

Berkeley Civic Center

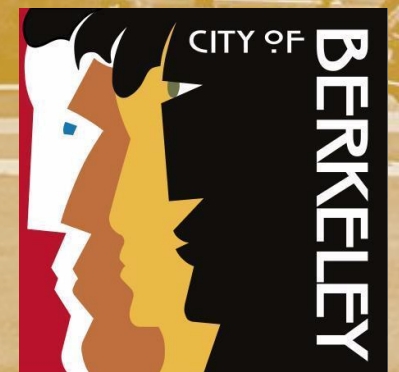
City Council Work Session

March 21, 2023

SIEGEL & STRAIN Architects

Gehl ecb

EQUITY
COMMUNITY
BUILDERS



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

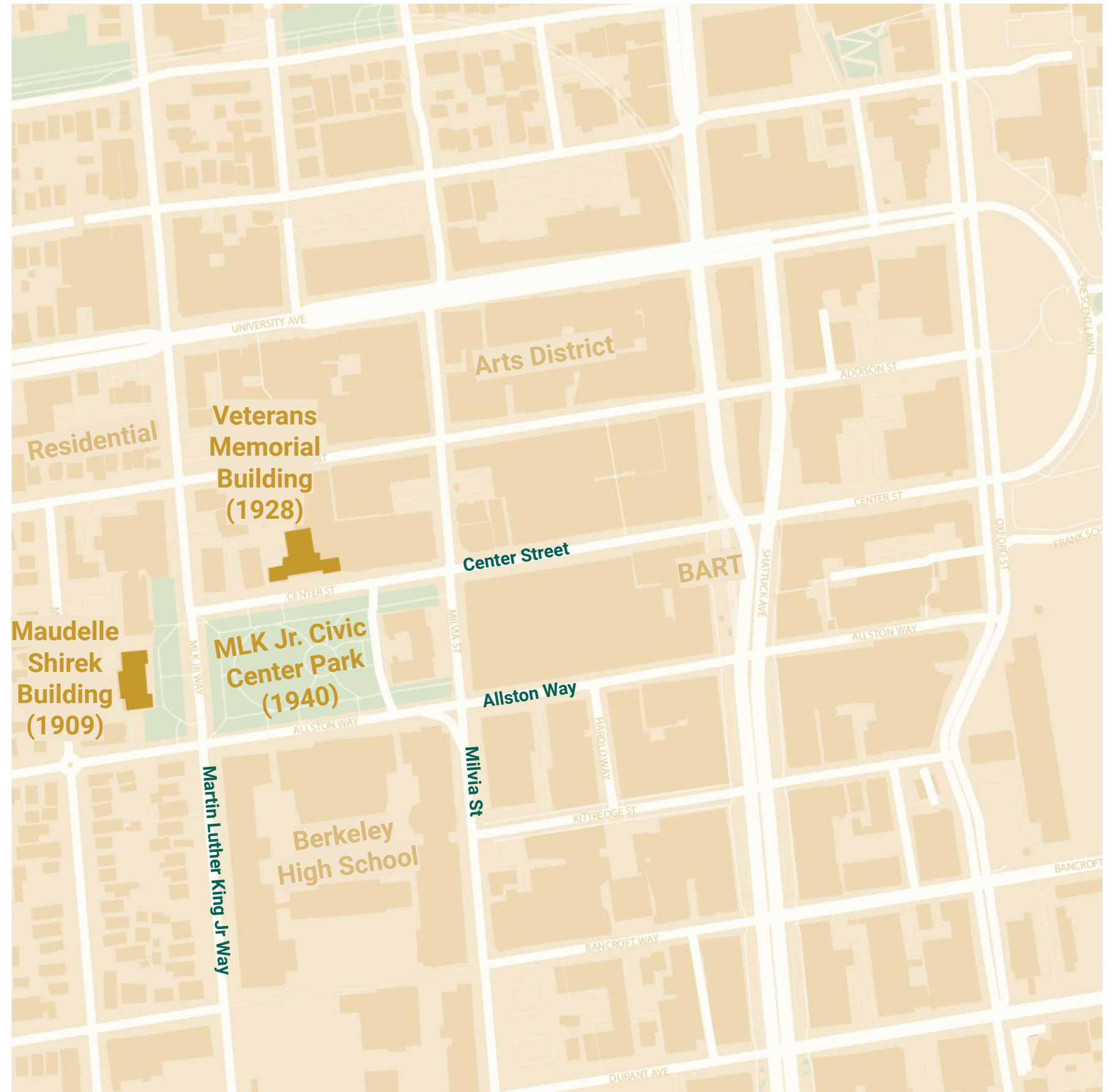
Contact: CivicCenter@cityofberkeley.info

Berkeley Civic Center

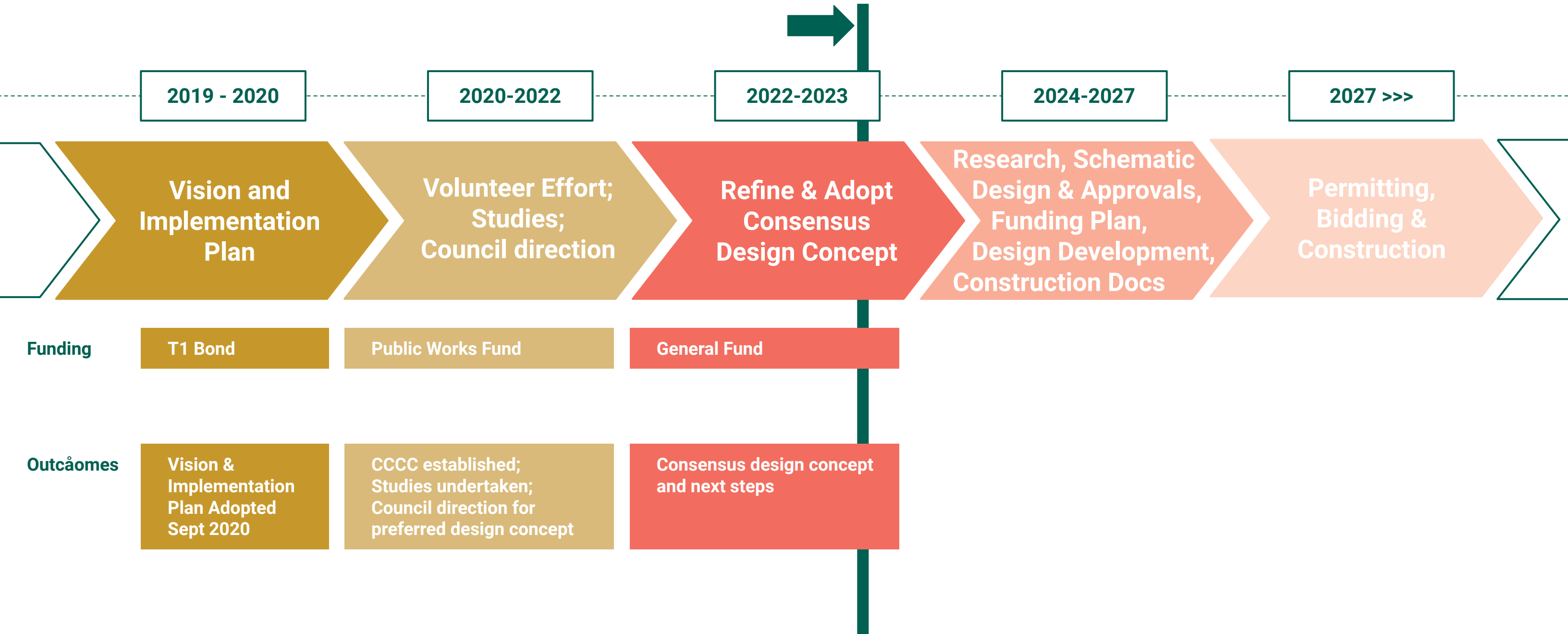
Project Background

Civic Center Planning Area

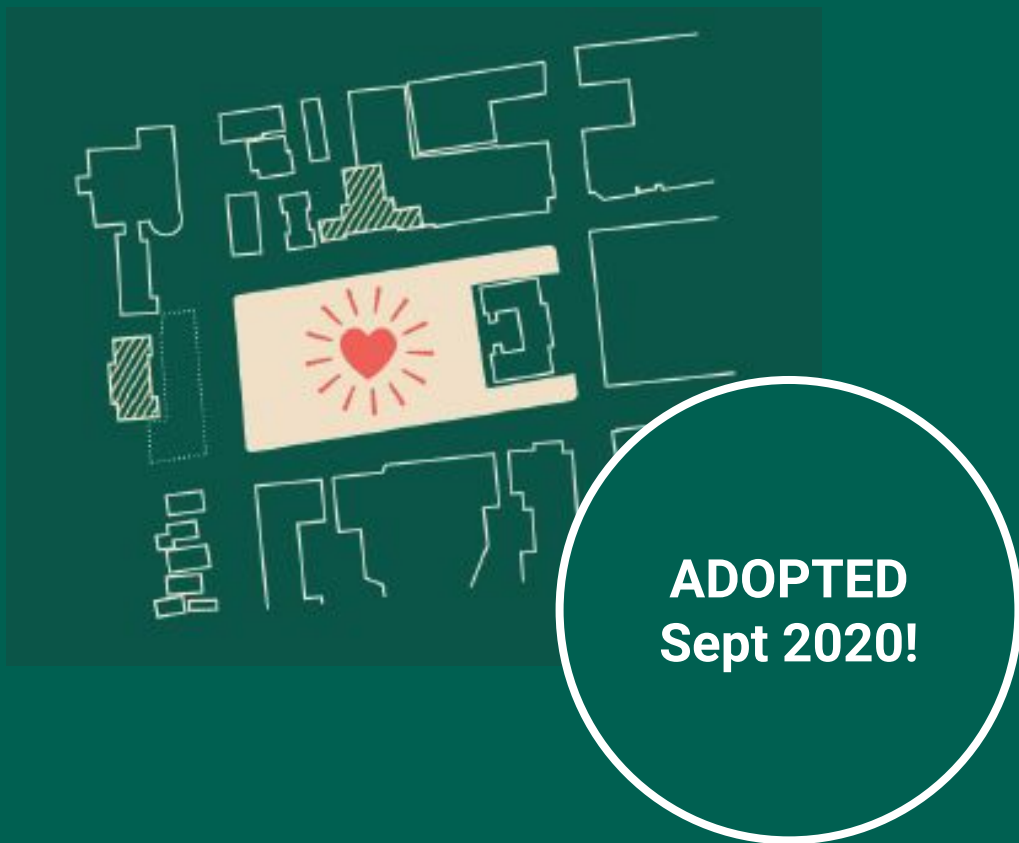
- ➔ **Martin Luther King Jr. Civic Center Park**
- ➔ **Surrounding Streets**
 - MLK Jr. Way
 - Center Street
 - Allston Way
- ➔ **Maudelle Shirek Building**
- ➔ **Veterans Memorial Building**



Overall Project Schedule



A Vision for Berkeley's Civic Center



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

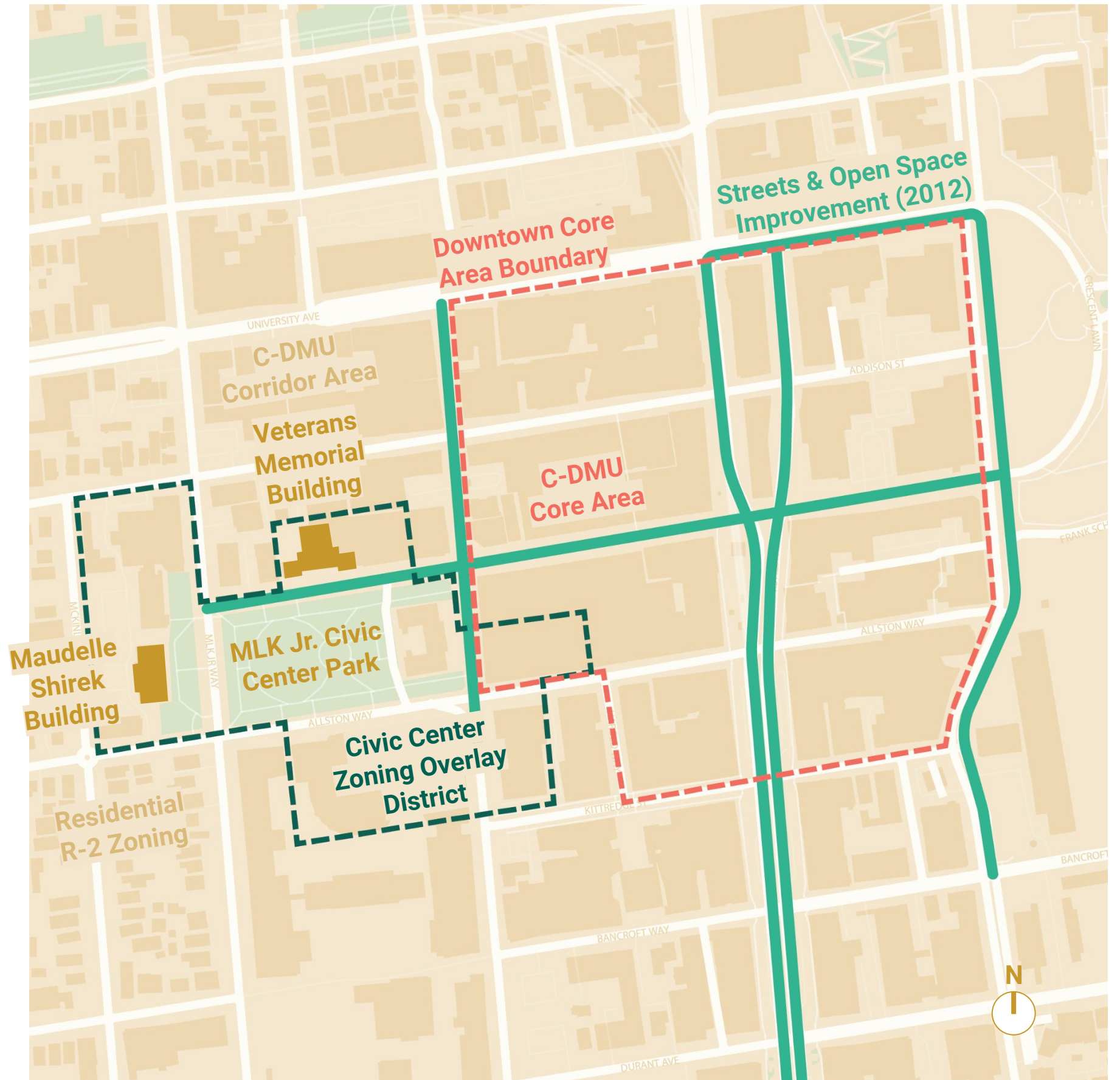
→ **Updated Circulation Context**

- 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

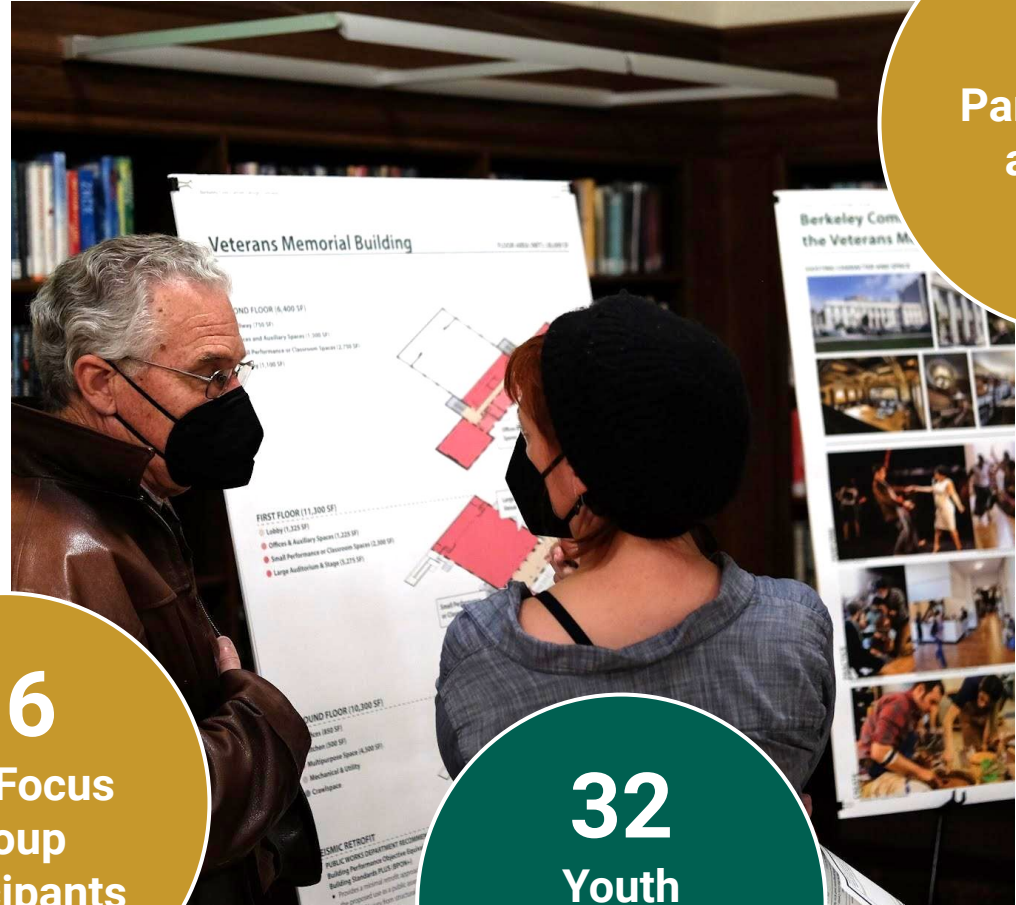
- **Super Sub-Committee (City Commissions)**
Online Meetings - Sept 2022, Feb 2023
- **Technical Advisory Committee (City Staff)**
Online Meetings - Sept 2022, Feb 2023
- **General Public Engagement**
Open House - Nov 16, 2022
Online Survey - Dec 2022 - Jan 2023
- **Youth Engagement**
In-person Work 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



654
Online Survey Respondents
Dec 2022 to Jan 2023



40
Participants at Open House
Nov 2022



20+
Neighbors & Affiliated Groups
'22-'23

16
Arts Focus Group participants
Feb 2023

32
Youth Work-session participants
Feb 2023



79
Arts Survey Respondents
Jan-Feb 2023



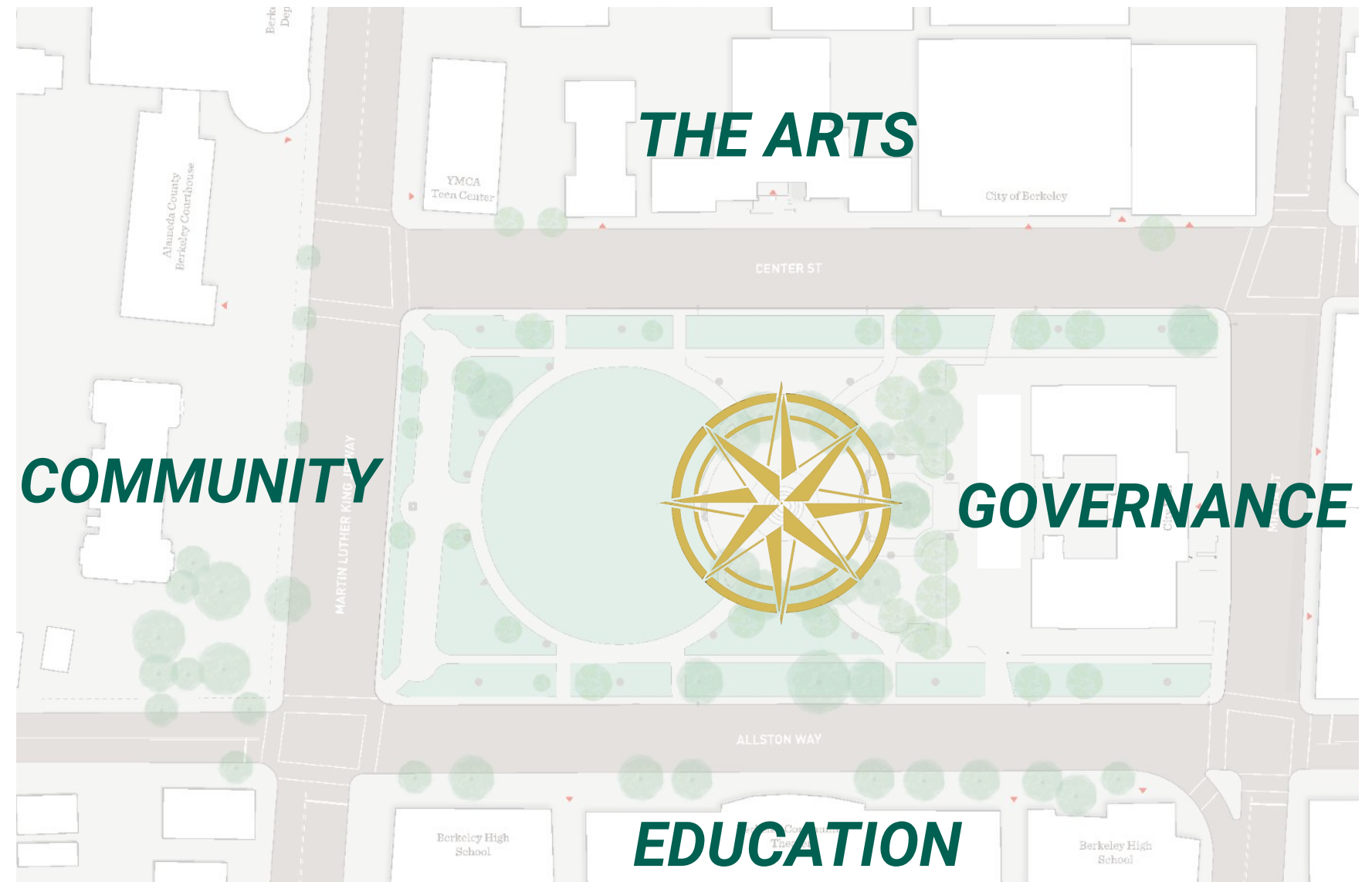
200+
Written Comments on Postcards
Nov 2022

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



1

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

300 +
Written
comments
related to
community
gathering

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

Inviting public space for gathering & enjoyment

Parks should bring people together

Relaxing at performances, listening to music

An urban retreat and setting for farmers market and fairs

2

MLK Jr Civic Center Park should be natural in character, preserving mature trees and enhancing native biodiversity.

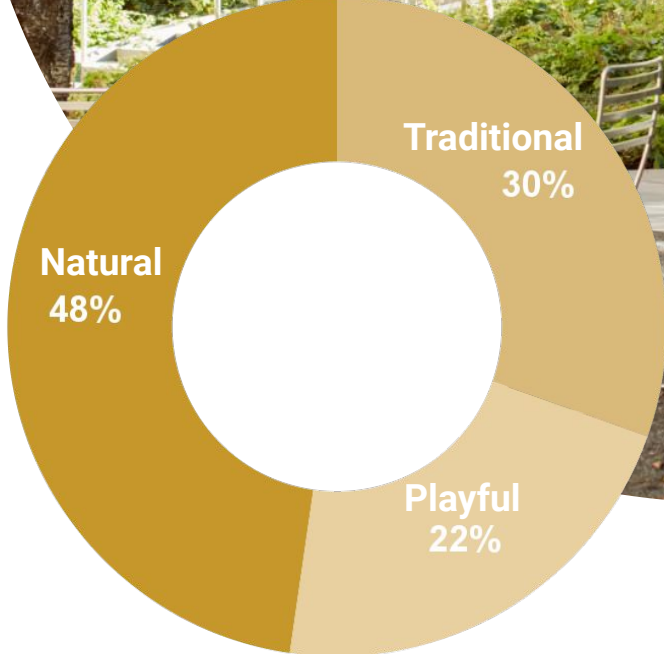
“As our city is becoming increasingly developed, the park should present a peaceful, calming, safe space where people can be in nature.”



The park should be a place for relaxing with nature

Return nature in the urban setting

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



61% of respondents prioritized biodiversity and protecting mature trees

3

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.

55%
of respondents prioritized new seating, tables and furnishing

48%
of respondents prioritized art installations

44%
of respondents prioritized improved lighting

Playing & recreating

Sitting & relaxing

Visiting with friends

Picnicking & having lunch

Strolling/Walking

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.**

4

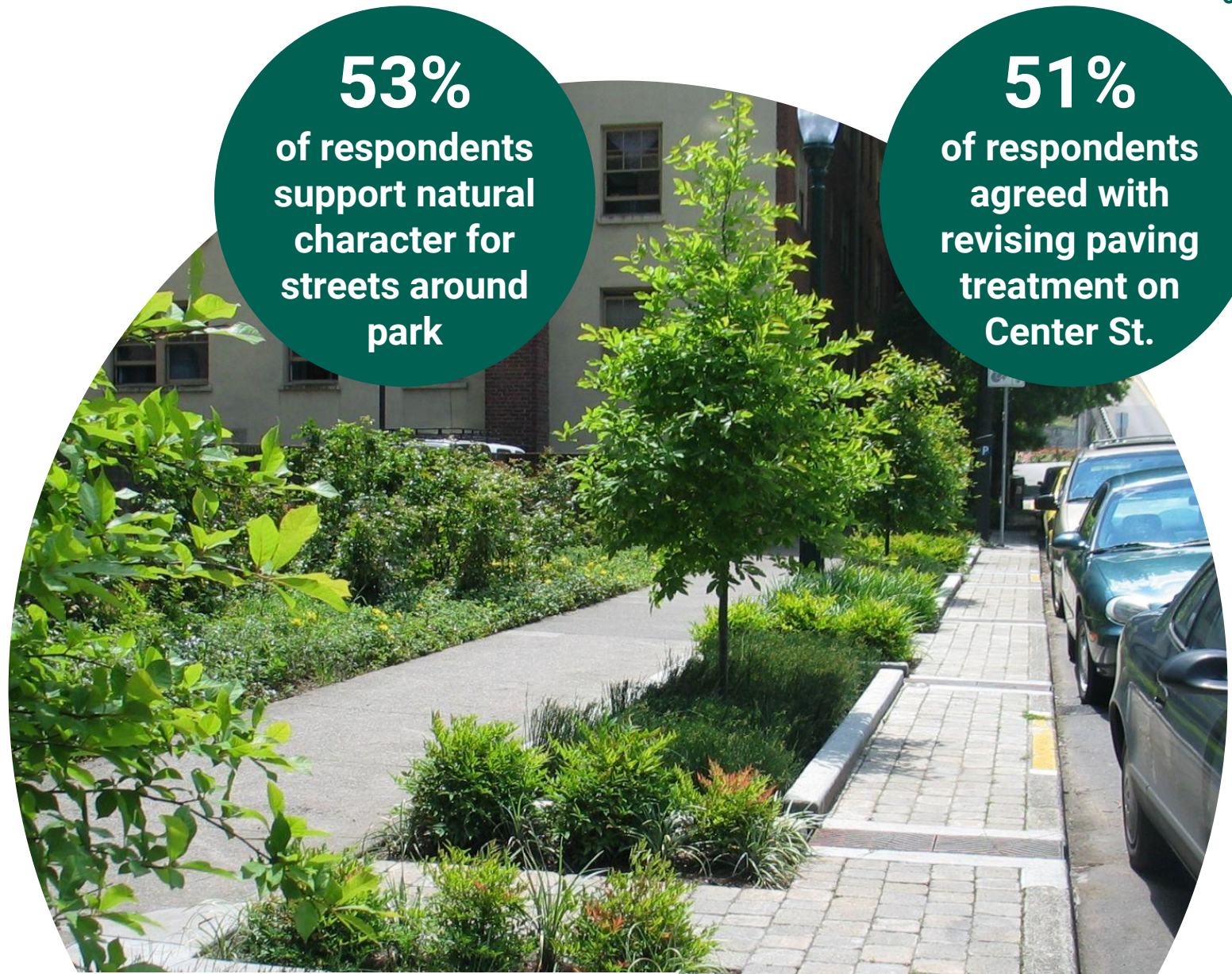
**Many are passionate
about daylighting
Strawberry Creek,
while others raised
concerns.**

Too expensive /
infeasible, hard
to maintain

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

5

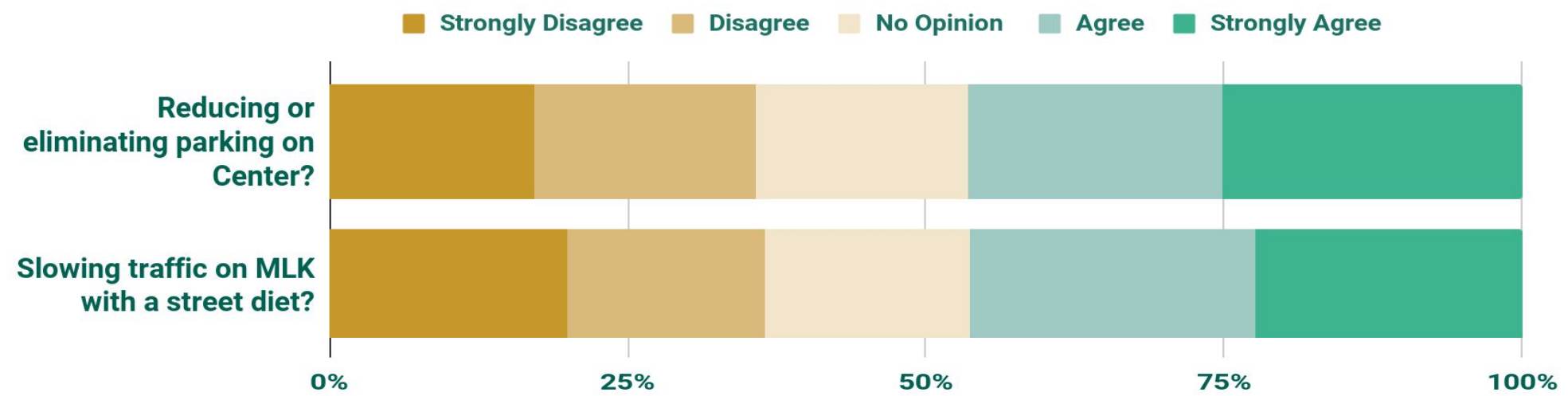
Center Street should be better integrated into the Park and open space experience



53%
of respondents support natural character for streets around park

51%
of respondents agreed with revising paving treatment on Center St.

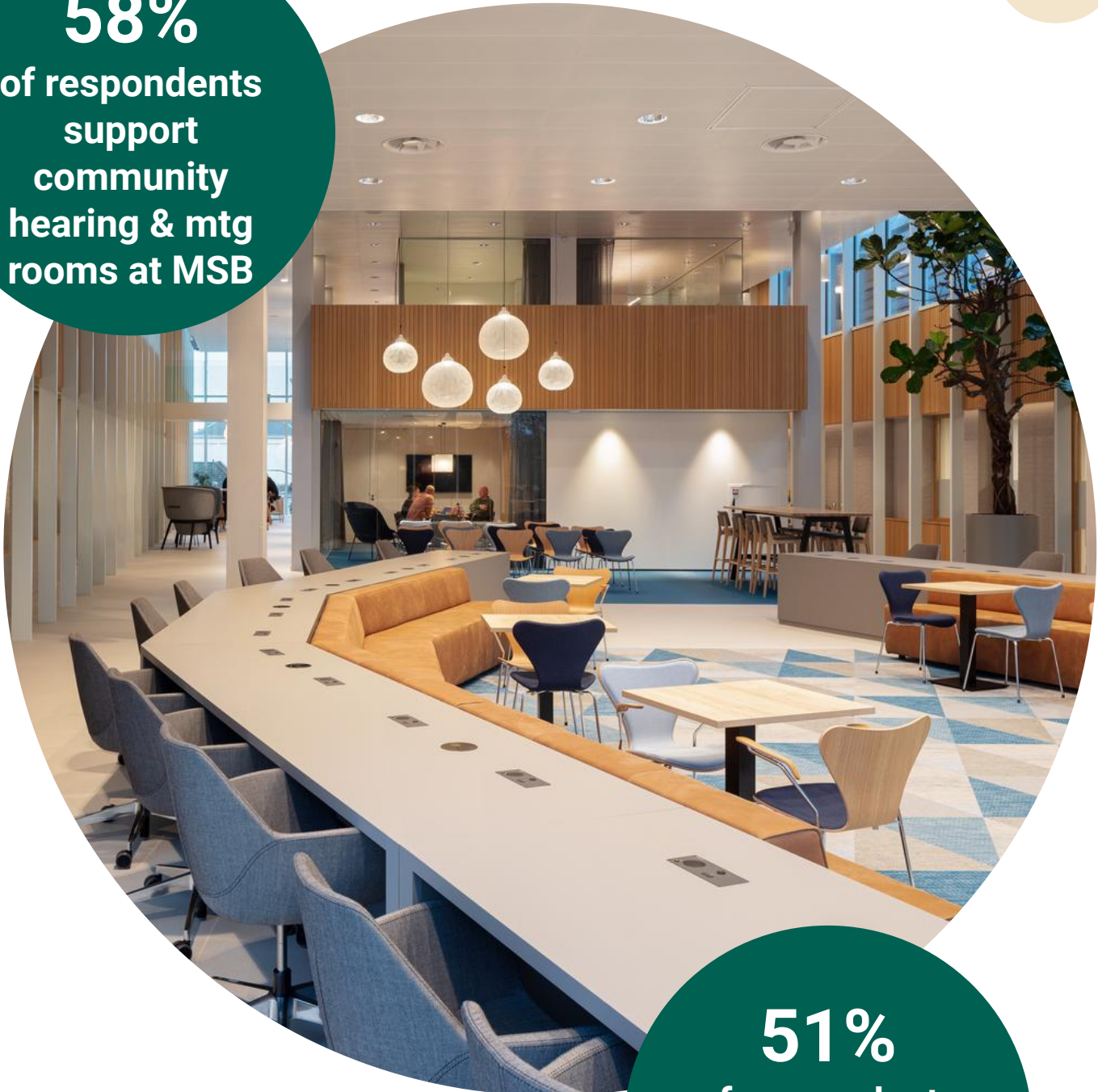
Center St should be used for more active uses



6

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

A one stop shop for the general public.

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

7

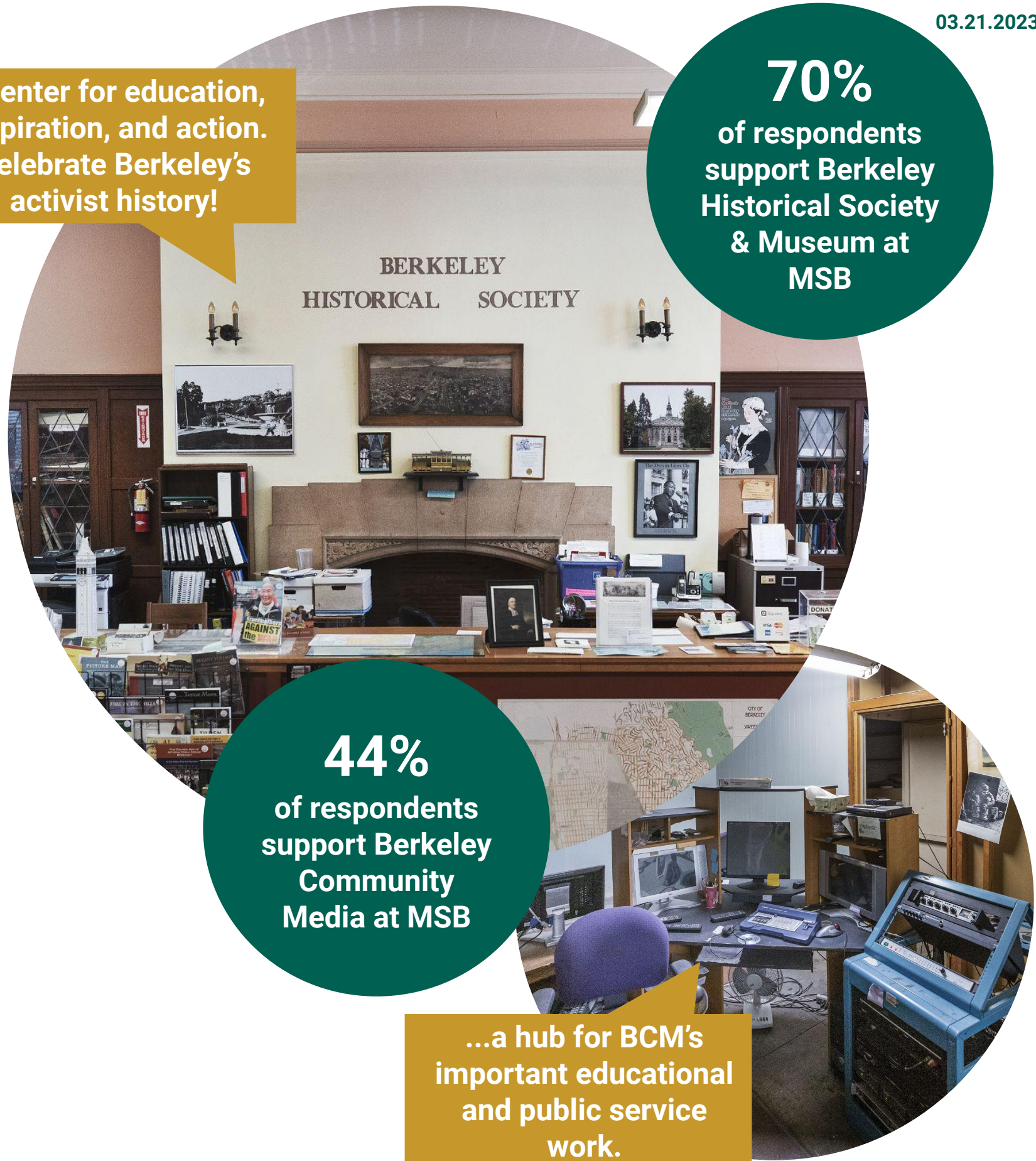
These civic uses in the Maudelle Shirek Building should be paired with vision-aligned services and educational functions.

...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.





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

It would be fantastic to
have a community,
municipal arts space in
downtown.

8

The Veterans Memorial Building should be a Community Arts Center for creative expression, accessible to all.



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

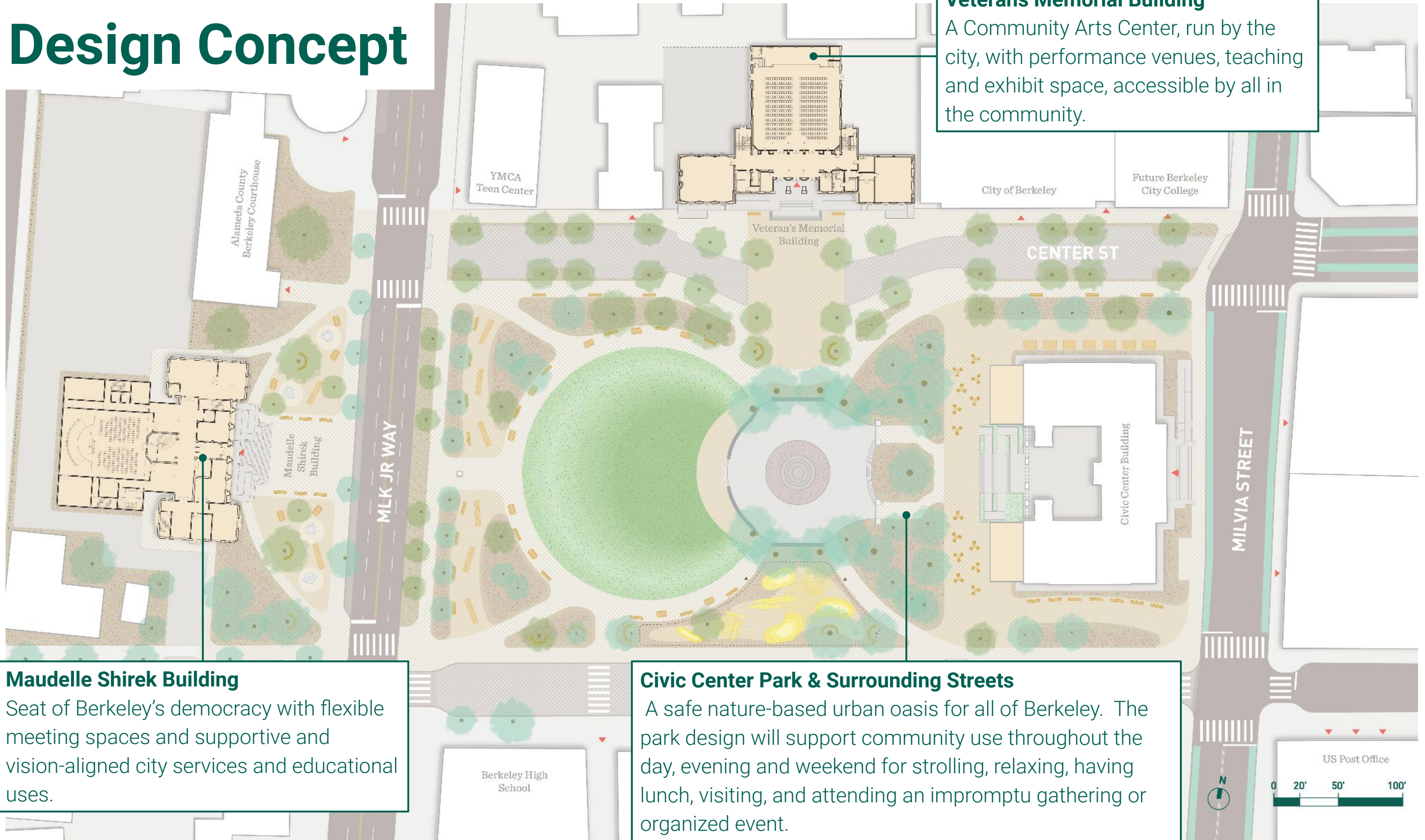
Generate lots of activity in the building day and night!

9
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



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

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

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.

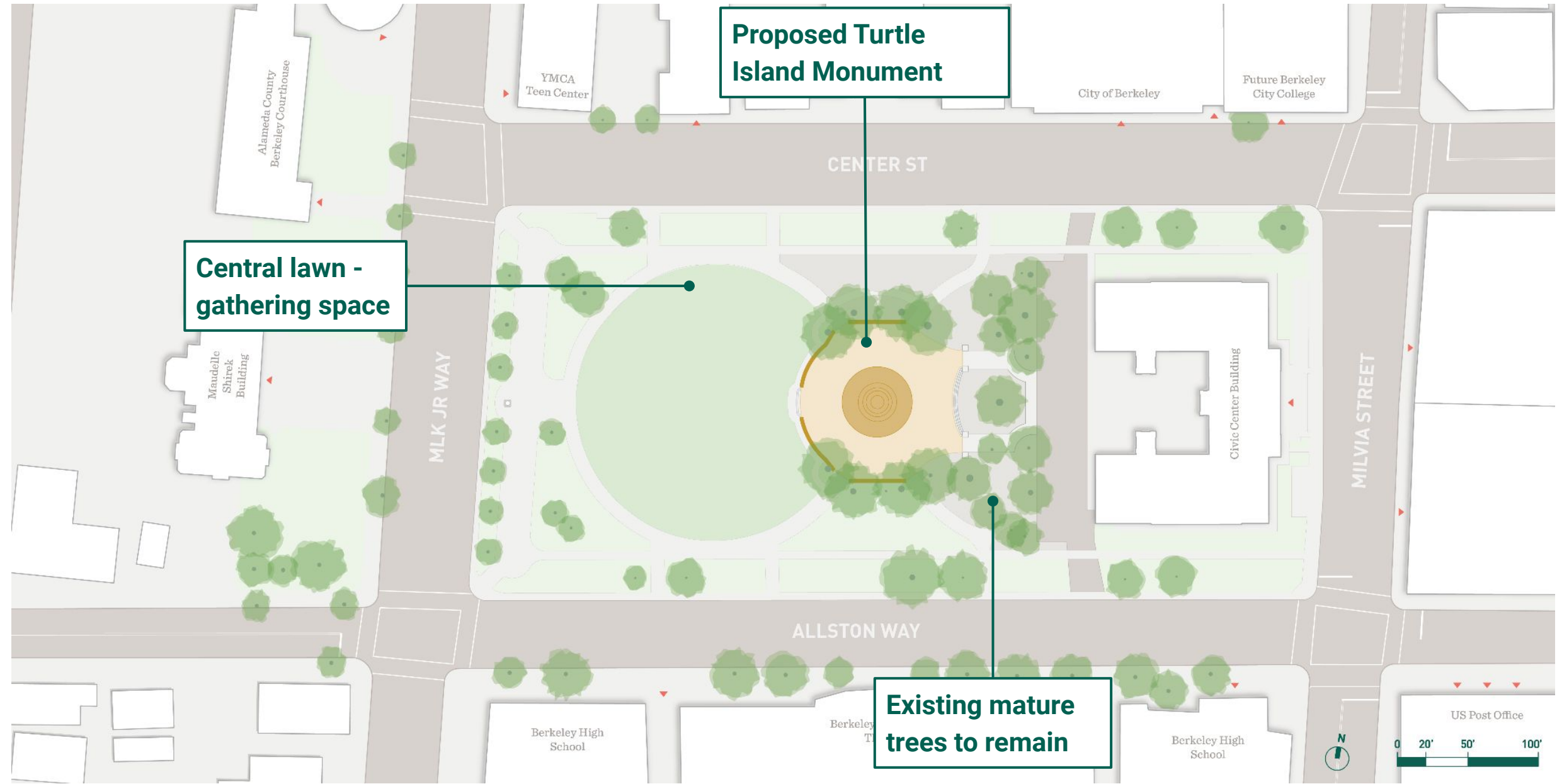
Design Concept

MLK Jr Civic Center Park & Surrounding Streets

A safe nature-based urban oasis for all of Berkeley

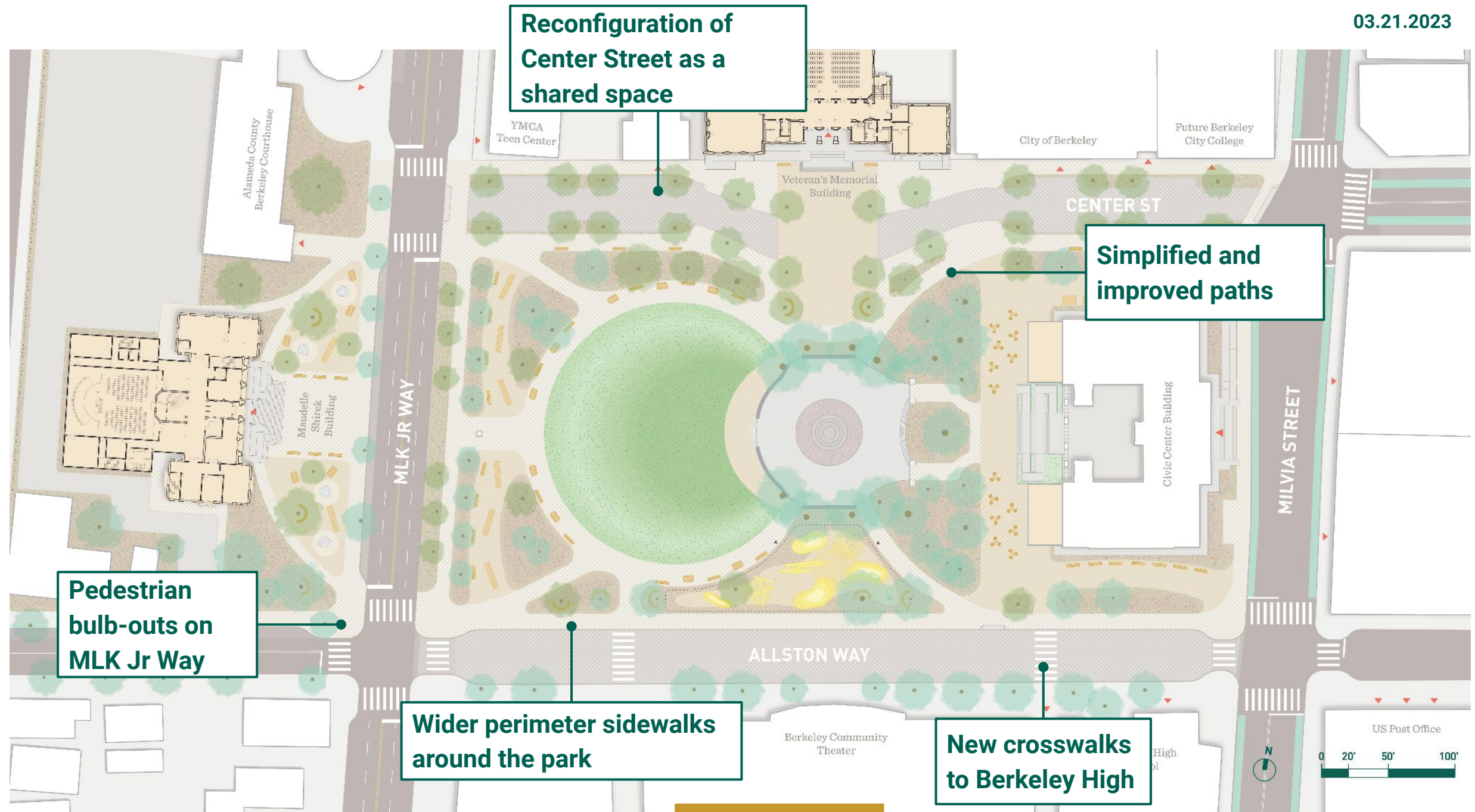
1

Preserve and build upon Civic Center Park's strengths



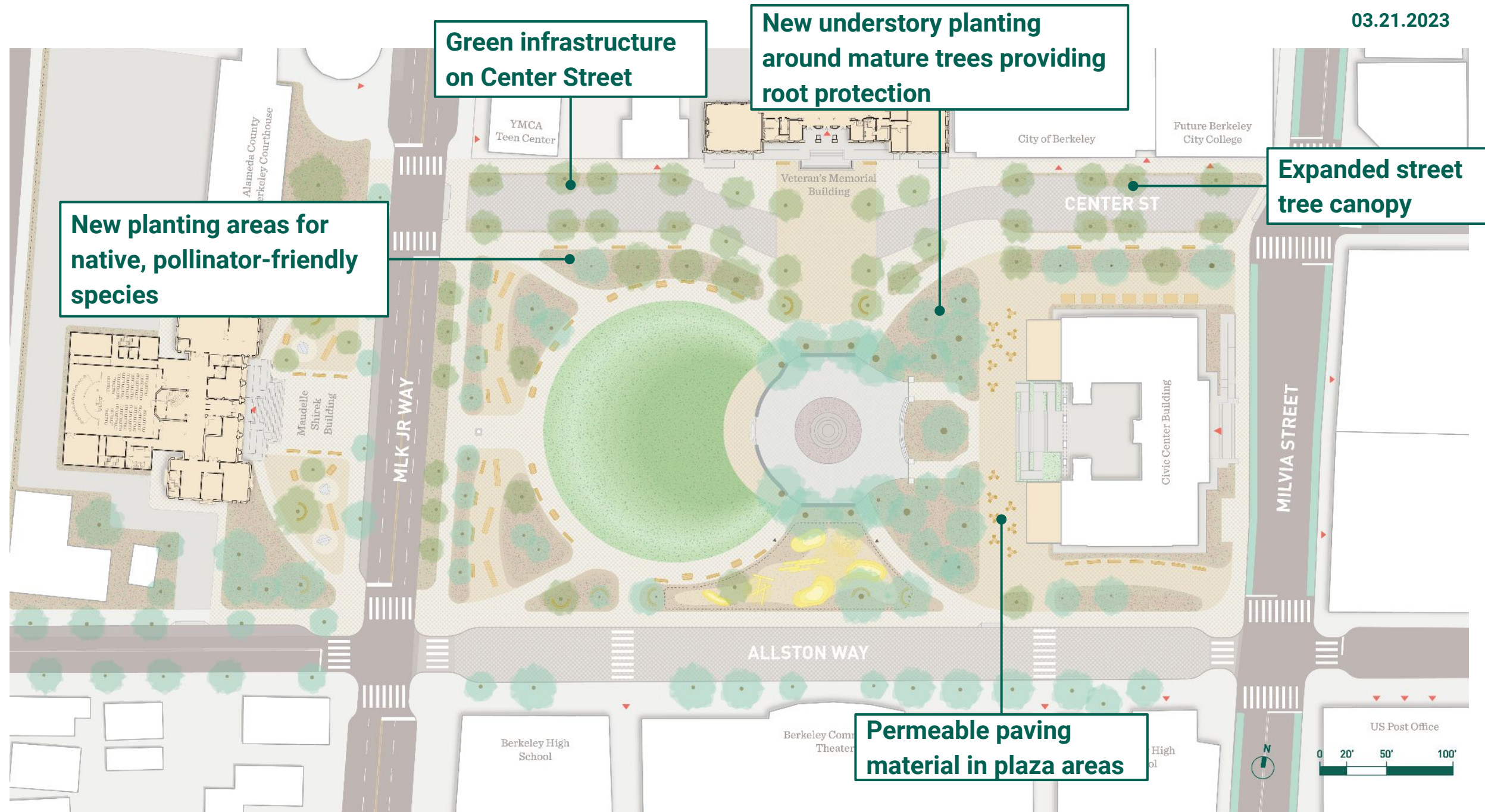
2

Improve pedestrian safety and usability of paths



3

Enhance natural features, promote biodiversity and green design



Mix of groundcover and permeable surface



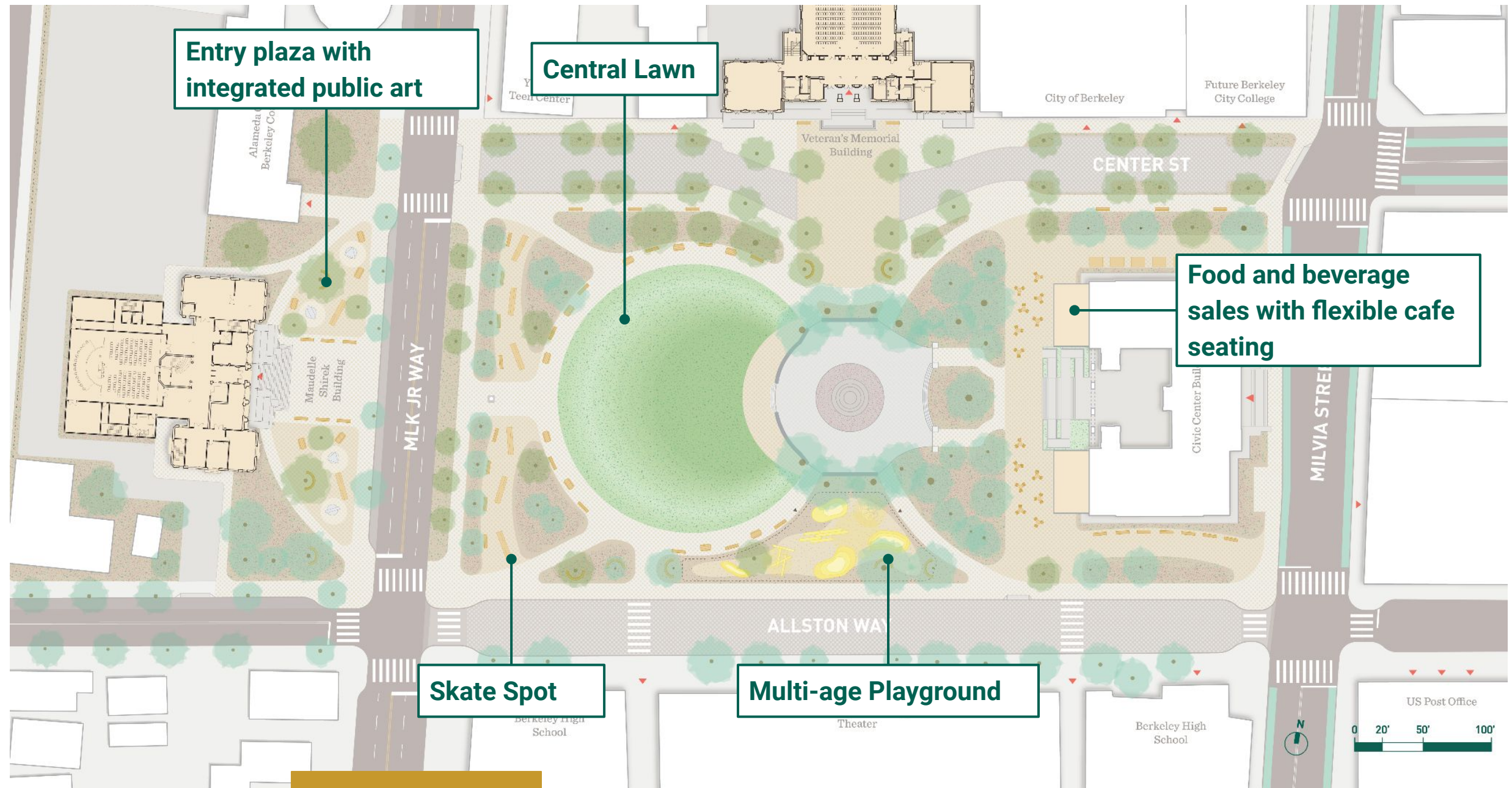
Bioswales and permeable paving for stormwater runoff



Pollinator-friendly, native plantings

4

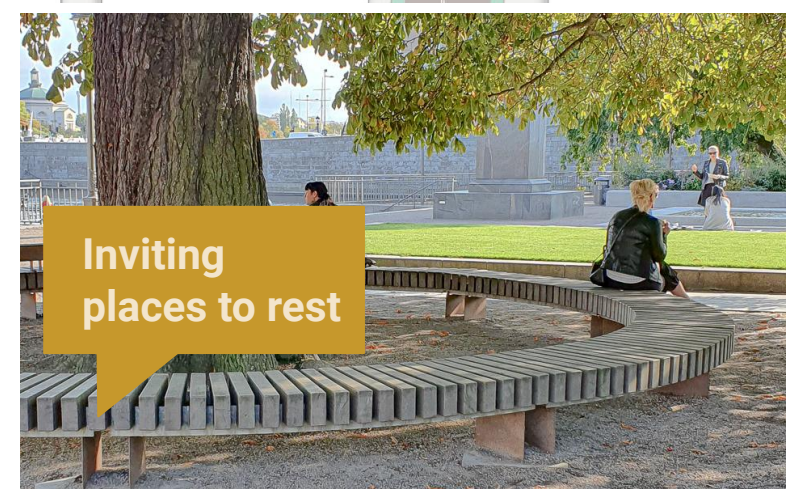
Expand invitations for a variety of everyday uses



Skateable ledges and benches



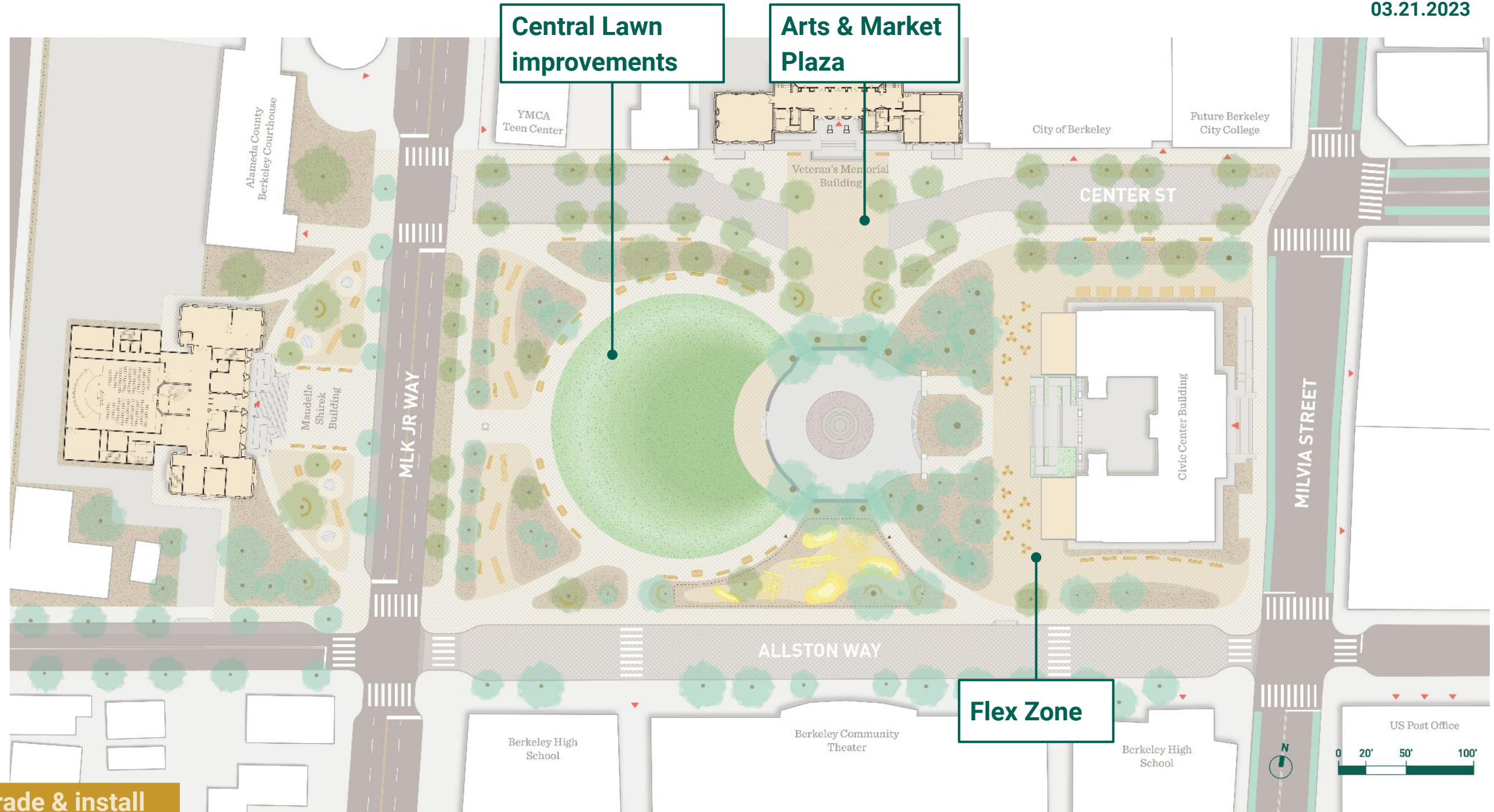
Nature-based play



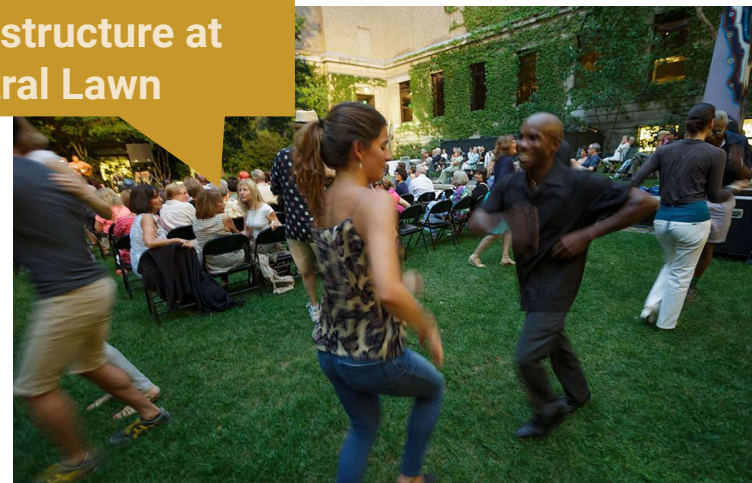
Inviting places to rest

5

Enhance the potential of the park to host weekly and special events



Regrade & install infrastructure at Central Lawn



Flexible space for markets and fairs

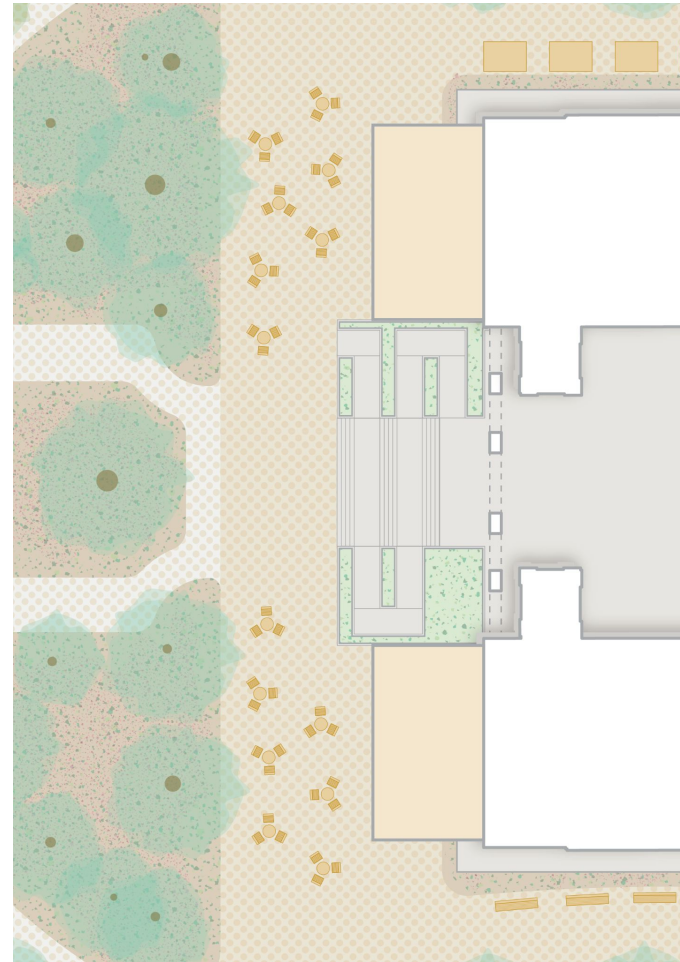


Pop-up performance areas

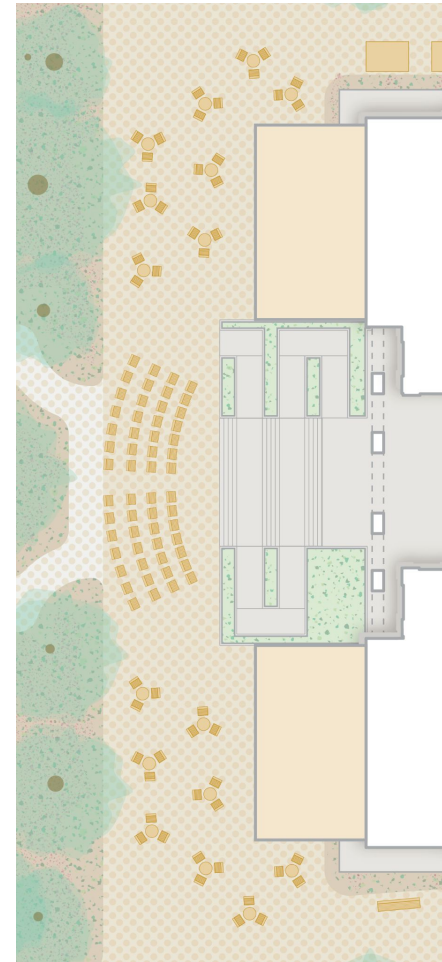
Flex Zone

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

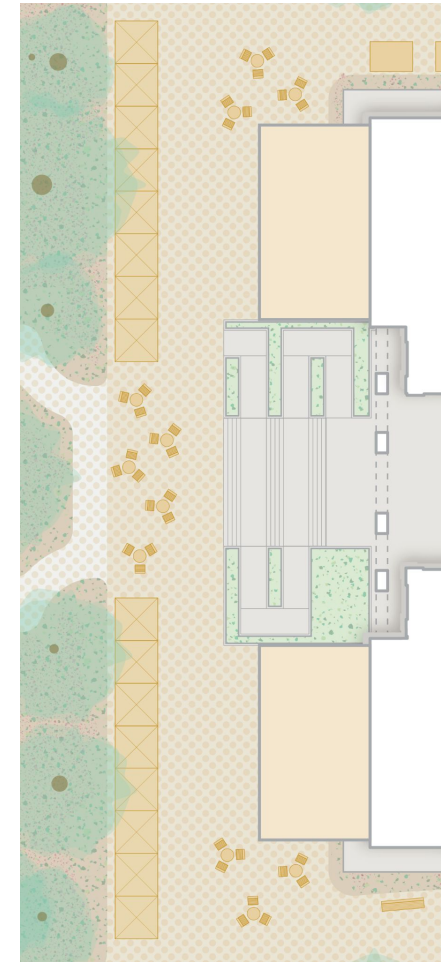
- Accessible ramp & stair to back entrance of 2180 Milvia
- Permeable, drivable paving treatment to accommodate a variety of uses
- New food and beverage kiosks at rear of building



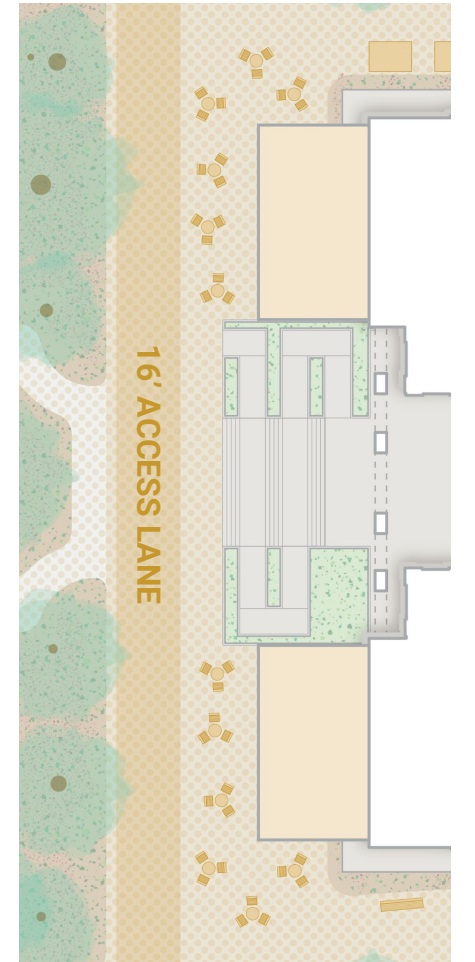
Everyday Seating



Performance



Outdoor Market



Support / Delivery



Accessible garden ramps



Flexible cafe seating



Performance plaza

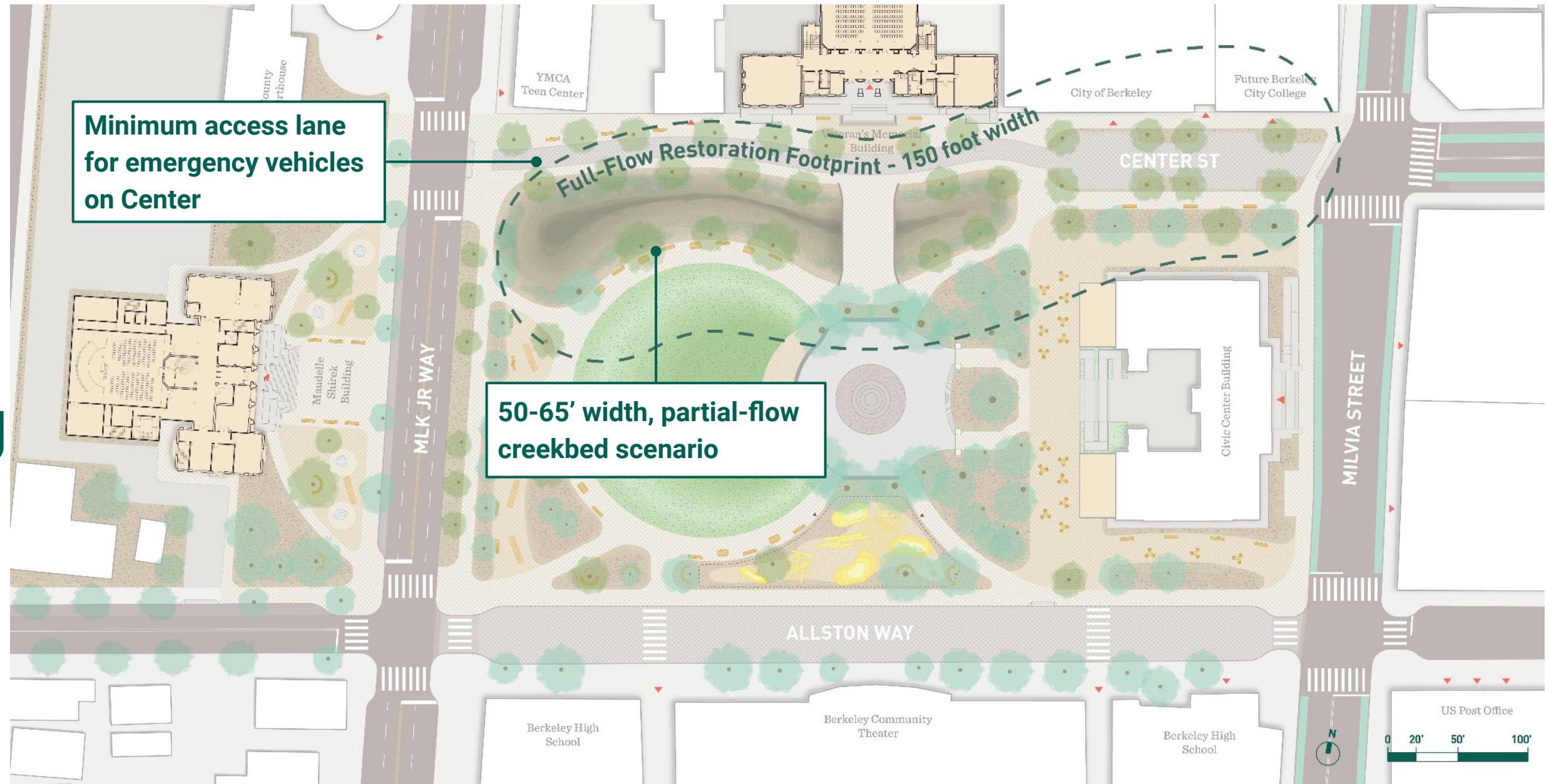


Pop-up outdoor market

6

Explore the implications of daylighting Strawberry Creek

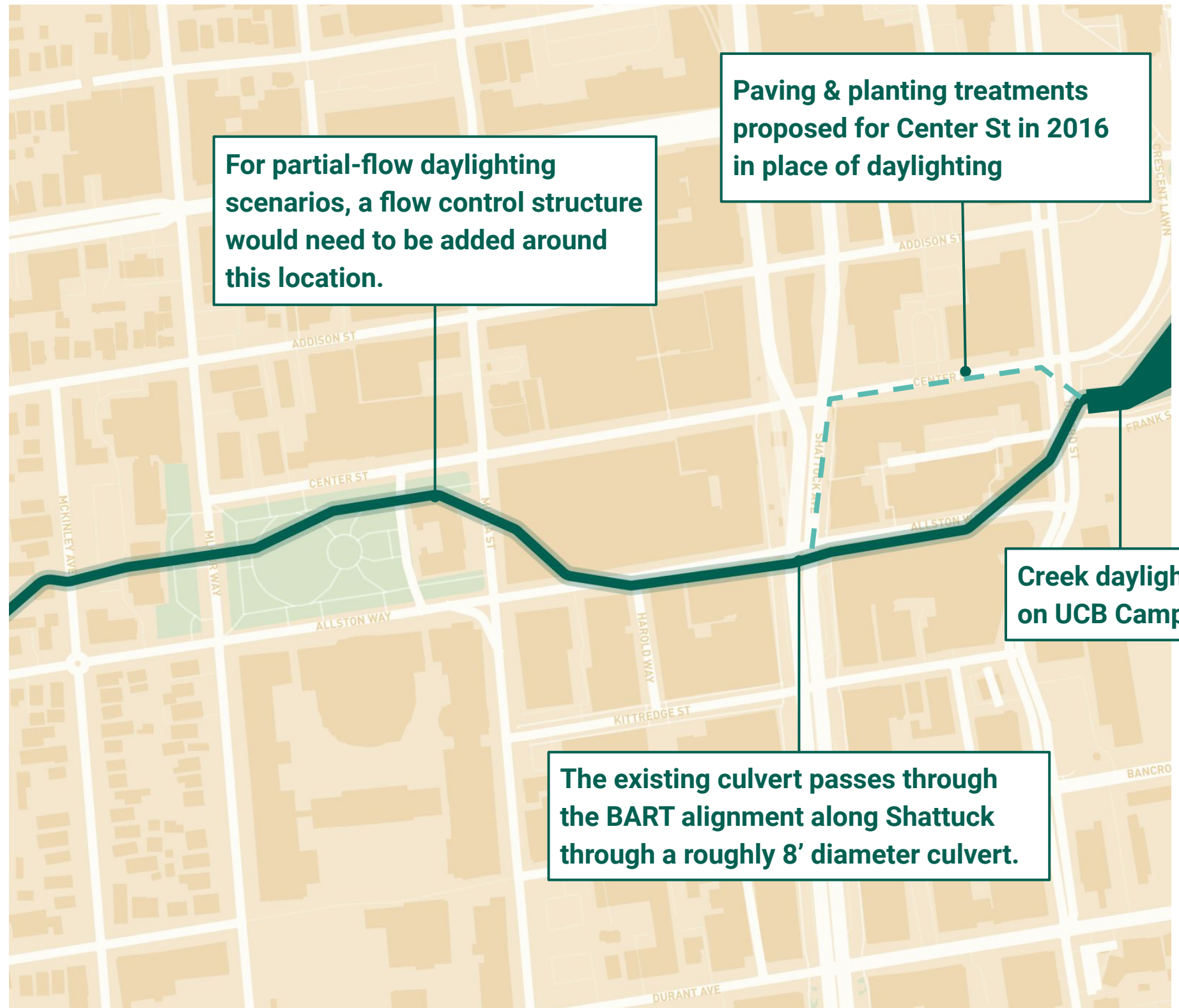
→ Requires additional study to determine feasibility



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)

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



“It is a historical architectural treasure that needs our love and funding!”



2

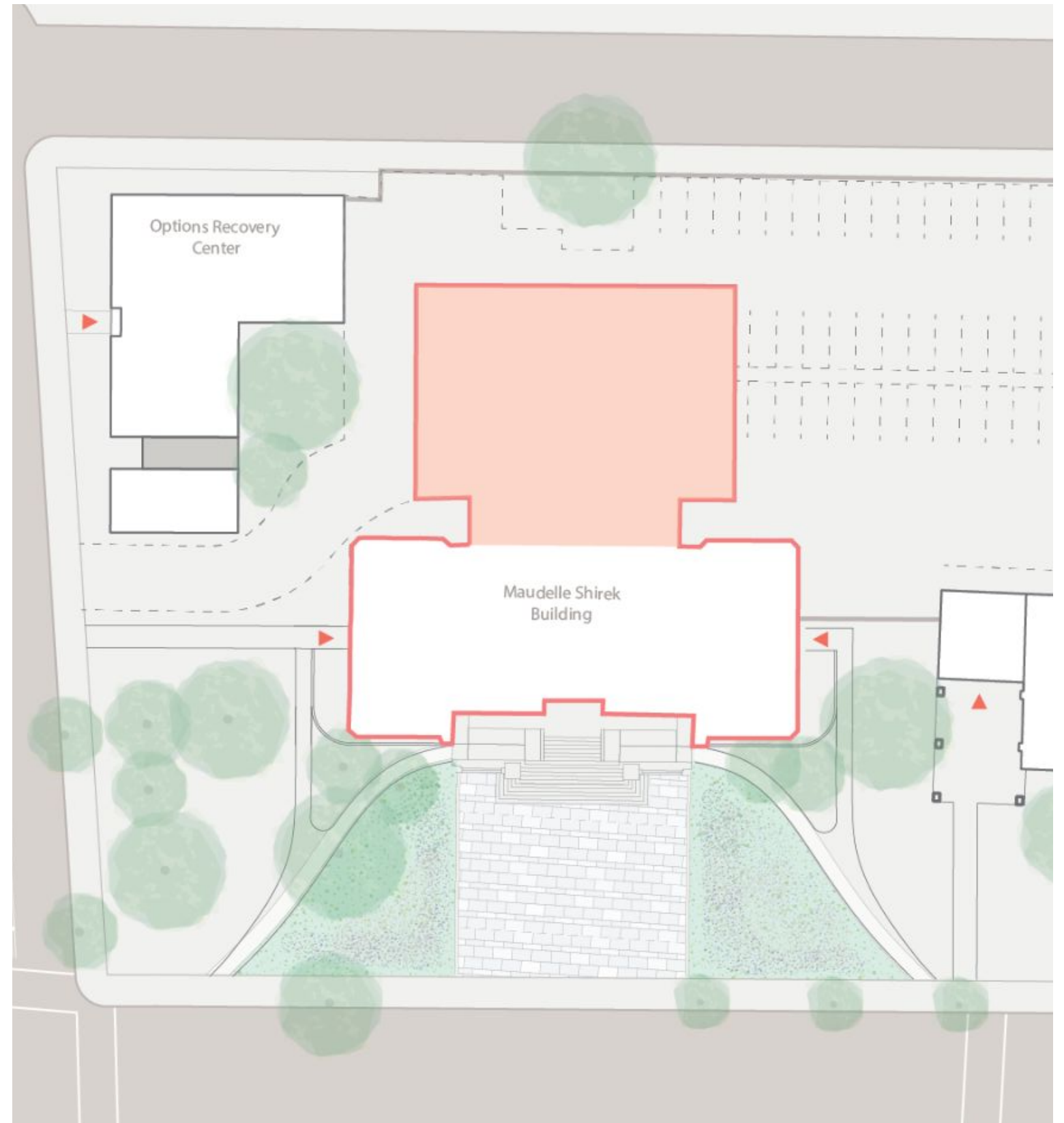
Create an accessible entry and a new rear addition.



Accessible ramp and entry plaza



Existing rear addition

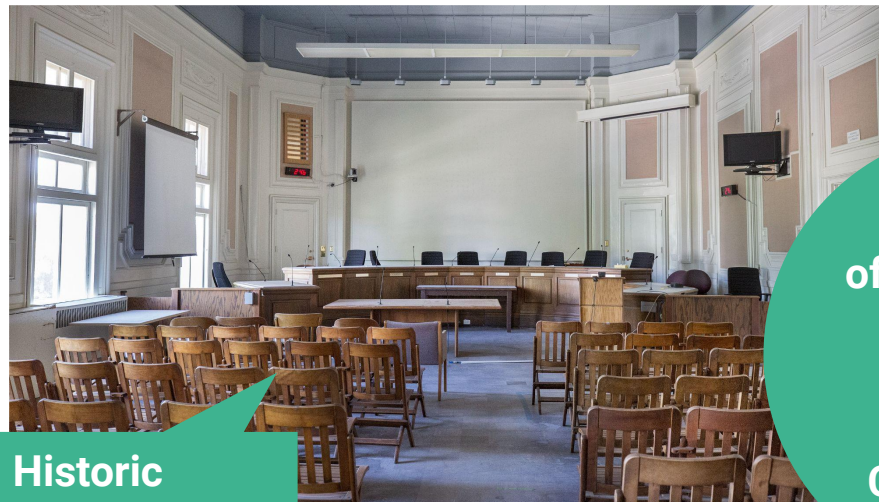


Site Plan with Proposed Addition Footprint



3

Return community action in government to the building. Meeting & Hearing Rooms



Historic hearing room

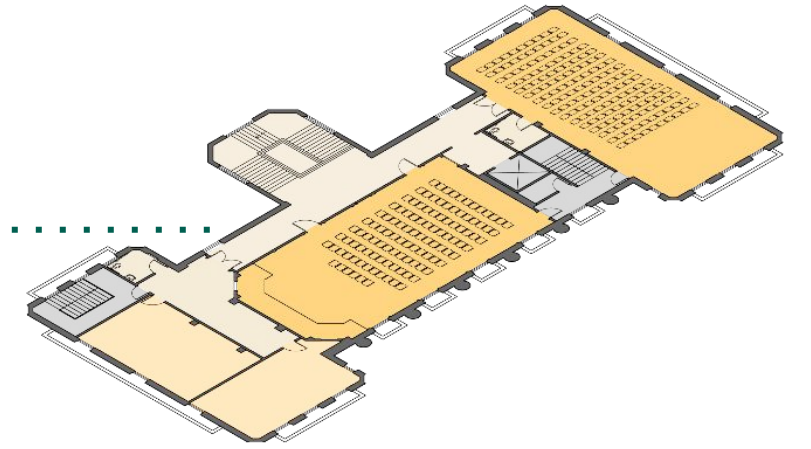
51% of respondents support returning Council Chambers to MSB



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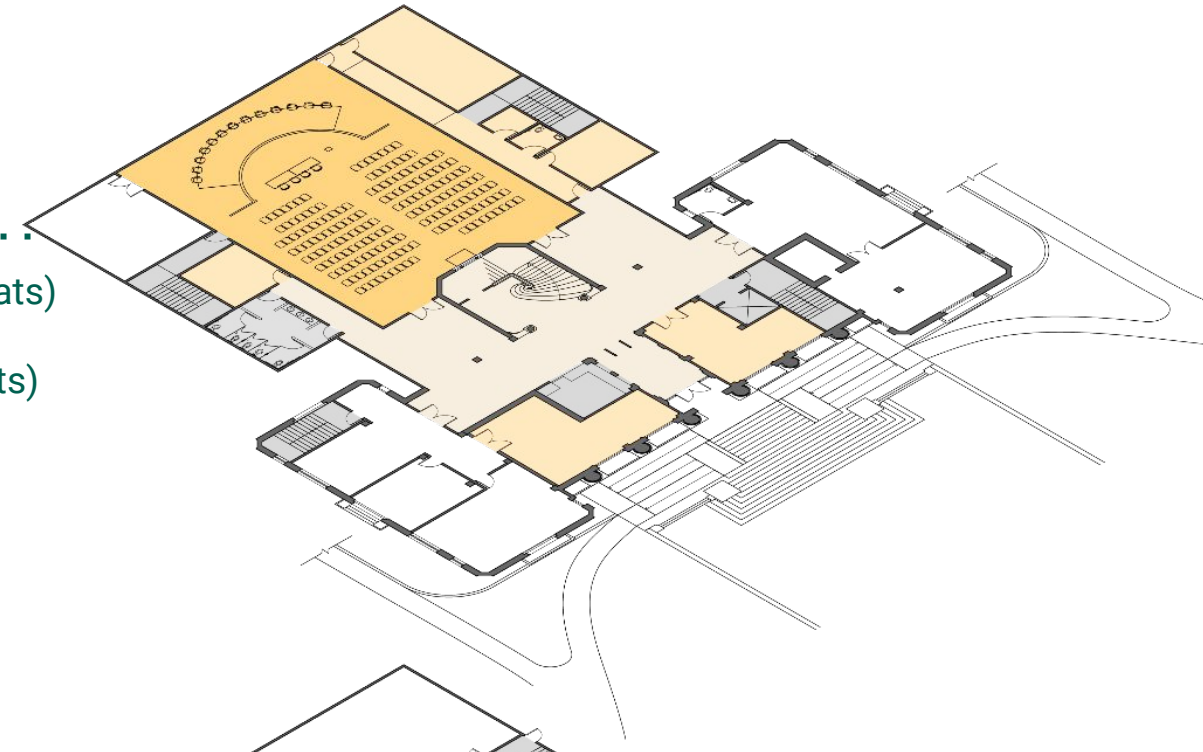
SECOND FLOOR (6,500 SF)

- Small Hearing Rooms (70-120 seats)
- Large Meeting Rooms (20-30 seats)

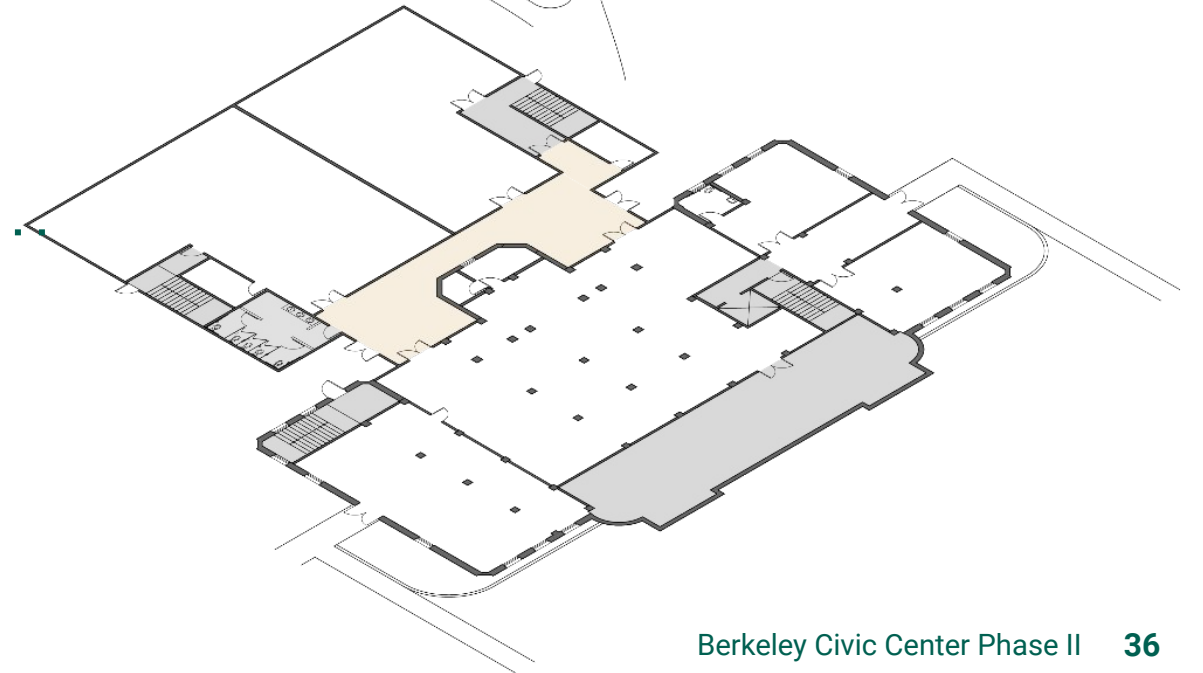


FIRST FLOOR (14,400 SF)

- Large Hearing Room (200-300 seats)
- Hearing Room Support Spaces
- Small Meeting Rooms (10-20 seats)



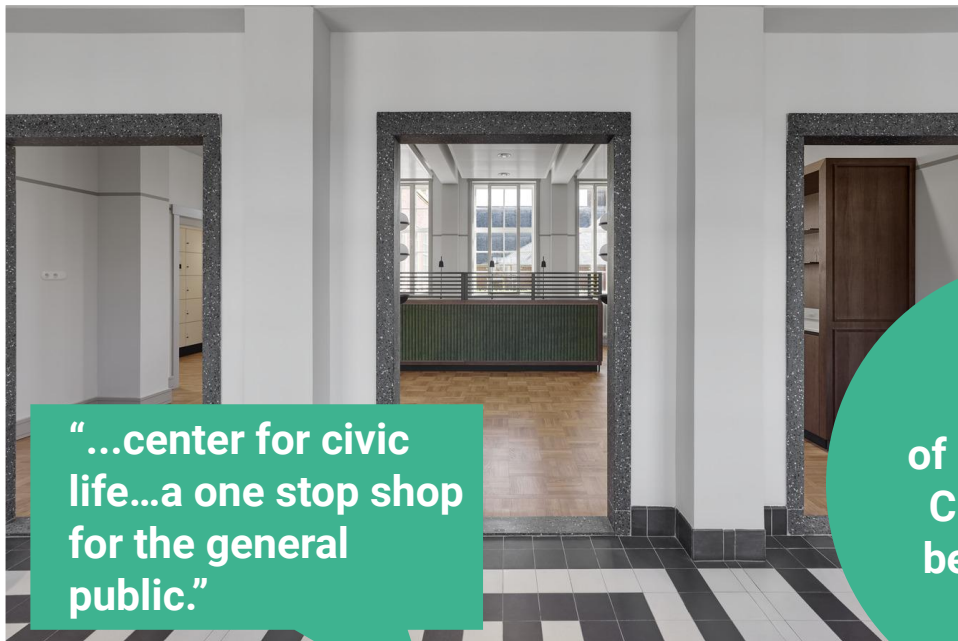
GROUND FLOOR (16,350 SF)



4

Bring the public to the building for daily activities.

Public-Facing City Services



44%
of respondents
City services
being located
here



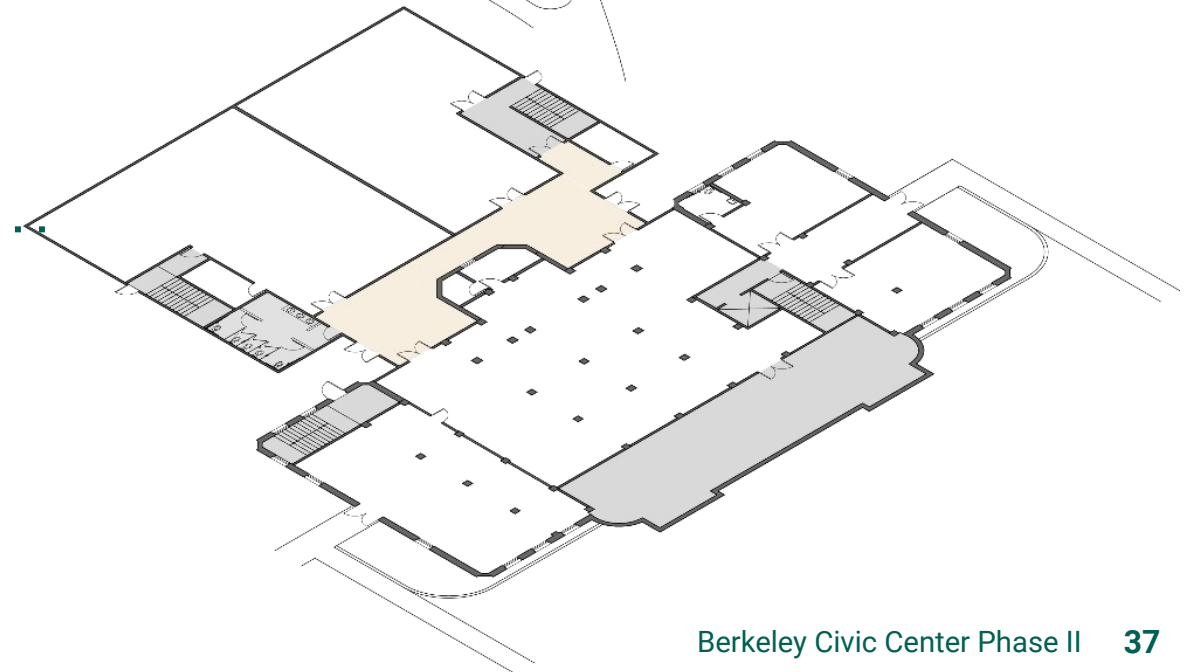
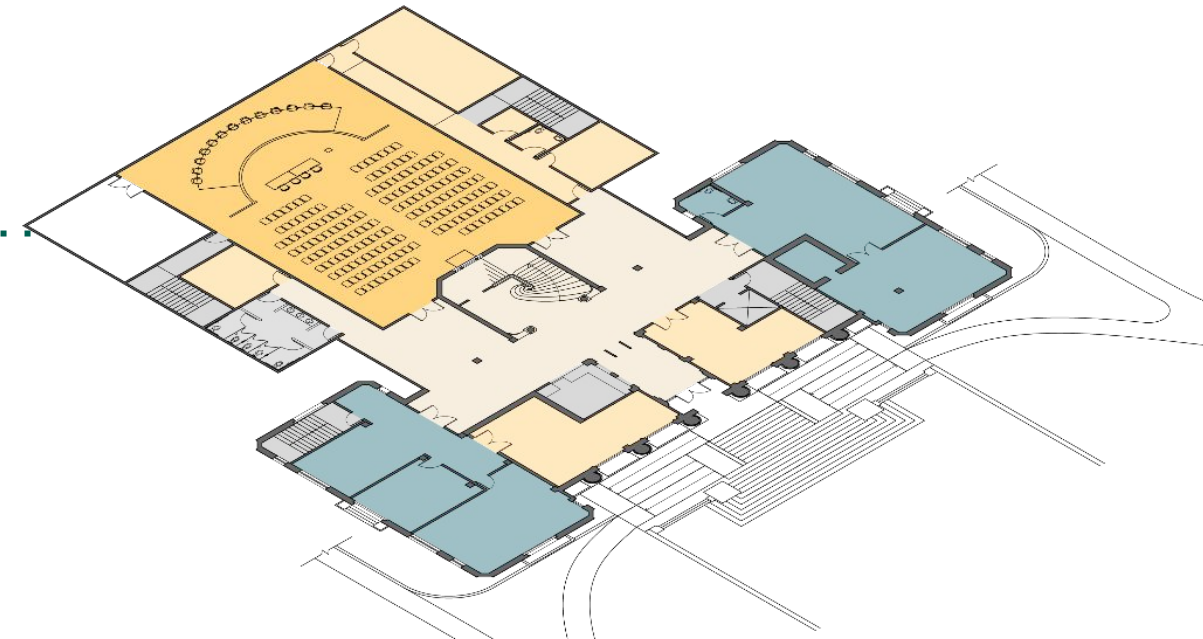
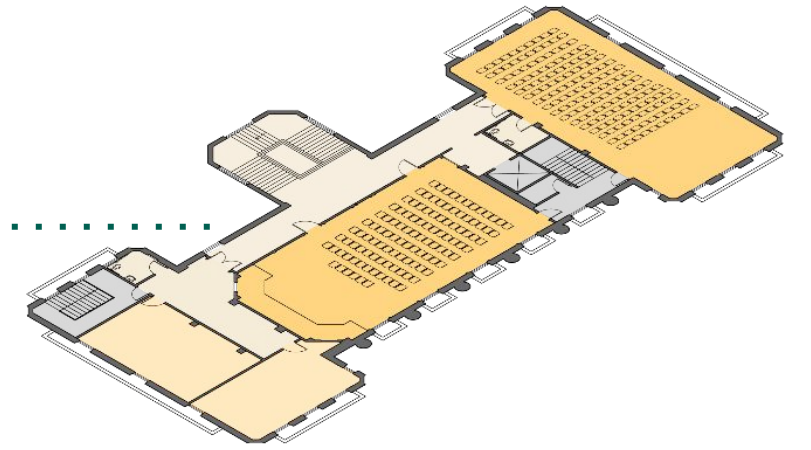
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SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)

GROUND FLOOR (16,350 SF)

- Reception Areas
- Offices
- Conference Rooms
- Support Spaces



5

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

Berkeley Historical Society & Museum



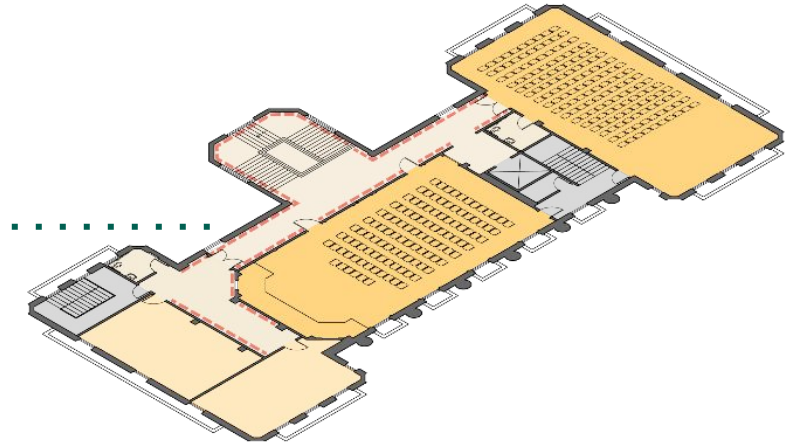
70%
of respondents support Berkeley Historical Society & Museum at MSB

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(Alternate Archive location)

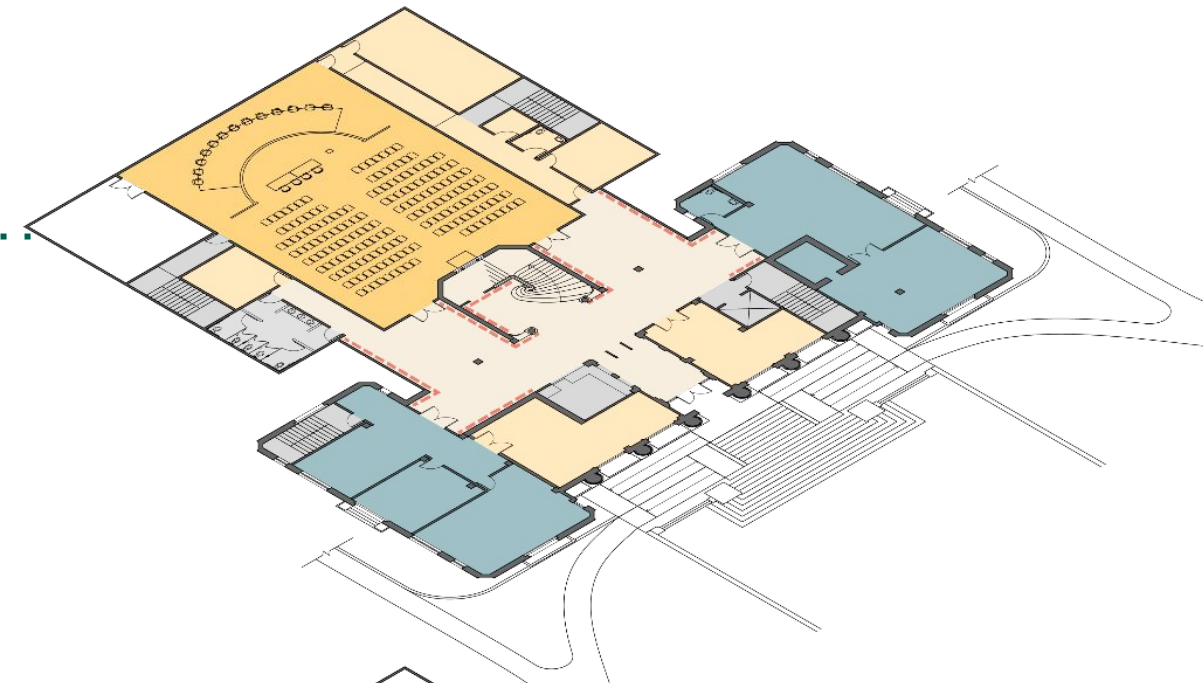
SECOND FLOOR (6,500 SF)

Exhibition Space



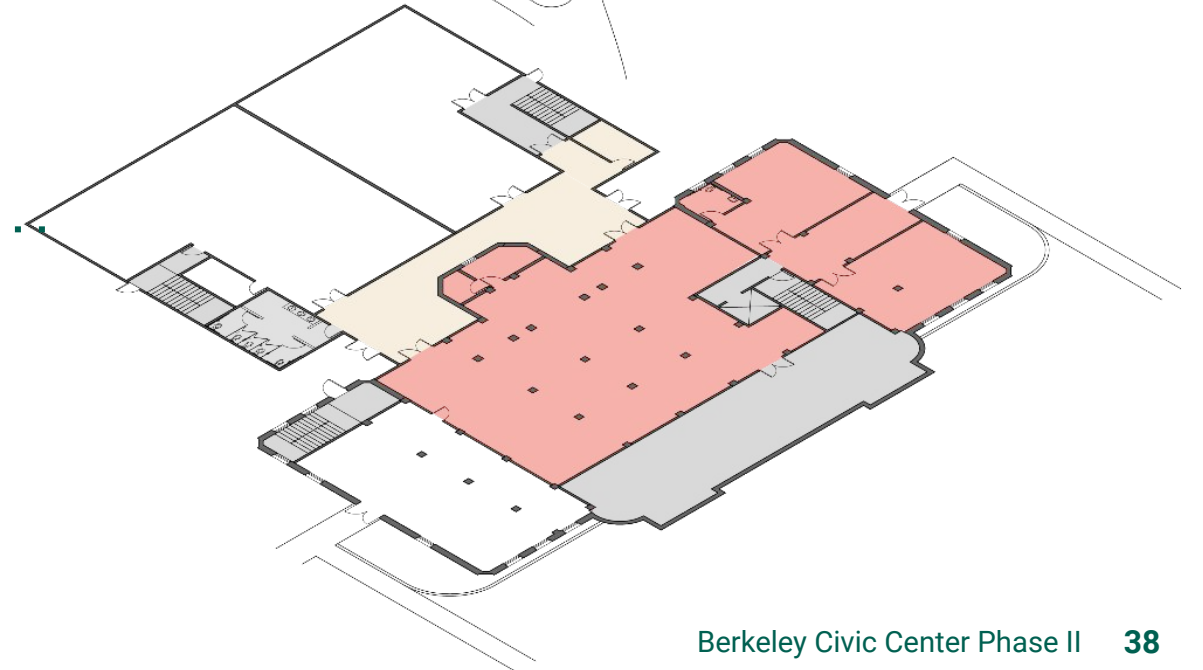
FIRST FLOOR (14,400 SF)

Exhibition Space



GROUND FLOOR (16,350 SF)

Exhibition Space
Exhibit Prep Room
Offices
Research Room
(Alternate Archive location)



6

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



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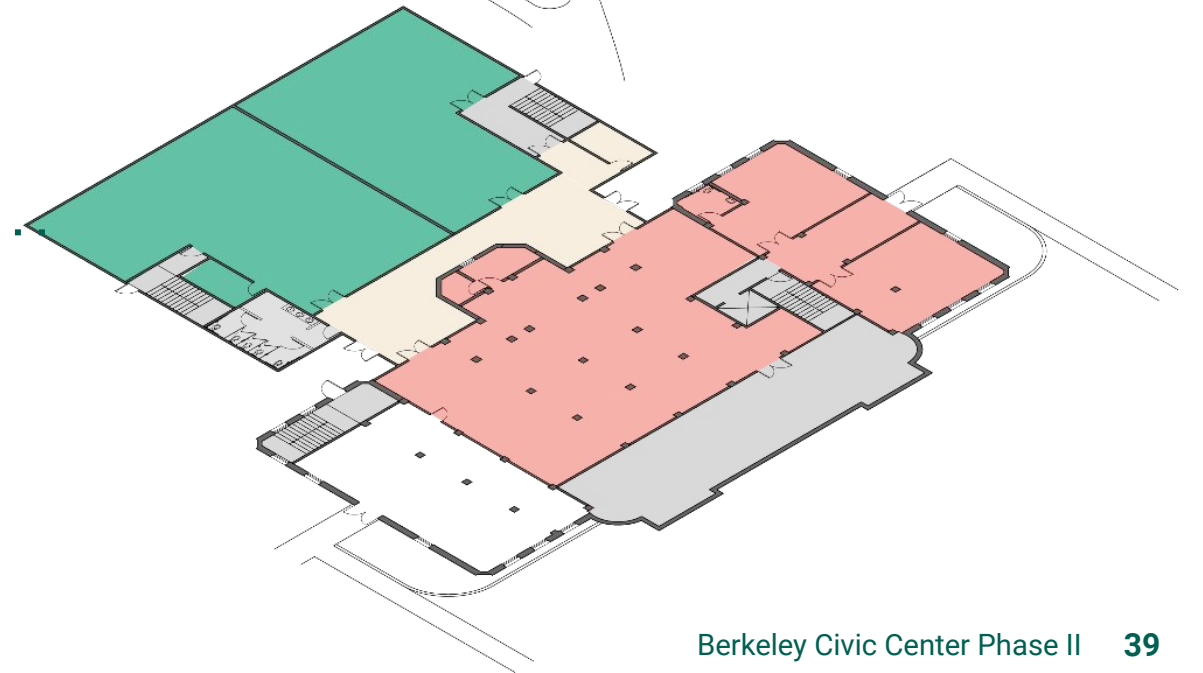
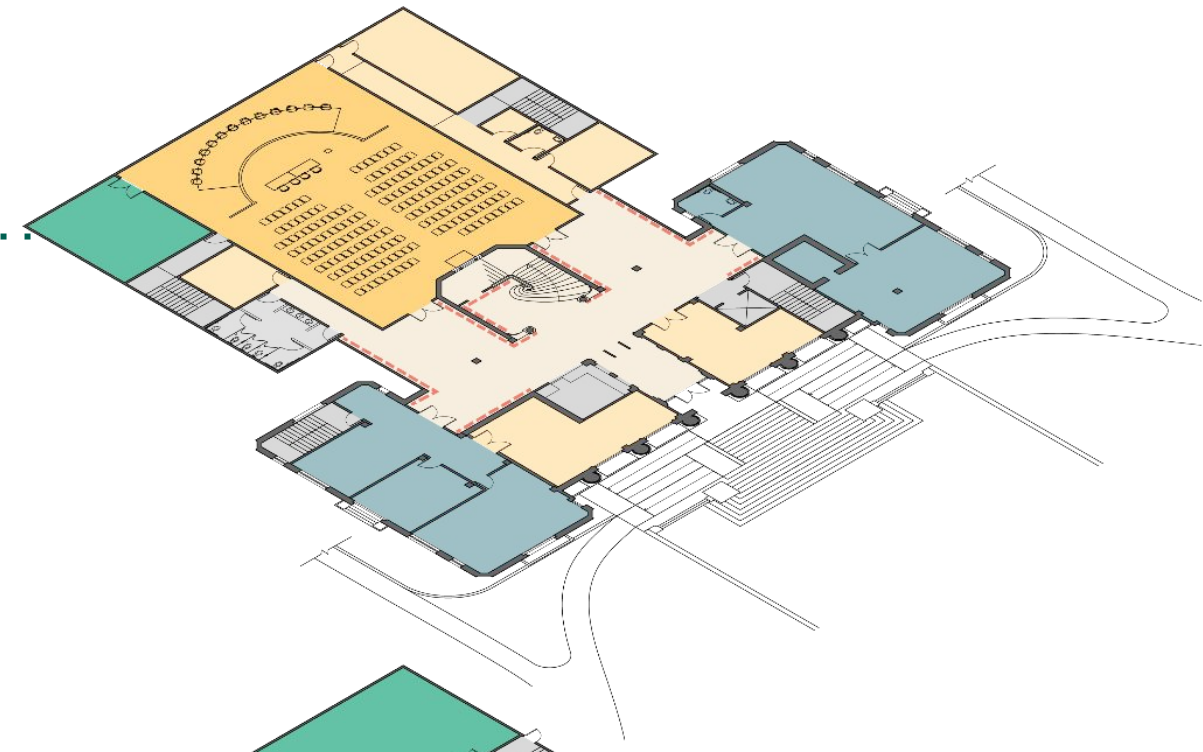
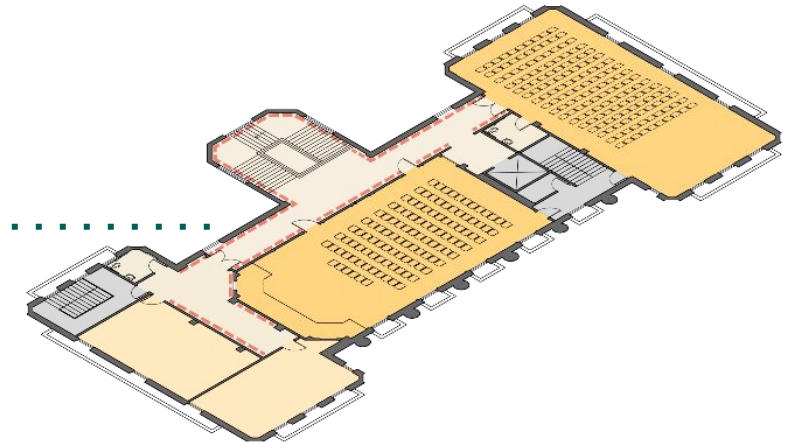
SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)

GROUND FLOOR (16,350 SF)

Broadcast Studio

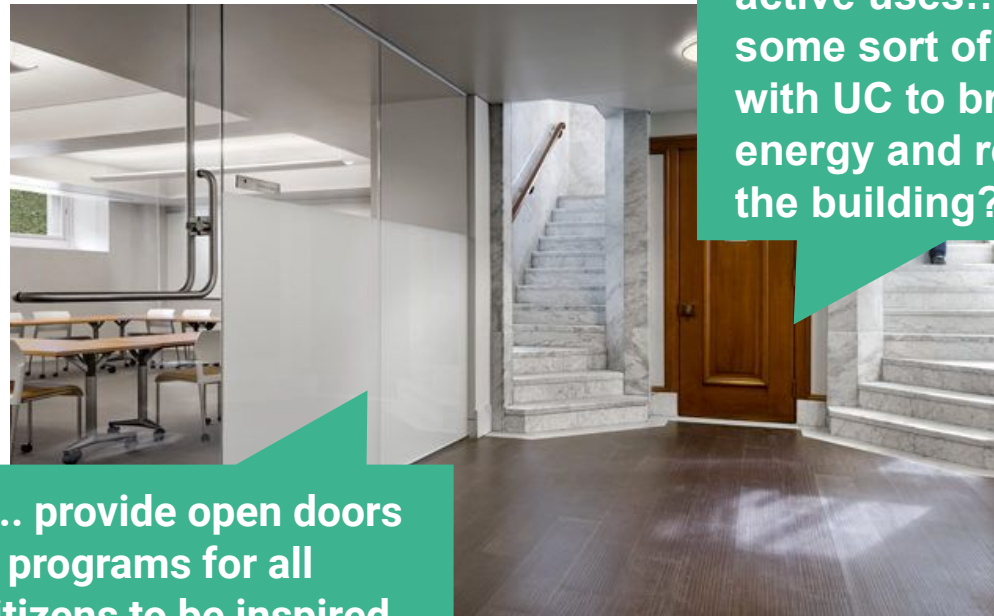
Offices
Editing Suite
Small Studios
Lounge/Kitchenette



7

Support the development of future decision-makers through direct interaction with the active democratic process in Berkeley.

Public Policy Institute



“... provide open doors & programs for all citizens to be inspired, to learn, to act.”

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

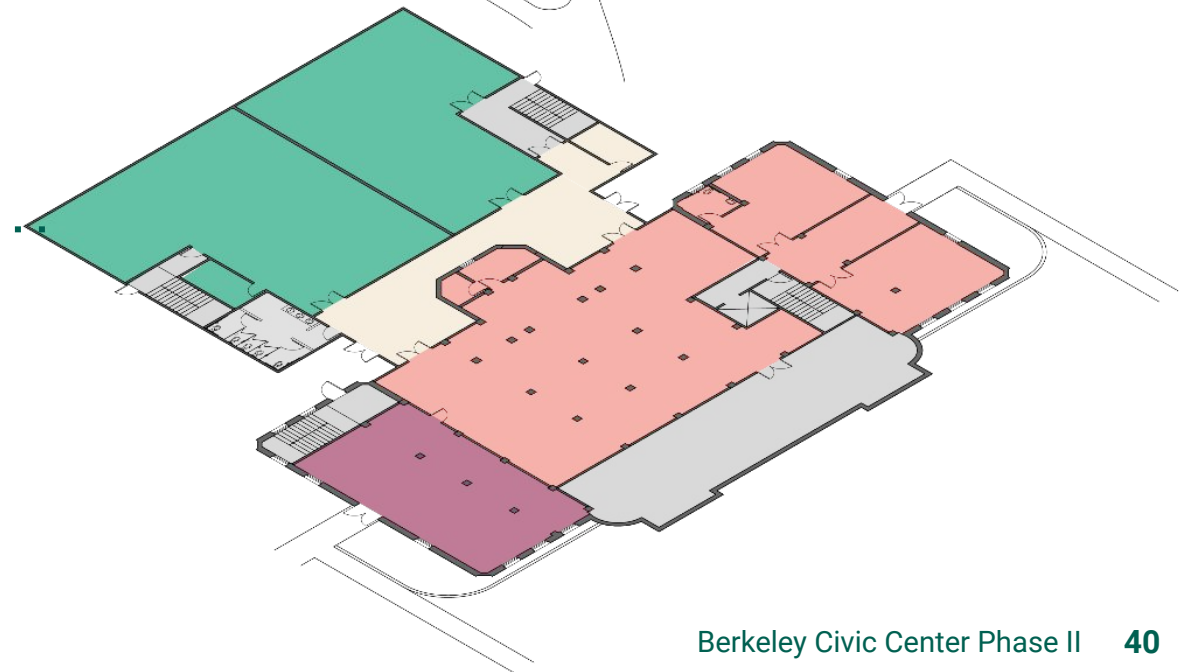
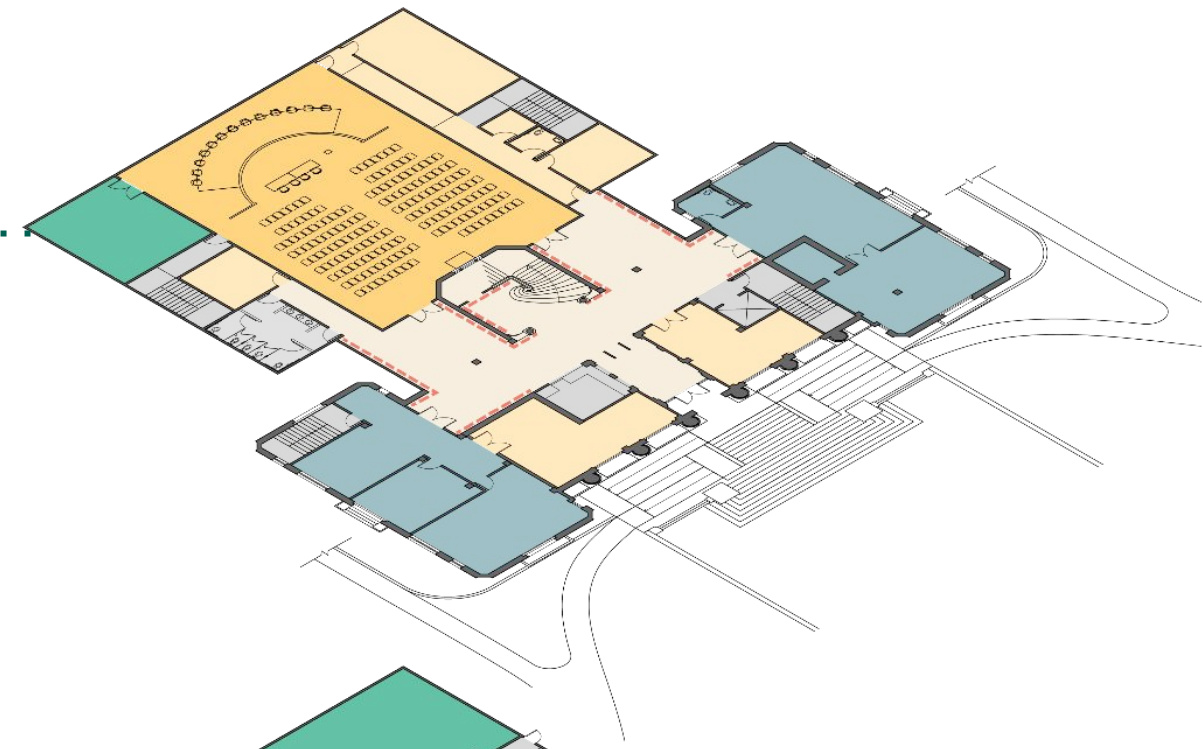
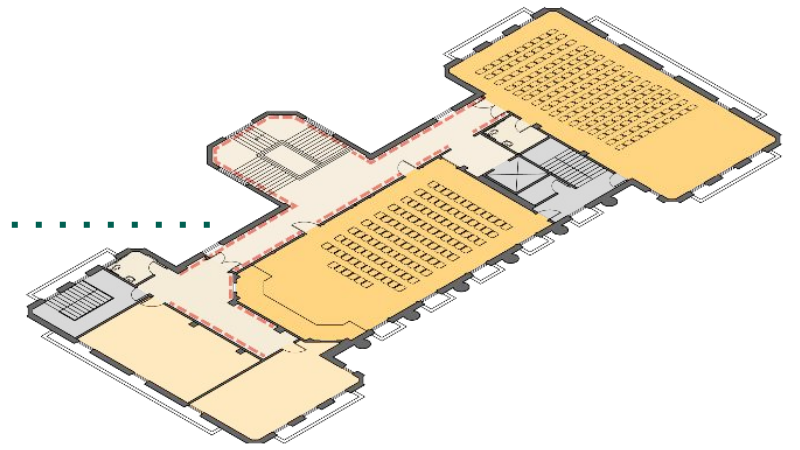
ATTIC (not shown)

SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)

GROUND FLOOR (16,350 SF)

- Offices
- Classrooms
- Meeting Room



8

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.

ATTIC (not shown)

SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)

GROUND FLOOR (16,350 SF)



9

Upgrade and repair systems and finishes.

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

"...accessibility through the front door is important."

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

System Upgrades



Building Performance



Accessibility



Finishes



Egress/Safety



Design Concept

Veterans Memorial Building

A City-run Community Arts Center

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.”



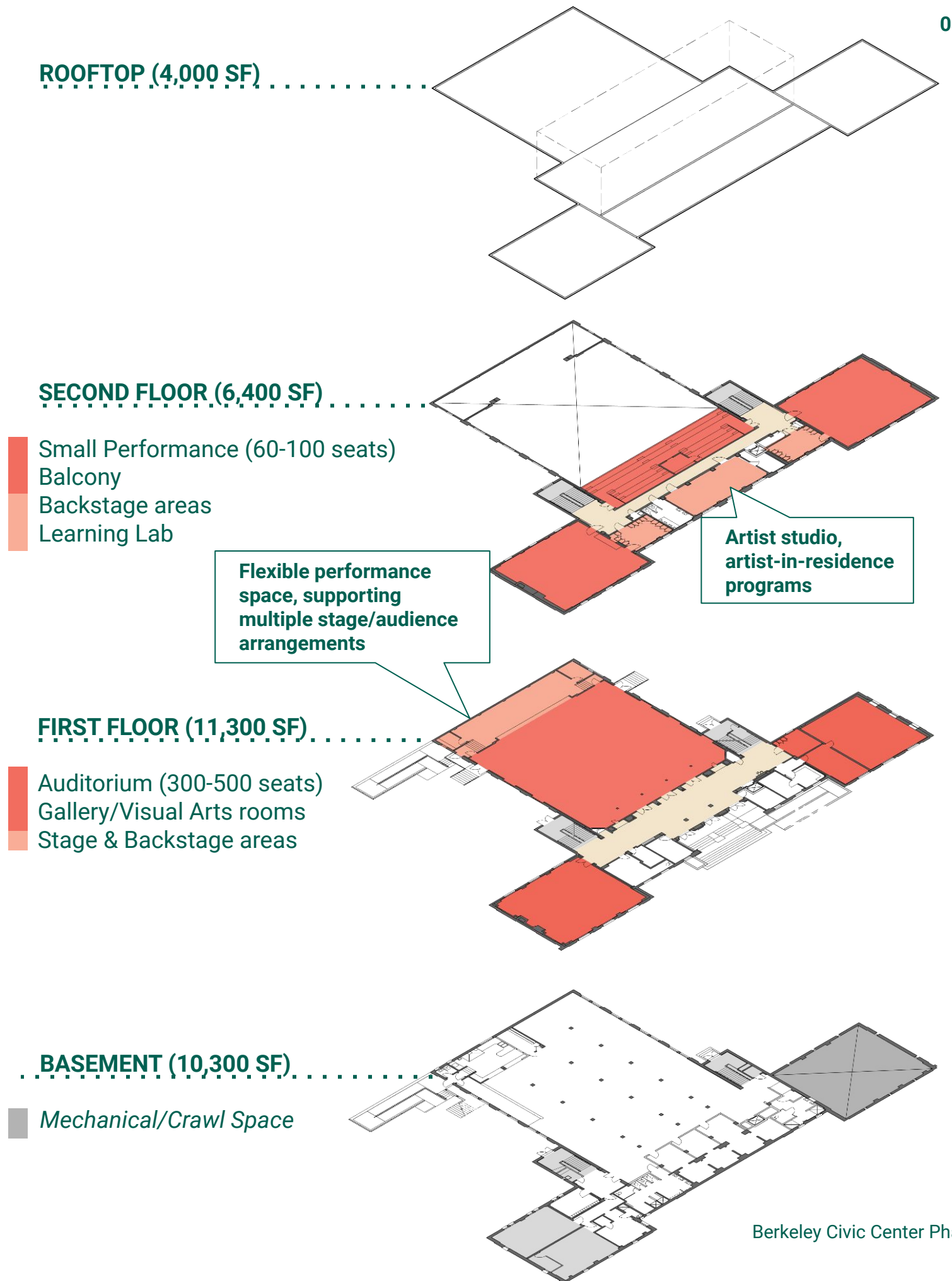
2

Fulfill a need for multi-disciplinary arts spaces available to rent by the larger community.



47% of arts survey respondents support a large auditorium

44% of arts survey respondents support rehearsal space

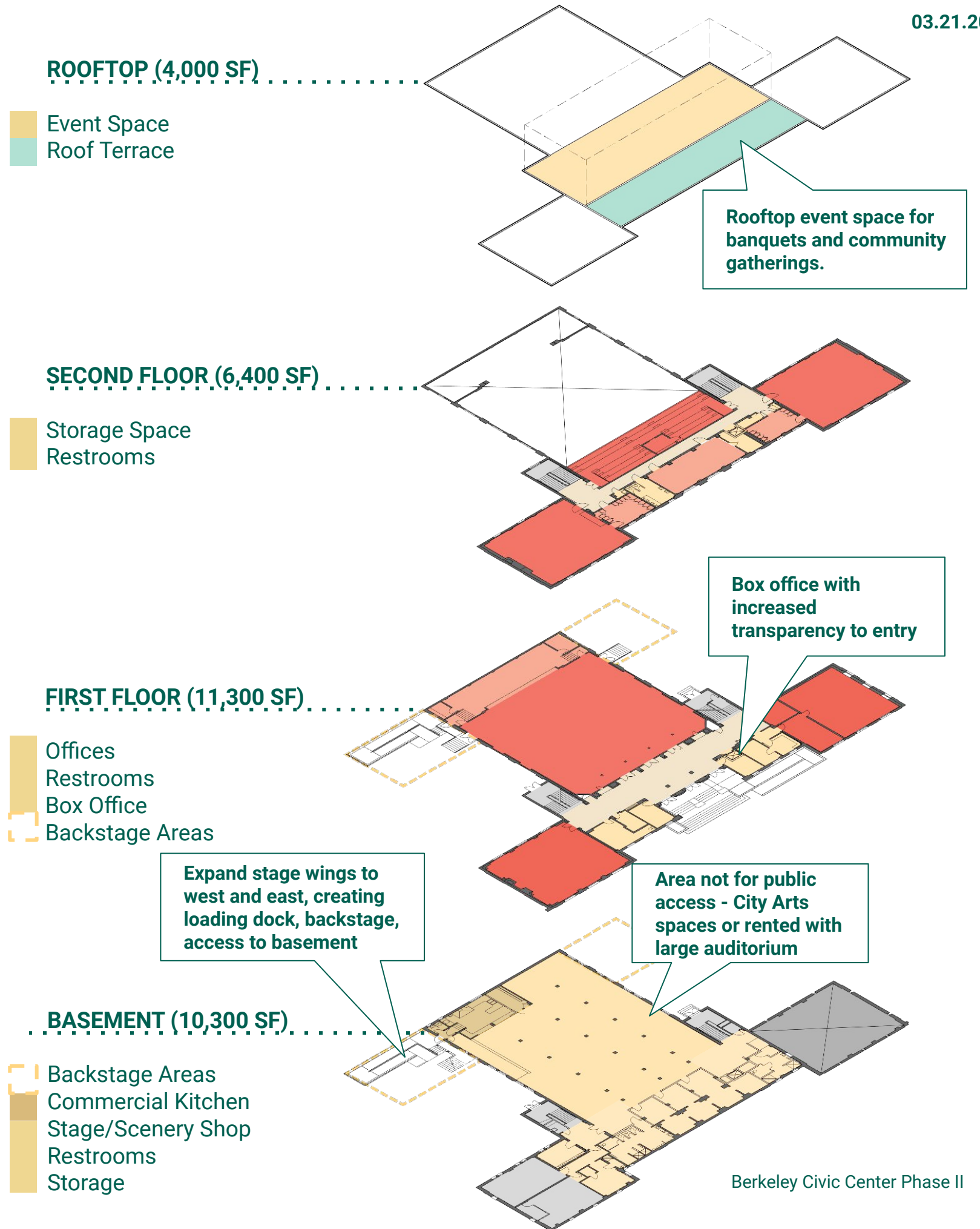
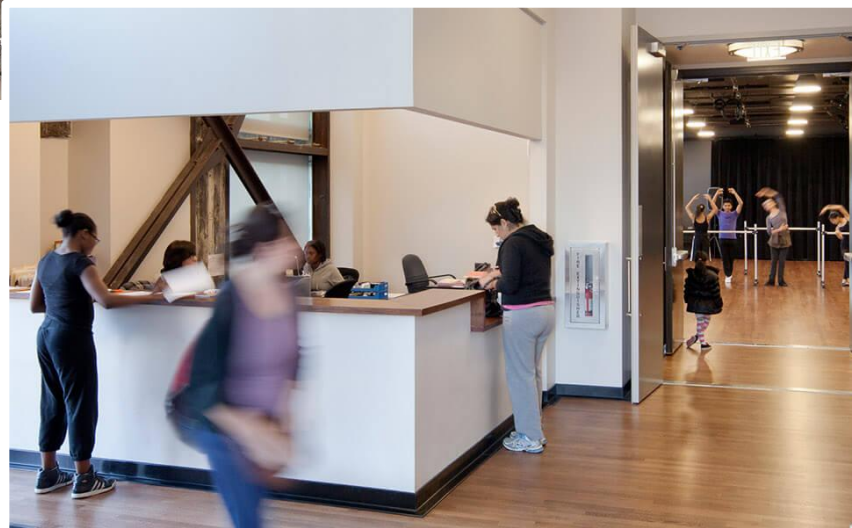


3

Provide significant and high-quality support spaces.



“...need a place for donor functions.”

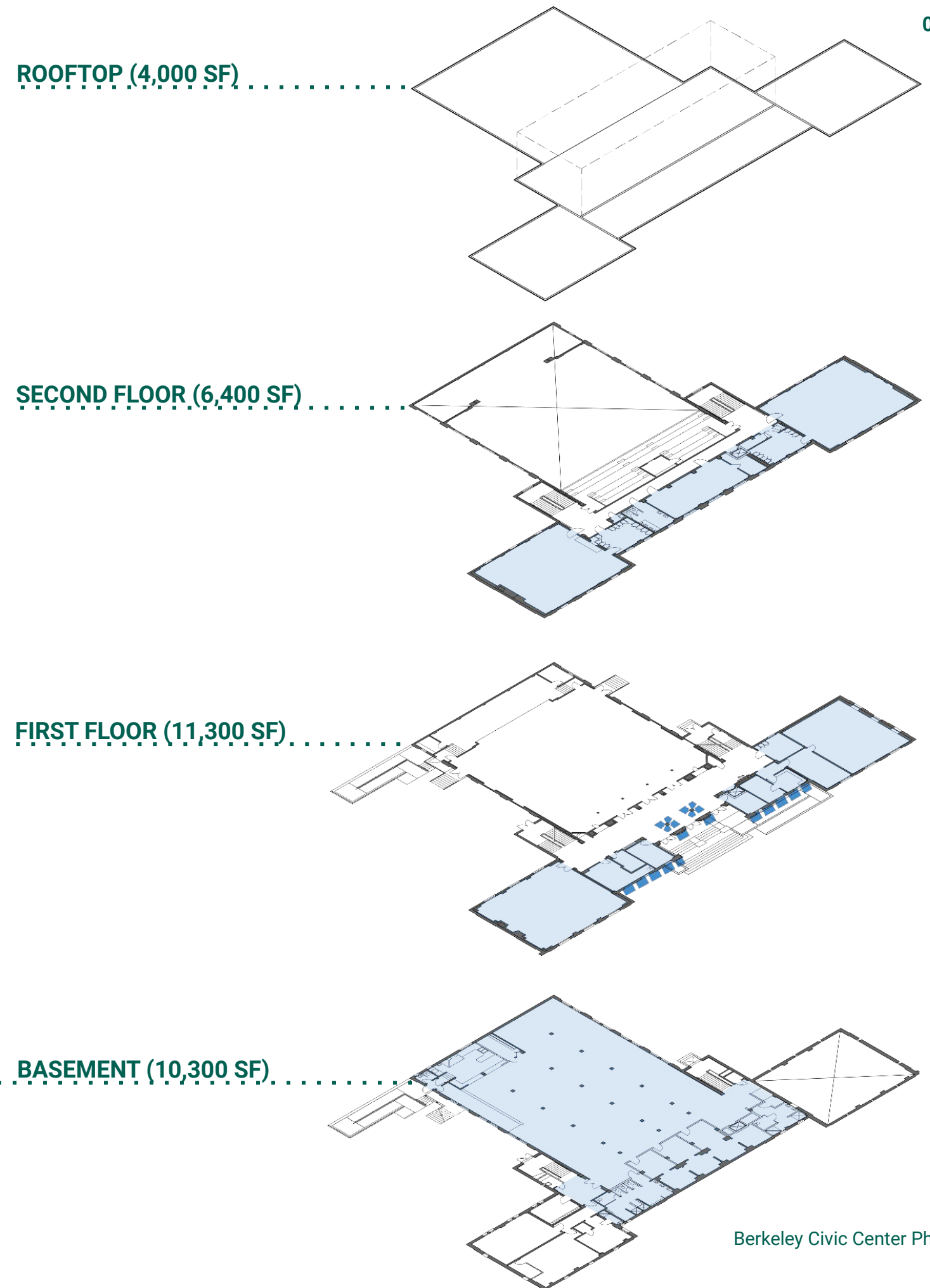


4

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.



5

Upgrade and repair systems and finishes.

“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.”

System Upgrades



Building Performance



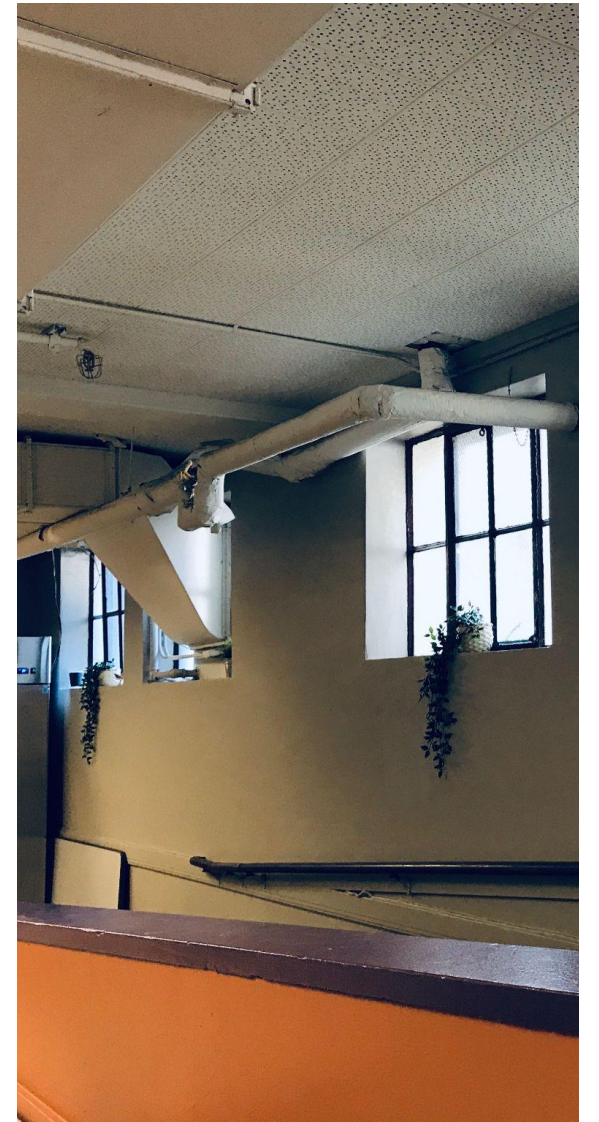
Accessibility



Finishes



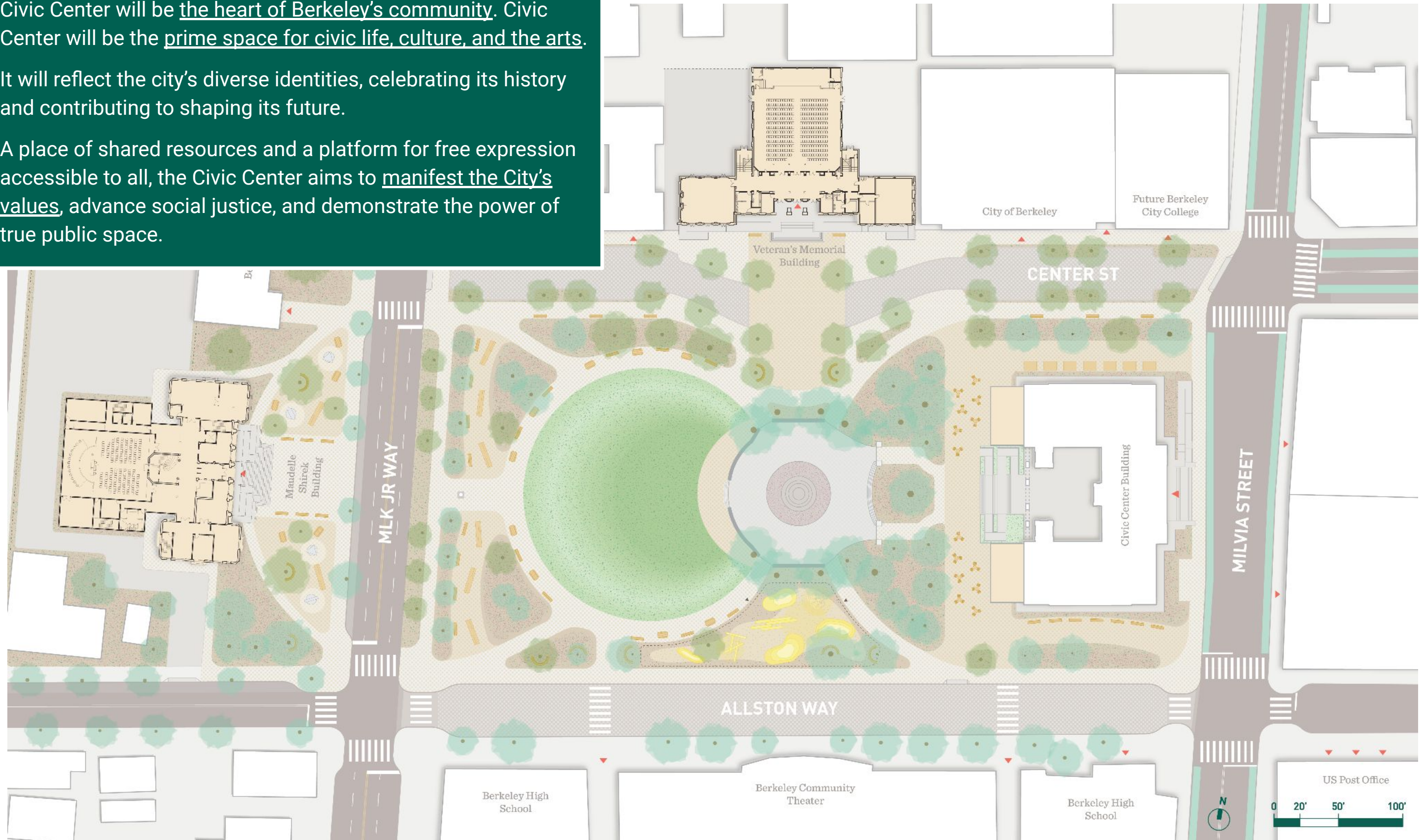
Egress/Safety



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

	Low (\$Million)	High (\$Million)
TOTAL ESTIMATED CONSTRUCTION COST	\$101	- \$129
Maudelle Shirek Building	\$ 54	- \$ 71
Veterans Memorial Building	\$ 34	- \$ 41
MLK Jr Civic Center Park & Streets	\$ 13	- \$ 17

Design Concept Phase

Next Steps

Design Concept Phase

- Integrate feedback into Design Concept
- Develop Cost Estimate
- Refine Organizational Management Strategies



BHS Work Session



Outreach to local Municipal Arts facilities



Veterans Building Art Focus Group Tour

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?**

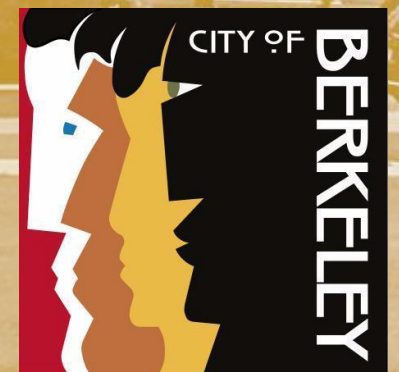
Thank you

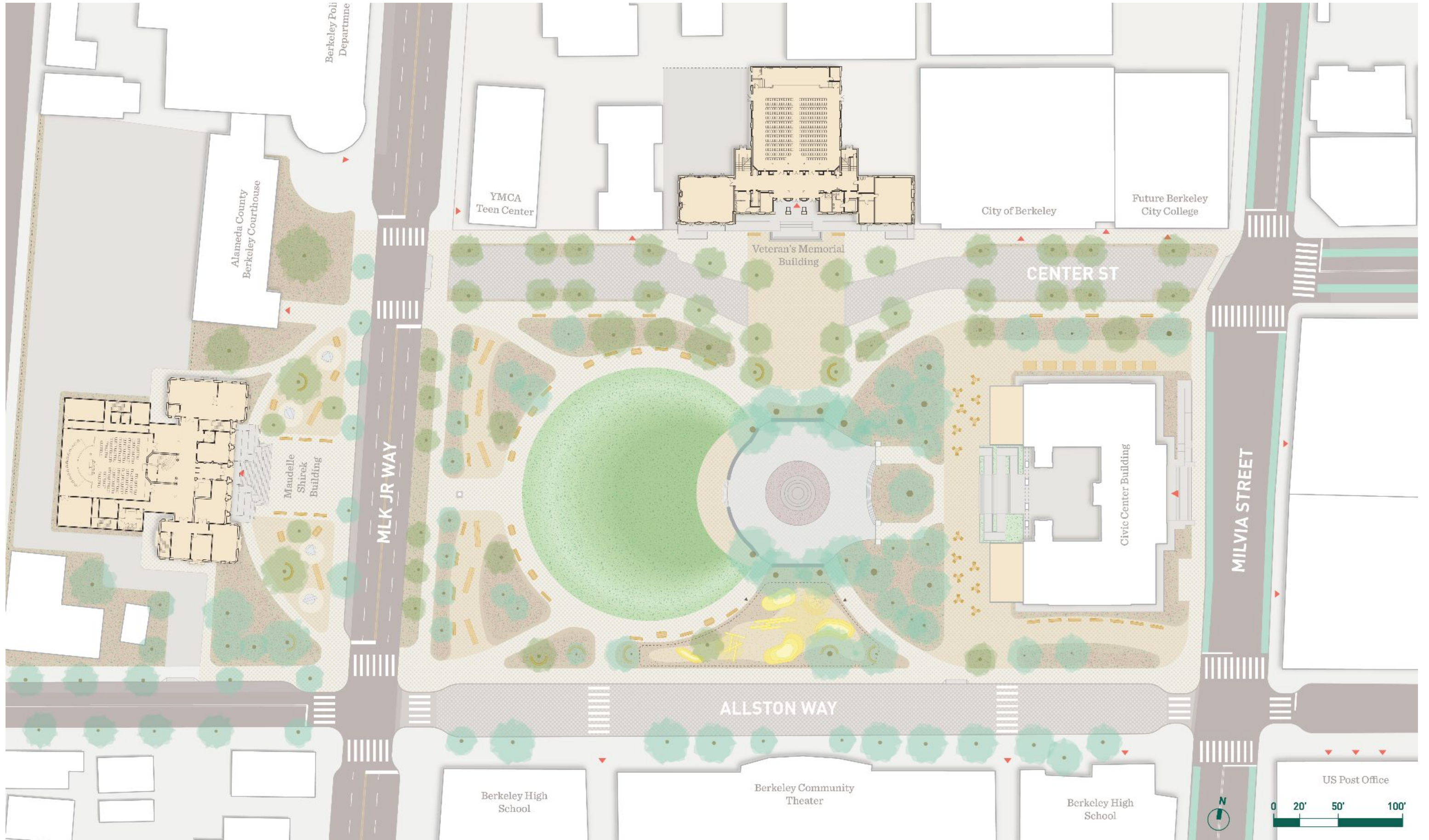
Contact: CivicCenter@cityofberkeley.info

SIEGEL & STRAIN Architects

Gehl ecb

EQUITY
COMMUNITY
BUILDERS





Design Concept Preliminary Cost Ranges

	Construction Cost Estimate	
	Low (\$Million)	high (\$Million)
Maudelle Shirek Building -- 27,500 g.s.f. existing building + 15,500 g.s.f. addition	\$54.107	\$70.558
Seismic Retrofit - Immediate Occupancy (or near Immediate Occupancy)	\$25.000	\$35.000
Envelope, Systems (inc Electrification), Accessibility, all other building upgrades & finishes	\$11.000	\$13.750
Two story addition on west side	\$15.500	\$18.600
Site improvements & utilities	\$2.607	\$3.208
Veterans Memorial Building -- 28,000 s.f. existing building + 4000 s.f. roof terrace	\$34.045	\$41.475
Seismic Retrofit - BPON+ (or Better Performance Objective for New Buildings)	\$14.000	\$19.000
Envelope, Systems (inc Electrification), Accessibility, all other building upgrades & finishes	\$19.565	\$16.555
Roof terrace (including 1,500 s.f. enclosure & 2,500 s.f. roof deck) in HIGH only	\$0	\$5.200
Site improvements (paved areas in back for loading/service) & utilities	\$0.480	\$0.720
NOTE: No addition to VMB included		
Martin Luther King Jr Civic Center Park & Streets -- 203,000 s.f. (4.6 acres)	\$12.902	\$16.594
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	\$11.152	\$14.194
Improvements to 2180 Milvia western entry, VMB entry and public restrooms in Park	\$1.750	\$2.400
NOTE: Creek Daylighting not included		
TOTAL ESTIMATED CONSTRUCTION COST	\$101.054	\$128.627
	Low (\$Million)	high (\$Million)

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