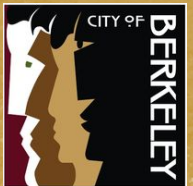


September 22nd 2020

Berkeley Civic Center Vision & Implementation Plan

Presentation to City Council
Item 14

Gehl + **SIEGEL & STRAIN** Architects | + TAECKER PLANNING & DESIGN +  STRATEGICECONOMICS +  tbd consultants



All of the
material in this
presentation is
from the Civic
Center Vision
report

- 1 The Berkeley Civic Center Vision Process**
- 2 The Vision**
- 3 Design Options**
- 4 Community Responses and Options Appraisal**
- 5 The Vision: Recommendations**
- 6 Implementation Plan and Next Steps**

The purpose

**To develop a bold yet
pragmatic vision for the
future of Berkeley's Civic
Center.**

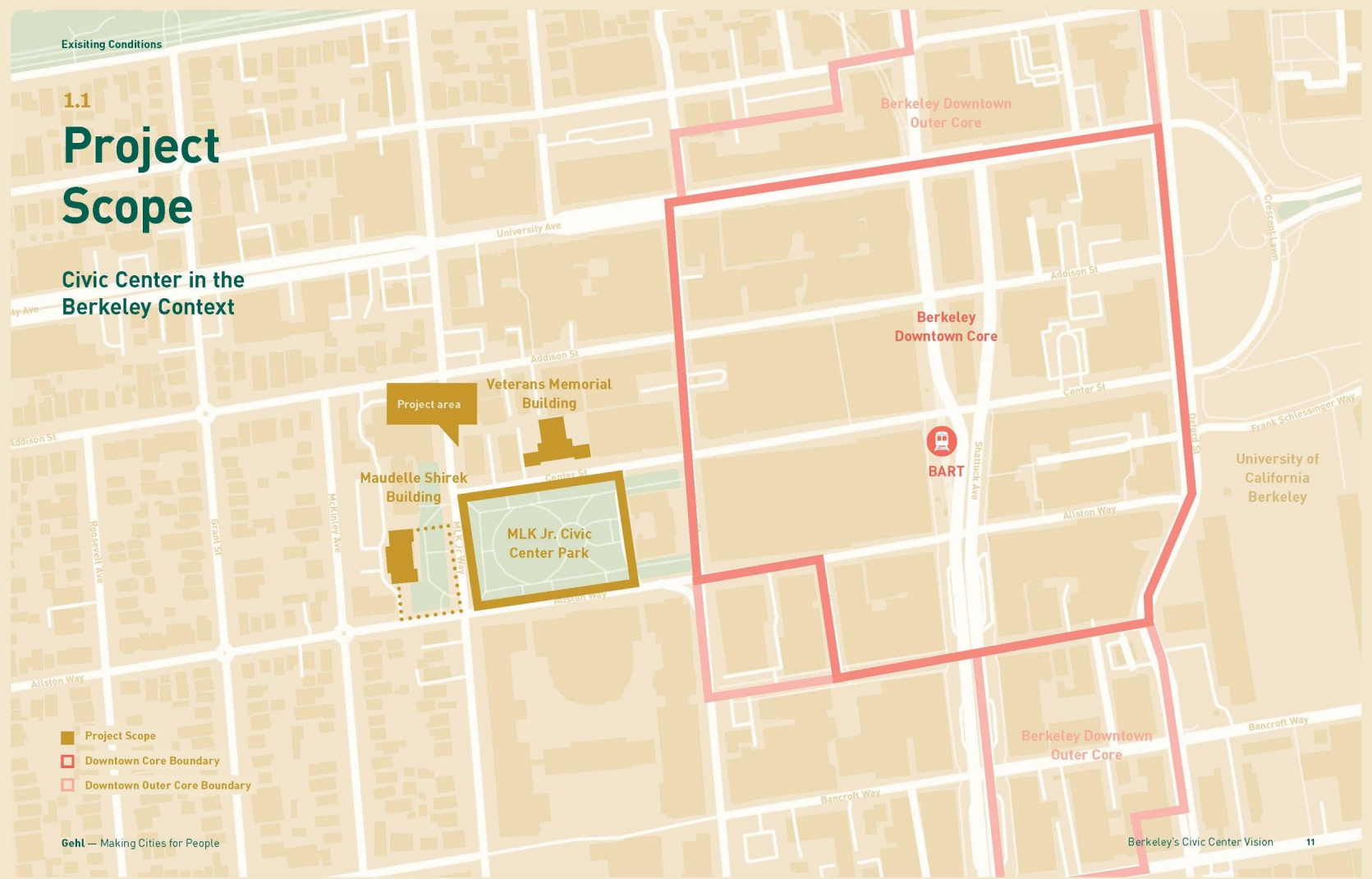
1 The Berkeley Civic Center Vision Process

Existing Conditions

1.1

Project Scope

Civic Center in the Berkeley Context



- Project Scope
- Downtown Core Boundary
- Downtown Outer Core Boundary

Timeline and Process

Research +
Engagement

Vision

Design
Options

Appraisal,
Recommendations,
Report



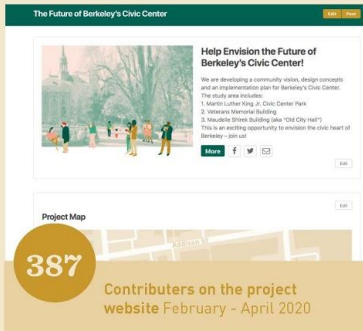
- Research / Design
 - Deliverables
 - Engagement
- TAC = Technical Advisory Committee
 SSC = Super Sub Committee of T1 bond-related City Commissions
 (Public Works, Parks, Civic Arts and Landmarks Commission members)

Stakeholders

Small focus-group sessions

Youth	Arts + Culture	Community + Services	Heritage + Built Environment	Elected Officials and/or Representatives
<p>Berkeley High School Principal Berkeley Unified School District Superintendent Berkeley Unified School District Director of Facilities</p>	<p>Berkeley Cultural Trust</p> <p>Berkeley Symphony</p> <p>City of Berkeley, Civic Arts</p>	<p>Berkeley Community Media (OCH tenants)</p> <p>Berkeleyside</p> <p>City of Berkeley Clerk</p>	<p>Berkeley Architectural Historic Association (BAHA)</p> <p>Berkeley Design Advocates</p>	<p>Berkeley City Council Member, District 1</p> <p>Berkeley City Council Member, District 2</p> <p>Berkeley City Council Staff, District 3</p>
<p>YMCA</p>	<p>Freight & Salvage</p>	<p>City of Berkeley, Special Events</p> <p>Dorothy Day House (VMB tenants)</p>	<p>Berkeley Historical Society (VMB tenants)</p>	<p>Berkeley City Council Member, District 4</p> <p>Berkeley City Council Member, District 5</p>
<p>45+ Berkeley High Students (design charrette and survey)</p>	<p>RLA Conservation (Arts Collection Assessment)</p>	<p>Downtown Berkeley Association</p>	<p>Landmarks Preservation Commission</p>	<p>Berkeley City Council Member, District 6</p> <p>Berkeley City Council Member, District 7</p>
	<p>Shawl-Anderson Dance Center</p>	<p>Ecology.Center</p> <p>Former Elected Officials of Berkeley</p>	<p>McGee-Spaulding Hardy Historical Interest Group (MSHHIG)</p>	<p>Berkeley City Council Member, District 8</p>
	<p>Turtle Island Foundation</p>	<p>Options-Recovery (VMB tenants)</p>		<p>Berkeley Mayor's office staff</p>
	<p>Visit Berkeley</p>	<p>American Legion Post 7</p>		<p>Berkeley Unified School District Board Director</p>

Engagement Overview



387 Contributors on the project website February - April 2020



40 Community members participated in the Vision and Values workshop



26 Ideas on postcards collected during a Pop up at the Farmers Market

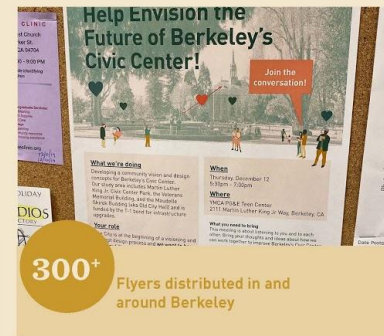
Our goal has been to reach to a broad representation of the community — to hear many voices, and diverse opinions — and we're proud to have achieved it! In a spirit of creative collaboration, we have listened and engaged with a variety of stakeholders in varied forms.



2 Two Community Site Tours, in September and February 2020



21 Community Volunteers took part in the Public Space Public Life Survey



300+ Flyers distributed in and around Berkeley

Over the last seven months, through workshops, events, design charrettes and comments that got to us via email and the project website*, we've engaged with over 600 individual community members.



3 Commissions Meetings Parks & Waterfront, Public Works, Landmarks and Civic Arts - Sept and Nov 2019, and March 2020



27 Focused engagement sessions, where we spoke to more than 40 stakeholders



50 Berkeley High School students took part in Design Charrettes

*Project website views: 2,395 unique users, reported by Google Analytics.

Engaging Students and Community Members



Postcards at the Farmers Market



Building tours with the Berkeley Historical Society



Presenting the key urban design moves that are common on all three options



Describing the implications of different levels of seismic retrofit on the historic building fabric

March
2020



↑ Project Opening & What is Public Life discussion



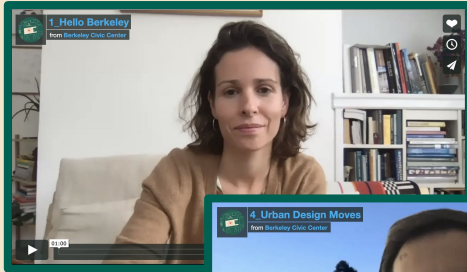
↑ Groups working on their design concepts



Design charrette with Berkeley High School students

February
2020

Bringing the community meeting online



A Conceptual Design Option



2,369

Total participants online

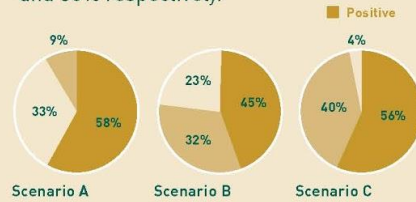
unique users reported by Google Analytics

350

We collected 350 insights

ideas, votes, comments, survey responses

The results show an extremely positive sentiment toward the project. Options A and C had more positive comments —58% and 56% respectively.



The Gehl team has looked more closely at the data and assessed how many participants explicitly stated a preference for an option, how many suggested a preference, and how many expressed dislike for an option.

	Option A	Option B	Option C
Total comments per option	82	51	65
Stated preference explicitly	45	16	25
Suggested preference	27	25	34
Expressed dislike	10	10	6

Engagement data from Neighborland and Google Analytics

2,369 total participants online

Collected 350 insights (ideas, votes, comments, survey responses)

12,500+ page views

40% traffic on mobile or tablet

97% referrals from Berkeleyside

<https://www.berkeleyside.com/2020/03/03/can-berkeleys-civic-center-become-the-heart-of-the-city-gehl-studio-thinks-so>

<https://www.berkeleyside.com/2020/04/15/last-chance-pick-your-favorite-design-now-for-berkeleys-civic-center-park>

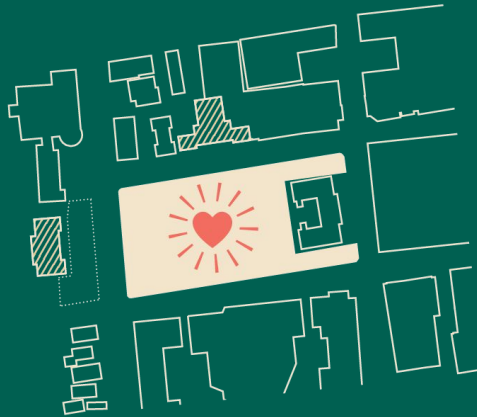
75% social media referrals from Facebook, 20% from Twitter

We delivered 700+ notification emails

2

The Vision

The Vision for Berkeley's Civic Center is a Community Vision



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, Civic Center aims to manifest the city's values, advance social justice, and demonstrate the power of true public space.

Vision Dimension ①

The heart of Berkeley's community

Civic Center will be an epicenter of Berkeley's public life—enlivened by activity day and night, and a preferred center stage for all important civic occasions. A place where all members of the community will have a chance to meet with one another, Civic Center will represent Berkeley's diversity and foster social cohesion.



Vision Dimension 2

Prime space for civic life, culture and the arts

The Civic Center will concentrate some of Berkeley's most important civic functions, it will harness the pulse of Downtown activity on Shattuck Avenue and connect with the adjacent Arts District through new art and culture programming. Heritage will be preserved while shaping the city's future.



Vision Dimension 3

Expression of the city's values

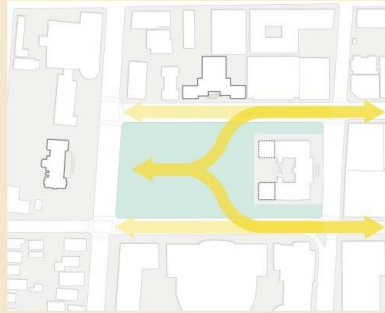
Civic Center will respect and build upon the area's natural systems, and demonstrate Berkeley's commitment to environmental sustainability in all aspects of its transformation — from the energy consumption of its buildings, to the mobility patterns it will encourage. A true commons, the Civic Center will be both a place of collective assets, readily accessible to all members of the community, and a platform for self-expression.



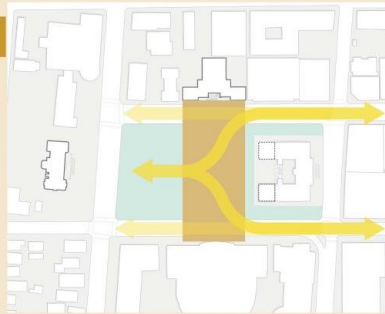
Translating the Vision: Key urban design principles

Spatializing the Vision

Stemming from the Vision statement, the Civic Center urban design concept can be summarized in seven big moves. These key spacial objectives anchor all the iteration and conceptual design options that follow.



2 Bring people here from Shattuck Ave and beyond.
BART to Park!



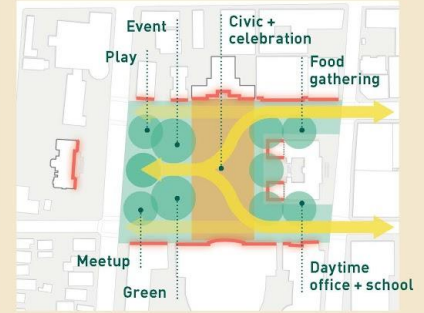
3 Create a dignified plaza at the terminus of a green Center St.
A strong sense of arrival!



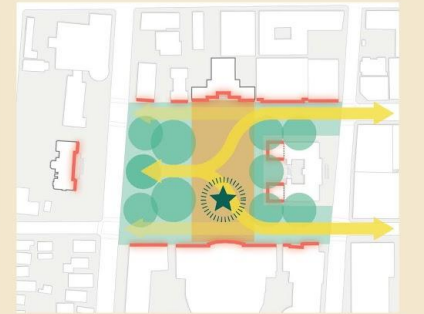
4 Energize the space with all of the surrounding buildings.
Face the park!



5 Consider the park as a space from building edge to building edge.
Wall to wall green carpeting!



6 Subdivide the park into human-scaled spaces.
Right-size the room!



7 Create a draw.
A distinct, regional attractor!



1 Activate the space with a suite of programs
More programs will bring more people and life to Civic Center!

3

Design Options

Three Program + Design Options

presented to the Community and Commissions



All options consider/ include:

- Adaptive reuse of the historic buildings and the Park
- A large meeting hall with space for Council Chambers at Civic Center
- Activation of the west side of 2180 Milvia, removing parking and turning its current back into an active frontage toward the park
- Public realm improvements beyond the Park, to include Center Street, Milvia Street, MLK Jr Way and key intersections

Option A

A gracious ceremonial plaza acts as the defining feature of the park, and links government and community meeting spaces and Council Chambers, at the Maudelle Shirek Building, to an activated porch at 2180 Milvia. Beyond the plaza, human-scaled 'outdoor rooms' provide invitations for play, people-watching, and engaging with the new Berkeley Cultural Hive (home to performance & rehearsal spaces) within the historic Veterans Memorial Building.



A Design Option

Old City Hall: City Offices & New Council Chambers

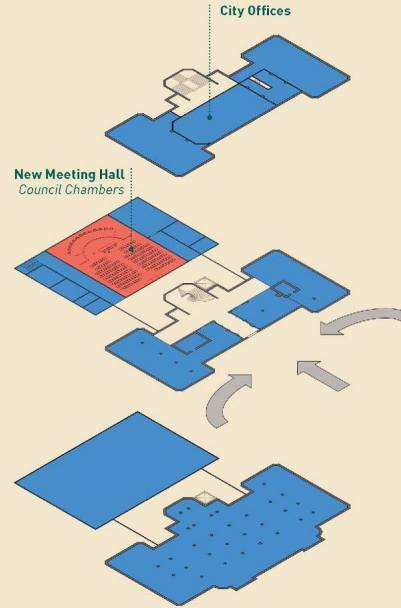
Old City Hall is restored for use as a new City Hall, housing select city offices, meeting rooms and support spaces on the main and upper floors. An addition west of City Hall houses a new meeting hall - for council and other public entities - which is directly accessible from the main floor. The lower floors (or ground levels) of both the existing building and new addition house additional meeting, support spaces and storage.



↑ Children's Museum, Pittsburgh PA



↑ Daniels Building at University of Toronto, Canada



2nd Floor:
Offices

1st Floor: New Accessible Entry
Offices
Council Chambers
Auxiliary Spaces

Ground Floor:
Berkeley Community Media
Offices
Meeting Rooms

■ City Offices
■ Council Chambers

A Design Option

Veterans Memorial Building: Performing Arts & Culture

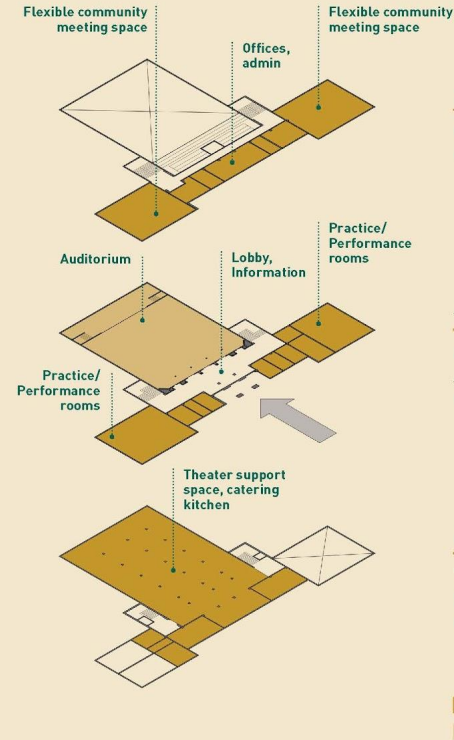
Veterans Memorial Building is converted into a Center for the Performing Arts & Culture (or Cultural Hive) with the auditorium and stage as the main performance venue and the sizable corner rooms as practice spaces and small performance venues. The lower level houses administration and support spaces, storage, and other program needs. A new public space could be added above the auditorium with a south-facing rooftop patio overlooking Civic Center Park.



↑ East Bay Performing Arts Center, Richmond



↑ Malonga Casquelourd Center for the Arts, Oakland



A Design Option

2180 Milvia: Park Additions & Universal Access

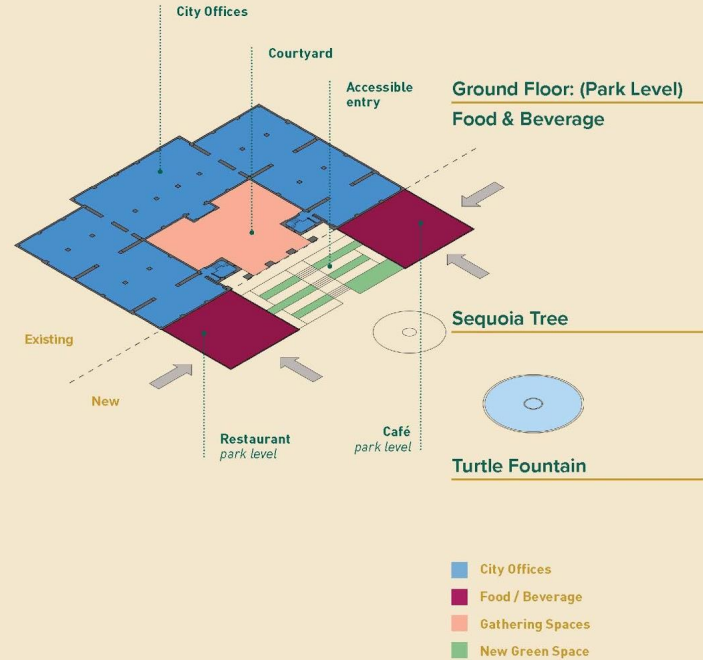
As a way to promote activities on the east end of Civic Center Park, the existing restrooms and storage spaces on the west side of **2180 Milvia** are replaced with larger additions for food and beverage service, new restrooms with access right at grade. A new sloped walkway links the Park and the 2180 Milvia courtyard, which could be covered to create a lobby and reception hall.



↑ St John's Library, Winnipeg, Canada

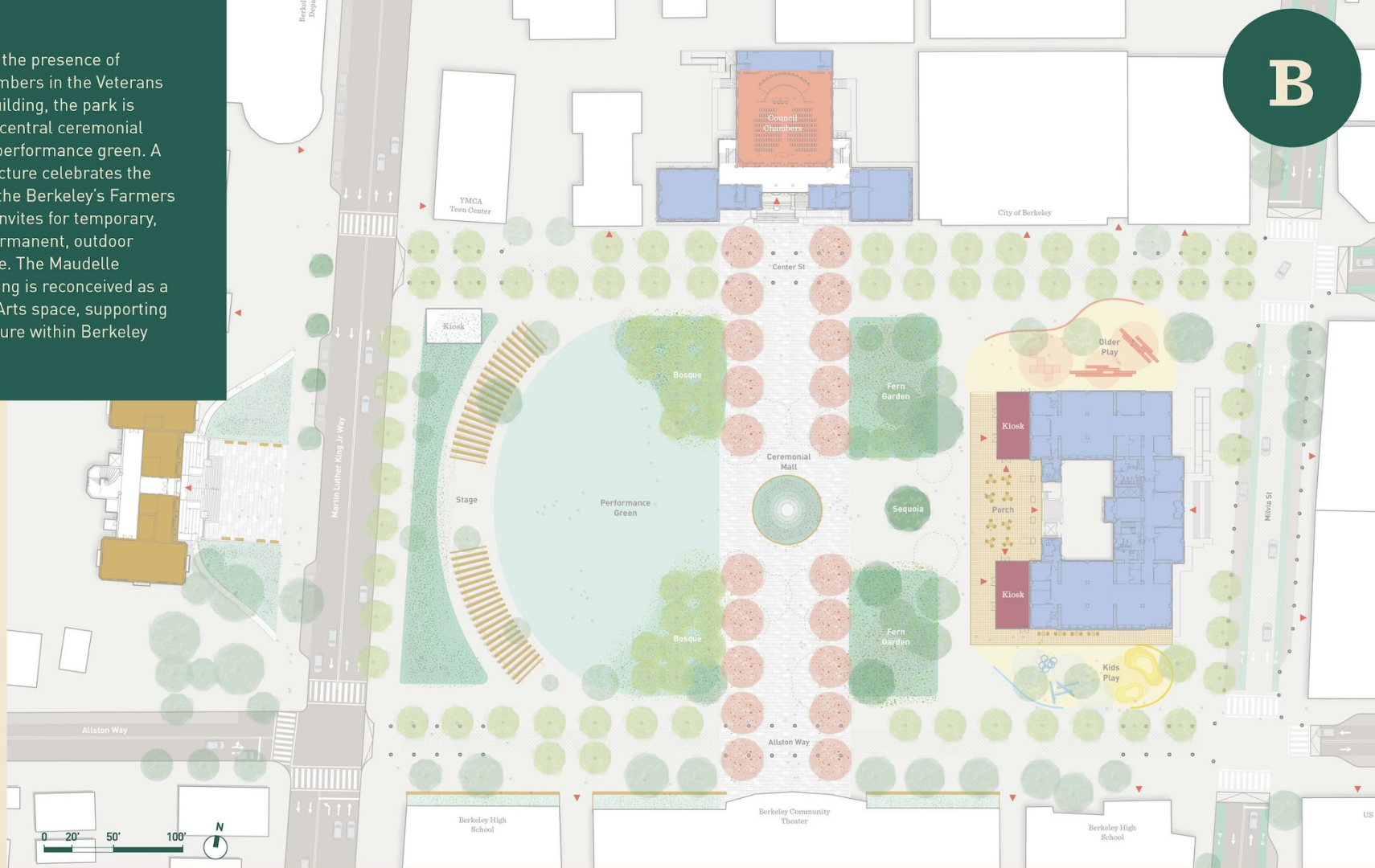


↑ Palega Recreation Center, San Francisco



Option B

Anchored by the presence of Council Chambers in the Veterans Memorial Building, the park is defined by a central ceremonial plaza and a performance green. A pavilion structure celebrates the presence of the Berkeley's Farmers Market and invites for temporary, and semi-permanent, outdoor market space. The Maudelle Shirek Building is reconceived as a Performing Arts space, supporting arts and culture within Berkeley Civic Center.



B Design Option

Old City Hall: Performing Arts & Culture

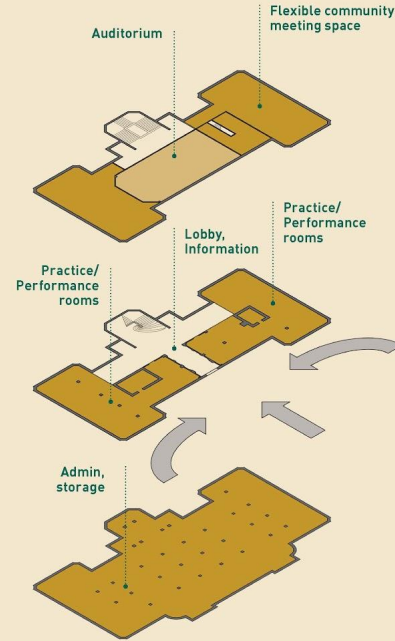
Old City Hall is renovated as the Performing Arts & Culture Center. Information and perhaps a small café occupy the main floor along the central corridor with practice rooms and small venues on the main and upper floors. The ground floor could accommodate support, administrative spaces, storage and classrooms. As in Option A, the building's original entry is reconfigured for universal access.



↑ East Bay Performing Arts Center, Richmond



↑ Malonga Casquelourd Center for the Arts, Oakland



2nd Floor:

Practice Rooms/Classrooms
Small Performance Venues

1st Floor: New Accessible Entry

Lobby / Information
Practice Rooms / Small Venues

Ground Floor:

Classrooms / Practice Rooms
Admin / Storage

■ Performing Arts
■ Auditorium / Performance Space

B Design Option

Veterans Memorial Building: City Offices & Council Chambers

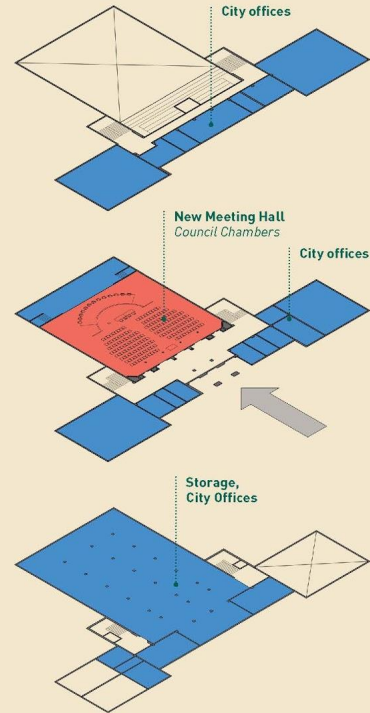
Veterans Memorial Building houses a meeting hall for council and other public entities, select city offices and uses, conveniently locating them adjacent to other city uses at 1947 Center St and across Center Street to 2180 Milvia.



↑ St John's Library, Winnipeg, Canada



↑ Palega Recreation Center, San Francisco



2nd Floor:
Offices

1st Floor:
Offices
Council Chambers

Ground Floor:
Offices
Storage

B Design Option

2180 Milvia: Park Additions

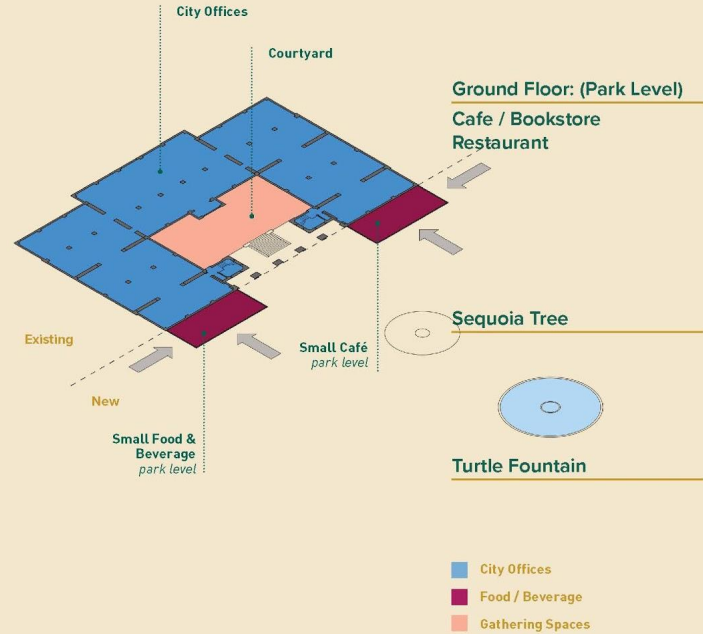
The proposed alterations to **2180 Milvia** are similar to those in the previous scheme (replacing existing storage and restrooms) but scaled down with remodeled or new additions (replacing existing storage and restrooms) such as kiosks with food and beverage services provided as take-out and with improved restrooms.



↑ Food & Beverage Pavilion, Novo Hamburgo, Brazil

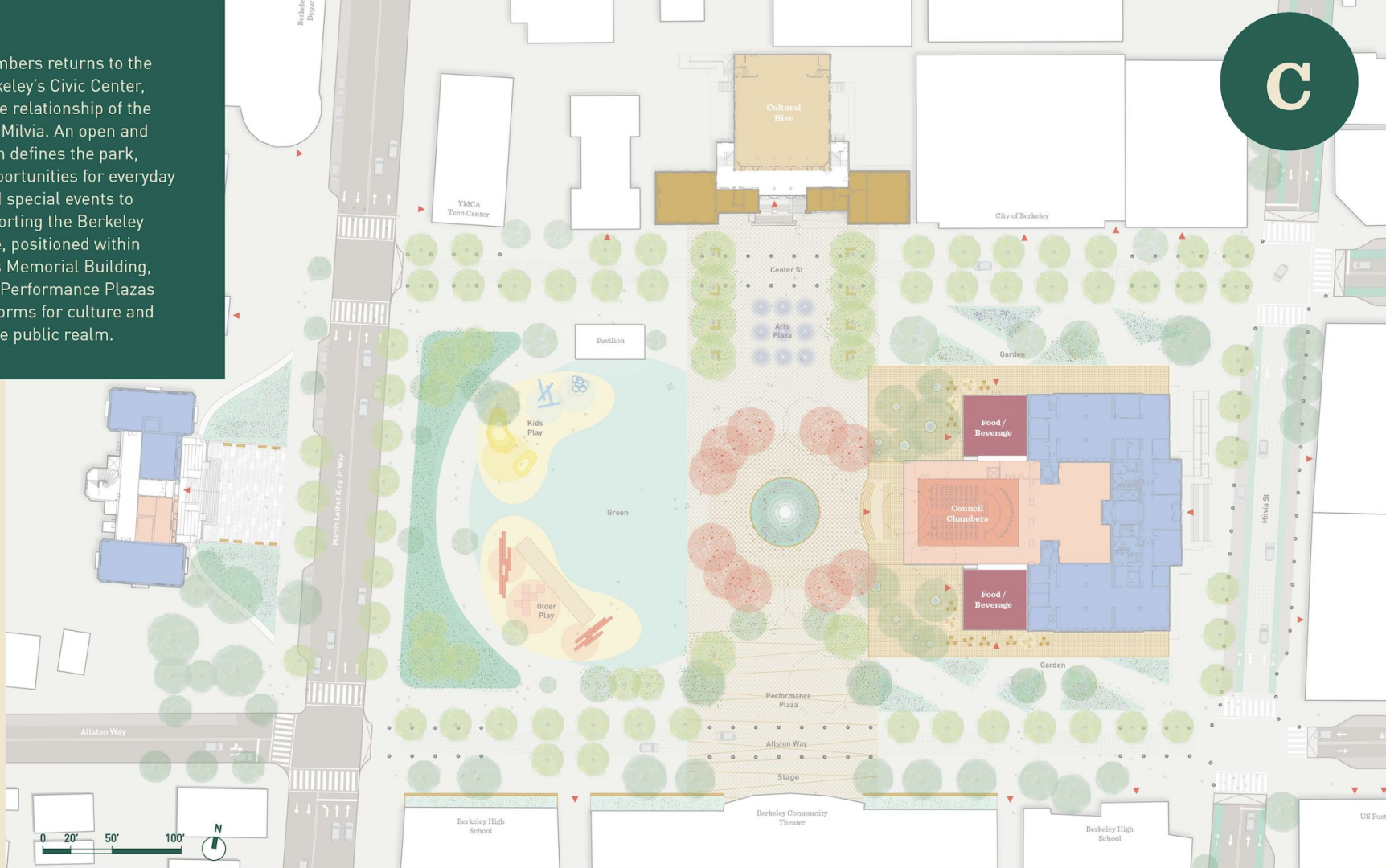


↑ Blum Pavilion, Mexico City



Option C

Council Chambers returns to the heart of Berkeley's Civic Center, redefining the relationship of the park to 2180 Milvia. An open and flexible green defines the park, providing opportunities for everyday activities and special events to unfold. Supporting the Berkeley Cultural Hive, positioned within the Veteran's Memorial Building, the Arts and Performance Plazas provide platforms for culture and the arts in the public realm.



C Design Option

Old City Hall: Berkeley Think

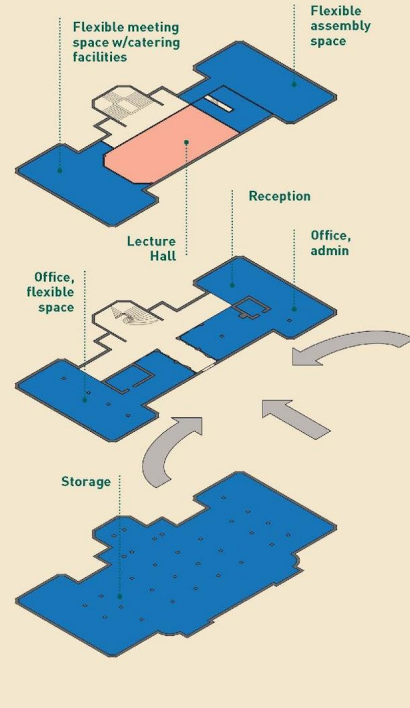
Old City Hall is renovated such that it could be rented to a small institution or a think tank or mission-driven organizations. The majority of the spaces would house offices and support spaces with the existing council chamber used as a small auditorium for speaking engagements and similar events. The building's original entry is reconfigured for universal access.



↑ MAD Architects Office, Beijing



↑ Vidal Office, Madrid



2nd Floor:
Non-Profit(s) / Offices
Rentable Public Event Space

1st Floor: New Accessible Entry
Non-Profit(s) / Offices

Ground Floor:
Non-Profit(s) / Offices
Storage

■ Non-Profit(s) / Offices
■ Rentable Public Meeting Space

C Design Option *Alternative*

Old City Hall: The Berkeley Center

Old City Hall is renovated as a 'Berkeley Center,' housing the historical society, a bookstore, and exhibit halls (similar to the California Historical Society in San Francisco) depicting various notable times in Berkeley's history and with space for mounting traveling exhibits. The existing council chambers could be rented out as event space.

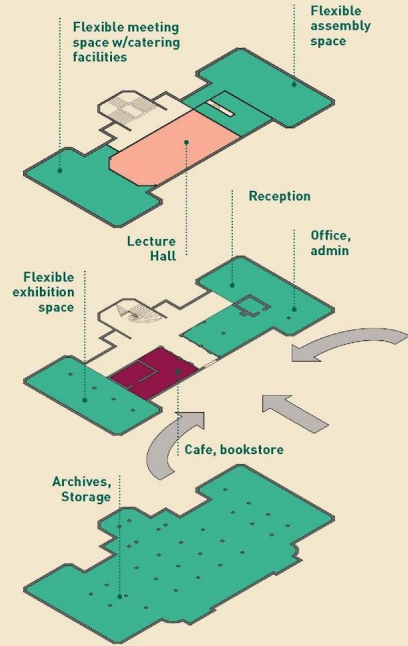
The building's original entry is reconfigured for universal access. Please see illustration in Option A.



↑ California Historical Society, San Francisco



↑ African American Museum & Library, Oakland



2nd Floor:

- Berkeley Historical Society Exhibits
- Rentable Event Space

1st Floor: New Accessible Entry

- Reception/Information Exhibits
- Bookstore

Ground Floor:

- Archives/Storage

- Berkeley Center
- Bookstore / Retail
- Rentable Public Meeting Space

C Design Option

Veterans Memorial Building: Performing Arts & Culture

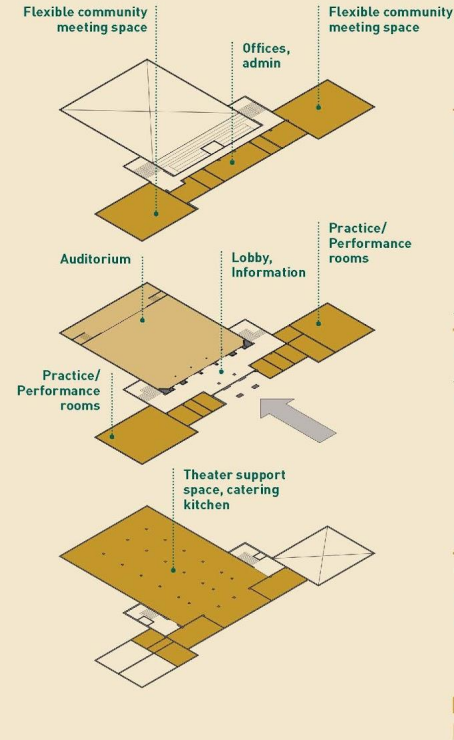
As in Design Option A, the **Veterans Memorial Building** is converted into a Center for the Performing Arts & Culture (or Cultural Hive) with the auditorium and stage as the main performance venue and the sizable corner rooms as practice spaces and small performance venues. The lower level houses administration and support spaces, storage, and other program needs. A new public space could be added above the auditorium with a south-facing rooftop patio overlooking Civic Center Park.



↑ East Bay Performing Arts Center, Richmond



↑ Melonga Casquelourd Center



C Design Option

2180 Milvia: Council Chambers & Park Additions

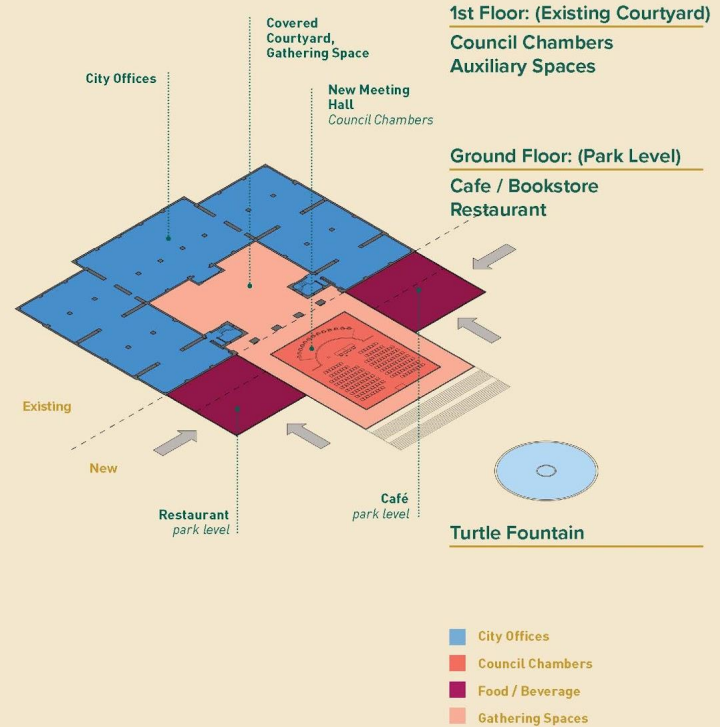
2180 Milvia is expanded to house a new meeting chamber – for council and other public entities – located on the main level courtyard of 2180 Milvia. Generous stairs connect to the Park serving as a public entry into the meeting chamber. As in Option A, new additions to 2180 Milvia would replace the existing storage and restrooms and would house food and beverage services and new restrooms at the east end of the Park.



↑ Historic DC Courthouse, D.C.



↑ National Museum of American Diplomacy, D.C.



Old City Hall

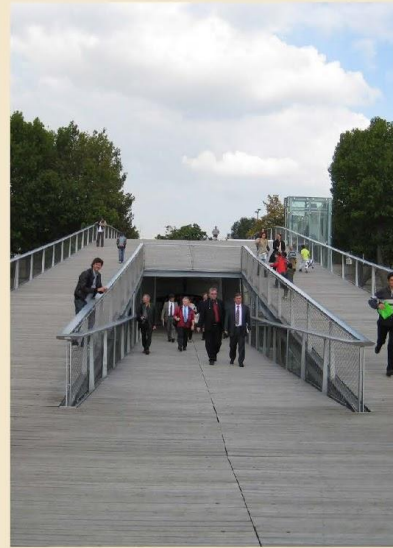
Designing for Universal Access

Design
idea

City Hall's main entrance should be upgraded to accommodate universal access so that everyone may enter through the same front door. Sloped walkways provide access to the existing

entry terrace and symmetrical ramps would bring everyone to a single main entry. This approach could be implemented whatever the future use of City Hall.

Sketch of City Hall new universal access entrance ↓



↑ Universal design access stairs and ramps →

**Design
idea**
— *not in
the cost
options*

Veterans Memorial Building: performing Arts & Culture

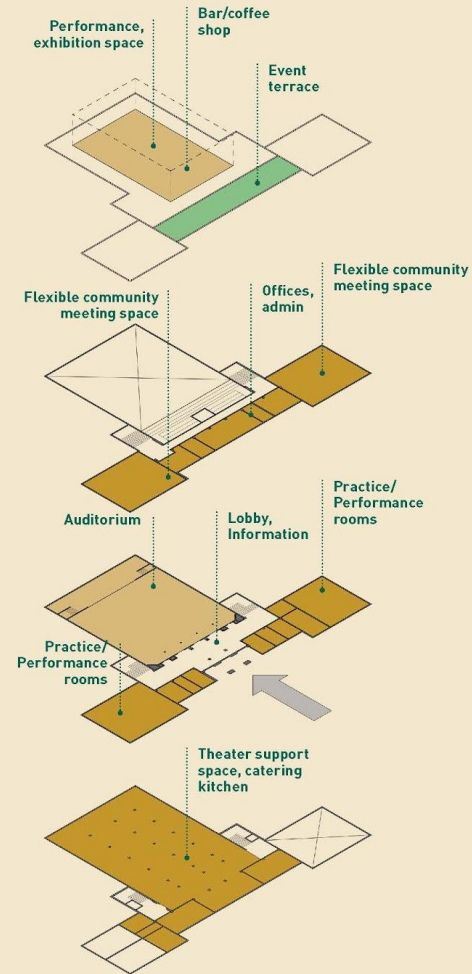
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↑ Island in the Sky, Studio Gang, Chicago



↑ Island in the Sky, Studio Gang, Chicago



Rooftop Addition

Performance Space
Event Venue & Deck

- Performing Arts
- Auditorium /Performance Space
- Green Space / Outdoor Deck

Design
ideas

Public Realm — in and around Civic Center Park

Comfortable
places to rest



Natural play
for all ages



Evening activities like
movie nights and concerts



Interactive and
dynamic features



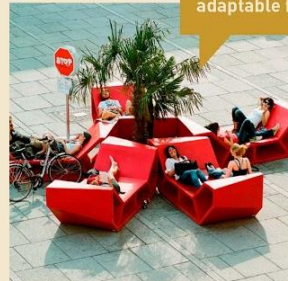
Varied
active play



Events,
gathering and art



Flexible and
adaptable furnishings



Pedestrian
priority shared
streets

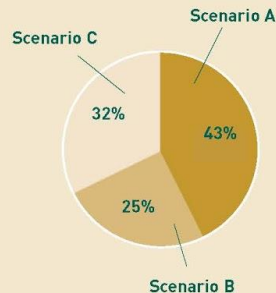


Inspiration images for different spaces that can exist in Civic Center. Some of these images were selected by the community at the Vision and Values workshop.

4

Community Responses and Design Options Appraisal

Community Feedback – Website



The online engagement (extended from what was originally planned) — attracted extensive comments. The site included graphics, videos and invited people to comment in an easy way. We recorded close to 400 participants on the project website, who commented, voted, shared an idea or took a survey. 203 of those left as a comment on the Options page and 12 people sent us detailed feedback by email. The volume of participation in the discussions around options for Civic Center has gone beyond our expectations — the engagement numbers are much higher than what we would have been able to capture during a single community meeting.

Unsurprisingly, scenario A (the one presented first) had the most comments — 87 in total; scenario B had 51 comments and scenario C had 65 comments.

Website developer Neighborland whom we've partnered with to develop the platform and consolidate the engagement data, uses a natural language processing API tool to interpret sentiment analysis values. This helps quickly assess the overall emotion of a comment, indicating differences between positive and negative emotion in a comment; a comment with a neutral score may feature mixed emotions, with both high positive and negative values which cancel each other out.

From an equity perspective, it was critical that we give all residents an equal voice in the process, regardless of their familiarity or relationship with Civic Center. Our commenting tools supported this principle of "equal share of voice," de-duplicating repeated comments by participants in our sentiment analysis tools and reporting.

A detailed data set of the online engagement can be found in the Appendix.

2,369

Total participants online

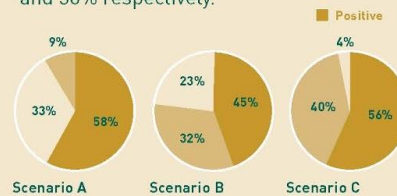
unique users reported by Google Analytics

350

We collected 350 insights

ideas, votes, comments, survey responses

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<https://www.berkeleyside.com/2020/04/15/last-chance-pick-your-favorite-design-now-for-berkeleys-civic-center-park>

75% social media referrals from Facebook, 20% from Twitter

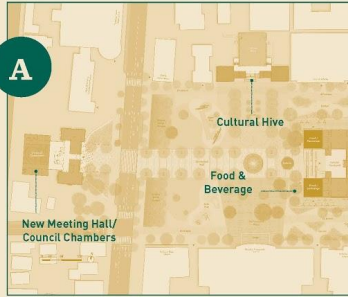
We delivered 700+ notification emails

Community Feedback

on the conceptual design options

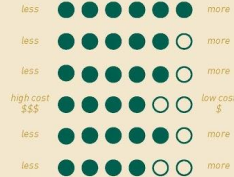
Strong themes and subjects that were mentioned on the website and via email are the following:

- The Berkeley Historical Society is an important part of the city's cultural fabric, and must be preserved and prominently featured
- The closure of Allston/Center to car traffic will be key to inviting people in and activating the space
- The Veteran's Memorial Building should house the arts, and be used as a community performance space
- Concerns of recreating SF Civic Center, with too much pavement
- Support for the integration/expansion of the Farmer's Market with the Plaza/ Park
- Many prefer a preserved, large, open, central green/grassy space
- Many indicated that ground floor café(s) would positively increase daytime activity
- Strong support for kiosks for food/ beverage, to serve employees in the surrounding buildings, and high school students
- Skateboarding infrastructure is an important community asset
- The play areas should be adjacent or near one another to allow families to stay together, and should not be so close to the high school, and not separated by a building.



A

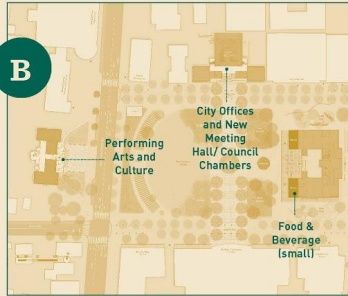
Alignment with the vision statement
 Community and stakeholder support
 Program arrangement invites public life
 Cost of adaptive reuse including additions
 Operational efficiency
 Sensitive heritage conservation and rehabilitation



Summary of preliminary program cost plan

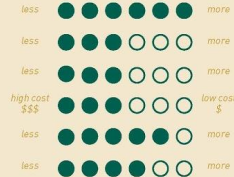
Option A:
 Maudelle Shirek (IO): \$46,749,000
 Veterans Memorial Building/ Cultural Hive (BPOE): \$21,381,000
 2180 Milvia addition : \$3,373,000
 Civic Center Park (all public realm including streets): \$8,183,000
Total: \$79,686,000

Excludes rooftop addition to VMB and new structure adjacent to the City Hall Annex



B

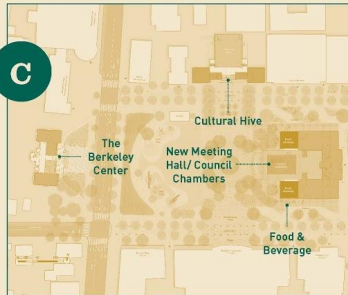
Alignment with the vision statement
 Community and stakeholder support
 Program arrangement invites public life
 Cost of adaptive reuse including additions
 Operational efficiency
 Sensitive heritage conservation and rehabilitation



Summary of preliminary program cost plan

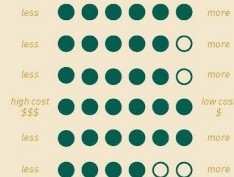
Option B:
 Maudelle Shirek (BPOE): \$18,240,000
 VMB (IO): \$64,983,000
 2180 Milvia: \$1,840,000
 Civic Center Park (all public realm including streets): \$7,506,000
Total: \$92,569,000

Excludes rooftop addition to VMB and new structure adjacent to the City Hall Annex



C

Alignment with the vision statement
 Community and stakeholder support
 Program arrangement invites public life
 Cost of adaptive reuse including additions
 Operational efficiency
 Sensitive heritage conservation and rehabilitation



Summary of preliminary program cost plan

Option C:
 Maudelle Shirek (BPOE): \$17,082,000
 Veterans Memorial Building (BPOE): \$21,182,000
 2180 Milvia: \$9,985,000
 Civic Center Park (all public realm including streets): \$7,895,000
Total: \$56,144,000

Excludes rooftop addition to VMB and new structure adjacent to the City Hall Annex

Seismic costs reference the Seismic Evaluation report by IDA Structural Engineers, April 2019

5

The Vision: Recommendations

The heart of Berkeley

The Civic heart of Berkeley is green, inviting, lively, human-scaled. A new lease of life is given to its historic buildings, and additions to these structures provide much needed government and community meeting spaces, places for performing arts and arts education. The Cultural Hive is a bridge between the Berkeley High School and the Arts District. Civic Center Park is a place for civic events and everyday interactions — lunch, play, outdoor classrooms, meetings with friends, picnics, birthday parties, tai chi, community gardening. Civic Center is part of Downtown and part of a neighborhood — it's your space.

Potential for Maudette Shirek Building extension, program TBD



Note: Diagram is illustrative and conceptual. It is not representative of architectural expression.

Program Overview



The Park

MLK Jr. Civic Center Park



The Berkeley Center

Maudelle Shirek Building



- Program
- Program, Primary
- Program, Location TBD



The Cultural Hive

Veterans Memorial Building



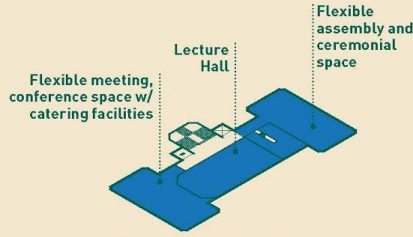
New Meeting Hall/Chambers

2180 Milvia Extension

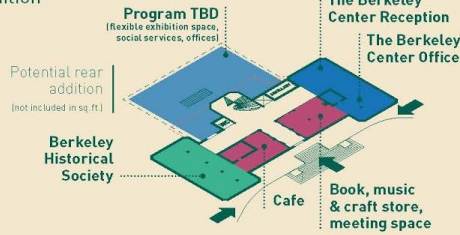
Program Overview by Building

These diagrams give an overview of the distribution of programs across the Maudelle Shirek Building, the Veterans Memorial Building and 2180 Milvia, and an approximation of the total area by program. Existing City office space in 2180 Milvia, the potential Old City Hall extension and the Veterans Building rooftop addition have not been accounted for.

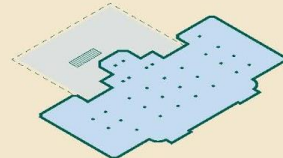
- The Berkeley Historical Society
1,675 sq. ft.
- The Berkeley Center
7,185 sq. ft.
- Archives / Storage
8,600 sq. ft.
- Office: City
- Performing Arts
15,327 sq. ft.
- Auditorium
4,950 sq. ft.
- Terrace
-1,300 sq. ft.
- Meeting Hall / Council Chambers
10,200 sq. ft. (and courtyard)
- Small Retail / Food & Beverage
5,310 sq. ft.
- ↑ Primary Entrance



ASSEMBLY + CEREMONY



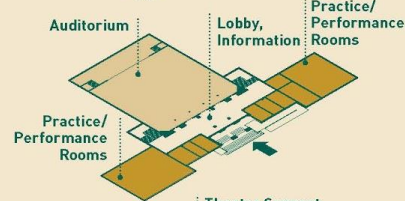
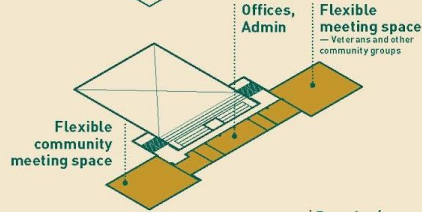
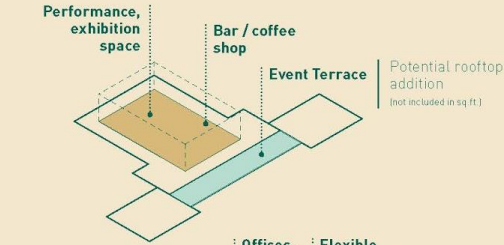
OFFICES + CAFE + EXHIBITION



ARCHIVES + STORAGE

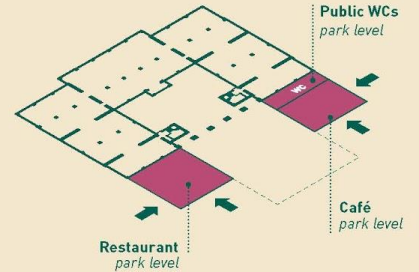
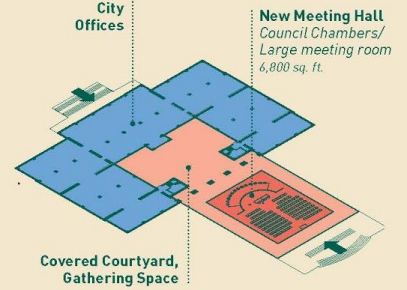
The Berkeley Center

Maudelle Shirek Building



The Cultural Hive

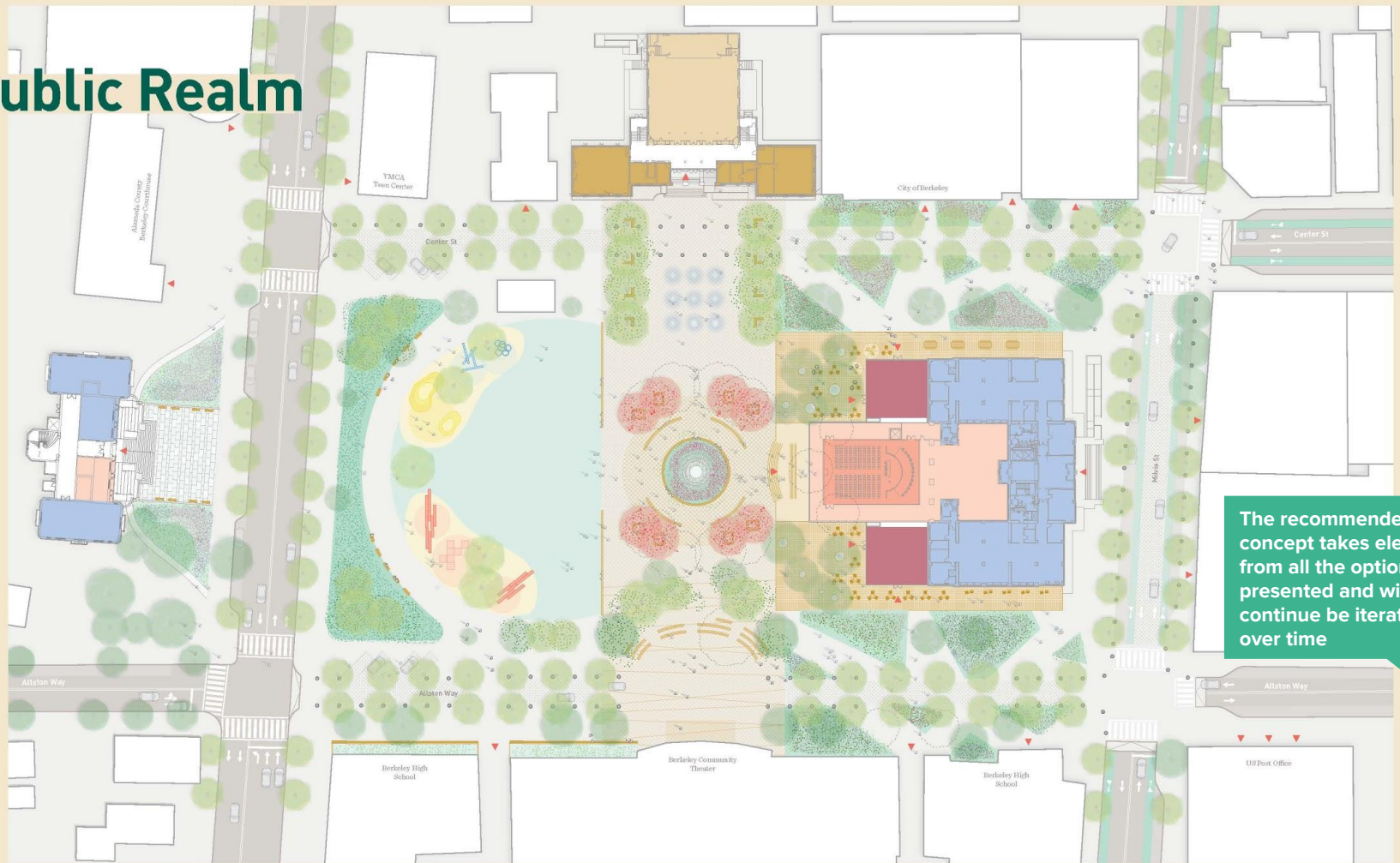
Veterans Memorial Building



New Meeting Hall/Chambers

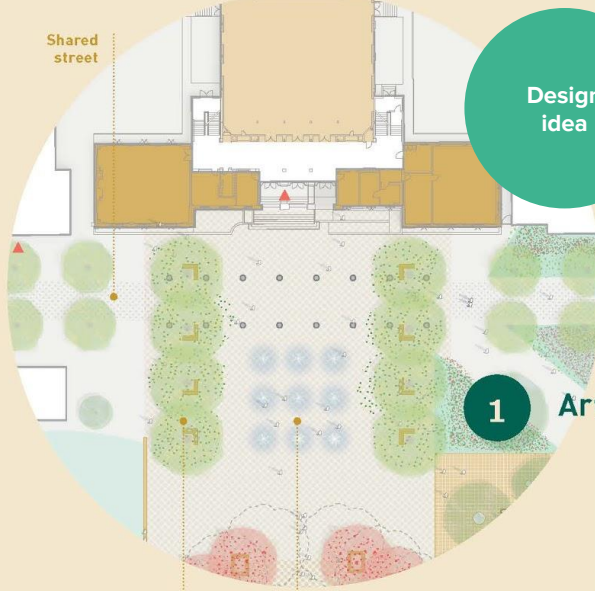
2180 Milvia Extension

Public Realm



The recommended concept takes elements from all the options presented and will continue be iterated on over time

Note: All drawings are illustrative and conceptual, further landscape design is required.



1 Arts Plaza

Shared street

Design idea

Mature trees, seating

At-grade surface fountain



Flexible furniture

↑ Leopold Museum, Vienna

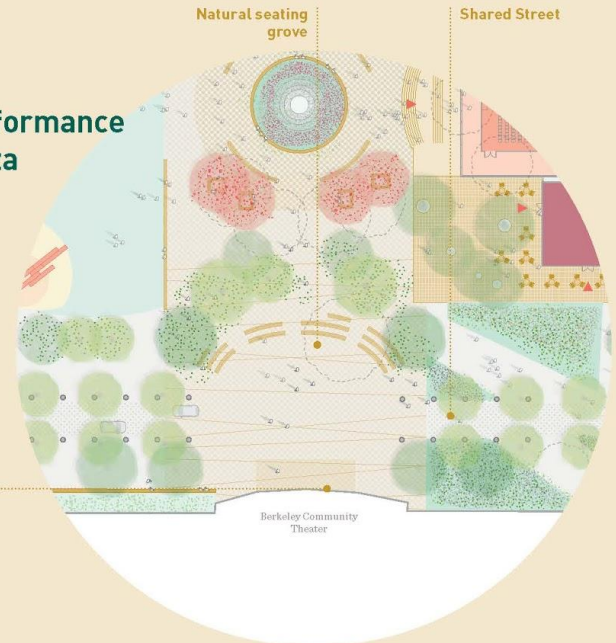


Shady places to sit

↑ The MET Plaza, New York

2

Performance Plaza



Natural seating grove

Shared Street

Stage with backdrop of Berkeley Community Theater Relief

Berkeley Community Theater



Performance areas

↑ The Porch at 30th, Philadelphia

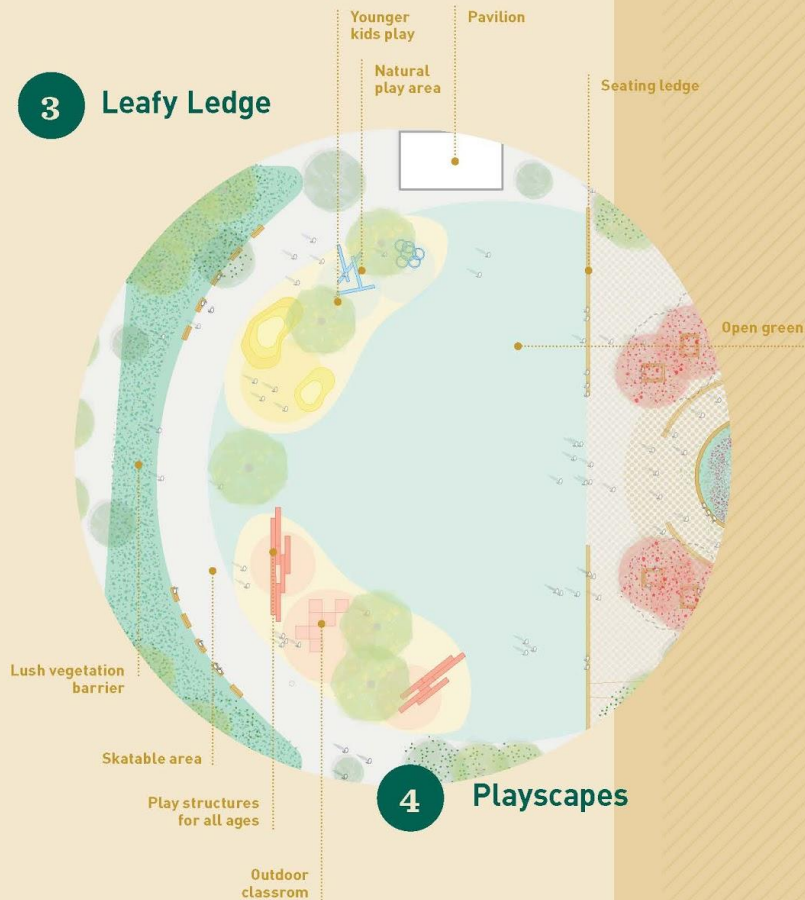


At grade fountain

↑ Place de Republique, Paris

Note: All drawings are illustrative and conceptual, further landscape design is required.

3 Leafy Ledge

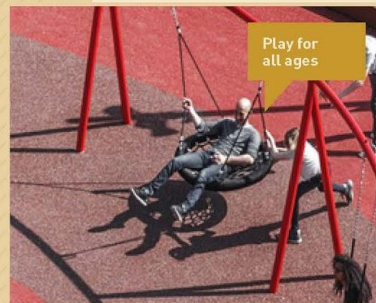


4 Playscapes

Design idea



↑ Grevelingenveld, Den Haag, Netherlands

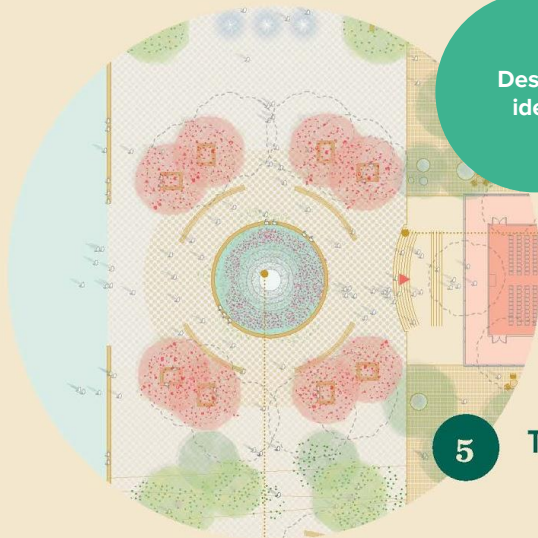


↑ Park 'n' Play, Copenhagen



↑ Madrid Rio, Madrid

Note: All drawings are illustrative and conceptual, further landscape design is required.



Design idea

Inhabitable stairs and porch ledge

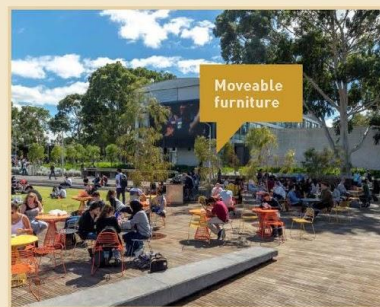
5 Turtle Garden

Turtle Garden



Open, operable facade

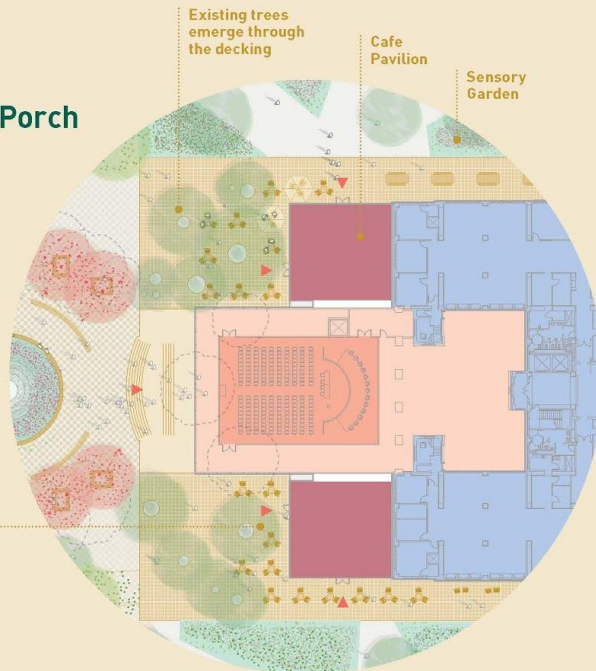
↑ Kensington Gardens, London



Moveable furniture

↑ Monash University, Caulfield, Australia

6 Front Porch

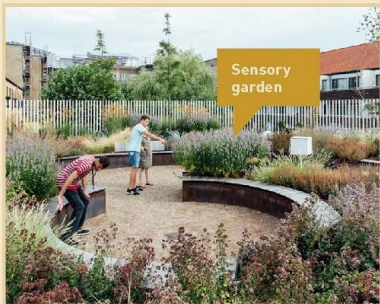


Existing trees emerge through the decking

Cafe Pavilion

Sensory Garden

Generous seating areas



Sensory garden

↑ Frederiksberg, Copenhagen



Invitations to sit

↑ Nathan Philips Square Peace Garden, Toronto

Note: All drawings are illustrative and conceptual, further landscape design is required.

The Civic Center Food Market

Berkeley has been a leader in both the modern culinary movement and educational programs related to growing and preparing food. Defined by success stories like the Edible Schoolyard Project founded by Alice Waters and local gardening projects led by Karl Linn, Berkeley's celebration of locally-grown food as cornerstone of local culture can be given a permanent home at Civic Center. The design team found strong support among educators, political leaders and public commenters for an all-week expansion of the Farmer's Market currently run by the Ecology Center using some version of a pavilion where fresh produce and prepared foods could be sold, alongside a classroom kitchen serving Berkeley High School's vocational programs. We recommend that BHS, the Ecology Center, and the City create a partnership program using students to staff the pavilion under the supervision of a market manager.

Food Market Potential Locations*



Pavilion in the park

Option: Market Pavilion in Civic Center Park

A pavilion building and/or lightweight canopy structure could be integrated within the park that provides storage and restrooms for an indoor/outdoor food market and serves as a more permanent presence for fresh, local produce in Civic Center.



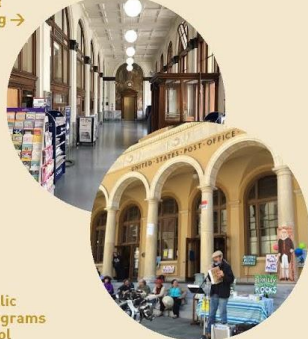
Berkeley Post Office

Option: Market in Berkeley's Main Post Office

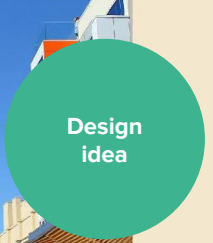
The United States Post Office building on Allston Way is a historic building with great potential to be transformed into an indoor public market. The spacious ground floor lends itself well for a market adaptation and the building is already equipped with storage facilities and a loading/unloading area.

**Note: The two locations shown above are for the purpose of illustrating potential. Further study is required.*

Berkeley Post Office Building →



← Community and Public Health & Nutrition Programs at Berkeley High School



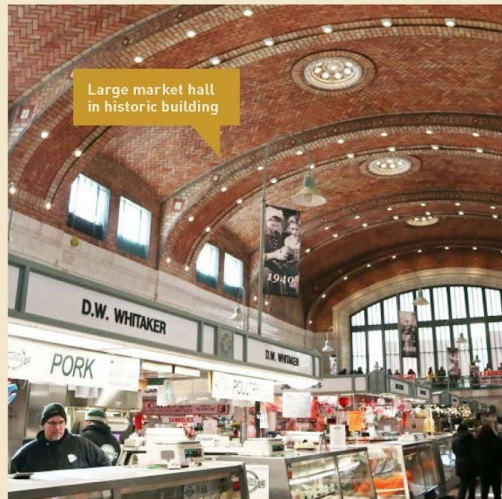
↑ Vineyard Farmers Market, Fresno



↑ Overland Park Market, Kansas City



↑ "La Placita" Mission Community Market, San Francisco



Large market hall in historic building

↑ West Side Market, Cleveland



↑ Findlay Market, Cincinnati



Simple, modern overhead pavilion

↑ Torvehallerne Market, Copenhagen

The purpose of the Vision

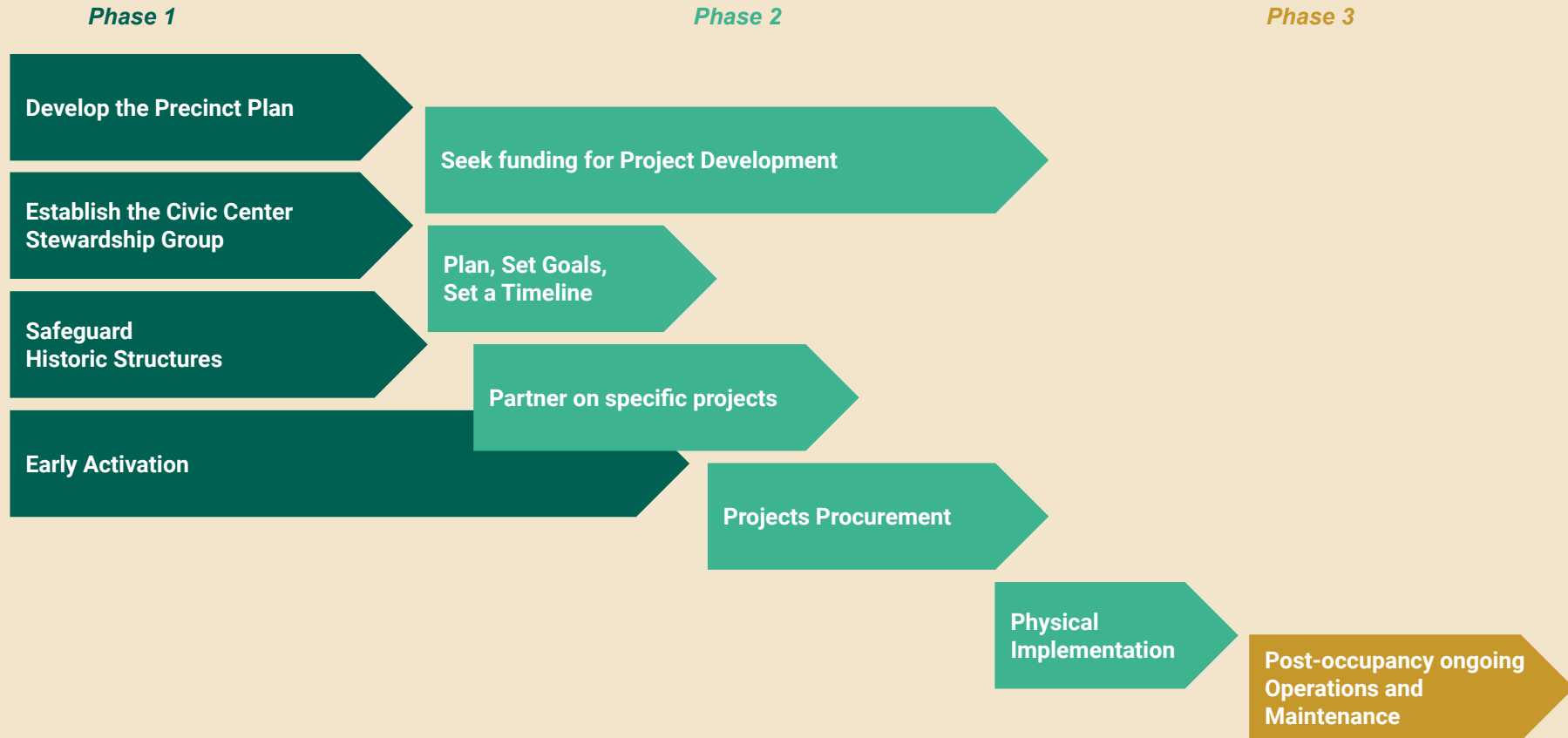
The action tonight is to accept the Vision Statement — this will be our north star, our roadmap. The report document illustrates options for getting there via design and implementation. **It's the Vision that will guide us on our journey of the next 5, 20, 50, 100 years.**



6

Implementation Plan and Next Steps

Implementation Plan



Implementation and Next Steps

Immediate next steps should include the following:

- Establish a Civic Center Project Stewardship Group to manage all next steps
- Engaging the Landmarks Commission and other related Commissions to discuss the Historic Structures Reports
- Align with other City projects and efforts
- Define list of first City Projects in the Civic Center area
- Seek funding for implementation of City Projects; Types of City Projects include: City buildings and associated sites, Civic Center Park, and City streets
- Define the “Civic Center Precinct Plan” area
- Define the scope of the Early Activation Strategy and Initiatives
- Green light additional studies/planning work required
- Explore a partnership opportunity between Berkeley High School and the Ecology Center to operate a food market with a student staff under the supervision of a market manager
- Secure funding for development of “Civic Center Precinct Plan”, solicit proposals by qualified consultants, and commission assignments.
- Secure funding for the development of an Early Activation Strategy and initiatives, solicit proposals by qualified consultants, and commission assignments.

Ensuring the safety of the Historic Structures — Next Steps

Additional Studies

Priority additional investigations required at both historic buildings center around the need to trace water intrusion pathways to their source.

These investigations include the following:

City Hall

1. Building Enclosure Investigation
2. Concrete Roof Slab Investigation
3. Roof and Water Conveyance
4. Concrete Entry Terrace Investigation

Veterans Memorial Building

1. Building Enclosure Investigation
2. Roof Technology and Water Conveyance Survey
3. Parapet Investigation

Additionally, structural concerns at both buildings require further study.

City Hall

Spire Structural Study

Veterans Memorial Building

Alternate Seismic Retrofit Scheme Study

Projects

Repair solutions for active building deficiencies should be designed and implemented immediately following additional investigations in order to ensure the long term stability of the building envelopes. Solutions should be permanent where possible, but temporary repairs may be advisable. Multiple repair solutions may be grouped together into larger projects, however a number of factors will effect how these projects are implemented including the location and extent of damage, the materials and number of building trades required to complete the repairs, and the availability and capacity of local contractors. Projects that are likely to move forward, if required, and that may be grouped if logical include:

City Hall

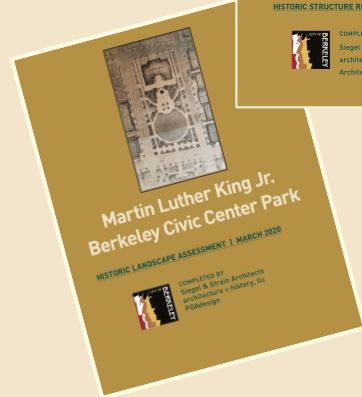
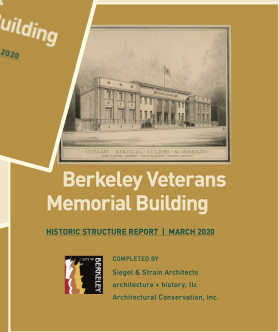
- Repair of concrete roof deck, flashing and roof tiles (Additional stabilization, replacement or removal of the deck to be coordinated with seismic stabilization project)
- Gutter, and wall and roof intersection repairs

- Sealant and flashing repairs
- Correction of previously-executed, inappropriate water leak repairs
- Removal of electrical service in basement space below entry terrace
- Repair of leaking at spaces below concrete entry terrace (Other changes in conditions at sidewalk lites and larger revisions to the concrete entry terrace to be coordinated with future building reuse)
- Temporary structural stabilization of roof spire (overall structural repair to be coordinated with seismic retrofit)

Veterans Memorial Building

- Through-wall scupper or localized roof failure repairs
- Roofing replacement
- Stabilization or removal of plaster finish in stairwells (Repair or replacement of wall framing or concrete stem walls to be coordinated with seismic rehabilitation)
- Repair of flashing and connection deficiencies at parapet
- Repair solutions that require more invasive removal or repair of the building interior, in particular the seismic retrofits, should be designed in conjunction with the overall building adaptive reuse projects.

An important next step is to engage the Landmarks Commission and other related Commissions to discuss the HSRs



Thank you

Gehl +

| SIEGEL & STRAIN Architects |

+ TAECKER
PLANNING & DESIGN +

↑ ↑ ↑ ↑
STRATEGICECONOMICS +

tbdconsultants

