

# Martin Luther King Jr. Youth Service Center | Young Adult Project Community Update | February 2023



SIEGEL & STRAIN Architects

# 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

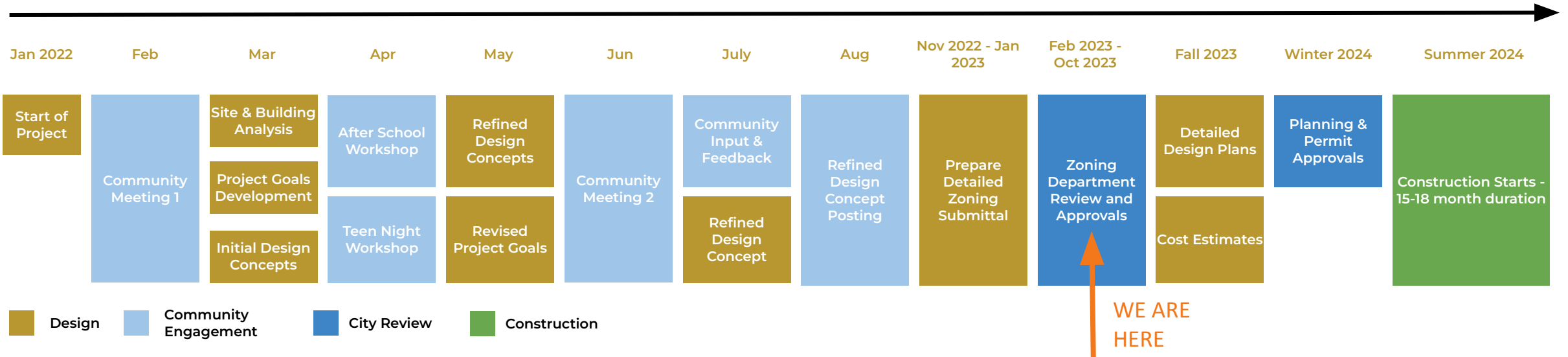
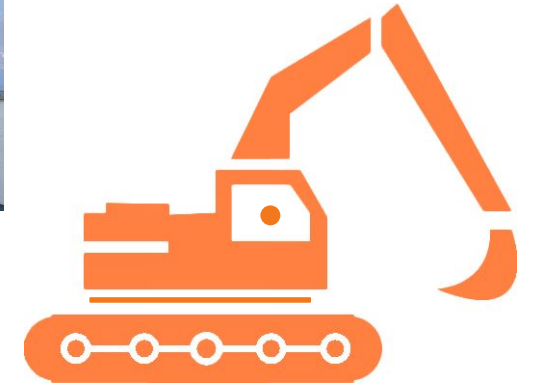
In 2016, Berkeley voters approved Measure T1, which authorized the City to sell \$100 million of general obligation bonds to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including important City facilities and buildings. In 2017, as part of the City's Measure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

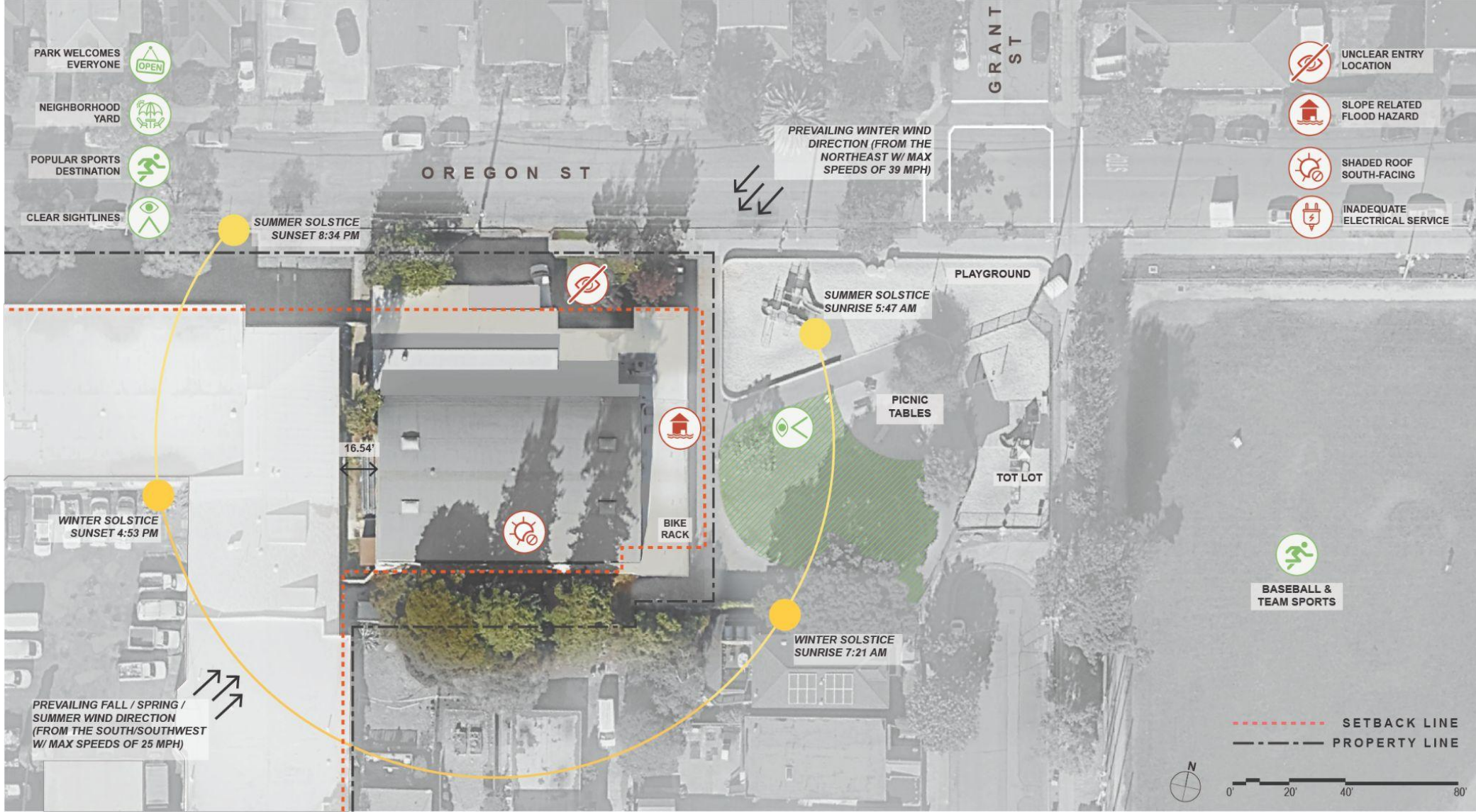
T1 (includes city match for FEMA HMGP Grant)	\$7,000,000
FEMA HMGP Grant Federal Share	\$1,237,500
<b>TOTAL</b>	<b>\$8,237,500</b>

\* City will be using current existing funding to seek additional grant funding opportunities.



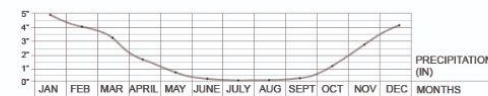
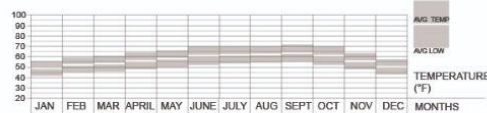
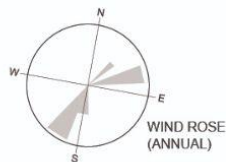
# Project Timeline



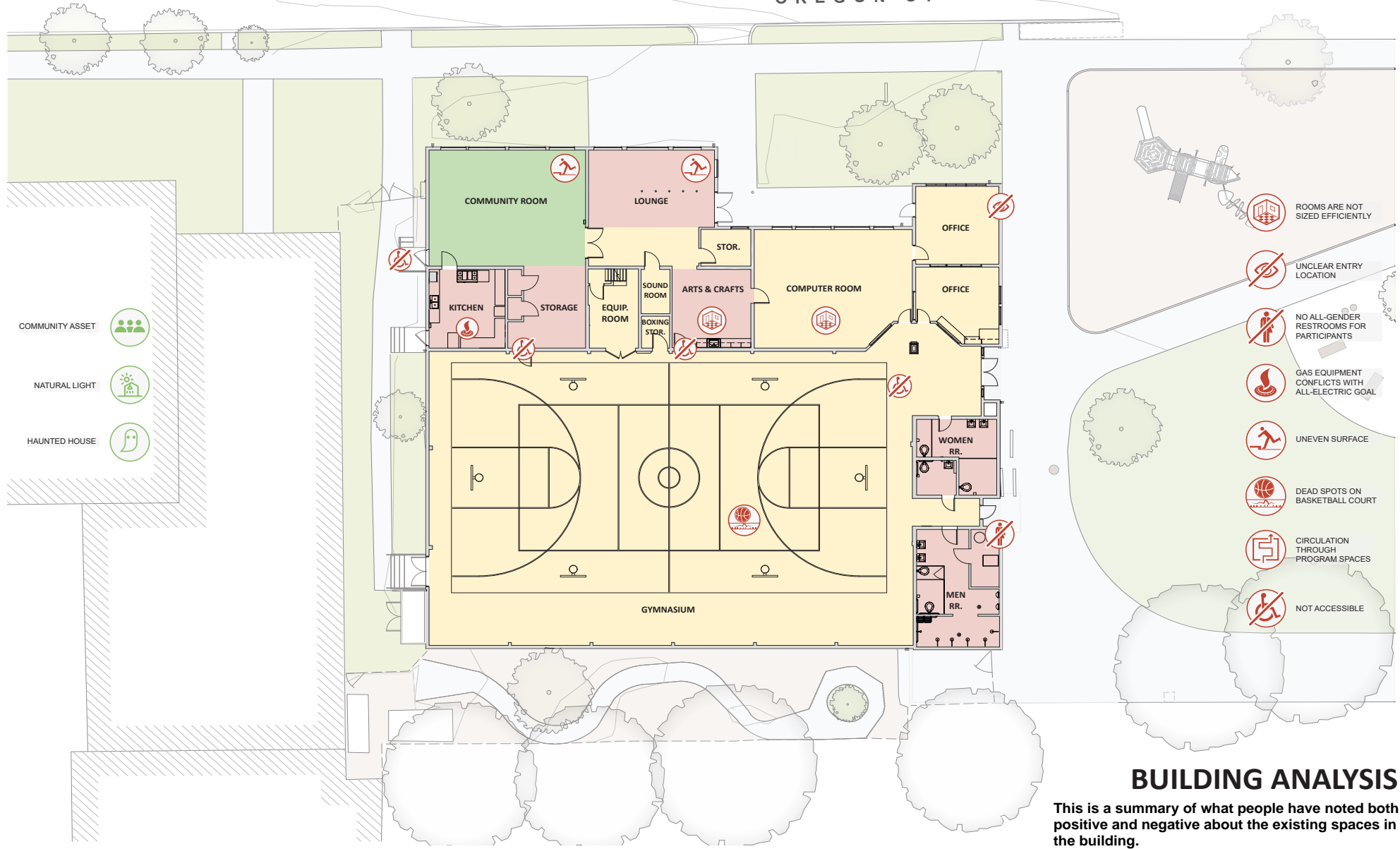


# SITE ANALYSIS

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



OREGON ST



- COMMUNITY ASSET
- NATURAL LIGHT
- HAUNTED HOUSE

- 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

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

### Safe Space for Community

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- 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

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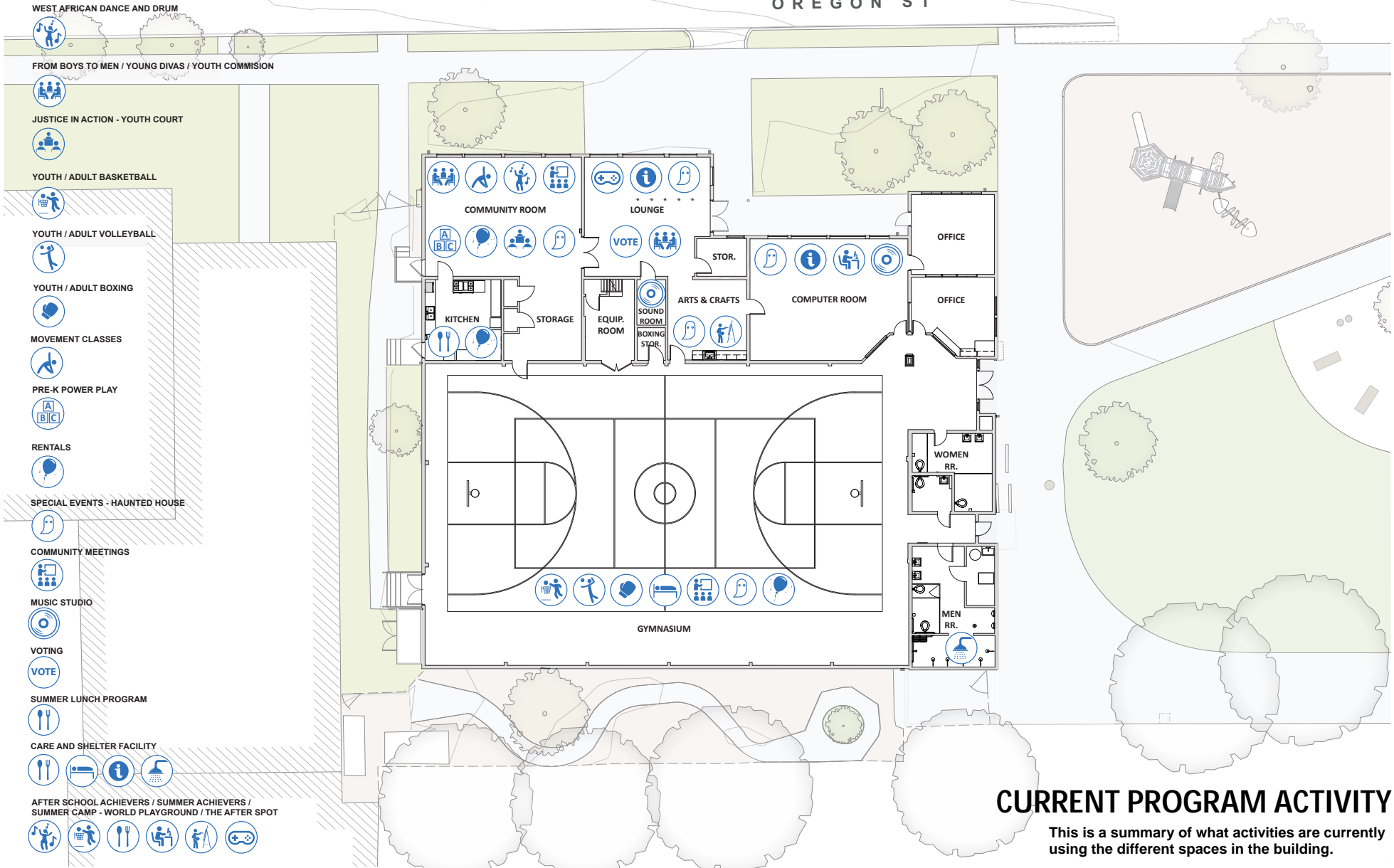
- A building that is welcoming in appearance and that teens can be proud of
- Improve existing program spaces to better accommodate programs
- Technologically advanced

### Sustainability/Resiliency

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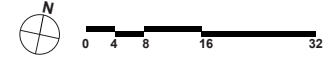


- Integrate City's principles and goals for sustainable design and operation
- Consider passive, net-zero, and all electric strategies
- Consider YAP as a community hub in emergencies



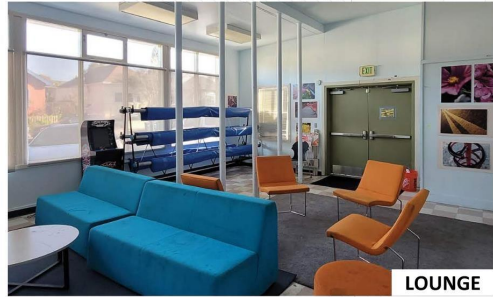
### CURRENT PROGRAM ACTIVITY

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





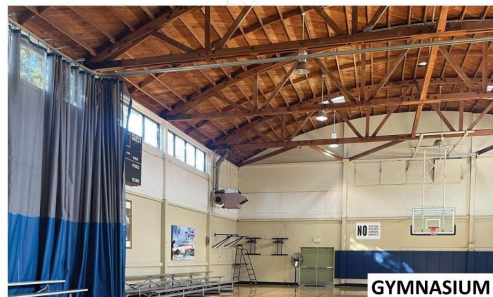
COMPUTER ROOM



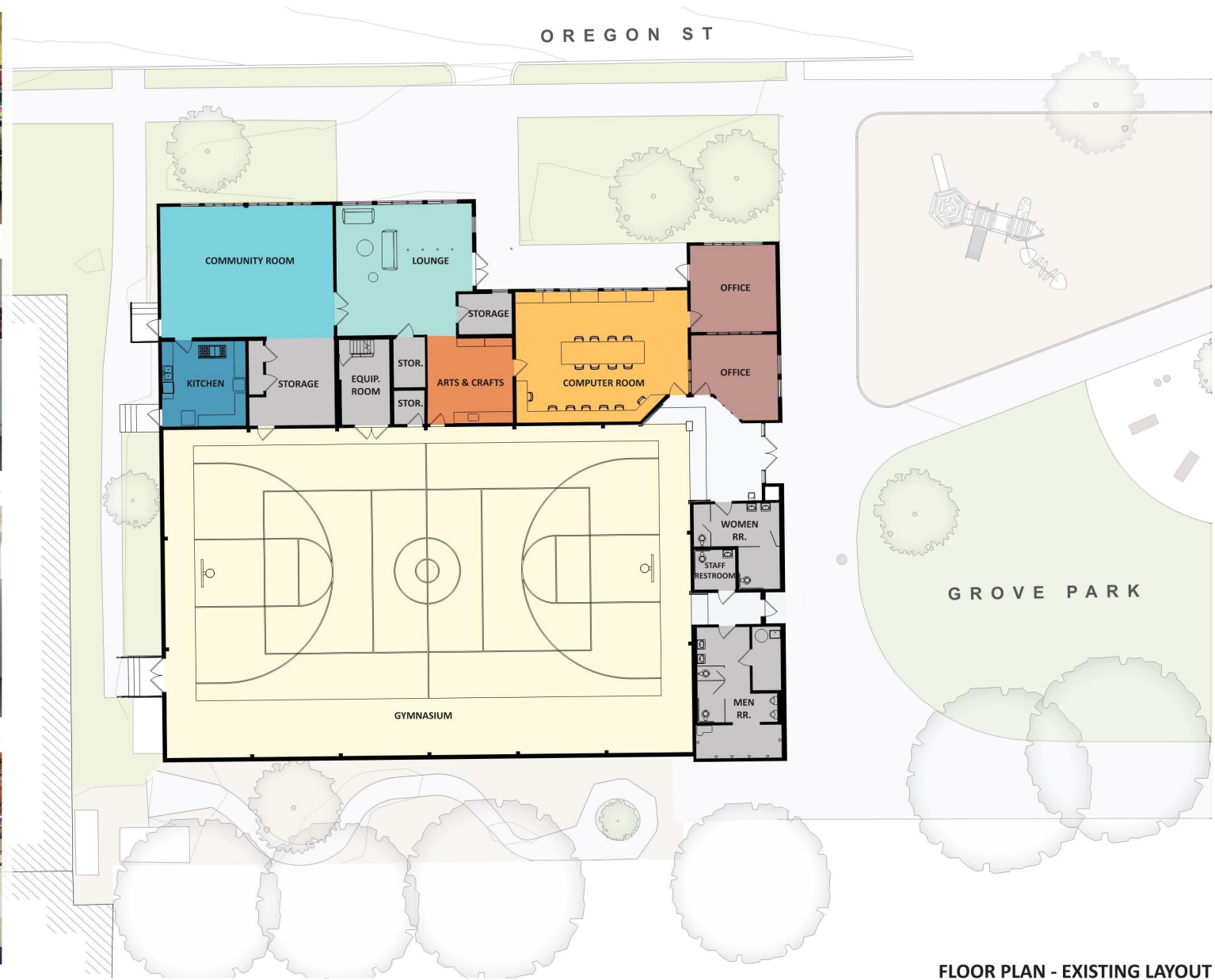
LOUNGE



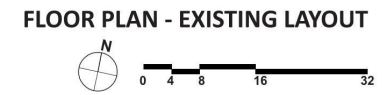
COMMUNITY ROOM



GYMNASIUM



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





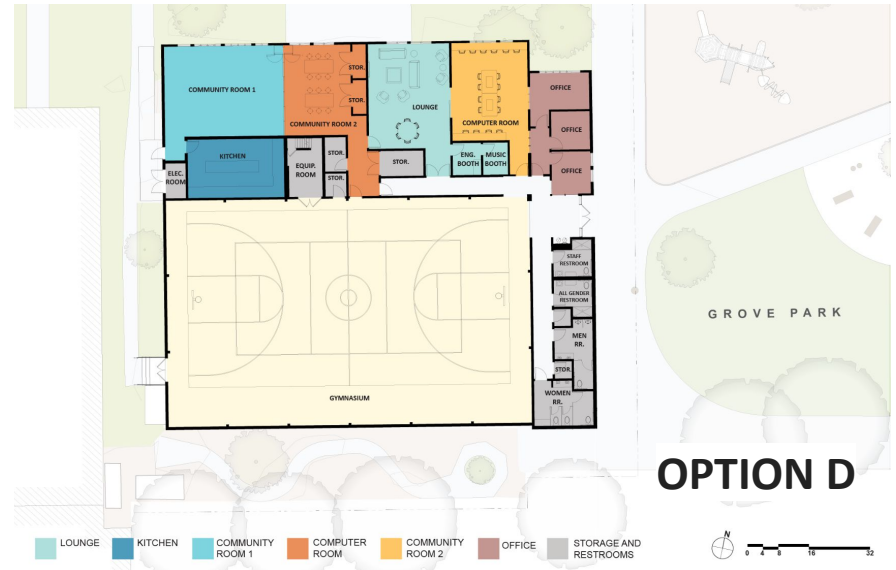
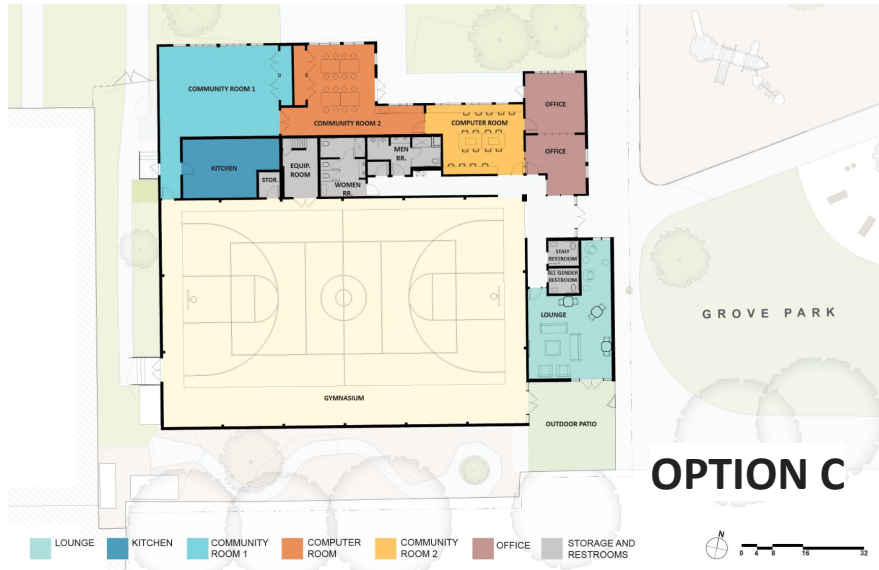
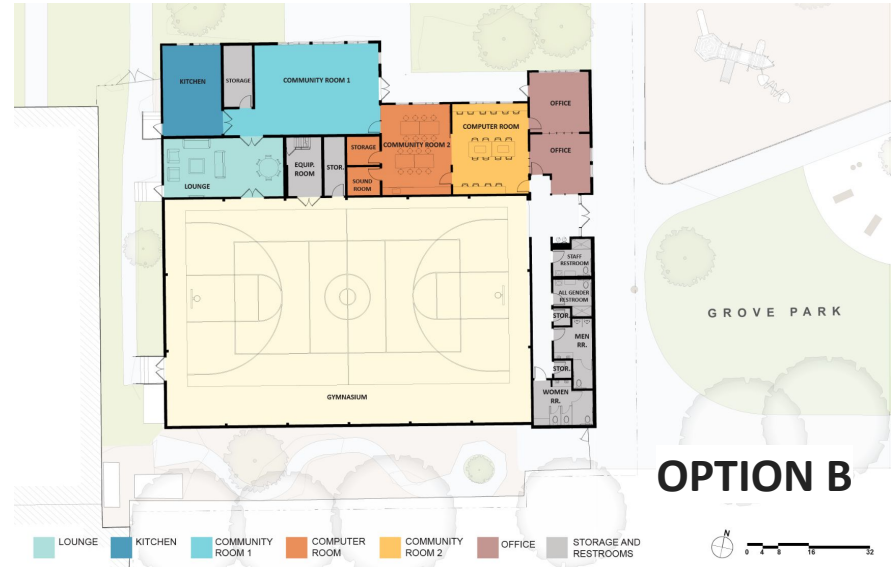
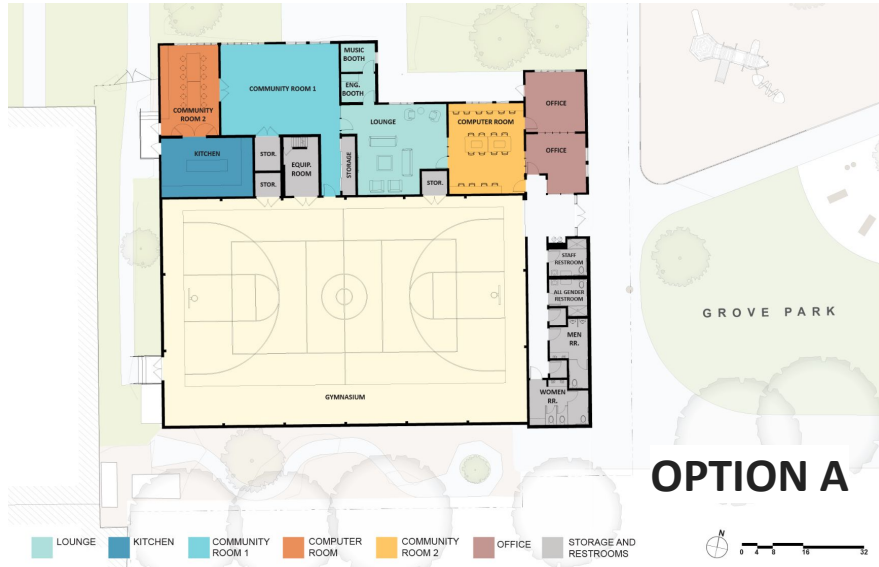
# Plan Options & Community Feedback

## Summary of Community Outreach in 2022

- 980+ Mailers
- 300+ Fliers posted at site, citywide at community centers, and distributed
- Project Website
- City events announcements
- Events posted online
- Email announcement to project email list
- Measure T1 Website and Newsletters
- Park canvassing and at Public Events
- In-Person and Virtual Community Meetings
- Online Survey
- Focus Group Meetings
- Teen Outreach - Afterschool Achievers
- Teen Outreach - Friday Night After Spot



# Layout Options Presented Previously

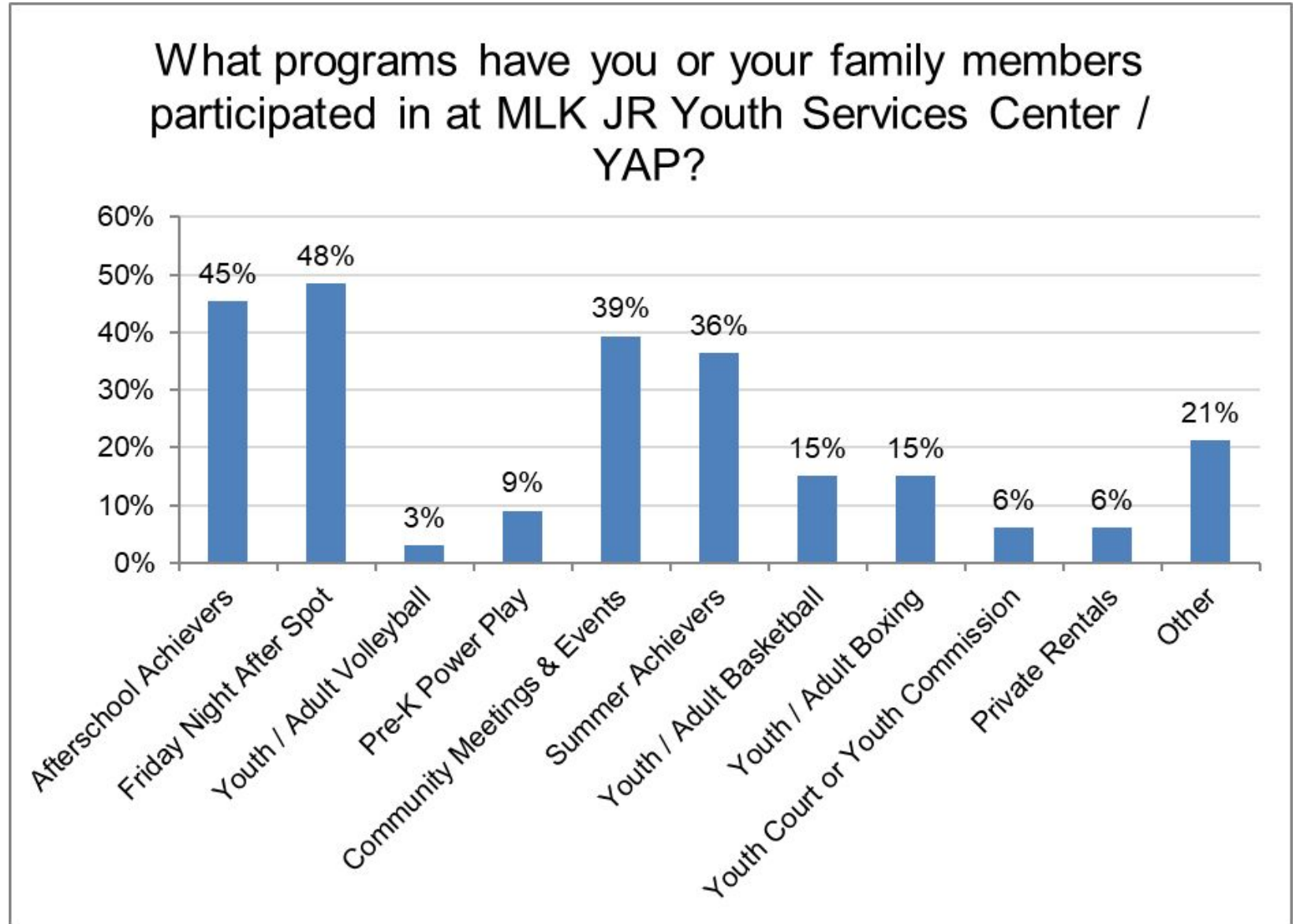


# Summary of Feedback from Survey Follows



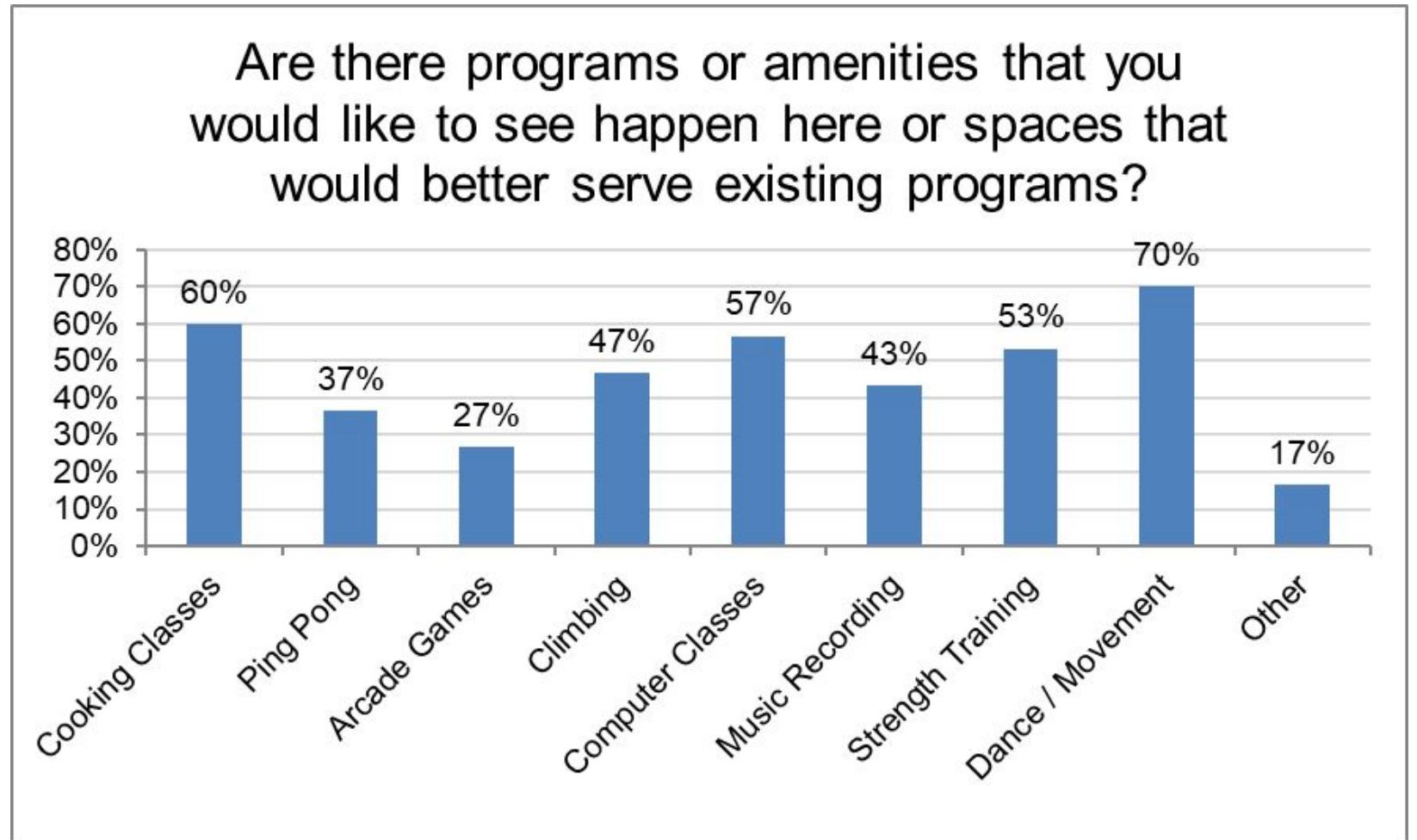
# Survey Results

- In-person participants were predominantly students and staff (e.g. Achievers program, Friday Night After Spot), and included a few neighbors.
- Online participants included all stakeholders.



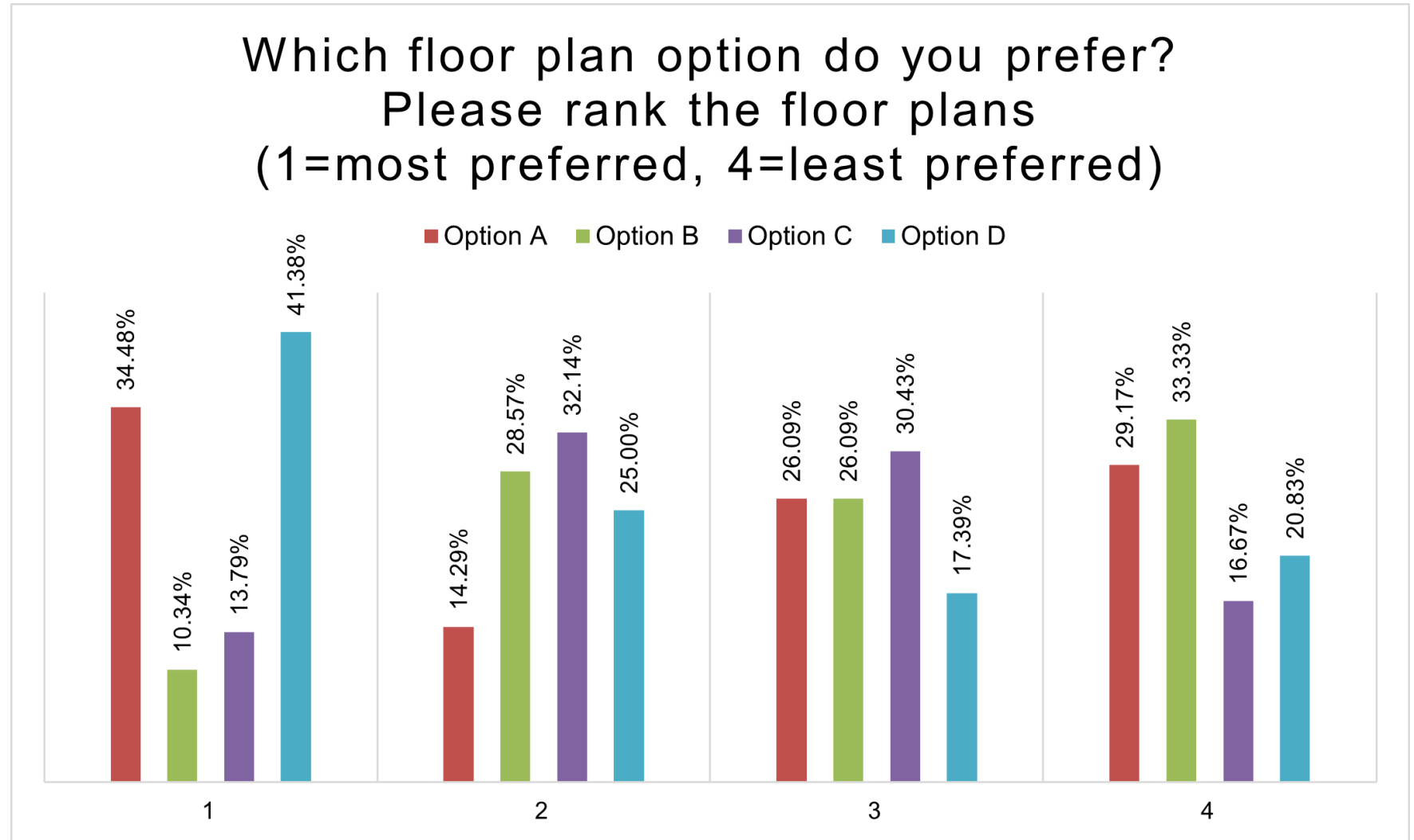
# Survey Results

- Other activities of interest were:
  - Basketball
  - Art
  - Indoor Soccer
  - More Rec Programs



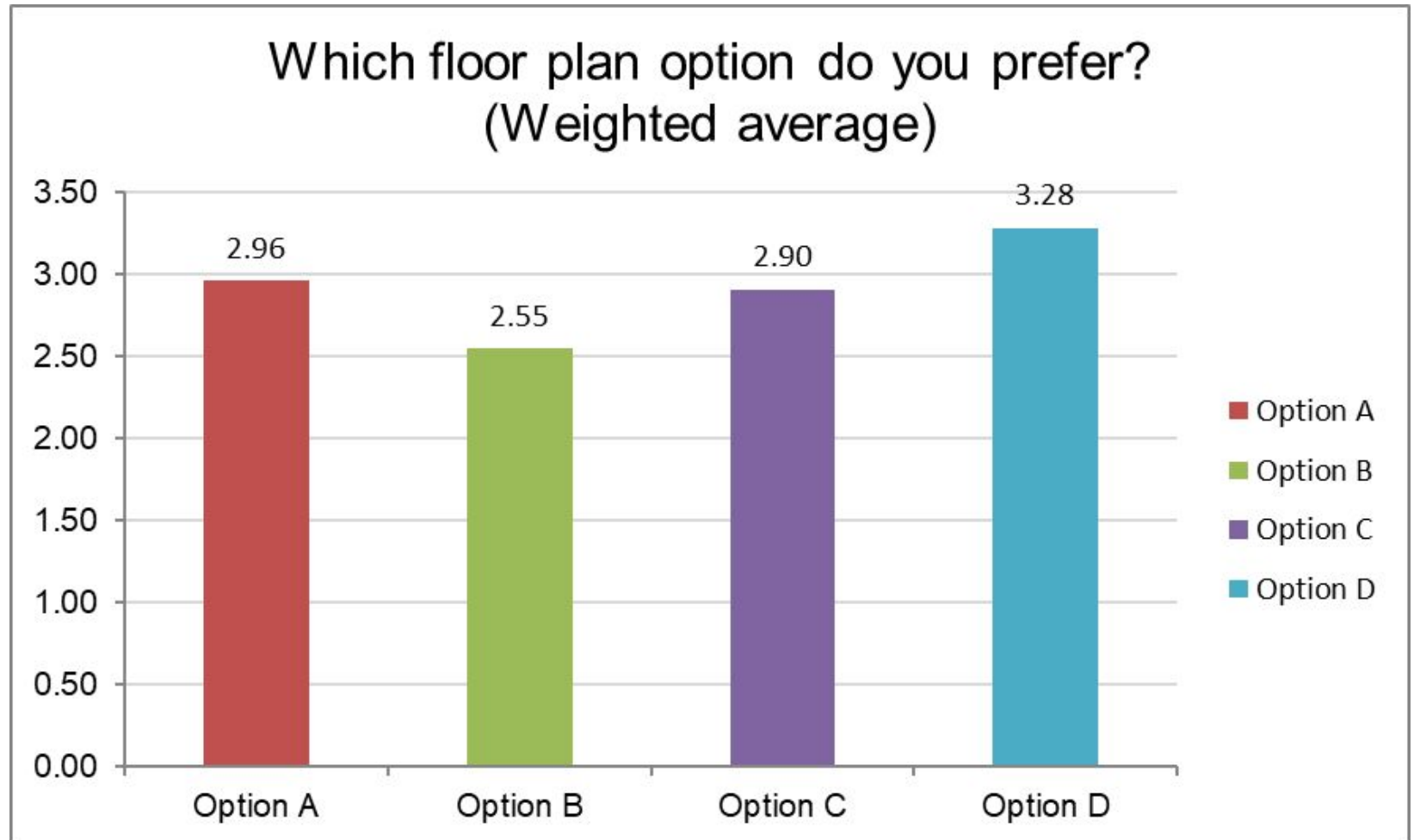
# Survey Results

- In-person participants preferred Option D. Participants were excited by more space, flexibility, outdoor space associated with lounge, and difference
- Online participants were split between those who preferred Option A and D. Participants preferring Option A were interested in keeping the project on budget and time



# Survey Results

- Based on rankings for second, third and fourth places, Option D comes in higher Options A and C.
- 1 being least preferred and 4 being most preferred.



# Survey Results - What Excites You Most About the Project?

Large lounge

More options  
for youth

The possibility of  
giving the youth more  
resources to be great

Music  
room

A destination and  
easy to understand  
as an outsider

More activities  
and things to do

Better things  
like computers

Needed repairs, safety,  
and community space for  
South Berkeley

It will look new

More rooms

Beautifying  
the block



# Survey Results - What Concerns You Most About the Project?

Why have gendered restrooms at all?

Closing YAP during demolition for length of time - what will happen to the current programs during renovation

Any way to have more windows & visibility?

Don't infringe on park access during the construction

I feel like only good can come from it. YAP needs this

Nothing

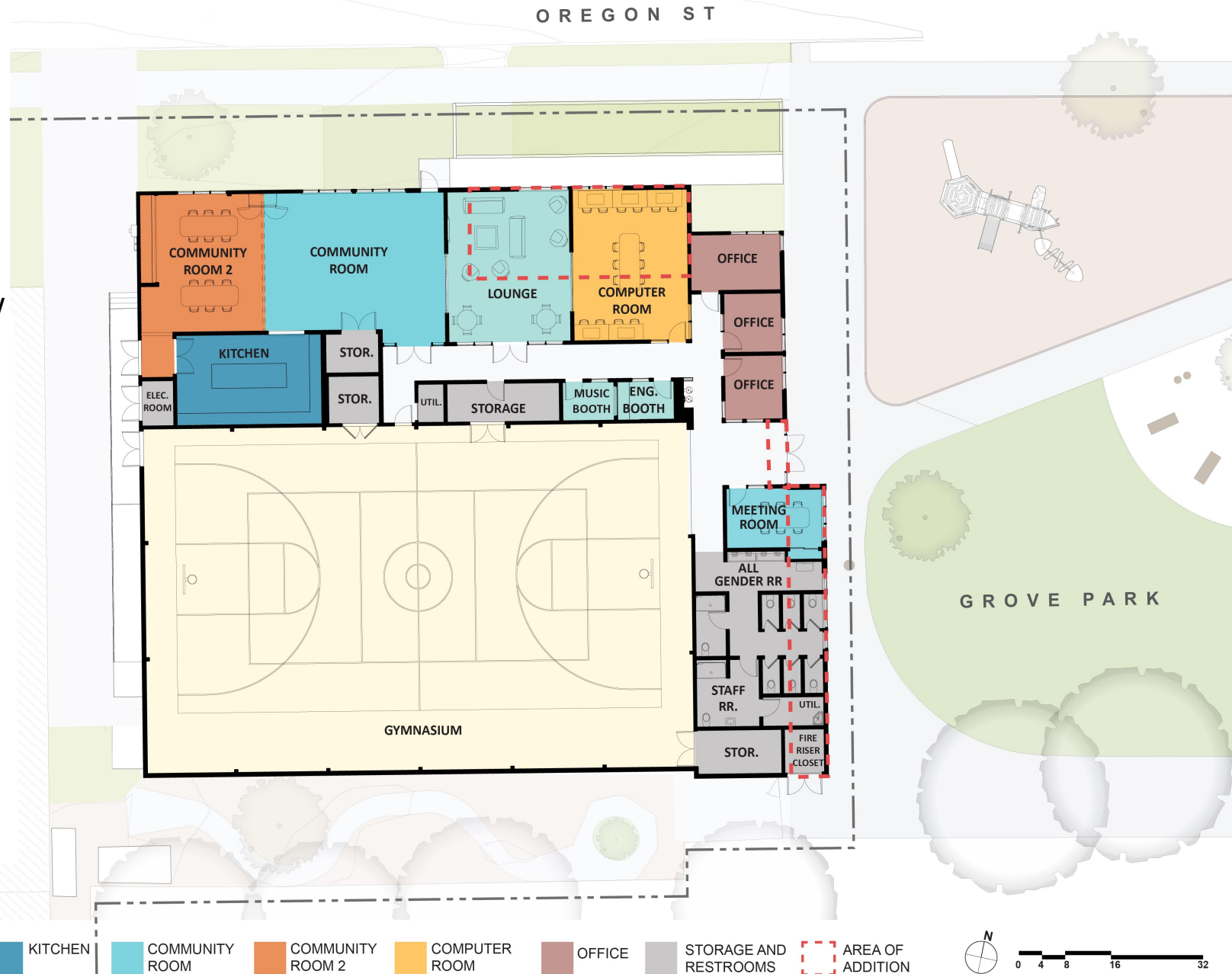
Cost and how soon the project ends

## Summary of Feedback from Survey:

- Modernize the building
- Create safe paths of travel and spaces
- Expand the building, not into the usable open space
- More opportunities for recreational programming
- More opportunities for community programming
- All-Gender Restrooms

# Proposed Plan:

Final conceptual plan being submitted to the Zoning Adjustments Board for review and approval



# Next Steps:

## 2023

- Prepare drawings and documents for Zoning Permit approvals
- Prepare detailed design documents

## 2024

- Submit plans for Building Permits
- Bid and Contract for Construction
- Begin Construction

## 2025

- Construction Completion



# Thank you.

## Project Team:

### Parks, Recreation & Waterfront Department

- Scott Ferris, PRW Director
- Evelyn Chan, PRW Supervising Civil Engineer

### Siegel & Strain Architects

- Susi Marzuola, Principal
- Karen Richards, Principal
- Madison Jackson, Architect

Please direct any questions or comments to Evelyn Chan at [echan@berkeleyca.gov](mailto:echan@berkeleyca.gov)



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