

c. Communications (*November 18, 2003*)

1. Martin Gugino
2. George Collins
3. Mary Magocsy

Kelly, Sherry

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From: Martin Gugino [guginom@yahoo.com]
Sent: Wednesday, November 05, 2003 5:02 PM
To: Kelly, Sherry; Reed, Dorlista; Files
Subject: November 18th Council Agenda, 1326 Allston (Corp Yard Appeal)

Council:

Regarding the *Recommendation of the City Manager* on the issue of the Corporation Yard, the request to improve appearances by planting a hedge along the sidewalk in front of the employee parking lot (item M) and planting grass between the sidewalk and the curb was discounted as blocking the view of the Radcliff building. While the desire on the part of the City Manager to preserve a view of the landmarked building is commendable, to be correctly implemented, it would need to eliminate the parking of employee vehicles on the front lawn of the Radcliffe.

Were this the recommendation of the City Manager, it would be consistent with moving the Corporation Yard practices into harmony with its residential zoning.

attachment.

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Kelly, Sherry

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From: George Collins [george7982@comcast.net]
Sent: Saturday, November 08, 2003 2:09 PM
To: Kelly, Sherry
Subject: Berkeley Corporate Yard Project

My name is George Collins and I live at 1433 Bancroft Way. I own the property and have lived here since 1990. I have been observing what I believe to be conflict between the immediate residents close to the Corporate Yard and the City of Berkeley for many years.

I recall that there was a campaign to convince the City of Berkeley to build an attractive wall on Bancroft Way so that the residents would not have to view the ugly utilitarian aspects of Corporate Yard activities. This was done and I believe this was a legitimate complaint and appropriate measures were taken. Now the City of Berkeley wants to upgrade the facilities which also appears appropriate because such a project is long overdue. Many of the buildings on the site are dumps and desperately need to be bulldozed over and replaced with something more modern and professional looking.

The people who live across the street from the corporate yard knew that it was there when they bought their property and it is my understanding that the yard has been in its present location since the 1920's. So activity in and around the corporate yard is by no means a new development. The City has to have a corporate yard and it has to be located somewhere and improving the current site seems to be the most expeditious way to go.

There have been charges that the new plan will eliminate city employee parking spaces and will cause city employees to have to park on the street. If this is the case, I definitely feel any plan should provide adequate parking for city employees and all who need to use the corporate yard. No doubt the parking problem in the neighborhood is a mess already and it does not need to get any worse.

The community group that wants the corporate yard to be relocated elsewhere and have it replaced with, "a park with a sports field and community center or art studios," is the craziest thing I ever heard. Considering the fact that the City of Berkeley is facing a budget deficit and the mayor and council are about to place on the ballot a parcel tax of \$250 in order to save basic city police and fire services, I wonder if the people who want a park at the location reside on the same planet as the rest of us! It would be very expensive to relocate the corporate yard and build a community center. Frankly, it sounds like a wonderful plan except for the proposal on how to pay for it!

Kelly, Sherry

27c 3

From: Mary Magocsy [Mary.Magocsy@sfdph.org]
Sent: Tuesday, November 11, 2003 9:58 AM
To: Kelly, Sherry
Subject: increase your tax base by moving the yard

Dear Mayor Bates, Berkeley City Council Members & Berkeley City Manager,

I am a new Berkeley city resident at 1353 Channing Way.

Although, I am also new to some of the issues regarding the proposed changes to the Corporation Yard, I have noticed that it does not make any sense to maintain an industrial use site in a residential neighborhood. It not only exposes the neighbors to environmental concerns, but it degrades your tax base.

I suggest that the city of Berkeley sell the Corporation Yard for development and use the proceeds from the sale to relocate the Yard to another site within an industrial sector of the city. I would ordinarily be opposed to development, but in this case I do believe that it makes sense for the following:

- Selling to a developer would raise the funds to move the Yard to a new location at no cost to the city.
- You could require the developer to maintain some portion of green space. Some amount of green space would make the Corporation Yard neighbors happy.
- The developer could build housing and light retail such as a Walnut Square-like project (a few clothing stores, restaurants, art space, Peets, etc). This creates needed housing & jobs. This also adds additional property and add sales taxes to your tax-base that would increase the city's tax revenue for years to come.
- The Corporation Yard neighbors would be happy if the Yard were moved.

A potential downside occurs during construction - neighbors have to put up w/ construction noise and truck traffic. Another potential downside is more people would equate to more traffic. However, it would be automobile traffic and not increased truck traffic that would result if you went ahead w/ the proposed Corporation Yard changes.

I do oppose the proposed changes at the Corporation Yard. Please consider the alternatives - even selling the Yard! I believe it could be a win-win for all.

Sincerely,

Mary Magocsy
1353 Channing Way
Berkeley, CA 94702
(510) 549-0533