Berkeley Civic Center

Agenda

01 Welcome + Introductions

02 Presentation
- Project Background
- Assessments & Engagement
- Design Drivers
- Design Concept
- Preliminary Cost Ranges
- Next Steps

03 Discussion & Comments

Contact: CivicCenter@cityofberkeley.info
Berkeley Civic Center

Project Background
Civic Center Planning Area

- Martin Luther King Jr. Civic Center Park
- Surrounding Streets
  - MLK Jr. Way
  - Center Street
  - Allston Way
- Maudelle Shirek Building
- Veterans Memorial Building
Overall Project Schedule

- **Vision and Implementation Plan**
  - 2019 - 2020
  - Volunteer Effort; Studies; Council direction

- **Refine & Adopt Consensus Design Concept**
  - 2022-2023
  - Research, Schematic Design & Approvals, Funding Plan, Design Development, Construction Docs

- **Permitting, Bidding & Construction**
  - 2024-2027

**Funding**
- T1 Bond
- Public Works Fund
- General Fund

**Outcomes**
- Vision & Implementation Plan Adopted Sept 2020
- CCCC established; Studies undertaken; Council direction for preferred design concept
- Consensus design concept and next steps
Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.

From Berkeley Civic Center Vision & Implementation Plan dated July 10, 2020 and adopted by Berkeley City Council on September 22, 2020
Design Concept Phase

Assessments & Engagement
Site Assessments

⇒ Updated Policy Context
Vision 2050
Existing Buildings Electrification Strategy
Native Species Policy
Civic Center Overlay Permitted Uses

⇒ Updated Circulation Context
Addison Bicycle Boulevard
Milvia Bicycle Boulevard
Center Street Greenway & Center Street Plaza
Center Street Parking & Bike Garage
Allston Way Civic Street
Pedestrian Signal Improvements
Crosswalk Bulbouts
Berkeley High School Loading
Harold Way - Pedestrian Street

⇒ Existing Tree Health Map

⇒ Monument & Memorial Map

⇒ City Campus Map
Engagement

➔ Super Sub-Committee (City Commissions)
Online Meetings - Sept 2022, Feb 2023

➔ Technical Advisory Committee (City Staff)
Online Meetings - Sept 2022, Feb 2023

➔ General Public Engagement
Open House - Nov 16, 2022
Online Survey - Dec 2022 - Jan 2023

➔ Youth Engagement
In-person Work Sessions - Feb 15, 2023

➔ Focused Engagement (Current & Potential Users, CCCC)
Online & In-person Meetings - Sept 2022 - Feb 2023

➔ Arts Organization Engagement
Online Survey - Jan - Feb 2023
Focus Group Tour & Meeting - Feb 24, 2023
Engagement Participation

- **40 Participants** at Open House Nov 2022
- **654 Online Survey Respondents** Dec 2022 to Jan 2023
- **16 Arts Focus Group participants** Feb 2023
- **32 Youth Work-session participants** Feb 2023
- **79 Arts Survey Respondents** Jan-Feb 2023
- **200+ Written Comments on Postcards** Nov 2022
- **20+ Neighbors & Affiliated Groups '22-'23
- **40 Participants** at Open House Nov 2022
Vision Statement Affirmed

Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts.

It will reflect the city’s diverse identities, celebrating its history and contributing to shaping its future.

A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the City’s values, advance social justice, and demonstrate the power of true public space.
Design Concept Phase

Design Drivers
The Civic Center Park and buildings should be a place to gather as a community.

Informal and formal gatherings of people of all ages. A safe place to be in community together.”

Parks should bring people together
Inviting public space for gathering & enjoyment
Relaxing at performances, listening to music
An urban retreat and setting for farmers market and fairs

300 + Written comments related to community gathering
MLK Jr Civic Center Park should be natural in character, preserving mature trees and enhancing native biodiversity.

The park should be a place for relaxing with nature.

Amplify nature and art because that’s what Berkeley is basically about.

Return nature in the urban setting.

As our city is becoming increasingly developed, the park should present a peaceful, calming, safe space where people can be in nature.

61% of respondents prioritized biodiversity and protecting mature trees.

Amplify nature and art because that’s what Berkeley is basically about.
The Park and open space should offer a safe, clean, and comfortable place to be outdoors with others.

The focus should be in day-to-day use with events being an important secondary use. Keep the park safe and accessible.

- Playing & recreating
- Sitting & relaxing
- Visiting with friends
- Picnicking & having lunch
- Strolling/Walking

- 48% of respondents prioritized art installations
- 55% of respondents prioritized new seating, tables and furnishing
- 44% of respondents prioritized improved lighting
Many are passionate about daylighting Strawberry Creek, while others raised concerns.

51% of respondents prioritized daylighting Strawberry Creek.

"Daylighting Strawberry Creek and restoring native vegetation can be a wonderful anchor to this vision."

Costs of daylighting need to be weighed against other park improvements.

A perfect opportunity to restore native plants and biodiversity, and to daylight Strawberry Creek.

Too expensive / infeasible, hard to maintain.
Center Street should be better integrated into the Park and open space experience.

- 53% of respondents support natural character for streets around park.
- 51% of respondents agreed with revising paving treatment on Center St.
- Center St should be used for more active uses.
The Maudelle Shirek Building should be the seat of Berkeley’s democracy, with meeting and public-serving spaces supporting civic participation in City government.

58% of respondents support community hearing & mtg rooms at MSB

51% of respondents support Council Chambers at MSB

Promote access and use by all by making the building as inviting, interactive and safe as possible.

A one stop shop for the general public.
These civic uses in the Maudelle Shirek Building should be paired with vision-aligned services and educational functions.

...center for education, inspiration, and action. Celebrate Berkeley’s activist history!

70% of respondents support Berkeley Historical Society & Museum at MSB

44% of respondents support Berkeley Community Media at MSB

...a hub for BCM’s important educational and public service work.
The Veterans Memorial Building should be a Community Arts Center for creative expression, accessible to all.

72% of arts survey respondents showed high interest in space downtown.

It would be fantastic to have a community, municipal arts space in downtown.
Generate lots of activity in the building day and night!

Proximity to BHS, BCC, supports partnerships and youth engagement.

The Community Arts Center should be activated all day everyday, hosting arts organizations and practitioners across all disciplines, delivering performances and programming for the community.
Design Concept Phase

Design Concept
Design Concept

Civic Center Park & Surrounding Streets
A safe nature-based urban oasis for all of Berkeley. The park design will support community use throughout the day, evening and weekend for strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event.

Maudelle Shirek Building
Seat of Berkeley's democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.

Veterans Memorial Building
A Community Arts Center, run by the city, with performance venues, teaching and exhibit space, accessible by all in the community.
Design Concept

MLK Jr Civic Center Park & Surrounding Streets

A safe nature-based urban oasis for all of Berkeley
Preserve and build upon Civic Center Park’s strengths

- Central lawn - gathering space
- Proposed Turtle Island Monument
- Existing mature trees to remain
- Mature trees
- Turtle Island Monument site
- Central lawn
2 Improve pedestrian safety and usability of paths

- Reconfiguration of Center Street as a shared space
- New crosswalks to Berkeley High
- Simplified and improved paths
- Wider perimeter sidewalks around the park
- Inviting and wider paths
- Safe and friendly crosswalks
- Pedestrian priority shared street
- Pedestrian bulb-outs on MLK Jr Way
Enhance natural features, promote biodiversity and green design.
Expand invitations for a variety of everyday uses.

- Entry plaza with integrated public art
- Central Lawn
- Food and beverage sales with flexible cafe seating
- Skate Spot
- Multi-age Playground
- Nature-based play
- Skateable ledges and benches
- Inviting places to rest
Enhance the potential of the park to host weekly and special events

- Regrade & install infrastructure at Central Lawn
- Central Lawn improvements
- Arts & Market Plaza
- Flex Zone
- Pop-up performance areas
- Flexible space for markets and fairs

Design Concept
Flex Zone

A space for food, beverage, and outdoor seating that can flexibly accommodate events, performances, deliveries, and support functions for the park.

- Accessible ramp & stair to back entrance of 2180 Milvia
- Permeable, drivable paving treatment to accommodate a variety of uses
- New food and beverage kiosks at rear of building
Explore the implications of daylighting Strawberry Creek

→ Requires additional study to determine feasibility

Minimum access lane for emergency vehicles on Center

50-65’ width, partial-flow creekbed scenario

Accessible water flow

Markers & monuments

Native plants
Daylighting Considerations

Previous studies of daylighting Strawberry Creek along Center Street and in the Park include a 1999 study by Wolfe Mason, and a 2016 study by EcoCity Builders and Walter Hood.

➔ Culvert is estimated to be roughly 18’ deep
➔ Full restoration of a natural creek bed require over 150’ of width
➔ Partial-flow scenarios require retaining the existing culvert and introducing a flow control structure somewhere near the northeast corner of Civic Center Park.
➔ Paving and planting treatments were proposed for Center Street as part of SOSIP plan in place of daylighting.

Existing Strawberry Creek culvert location in Downtown Berkeley
(based on Wolfe Mason Study From 1999)

For partial-flow daylighting scenarios, a flow control structure would need to be added around this location.

Creek daylights on UCB Campus

The existing culvert passes through the BART alignment along Shattuck through a roughly 8’ diameter culvert.

Paving & planting treatments proposed for Center St in 2016 in place of daylighting
Design Concept

Maudelle Shirek Building

*The seat of Berkeley’s democracy*
1

Restore and utilize the historic center of City government.

➔ Anchor building for Civic Center Historic District.
➔ Historic seat of city government, and location of many important legislative decisions
➔ Namesake is a long-term and important member of Berkeley City Council, who served eight terms, retiring at 92.
➔ Designed by Bakewell & Brown, completed 1909
➔ Primary example of Beaux Arts Architecture in Berkeley
➔ Character-defining features intact

“It is a historic and attractive building that should be restored...and made into a centerpiece of the Civic Center. ”

“It is beautiful and should be invested in now, to preserve what we have and make it publicly usable again. Don't let it further deteriorate.”

“It is a historical architectural treasure that needs our love and funding!”
Create an accessible entry and a new rear addition.
Return community action in government to the building.
Meeting & Hearing Rooms

51% of respondents support returning Council Chambers to MSB

Historic hearing room

ATTIC (not shown)

SECOND FLOOR (6,500 SF)
- Small Hearing Rooms (70-120 seats)
- Large Meeting Rooms (20-30 seats)

FIRST FLOOR (14,400 SF)
- Large Hearing Room (200-300 seats)
- Hearing Room Support Spaces
- Small Meeting Rooms (10-20 seats)

GROUND FLOOR (16,350 SF)
Bring the public to the building for daily activities.

Public-Facing City Services

"...center for civic life...a one stop shop for the general public."

44% of respondents City services being located here

ATTIC (not shown)

SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)
- Reception Areas
- Offices
- Conference Rooms
- Support Spaces

GROUND FLOOR (16,350 SF)
5

Showcase the City of Berkeley as a place where influential ideas emerge.

Berkeley Historical Society & Museum

70% of respondents support Berkeley Historical Society & Museum at MSB

ATTIC (not shown)
(Alternate Archive location)

SECOND FLOOR (6,500 SF)
- Exhibition Space

FIRST FLOOR (14,400 SF)
- Exhibition Space

GROUND FLOOR (16,350 SF)
- Exhibition Space
- Exhibit Prep Room
- Offices
- Research Room
(Alternate Archive location)
Broadcasts meetings and other city events in support of open and transparent governance.

Berkeley Community Media

44% of respondents support Berkeley Community Media at MSB
Support the development of future decision-makers through direct interaction with the active democratic process in Berkeley.

Public Policy Institute

“I’d like to see more active uses...perhaps some sort of partnership with UC to bring new energy and researchers to the building?”

“...provide open doors & programs for all citizens to be inspired, to learn, to act.”
Provide City resilience with seismic retrofit delivering enhanced seismic performance.

City’s Public Works Department recommends Damage Control Plus (DC+) to Immediate Occupancy (IO) improvements.

Install buttresses are rear of building and tie into historic structure to reduce impact on historic finishes, and avoid installation of base isolators in ground level.
Upgrade and repair systems and finishes.

System Upgrades
Building Performance
Accessibility
Finishes
Egress/Safety

“...upgrade to LEED standards, include solar panels...advanced MERV/HVAC....light filled with natural materials.”

“...it was a pain to get to and move between rooms and floors”

“...accessibility through the front door is important.”
Design Concept

Veterans Memorial Building

A City-run Community Arts Center
Design Concept

1

Return a historic gathering place to a public use.

➔ Contributing building to Civic Center historic district
➔ Part of a building campaign of numerous Veterans Memorials across the County
➔ Opened on Nov 11 1928 to celebrate Armistice Day
➔ Designed by Henry H. Meyers, completed 1928
➔ Classical Modern with Art Deco aesthetic
➔ Character-defining features intact

“Beautiful building - please preserve it”

“It is beautiful, and an asset to the city.”
Fulfill a need for multi-disciplinary arts spaces available to rent by the larger community.

Design Concept

47% of arts survey respondents support a large auditorium

44% of arts survey respondents support rehearsal space

SECOND FLOOR (6,400 SF)
- Small Performance (60-100 seats)
- Balcony
- Backstage areas
- Learning Lab

FIRST FLOOR (11,300 SF)
- Auditorium (300-500 seats)
- Gallery/Visual Arts rooms
- Stage & Backstage areas

BASEMENT (10,300 SF)
- Mechanical/Crawl Space

ROOFTOP (4,000 SF)
- Flexible performance space, supporting multiple stage/audience arrangements
- Artist studio, artist-in-residence programs

City of Berkeley | Siegel & Strain Architects + Gehl + ECB

Berkeley Civic Center Phase II
Provide significant and high-quality support spaces.

"...need a place for donor functions."
Protect historic asset with seismic retrofit delivering enhanced seismic performance.

City’s Public Works Department recommends Building Performance Objective for New Building Plus (BPON+).

Utilize structure value of historic building by improving connections between horizontal and vertical structure, strategically strengthen elements.
Upgrade and repair systems and finishes.

System Upgrades

Building Performance

Accessibility

Finishes

Egress/Safety

“Please make sure gender-neutral bathrooms are included.”

“it needs to appear more open, accessible, inviting and welcoming”

“...refurbish front doors and restrooms so visitors have a more pleasant experience.”
Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts.

It will reflect the city’s diverse identities, celebrating its history and contributing to shaping its future.

A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the City’s values, advance social justice, and demonstrate the power of true public space.
Design Concept Phase

Preliminary Cost Ranges
## Design Concept Preliminary Cost Ranges

<table>
<thead>
<tr>
<th>Project</th>
<th>Low ($Million)</th>
<th>High ($Million)</th>
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<tbody>
<tr>
<td>TOTAL ESTIMATED CONSTRUCTION COST</td>
<td>$101</td>
<td>-</td>
</tr>
<tr>
<td>Maudelle Shirek Building</td>
<td>$54</td>
<td>-</td>
</tr>
<tr>
<td>Veterans Memorial Building</td>
<td>$34</td>
<td>-</td>
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<tr>
<td>MLK Jr Civic Center Park &amp; Streets</td>
<td>$13</td>
<td>-</td>
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Design Concept Phase

Next Steps
Design Concept Phase

➔ Integrate feedback into Design Concept
➔ Develop Cost Estimate
➔ Refine Organizational Management Strategies
Future Studies

➔ Creek Study
➔ Traffic Study
➔ Updated Arborist Report & Succession Plan
➔ Topographic Survey
➔ As-Built Drawings
➔ Existing Conditions Reports

Longer Term Efforts

➔ Establish relationships with potential partners
➔ Develop funding plans
➔ Initiate specific Design Projects
➔ Stabilize historic structures (if necessary)
Early Activation Projects

➔ Pop-up food vendors & events
➔ New furnishings in Park
➔ Tree protection elements
➔ Biodiversity enhancements
➔ Lighting & path repairs/upgrades
➔ Restroom repair/upgrades
➔ Review of special event agreements for Civic Center Park
➔ Increase funding for Park operations/maintenance
➔ What else can we work on together?
Design Concept Phase

Discussion

➔ Input on Design Concept
➔ What are the priority early activation projects?
➔ What are the priority longer term projects?
Thank you

Contact: CivicCenter@cityofberkeley.info
# Design Concept Preliminary Cost Ranges

## Maudelle Shirek Building -- 27,500 g.s.f. existing building + 15,500 g.s.f. addition

<table>
<thead>
<tr>
<th>Component</th>
<th>Low</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Seismic Retrofit - Immediate Occupancy (or near Immediate Occupancy)</td>
<td>$25,000</td>
<td>$35,000</td>
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<tr>
<td>Envelope, Systems (inc Electrification), Accessibility, all other building upgrades &amp; finishes</td>
<td>$11,000</td>
<td>$13,750</td>
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<tr>
<td>Two story addition on west side</td>
<td>$15,500</td>
<td>$18,600</td>
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<tr>
<td>Site improvements &amp; utilities</td>
<td>$2,607</td>
<td>$3,208</td>
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**Total Estimated Construction Cost**

<table>
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<tr>
<th></th>
<th>Low ($Million)</th>
<th>High ($Million)</th>
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<tbody>
<tr>
<td>Maudelle Shirek Building</td>
<td>$54.107</td>
<td>$70.558</td>
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</table>

## Veterans Memorial Building -- 28,000 s.f. existing building + 4000 s.f. roof terrace

<table>
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<tr>
<th>Component</th>
<th>Low</th>
<th>High</th>
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<tbody>
<tr>
<td>Seismic Retrofit - BPON+ (or Better Performance Objective for New Buildings)</td>
<td>$14,000</td>
<td>$19,000</td>
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<tr>
<td>Envelope, Systems (inc Electrification), Accessibility, all other building upgrades &amp; finishes</td>
<td>$19,565</td>
<td>$16,555</td>
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<tr>
<td>Roof terrace (including 1,500 s.f. enclosure &amp; 2,500 s.f. roof deck) in HIGH only</td>
<td>$0</td>
<td>$5,200</td>
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<tr>
<td>Site improvements (paved areas in back for loading/service) &amp; utilities</td>
<td>$0.480</td>
<td>$0.720</td>
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**Total Estimated Construction Cost**

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<th>Low ($Million)</th>
<th>High ($Million)</th>
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<tbody>
<tr>
<td>Veterans Memorial Building</td>
<td>$34.045</td>
<td>$41.475</td>
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## Martin Luther King Jr Civic Center Park & Streets -- 203,000 s.f. (4.6 acres)

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<tr>
<th>Component</th>
<th>Low</th>
<th>High</th>
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<tbody>
<tr>
<td>Paths and paving, planting and irrigation, new trees and tree protection, utilities, furnishings and bollards, infrastructure and lighting, playground and skate spot, other park and street specialty items such as bulb outs, green infrastructure, crosswalks</td>
<td>$11,152</td>
<td>$14,194</td>
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<tr>
<td>Improvements to 2180 Milvia western entry, VMB entry and public restrooms in Park</td>
<td>$1.750</td>
<td>$2.400</td>
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**Total Estimated Construction Cost**

<table>
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<th>Low ($Million)</th>
<th>High ($Million)</th>
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<tr>
<td>Martin Luther King Jr Civic Center Park &amp; Streets</td>
<td>$12.902</td>
<td>$16.594</td>
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**Notes:**
- Estimates provided are based on information from 2020 BCC Vision & Implementation Plan, Tipping Structural Engineers, Berkeley Public Works Department
- Estimates are escalated assuming start of construction in 2028
- Estimates do not include soft costs, design fees, contingencies, surge/moving costs, PVs, AV/IT, utility connections, existing conditions reports and surveys, permits LEED, creek daylighting, operations and maintenance costs