

Project Introduction

The Martin Luther King Jr. Youth Services Center / Y.A.P. is a well-used 10,600 square foot building sited adjacent Grove Park at 1730 Oregon Street in the City of Berkeley. The project limit is bounded by Oregon Street to the north, Grove Park playground to the east, rear property line / fence line to the south, and adjacent Berkeley Unified School District brick building at 1720 Oregon Street to the west. The building is one of the City's 4 community centers operated by the City's Parks, Recreation & Waterfront (PRW) Department, and one of the City's designated care and shelter facilities identified in the City's Resilience Strategy, Emergency Operations Plan, and Local Hazard Mitigation Plan. As a community center, the PRW Department provides recreational programming and services for residents of all ages here, but this is the only community center with a particular focus on young adults and teens. The primary objective of this project is to create a more modern and flexible recreation center that is safe and accessible to the local teens and community it serves. The project shall meet CalGreen requirements, strive for Zero Net Energy, and incorporate Universal Design and Deep Green initiatives, including total electrification, wherever practicable.

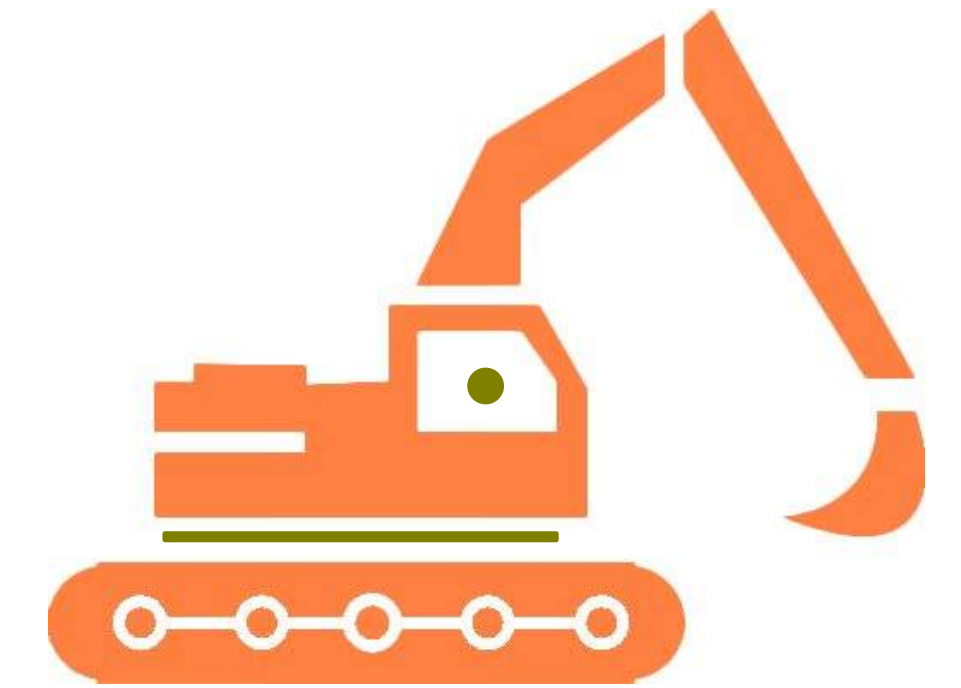
FUNDING SOURCE

In 2016, Berkeley voters approved Measure T1, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure T1 Bond program, the MLK Jr Youth Services Center / Y.A.P. received funding for design and construction.

T1 (includes city match for FEMA HMGP Grant)	\$7,000,000
FEMA HMGP Grant Federal Share	\$1,237,500
TOTAL	\$8,237,500



Project Timeline



Jan 2022 Feb Mar Apr May Jun July Aug Sep 2022 Jan 2023 Sep 2023 - March 2024







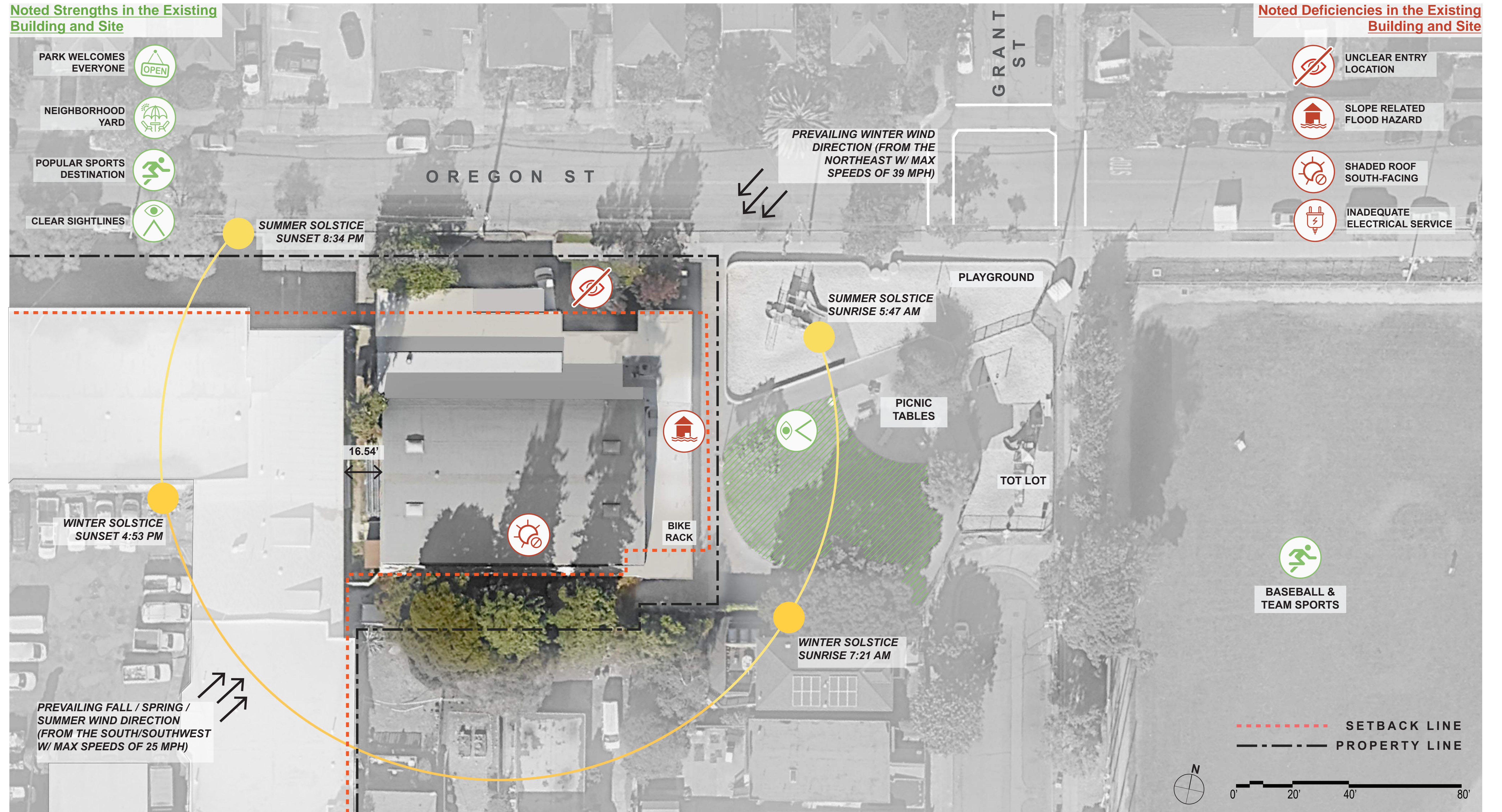
■ Design
 ■ Community Input
 ■ Presentation
 ■ Construction

Noted Strengths in the Existing Building and Site

- PARK WELCOMES EVERYONE 
- NEIGHBORHOOD YARD 
- POPULAR SPORTS DESTINATION 
- CLEAR SIGHTLINES 

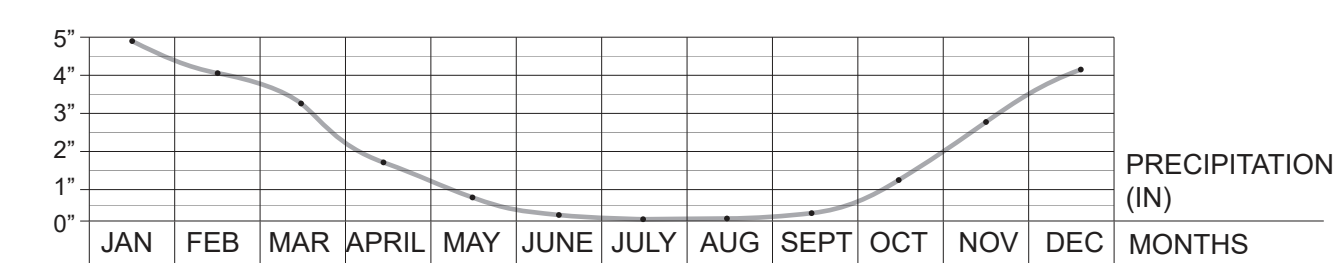
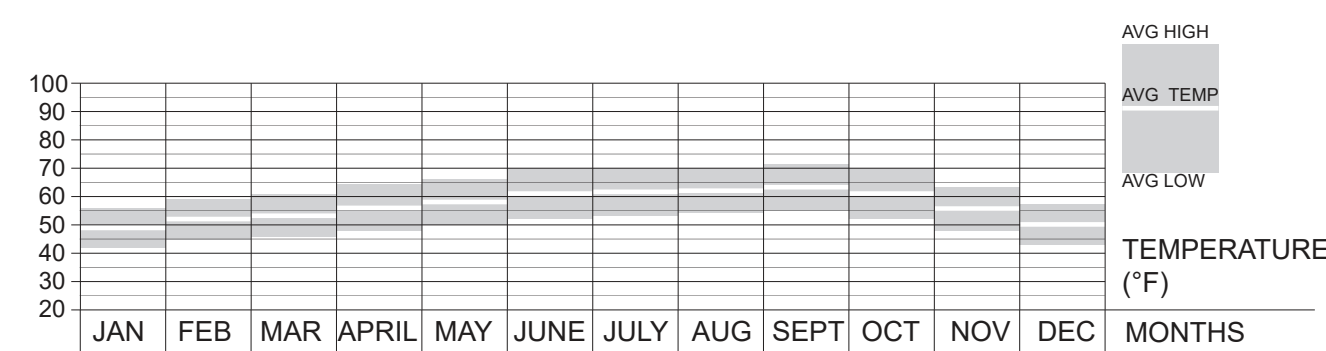
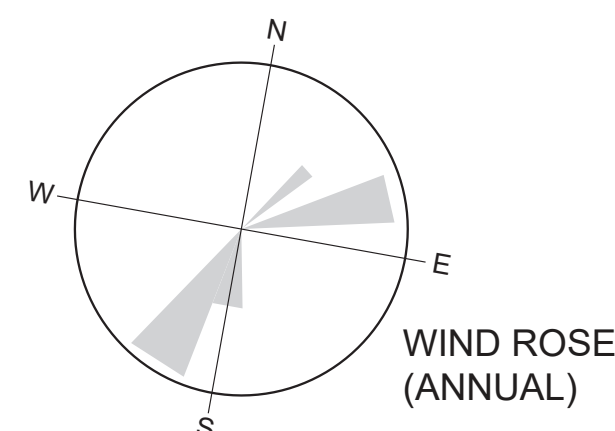
Noted Deficiencies in the Existing Building and Site

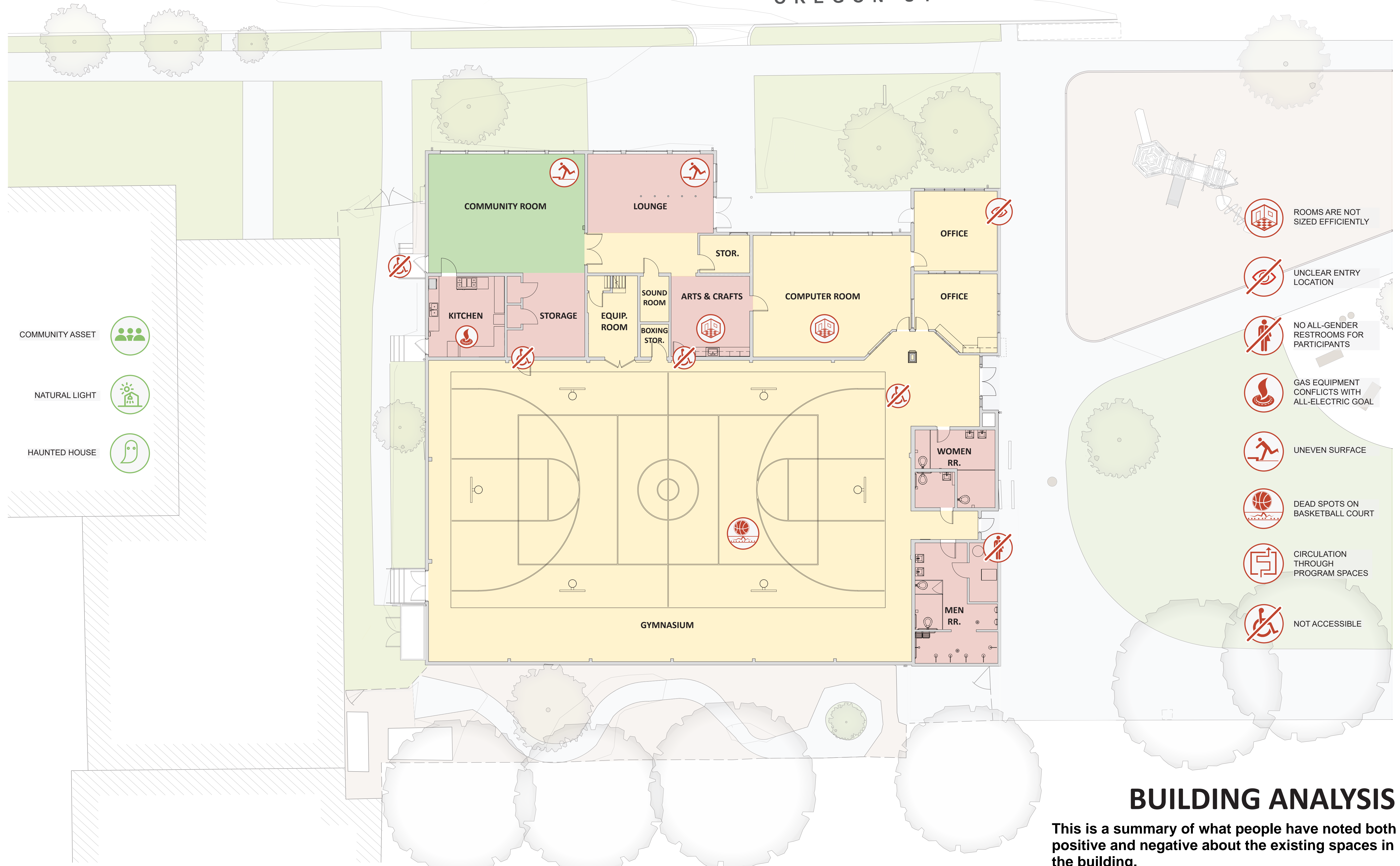
-  UNCLEAR ENTRY LOCATION
-  SLOPE RELATED FLOOD HAZARD
-  SHADED ROOF SOUTH-FACING
-  INADEQUATE ELECTRICAL SERVICE



SITE ANALYSIS

MLK JR. YOUTH SERVICES CENTER / Y.A.P.
1730 OREGON ST, BERKELEY, CA. 94703





- COMMUNITY ASSET
- NATURAL LIGHT
- HAUNTED HOUSE

- ROOMS ARE NOT SIZED EFFICIENTLY
- UNCLEAR ENTRY LOCATION
- NO ALL-GENDER RESTROOMS FOR PARTICIPANTS
- GAS EQUIPMENT CONFLICTS WITH ALL-ELECTRIC GOAL
- UNEVEN SURFACE
- DEAD SPOTS ON BASKETBALL COURT
- CIRCULATION THROUGH PROGRAM SPACES
- NOT ACCESSIBLE

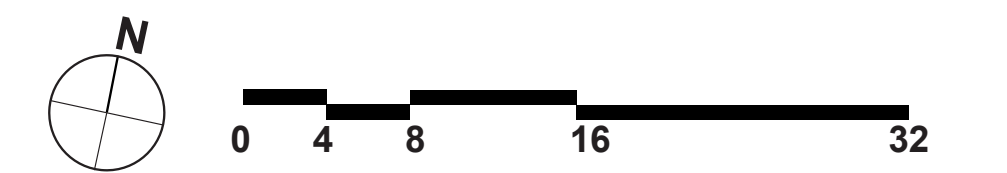
BENEFICIAL

PROBLEMATIC

DEFICIENT

BUILDING ANALYSIS

This is a summary of what people have noted both positive and negative about the existing spaces in the building.



PROJECT GOALS

Integral to the Community



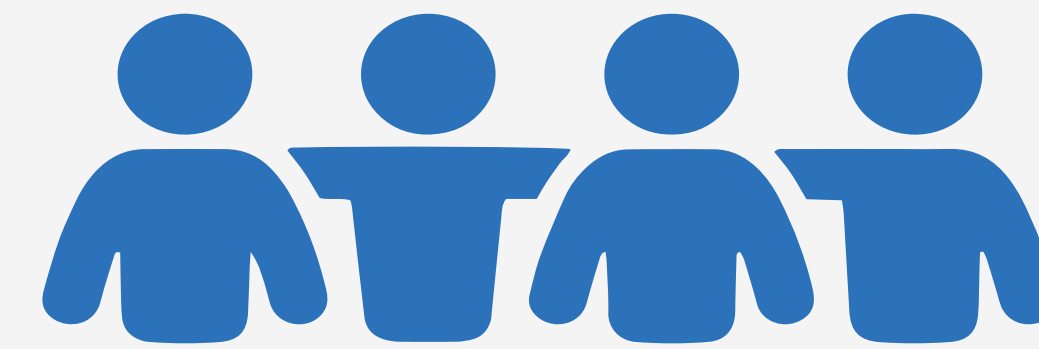
- Flexibility to continue serving future generations in Young Adult Project.
- Honor the Past
- Support the Community

Safe Space for Community



- Retrofit the building to current seismic safety standards
- Improve life safety systems including sprinklers and alarms
- Modernize kitchen to support teen instruction
- Secure program spaces

Inviting Place for Teens

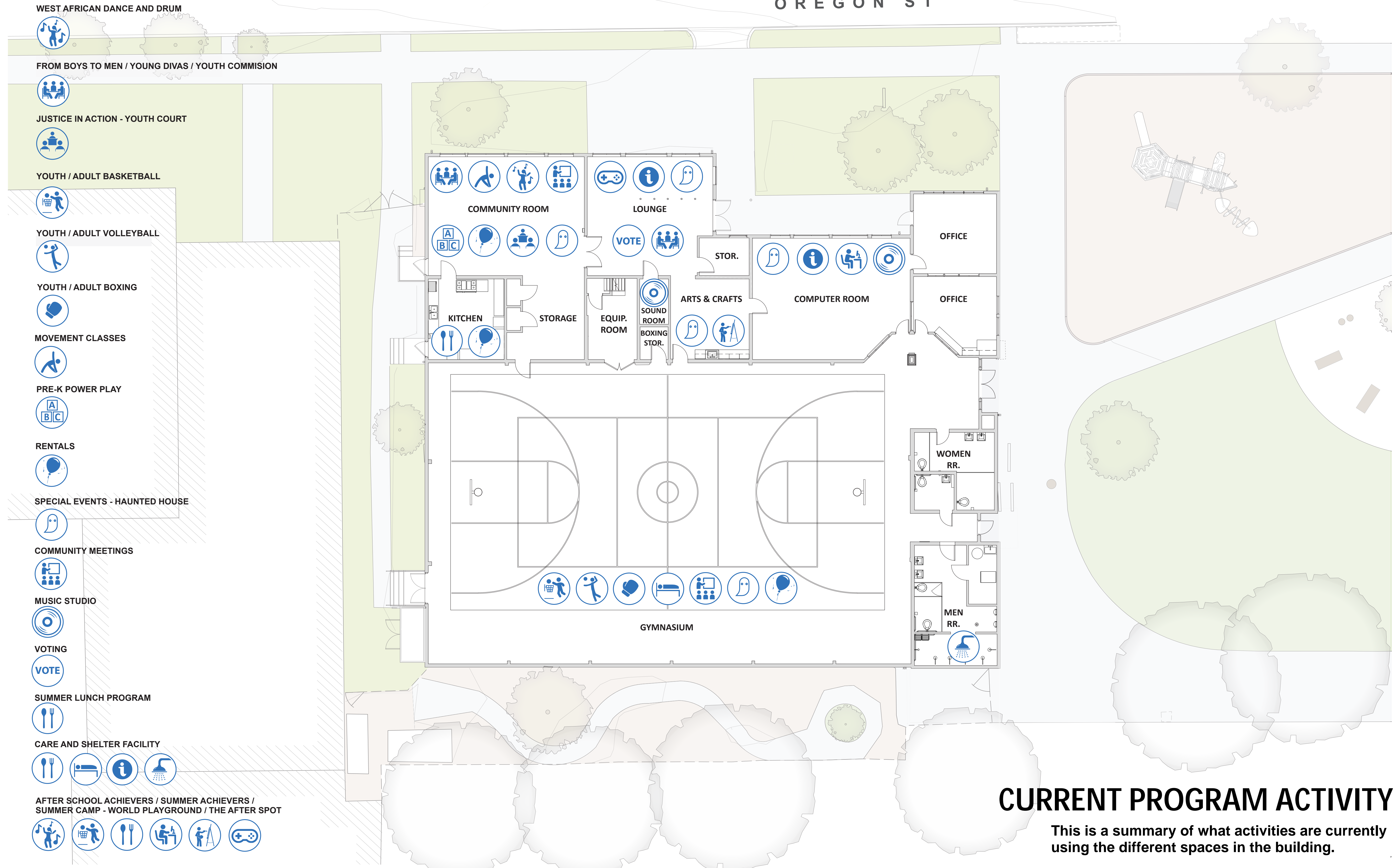


- A building that is welcoming in appearance and that teens can be proud of
- Improve existing program spaces to better accommodate programs
- Technologically advanced

Sustainability/Resiliency

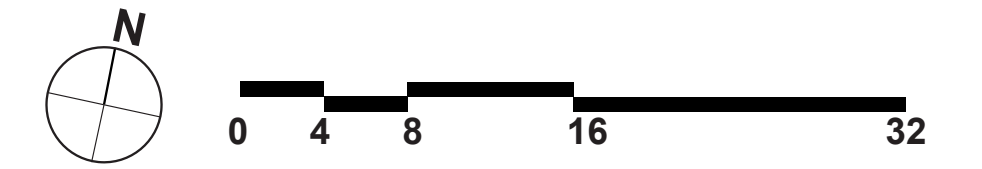


- Integrate City's principles and goals for sustainable design and operation
- Consider passive, net-zero, and all electric strategies
- Consider YAP as a community hub in emergencies



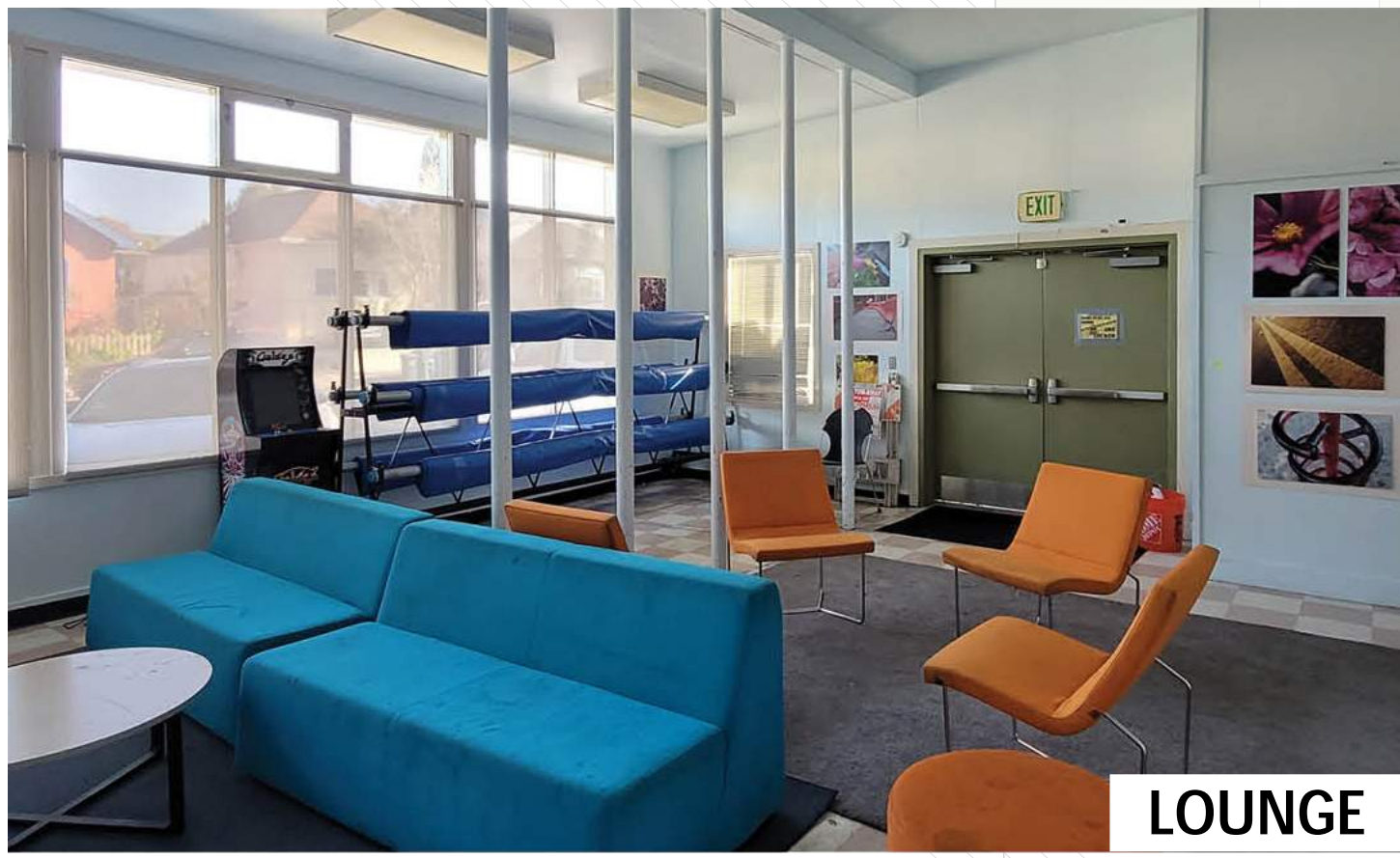
CURRENT PROGRAM ACTIVITY

This is a summary of what activities are currently using the different spaces in the building.





COMPUTER ROOM



LOUNGE



COMMUNITY ROOM



GYMNASIUM



- LOUNGE
- KITCHEN
- COMMUNITY ROOM
- ARTS & CRAFTS
- COMPUTER ROOM
- OFFICE
- STORAGE AND RESTROOMS

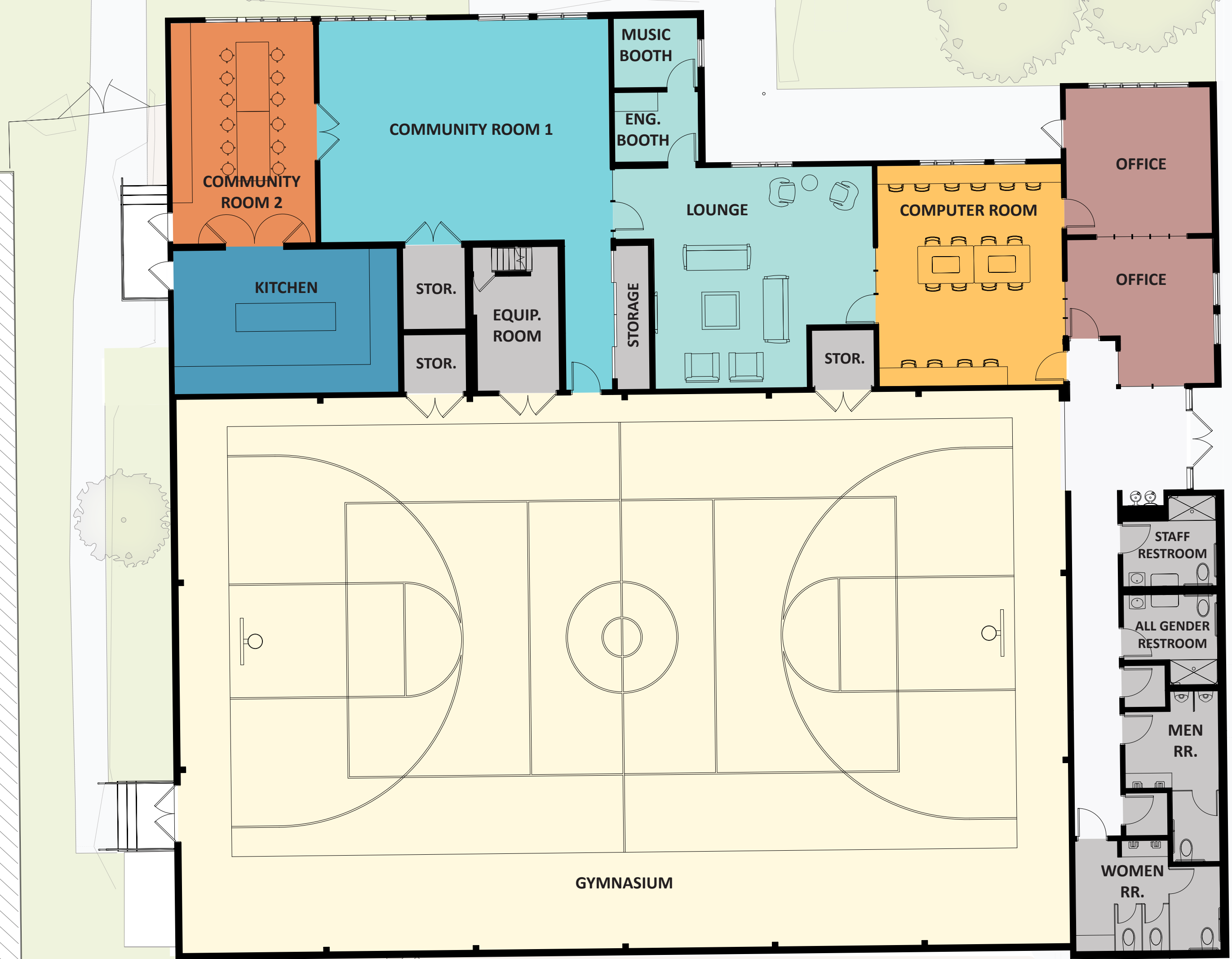
FLOOR PLAN - EXISTING LAYOUT



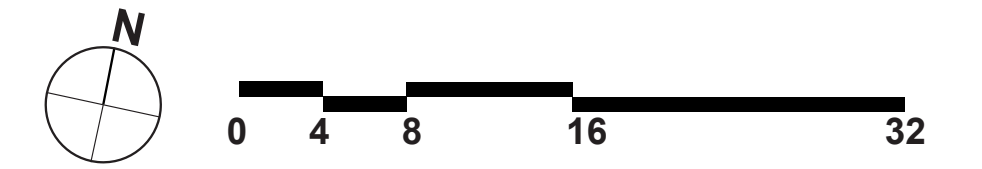
OREGON ST

OPTION A:

- Fits into the existing footprint.
- Expandable Community Rooms 1 and 2.
- Larger, all-electric commercial kitchen.
- Larger Teen Lounge.
- New All-Gender Restroom.
- New Music / Sound Room.
- Anticipated Start of Construction: Fall 2023.
- Cost: \$



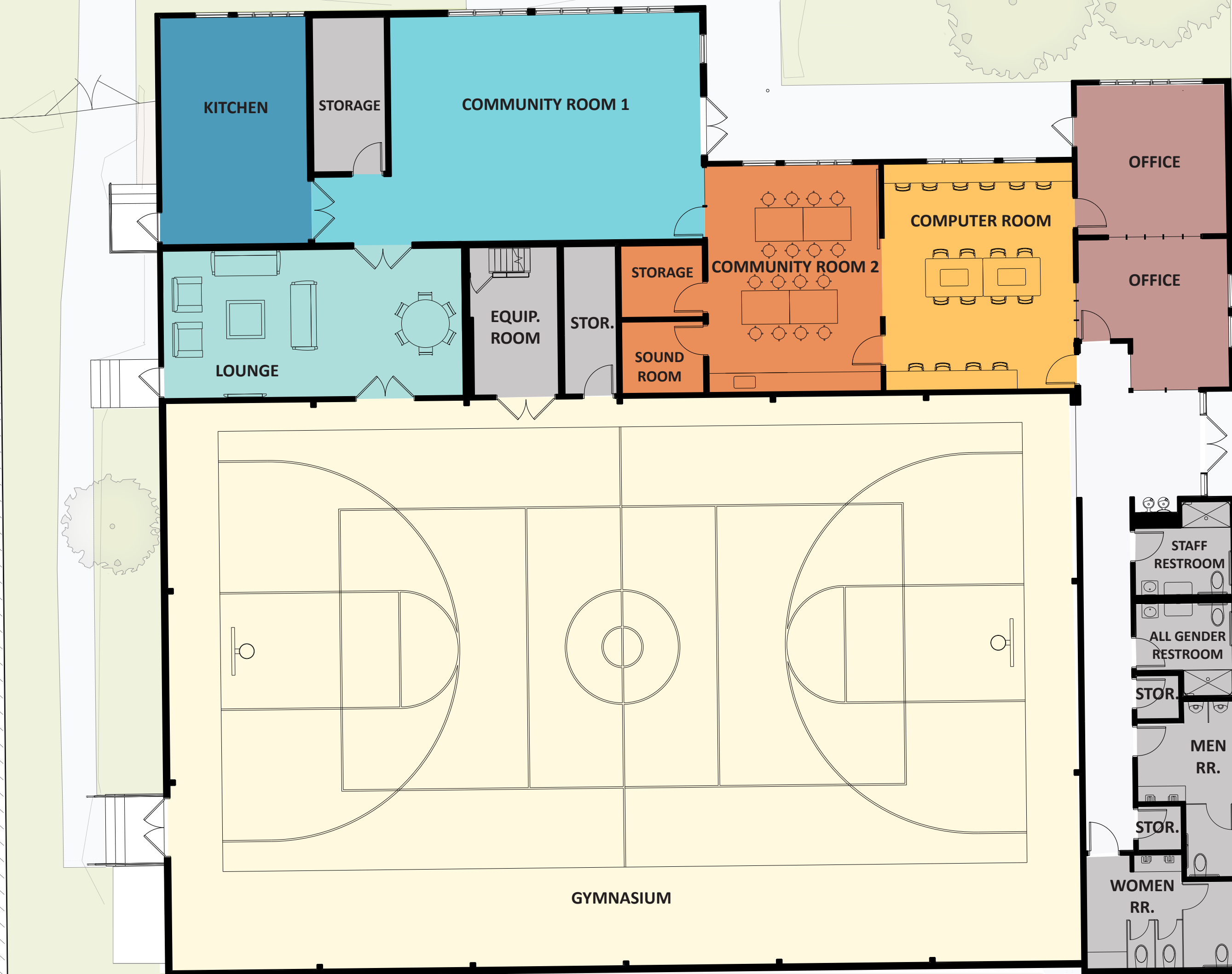
FLOOR PLAN - LAYOUT OPTION A



OREGON ST

OPTION B:

- Fits into the existing footprint.
- Expandable Computer Room and Community Room 2.
- Larger, all-electric commercial kitchen relocated to the north west corner of the building.
- Larger Teen Lounge, relocated to next to the gymnasium.
- New All-Gender Restroom.
- New Music / Sound Room.
- Anticipated Start of Construction: Fall 2023.
- Cost: \$



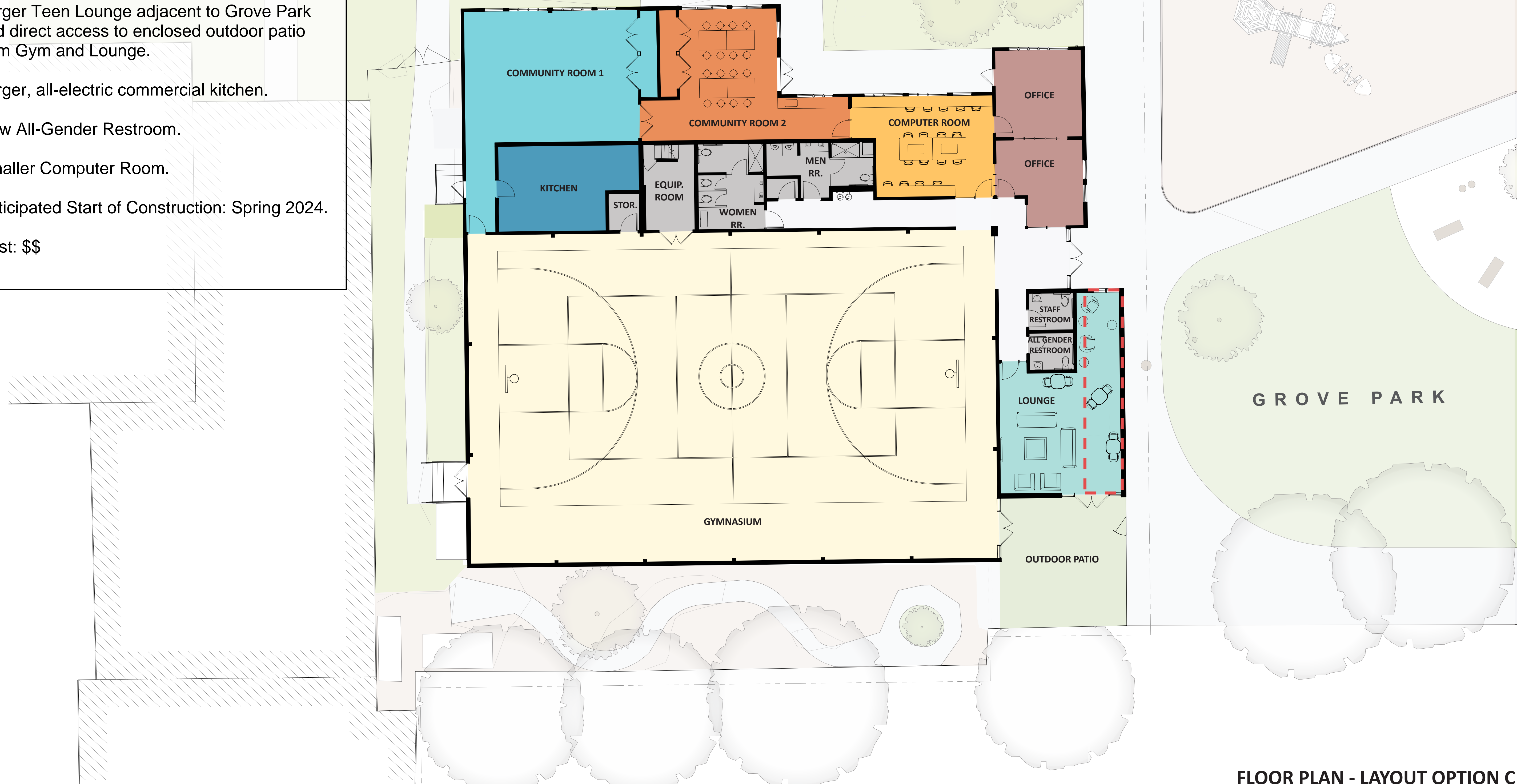
FLOOR PLAN - LAYOUT OPTION B

LOUNGE
 KITCHEN
 COMMUNITY ROOM 1
 COMMUNITY ROOM 2
 COMPUTER ROOM
 OFFICE
 STORAGE AND RESTROOMS

OREGON ST

OPTION C:

- Demolition and building area addition to accommodate larger Teen Lounge.
- Larger Teen Lounge adjacent to Grove Park and direct access to enclosed outdoor patio from Gym and Lounge.
- Larger, all-electric commercial kitchen.
- New All-Gender Restroom.
- Smaller Computer Room.
- Anticipated Start of Construction: Spring 2024.
- Cost: \$\$



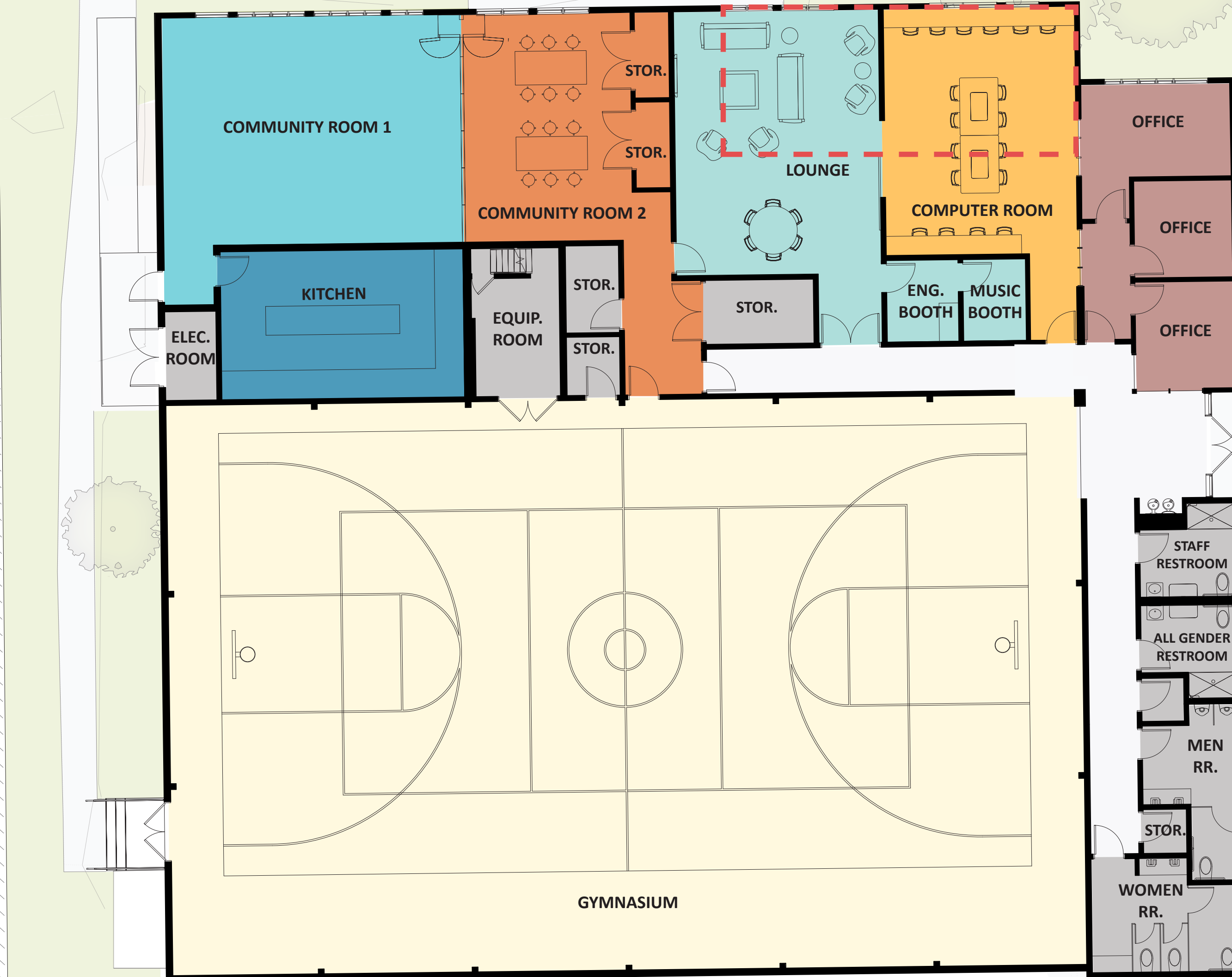
FLOOR PLAN - LAYOUT OPTION C

LOUNGE
 KITCHEN
 COMMUNITY ROOM 1
 COMMUNITY ROOM 2
 COMPUTER ROOM
 OFFICE
 STORAGE AND RESTROOMS
 AREA OF ADDITION

OREGON ST

OPTION D:

- Building area addition to enlarge program rooms and improve circulation.
- Expandable Community Rooms 1 and 2.
- Expandable Computer Room and Lounge.
- Additional Office space.
- Larger, all-electric commercial kitchen.
- Larger Teen Lounge.
- New All-Gender Restroom.
- New Music / Sound Room.
- Anticipated Start of Construction: Spring 2024.
- Cost: \$\$\$



FLOOR PLAN - LAYOUT OPTION D

LOUNGE
 KITCHEN
 COMMUNITY ROOM 1
 COMMUNITY ROOM 2
 COMPUTER ROOM
 OFFICE
 STORAGE AND RESTROOMS
 AREA OF ADDITION