Parks: King, Thousand Oaks
- 1 with East Bay Regional Park District (Ground Lease):
  - Tom Bates Regional Sports Complex



*Echo Lake Camp*



*MLK Jr. Youth Services Center (under construction)*

**Leased Facilities (City is tenant)**

Facility	Address	Lease Status	Initial Term Duration	Current Annual Base Rent/Fee
<b>US Forest Service Special Use Permits</b>				
Echo Lake Camp	7 Echo Lakes Road, Echo Lakes, CA 95721	Active	20 years, 2011-2030	Varies
Tuolumne Camp	31585 Hardin Flat Road, Groveland, CA 95321	Active	30 years, 2020-2049	Varies
<b>BUSD Joint Use Agreement</b>				
MLK Youth Services Center/YAP	1730 Oregon St	Active	30 years, 2021-2051	\$0
King Pool	1700 Hopkins St	Active	30 years, 2021-2051	\$0
West Campus Pool	2100 Browning St	Active	10 years, 2021-2031	\$0
King Park	1700 Hopkins St	Active	25 years, 2021-2046	\$0
Thousand Oaks Park	1700-1780 Tacoma Ave	Active	25 years, 2021-2046	\$0
<b>East Bay Regional Parks District (Ground Lease)</b>				
Tom Bates Regional Sports Complex	400 Gilman St	Active	46 years, 2007-2053	\$1,000

Miller, Roger

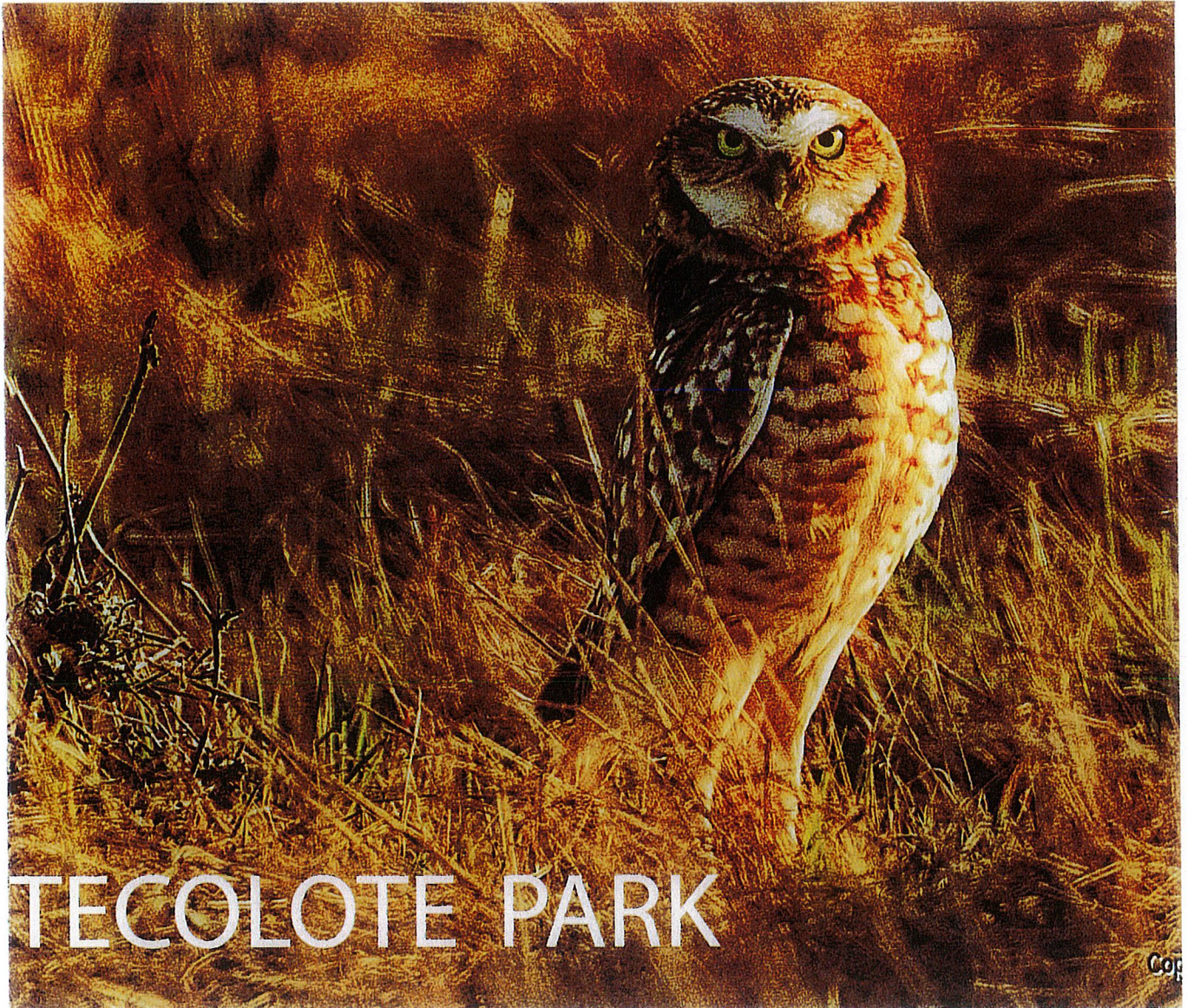
---

From: Wendy Abshez <wendyabshez@sbcglobal.net>  
Sent: Wednesday, May 13, 2026 2:44 PM  
To: Miller, Roger  
Subject: Tonight's PRWC Meeting - Agenda Item 16

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

### TECOLOTE PARK

My name is Wendy Abshez. I live in Berkeley. I've been a docent at the Shorebird Park Nature Center in the Berkeley Marina for about 3 years. As a volunteer at the Nature Center I've spent a lot of time in the marina with school kids who are visiting on field trips. We take bird walks, search the muddy shoreline for crabs and discover the colorful sponges that live on the docks. When I'm there I am continually amazed that an area that is landfill and totally man-made has become such a rich habitat for all kinds of life. Now that a new name is being considered for the Cesar Chavez portion of the park, I think it's a wonderful chance to choose a name that highlights an actual feature of this specific location. You probably already know that there is a very special species of migratory owl that spends the fall and winter months here. Western Burrowing Owls were once abundant in California but are now listed as a California Species of Concern due to their greatly reduced numbers. One of the few areas you can find them is right here in Berkeley. They live in abandoned ground squirrel burrows on the grassy hills of Cesar Chavez Park. They are here from about October until March. They're diurnal and spend most of their time on the ground, so if you're lucky you might see one, but they are rare, and we are very lucky to have them right here in Berkeley. I'm asking the commission to consider renaming Cesar Chavez Park for these unique and amazing birds. I know other people have suggested the name Burrowing Owl Park, but I have a slightly different idea. In Mexico they call these small owls "Ticolote". It's a word that came to Mexican Spanish from an indigenous Mexican language. Naming the park Tecolote Park evokes this beautiful animal, but also honors and will be an enduring reminder of Berkeley's rich and diverse cultural heritage. That's why I think it's a great choice. Thank you for allowing me this time and I hope you'll give serious consideration to renaming the park Tecolote Park.



TECOLOTE PARK

Coj



Handout: PRW Comm - 5-13-2026

from: Erin Dietz

Donate

Log In or Sign Up

# Observations



Species

Location

Go

Filters <sup>1</sup>

The World

44,062,124  
OBSERVATIONS

11,225  
SPECIES

207,525  
IDENTIFIERS

1,244,391  
OBSERVERS

Map

Grid

List



Places of Interest



Redo search in map



Great Blue Heron

(*Ardea herodias*)  
Seawall Dr & Unive... Apr 26, 2026

Research Grade

2 stars 1

17d

Horseshoe Park



(*Butorides virescens*)  
Barkuloo-Rich, Eat... Today

1

2m



Red-shouldered Hawk  
(*Buteo lineatus*)  
Curran Way, Oaklan... Today

1

3m



Barred Owl  
(*Strix varia*)  
Beaver Run Cove, C... Apr 29, 2026

1

3m



Indigo Bunting  
(*Passerina cyanea*)  
Woodland Cemetery,... Today

1

3m



Mitre Parakeet  
(*Psittacara mitratus*)  
E Bermuda St, Long... Today

1

3m



Map Legend

