

Golden Gate Park

TENNIS CENTER



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Golden Gate Park

TENNIS CENTER



The San Francisco Tennis Coalition, in partnership with the San Francisco Recreation and Parks Department and San Francisco Parks Trust, is proud to present the future of tennis in San Francisco. A new, state of the art Golden Gate Park Tennis Center is proposed to replace the now sub-standard facility whose tennis court configuration remains unchanged since its construction between 1894 and 1935 and whose clubhouse was built in 1958. The new Golden Gate Park Tennis Center will offer the opportunity to be economically self-supporting and to enhance the City's public life through comprehensive tennis and related educational and social programs, serving players of all ages, abilities and backgrounds and to continue the century-old legacy of Golden Gate Park as the home of tennis champions.

EXISTING CONDITIONS



GOLDEN GATE PARK AERIAL VIEW

CITY OF SAN FRANCISCO TENNIS COURTS

San Francisco has a total of 153 public courts at 69 locations serving a resident population of over 720,000. The Golden Gate Park tennis complex is a hub of tennis in the city with 21 courts, full-time staffing, clubhouse, and instruction programs.

The tennis complex is located in Golden Gate Park, the “breathing space of the city” and world class public park undergoing a period of phenomenal flowering with recent major investments including the de Young Museum and Academy of Sciences, restoration of the Conservatory of Flowers and Koret Children’s Quarter, and the National Aids Memorial Grove.

EXISTING CONDITIONS



EXISTING GOLDEN GATE PARK
TENNIS COMPLEX AERIAL VIEW

GOLDEN GATE PARK TENNIS COMPLEX

21 courts built incrementally between 1894 and 1935

Enclosed by landscaped berms

Today's configuration of courts same as created by 1935

Clubhouse built in 1958

Primary entrance off Middle Drive East

Served by on-street parking

EVALUATION OF EXISTING FACILITIES

GENERAL GOALS & BASIS FOR EVALUATION

Create a memorable and high quality tennis center within the footprint of the existing tennis complex, including the following:

Secure facility, completely fenced, with a single public entry off Middle Drive East and an internal circulation system to provide access to all courts

Clubhouse located at the public entry with approximately 5600 square feet of floor area satisfying American Disabilities Act (ADA) and fire truck access requirements, located for convenience to courts and to enhance social and viewing opportunities, and sited to allow for future expansion

Maximum number of courts grouped in pods of 2 to 3 courts with associated viewing areas and one feature court

Compliance with intent of the Golden Gate Park Master Plan and Historic Resources Evaluation conclusions

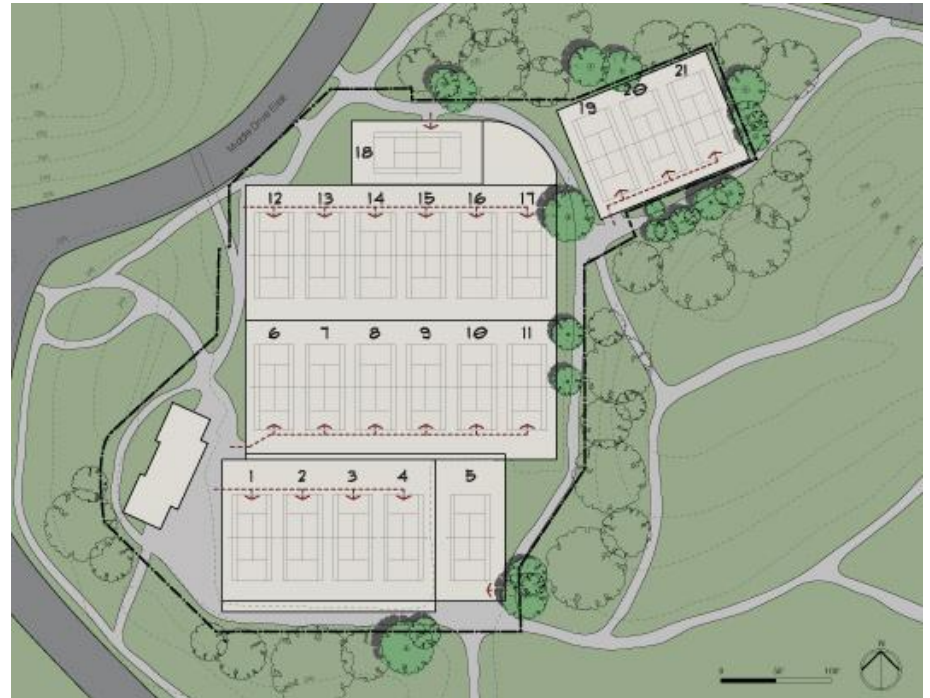
EVALUATION OF EXISTING FACILITIES

SETTING

The land area of the existing tennis complex is sufficient for a world-class tennis center

Berms and stands of mature trees both define the beautiful setting while also providing protection from wind

Entry off Middle Drive East is directly accessible, but restricted to a 7-foot wide path between the court 12 chain link fence and guardrail and slope of adjacent pedestrian underpass ramp



EXISTING GOLDEN GATE PARK TENNIS COMPLEX SITE PLAN

EVALUATION OF EXISTING FACILITIES

LAYOUT OF COURTS AND CIRCULATION

Circulation to courts 5, 18 and 19-21 requires walking around the perimeter of the tennis complex on paths that are a part of the general Golden Gate Park pedestrian system, making circulation for a completely fenced, single public entry facility circuitous and awkward

Circulation to courts 2-4, 7-11, 13-17 and 20-21 requires players to walk through other courts and interrupt play (dashed line with arrows on site plan)

Poor groupings of courts and associated viewing areas limit programming and use of the facility

Lack of a feature court with seating for several hundred spectators limits programming and use of the facility

Seating behind courts 1-4 and 7-10 creates visual distractions for players

Court 18 has poor (east-west) orientation

Courts 19 through 21 have insufficient length and width

All but two courts are too close together. Closeness precludes separating courts with fencing, netting or partial divider fences, and results in balls rolling between courts



EXISTING GOLDEN GATE PARK TENNIS COMPLEX SITE PLAN

EVALUATION OF EXISTING FACILITIES

CLUBHOUSE

Attractive 1950s modern building

Does not have fire truck access

Does not meet ADA standards of access to clubhouse

Does not meet ADA standards of access within clubhouse

Does not meet ADA standards for plumbing fixtures in clubhouse locker rooms

Does not likely comply with present seismic building code standards

Floor area of about 2800 square feet does not provide for desirable program needs

Clubhouse expansion constrained by site and building layout

Location precludes a reasonable and attractive single entry to a secured, fenced tennis facility

Location, remote from courts, precludes viewing and social possibilities



EXISTING GOLDEN GATE PARK TENNIS COMPLEX SITE PLAN

EVALUATION OF EXISTING FACILITIES

RECOMMENDATION

Due to basic safety, accessibility, circulation and viewing shortcomings of both the courts and the clubhouse, the development of a completely new Golden Gate Park Tennis Center is strongly recommended.

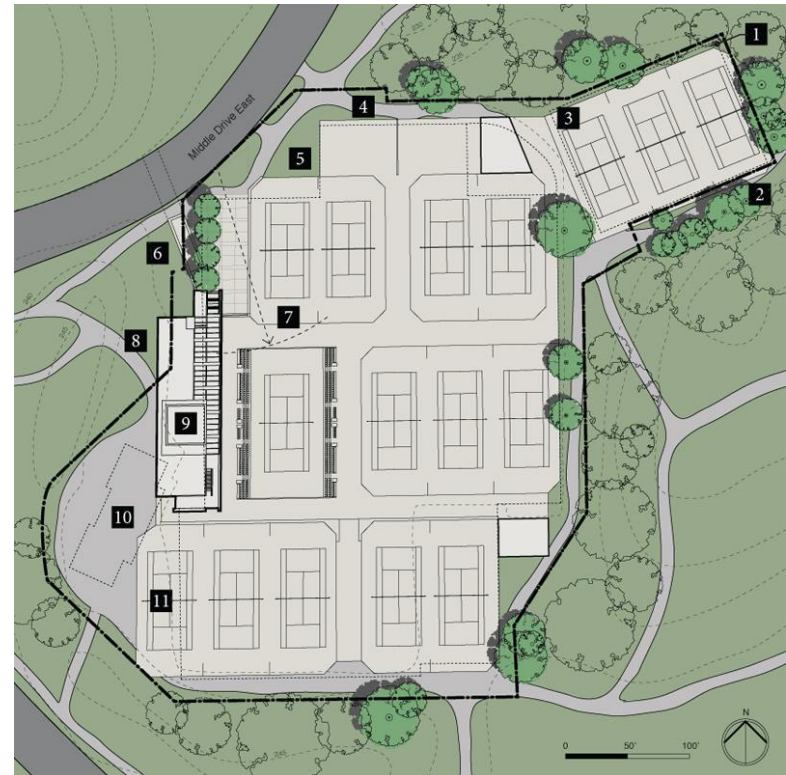
Chances of ongoing success for a new Tennis Center are enhanced by recent major upgrades of public attractions in Golden Gate Park along with a decade of increasing participation in tennis throughout the U.S.

A new Tennis Center can be expected to achieve economic self-sufficiency while enhancing San Francisco's public life through comprehensive educational, recreational and social tennis-related programs, building on the 100-year history of Golden Gate Park's tennis legacy.

OPPORTUNITIES AND CONSTRAINTS

LAYOUT OF COURTS AND NEW CLUBHOUSE LOCATION (1 OF 3)

Three rows of courts that meet today's standards for dimensions and orientation with internal circulation routes can provide an efficient new layout within the space available in the existing tennis complex. Minor development is proposed outside the existing facility footprint in order to maximize the number of courts. Proposed court elevations are similar to existing court elevations to minimize disturbance to nearby tree roots.



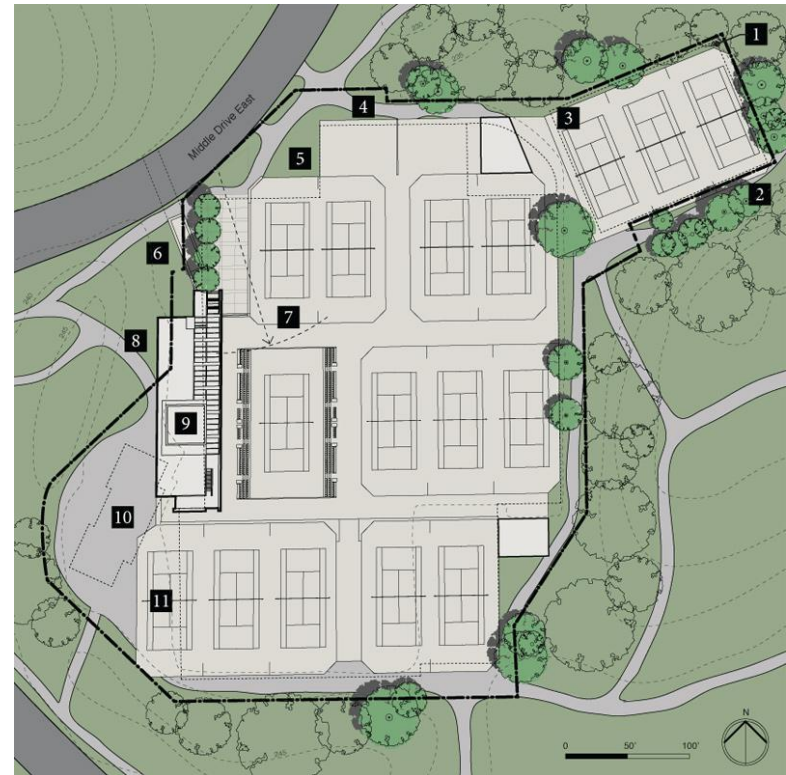
PROPOSED VERSUS EXISTING (DASHED) SITE PLAN

OPPORTUNITIES AND CONSTRAINTS

LAYOUT OF COURTS AND NEW CLUBHOUSE LOCATION (2 OF 3)

Relationship of proposed new facilities to existing facilities is as follows:

1. Boundary of existing tennis complex footprint
2. Increase length of courts in this pod from 108 to 120-foot standard length. Requires removal of three small trees
3. Increase width of this 3 court pod from 144 to 160 feet to provide 14 feet between courts
4. Extend court surface 10 feet north of existing courts to allow for QuickStart small courts
5. Northwest corner of new courts is set back from Middle Drive East a greater dimension than the existing northwest corner of court 12
6. New retaining wall on east side of underpass ramp to enhance Entry Plaza. A better option would be to close underpass, eliminate ramp, and enlarge Entry Plaza

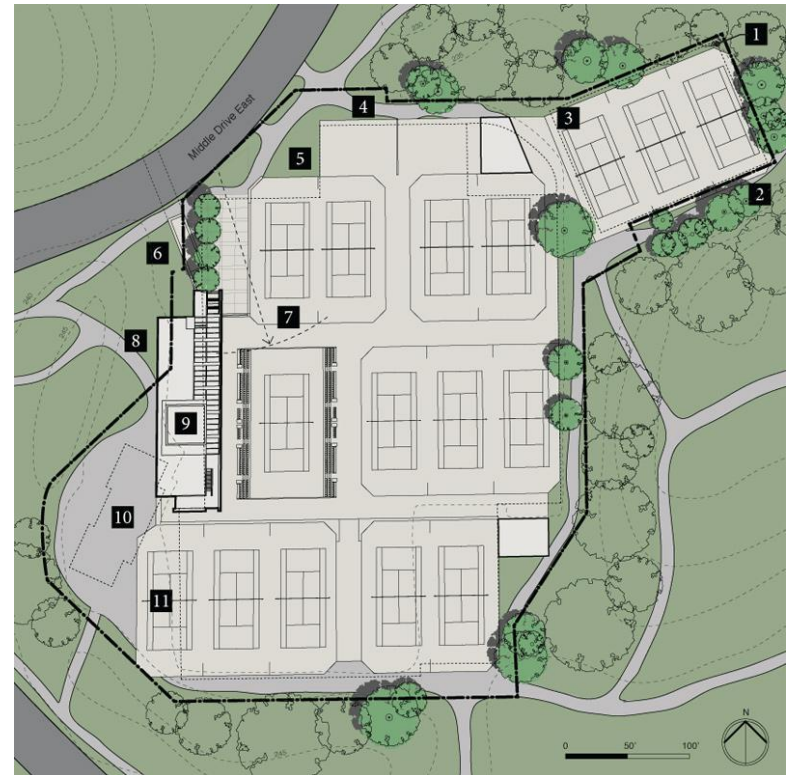


PROPOSED VERSUS EXISTING (DASHED) SITE PLAN

OPPORTUNITIES AND CONSTRAINTS

LAYOUT OF COURTS AND NEW CLUBHOUSE LOCATION (3 OF 3)

7. Fire truck access requires clubhouse to be within 150 feet of public road with 20 feet clear access lane through entry plaza
8. New clubhouse location proposed outside boundary of existing tennis complex footprint allows four rather than three courts in the center row; requires removal of four medium trees
9. Clubhouse footprint of 5600 square feet, with finish floor elevation (about 233 feet) at same elevation as entry plaza and court circulation paths to meet ADA access requirements in efficient and convenient manner
10. Existing clubhouse demolished
11. New courts extend about 35 feet west of existing courts to allow five rather than four courts in this row. Low retaining wall will likely be required at southwest corner and along west court edge



PROPOSED VERSUS EXISTING (DASHED) SITE PLAN

OPPORTUNITIES AND CONSTRAINTS

COMPLIANCE WITH GOLDEN GATE PARK MASTER PLAN AND HISTORIC RESOURCE EVALUATION

MASTER PLAN EXCERPTS

Recreation facilities need to be balanced with objectives of preserving the original intent and purpose of the park as a “sylvan and pastoral retreat”

Buildings and monuments are to be located and designed to minimize impacts on the park landscape

Clubhouse expansion of approximately 1500 square feet is under consideration to improve services, revenue generation potentials and for accessibility improvements

The tennis courts have a specific Golden Gate Park land use designation

Addition of tennis court lighting is under consideration to better serve users and to generate greater revenue

HISTORIC RESOURCE EVALUATION

October 26, 2010

Concludes that “...neither the Tennis Courts nor Clubhouse are individually eligible, and according to the Golden Gate Park National Register Historic District nomination, only the Tennis Courts contribute to the historic district. As such, only the Tennis Courts are considered part of a historic resource per CEQA.”

COMPLIANCE APPROACH

Golden Gate Park Tennis Complex could be upgraded within the footprint of existing tennis complex maintaining the surrounding berms and stands of mature trees that visually screen the tennis complex from Middle Drive East.

New tennis court layout could be constructed with courts of similar configuration and similar orientation to existing courts layout.

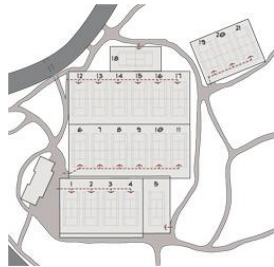
Existing clubhouse (about 2800 square feet) could be demolished and replaced with a new clubhouse with an additional 1500 square feet.

ALTERNATIVES AND PREFERRED TENNIS CENTER UPGRADE

EVALUATION MEASURES

Site Access and Circulation	Completely fenced and secure facility with single public entry and internal circulation system ADA access to courts and clubhouse Fire truck access to clubhouse
Clubhouse	Sufficient floor area ADA compliance Seismic performance Contribute to viewing and social goals
Courts	Circulation to courts Court groupings and associated viewing areas Sufficient size and spacing between courts
Project Image and Quality	
Cost/Benefit	

ALTERNATIVES AND PREFERRED TENNIS CENTER UPGRADE

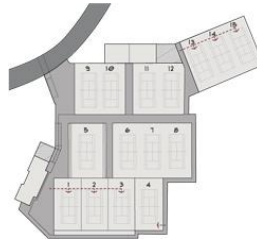


1 - EXISTING COMPLEX

Existing clubhouse

21 existing courts

20 sub-standard courts; only court 5 is standard size and orientation

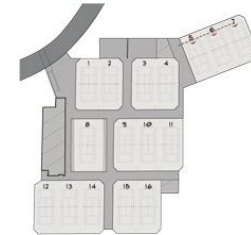


2 - PARTIAL UPGRADE

Existing clubhouse & 1500 sf addition

15 new and existing courts

Courts 1-4 changed to 3 standard size courts; courts 6-11 changed to feature court & 3 courts; courts 12-17 row moved 20 feet north for circulation way & 4 courts replace 6 existing courts; hitting walls use balance of court 18; courts 19-21 increased to standard dimensions



3 - PREFERRED UPGRADE

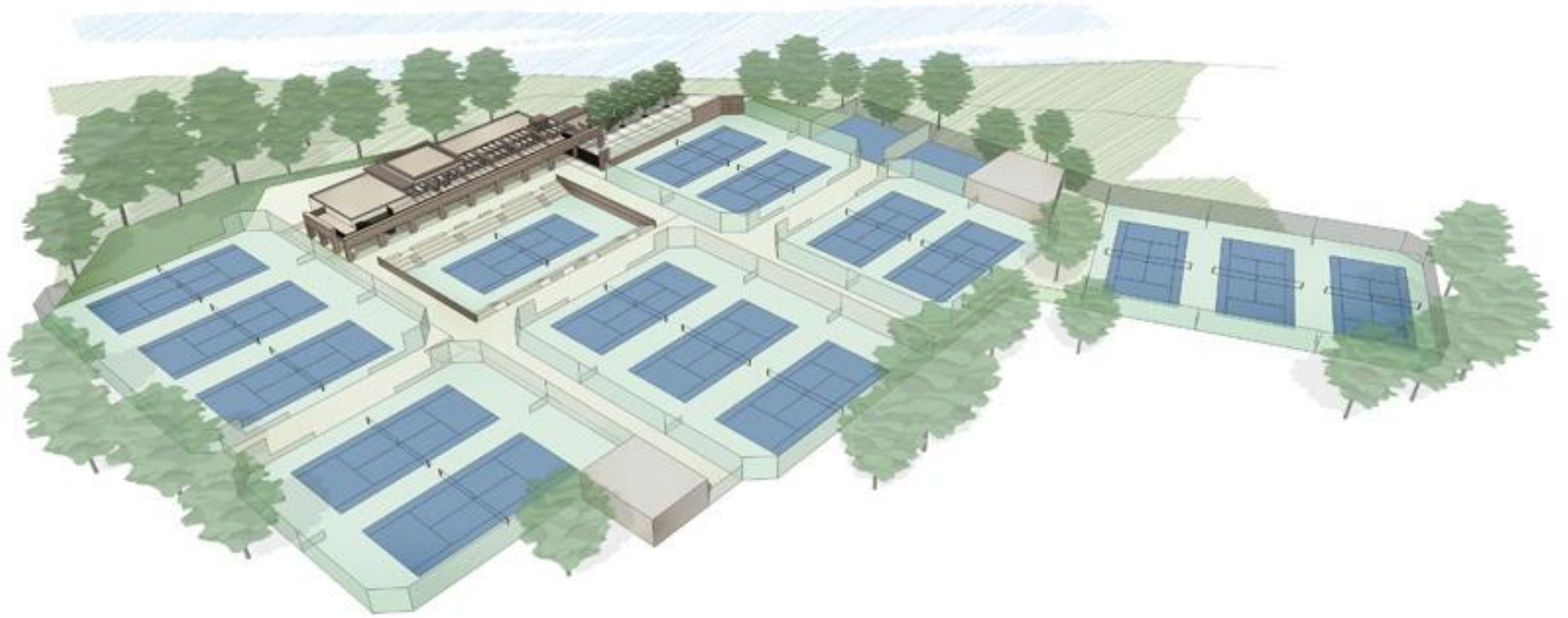
New clubhouse

16 new courts

EVALUATION MEASURES

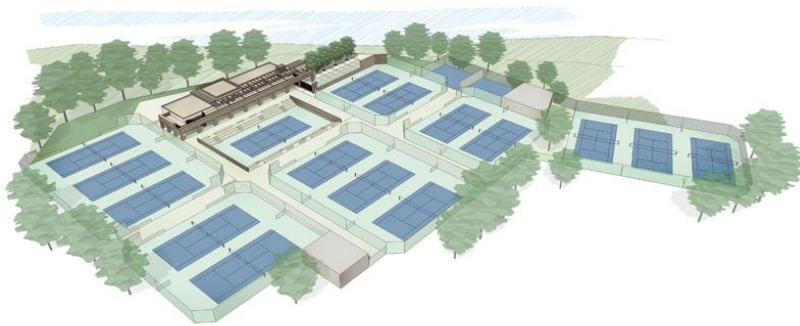
Site Access and Circulation	Completely fenced and secure facility with single public entry and internal circulation system	no	poor - ramps required from entry plaza to clubhouse and all courts	yes
	ADA access to courts and clubhouse	no	poor - ramps required from entry plaza to clubhouse and all courts	yes - clubhouse at elevation of entry plaza and courts 1-11
	Fire truck access to clubhouse	no	no	yes
Clubhouse	Sufficient floor area	no	no - even with 1500 sf addition	yes
	ADA compliance	no	yes - with extensive locker room changes	yes
	Seismic performance	poor	yes - with upgrades	yes
Courts	Contribute to viewing and social goals	no	no	yes
	Circulation to courts	poor	mediocre	good
	Court groupings and associated viewing areas	poor	mediocre	good
Project Image and Quality	Sufficient size and spacing between courts	no	mediocre	good
	Project Image and Quality	poor	mediocre	good
	Cost/Benefit	NA	mediocre	good

GOLDEN GATE PARK TENNIS CENTER UPGRADE CONCEPT



UPGRADE CONCEPT OVERVIEW

GOLDEN GATE PARK TENNIS CENTER UPGRADE CONCEPT



UPGRADE CONCEPT

Completely fenced and secure facility with a single public entrance off Middle Drive East and direct access through the entry plaza to the clubhouse reception area

16 lighted courts including a feature court and 15 courts grouped in pods of two and three courts, each with viewing areas along the side of the courts. Courts of standard size separated by a minimum of 14 feet allowing for partial divider fences at the back of the courts to control balls rolling between courts. Pods and associated viewing areas allow for efficient programming and simultaneous use of courts for a variety of user groups

Teaching courts with associated viewing and assembly area and pro equipment storage facilities

are located to minimize disruption of other courts.

New instruction programs such as QuickStart assumed to make use of regulation courts and hitting walls area

Clubhouse located to enhance access and social activities, and is level in and out for convenient and direct access

Clubhouse located adjacent to feature court with second-level viewing deck to provide special and memorable setting

Café patio on the south side of the clubhouse and tennis center garden on the west side provide outdoor social gathering areas. Entry Plaza offers additional social and functional space for special events

UPGRADE CONCEPT Site Plan

- A. Entry plaza assembly area suitable for special events. Fire truck access lane of 20 feet minimum clearance
- B. Entry plaza signage along west enclosure wall of court 1
- C. Existing underpass
- D. Clubhouse with upper level deck overlooking feature court
- E. Future clubhouse expansion area
- F. South-facing café/patio social space
- G. Tennis center garden with viewing area overlooking courts 12 - 14
- H. Feature court with seating for 400
- I. Temporary bleachers location for feature court special matches
- J. Hitting walls
- K. Teaching courts 5 - 7
- L. Tennis pro storage building, maintenance and utilities
- M. Tennis programs assembly and viewing area
- N. Maintenance and utilities building



Building program:

1 Administration area including reception and small pro shop, director’s office, accounting office, office area for three tennis pros

2 Multi-use conference and educational area adjacent to administration area

3 Women’s locker room

4 Clubroom storage

5 Clubroom

6 Clubroom hall of fame alcove

7 Men’s locker room

8 Utility (plus elevator, circulation, exterior and interior walls
700

9 Snack bar and serving kitchen

Total gross building area

Exterior second level roof deck and exit stairs

Square feet

750

750

750

200

1200

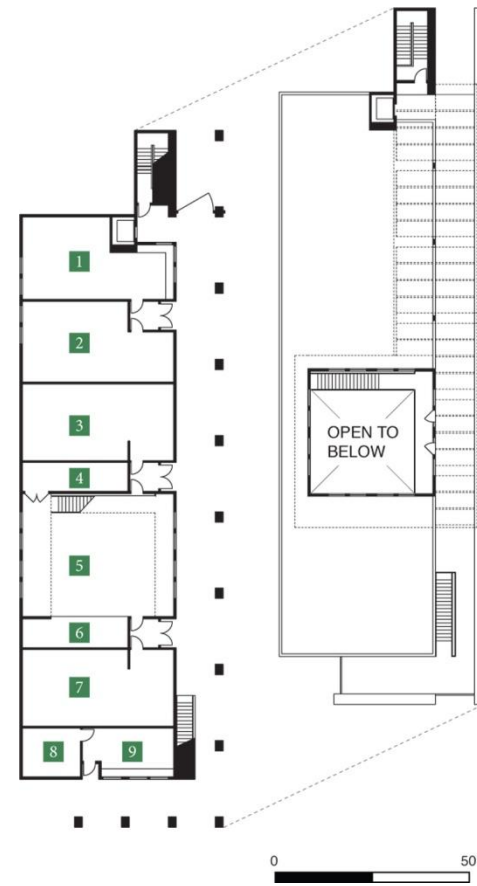
200

750

300

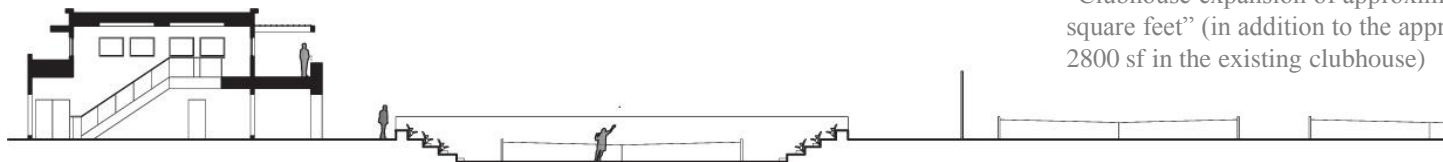
5600

2350



Note:

This study recommends a clubhouse of 5600 square feet (sf), which exceeds the 4300 sf implied by the GGPark Master Plan that states, “Clubhouse expansion of approximately 1500 square feet” (in addition to the approximately 2800 sf in the existing clubhouse)



UPGRADE CONCEPT Court Groupings, Viewing Areas & Variety of Users

Courts grouped in pods, each with their own viewing area, plus a feature court, allow for efficient and possible simultaneous use of the facility for a broad variety of users and activities including:

USTA-sanctioned tournaments

USTA league matches

USTA QuickStart programs

USTA-related educational, instructional and promotional programs

High school team matches

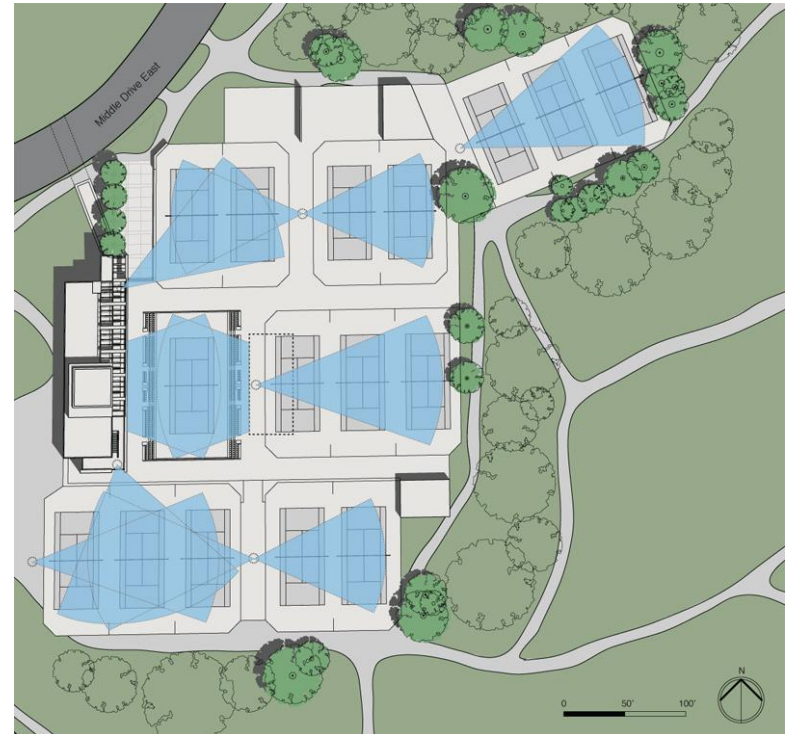
College team matches

Youth tennis leagues

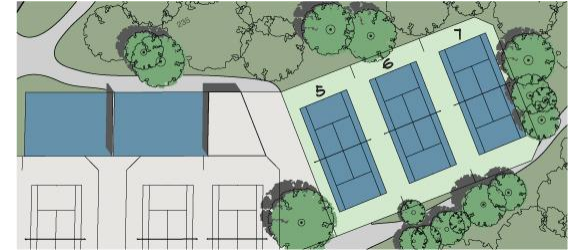
Group events initiated and organized by recreational players

Large tournaments and special events that use temporary bleachers to expand feature court seating capacity and the entry plaza for supplementary function activities

Tennis programs offered by local tennis organizations, presently including the Golden Gate Park Tennis Club, Gay and Lesbian Tennis Federation, After Work Tennis Club, Golden Gate Park Sports Social Club, Youth Tennis Advantage, SF Junior Tennis League, Tennis for Kids, SF Unified School District and private schools



Courts 5-7 are planned for instruction programs, with the option to periodically include adjacent courts and hitting walls. This location enables group classes and more active and noisy kids' programs to be isolated from other courts. Assembly and viewing area and pro equipment storage building are located adjacent to court 5.



QuickStart is a new nationwide USTA program designed to engage kids at beginner levels by reducing the scale of the game to a point where kids can have fun and achieve early success. The program makes use of smaller courts and racquets, lower net heights and lower compression balls. All USTA events for kids 10 and under will be played on QuickStart courts.

QuickStart recommends 36' x 18' courts for kids 8 and under, and 60' x 21' singles and 60' x 27' doubles courts for kids 10 and under.

Five 36' courts can be located in the hitting walls area and three 60' courts can be located as part of courts 5-7 with lines painted a different color than regular courts.



UPGRADE CONCEPT Cost Opinion January 2011

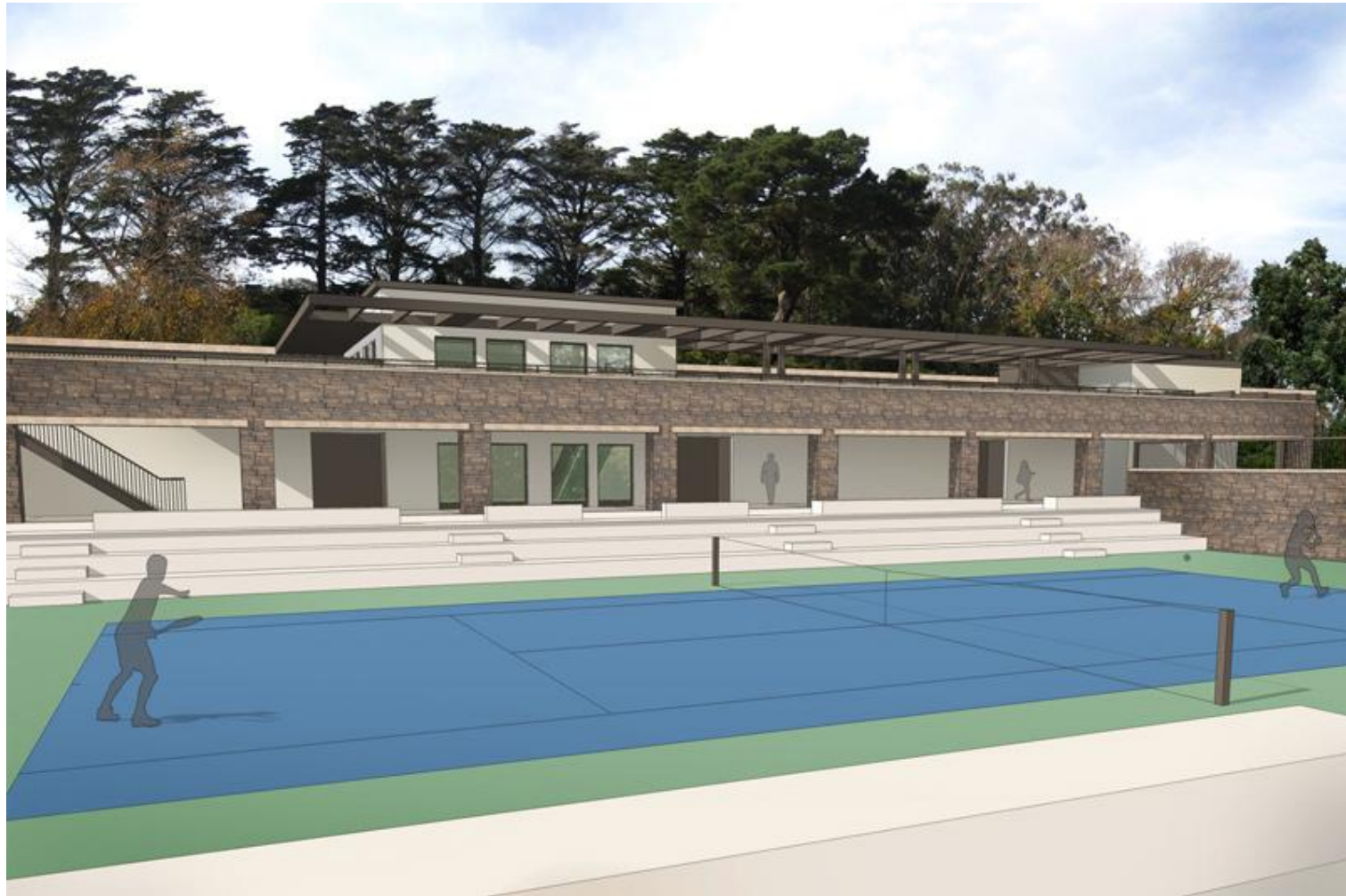
	\$ Allowance	\$ Total		\$ Allowance	\$ Total
1. DESIGN			2. CONSTRUCTION (continued)		
a. EIR \$200,000; programming 1% of Construction Cost; A/E fees for design and construction documents/administration 12% of Construction Cost	1,100,000		k. Construction contingency @ 10%, A/E enhancement contingency @ 20%, owner contingency @ 5% of Bid Day Construction Cost	2,900,000	
b. Plan check fees, site survey, preliminary geo-tech, hazardous materials and other tests	200,000		l. Construction Management @ 8% and A/E Oversight @ 5% of Bid Day Construction Cost	1,100,000	
Design Cost		1,300,000	m. Materials testing and monthly inspections	200,000	
2. CONSTRUCTION			Construction Budget Cost		12,400,000
a. Demolition of existing clubhouse and courts	900,000		3. FURNITURE, FIXTURES AND EQUIPMENT (FF&E)		
b. Site utilities upgrades including gas, storm and sanitary sewer, telephone and data lines, electrical distribution and expanded service for 16 lighted courts	500,000		FF&E Cost		300,000
c. Tennis courts, hitting wall courts, walkways and entry plaza (150,000 sf) including grading, base rock, post tensioned concrete slab, leveling and finish surfaces	1,800,000		Total Project Cost		
d. Fencing	400,000		14,000,000		
e. Site lighting including lighting for 16 tennis courts	400,000		Design, Construction and FF&E		
f. Site concrete work including low retaining walls at courts 12-16, feature court seating and guardrail walls, hitting walls, entry signage walls, garden patio and pedestrian underpass retaining wall	500,000				
g. Clubhouse (5600 sf) and 2nd level deck (2300 sf); pro storage, maintenance and utilities buildings (2 @ 1200 sf each)	2,000,000				
h. Landscape	100,000				
Construction Cost sub-total: \$6,600,000					
i. Profit @ 5% and bonds and insurance @ 2% of Construction Cost	500,000				
j. Escalation @ 3%/year for three years and design contingency @ 8% of Construction Cost	1,100,000				
Bid Day Construction Cost sub-total: \$8,200,000					

UPGRADE CONCEPT View



CLUBHOUSE SECOND LEVEL DECK OVERLOOKING FEATURE COURT

UPGRADE CONCEPT View



CLUBHOUSE LOOKING ACROSS FEATURE COURT

UPGRADE CONCEPT View



HEART OF THE GOLDEN GATE PARK TENNIS CENTER UPGRADE CONCEPT

GOLDEN GATE PARK TENNIS CENTER UPGRADE CONCEPT Acknowledgments
UPGRADE CONCEPT PREPARED FOR
THE SAN FRANCISCO TENNIS COALITION

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San Francisco Tennis Coalition

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San Francisco Parks Trust

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Doug and Lisa Goldman

Dick Gould

Sandy Hoeffler

Billie Jean King

Bernard Rottner

UPGRADE CONCEPT View



THE GOLDEN GATE PARK TENNIS CENTER UPGRADE CONCEPT AERIAL VIEW