



## DAVID BROWER CENTER

### ABOUT US

The David Brower Center, scheduled to open its doors in downtown Berkeley in May 2009, will be a vibrant place that inspires, sustains and brings together people committed to environmental and social action.

The Center offers educational and arts programs, stunning conference and event facilities, and high-quality office space for nonprofits -- all in the greenest building in Berkeley. It is named to honor David Brower, a Berkeley native who many consider the father of the modern environmental movement.

By investing in a centrally located workspace and gathering place, the Brower Center is using real estate as an enduring progressive strategy and building a destination for activism and education. Until now, there has been no physical space in the Bay Area designed to foster collaborations between like-minded organizations and individuals, engage new people in advocacy and facilitate cross-sector communication and partnerships.

The David Brower Center provides a central address for this dialogue, a place to discover the connections between issues, build lasting relationships and affect real, substantive change.

### OFFICE SPACE

The upper three floors of the Brower Center include 24,000 useable square feet of new office space, all offered for long-term leases to organizations working in the environmental and social justice fields.

Tenants will include national and international groups and activists working on everything from scientific research and national energy policy to the impact of dams on indigenous peoples' rights around the world, from redesigning food service in schools to the incubation of new projects.

Offering stable, healthy workspace is key to the Brower Center's mandate to strengthen, spotlight and serve organizations working for the betterment of the planet and its inhabitants. Tenants at the Brower Center will have many opportunities to share resources, benefit from each other's experience and enjoy the connections that can only be created through face-to-face interaction and a sense of neighborhood. The Brower Center will also give members of our community the chance to raise their profiles with the wider public through onsite programs and events that attract people to the building.

In addition to office space, tenants will have access to a shared conference room, kitchen, and copy room, as well as showers and lockers for bicycle commuters. When all leases are executed, the Brower Center will begin to develop its tenant

community, exploring potential shared efficiencies and resources. From vendor relationships and discounts on office supplies to management seminars, intern placement and networking, the Brower Center will leverage the entire building's purchasing power on behalf of its tenants.

The Brower Center's committed tenants include:

- Earth Island Institute
- Center for Ecoliteracy
- International Rivers
- Madera Group
- Sustainable Agriculture Education
- Terrain Restaurant

## SPECIAL EVENT, MEETING, AND CONFERENCE FACILITIES

The Brower Center is an ideal location for private and public events, including fundraisers, conferences, receptions, classes, ceremonies, meetings and presentations.

All rooms are decorated with attractive, healthy and sustainable materials. Equipment is state-of-the-art, and features audio reinforcement by the world-renowned, Berkeley-based Meyer Sound. Throughout the building, clients can play video and audio from any number of sources including laptop computers, DVD players and MP3 players.

Rooms can be rented individually or together, and are available on an hourly basis for both daytime and evening events. Discounted pricing is available for all non-profit and government organizations.

The Brower Center provides full-service production services for any kind of event, large or small.

### richard & rhoda goldman theater

This beautifully finished theater features natural bamboo walls, plush, raised theatrical seating and carpet made from 100% non-toxic, recycled post-consumer material. The Goldman Theater is ideal for film screenings, lectures, author appearances, forums and awards ceremonies. Key features include a motorized retractable movie screen, hi-definition digital video, custom designed sound reinforcement by Meyer Sound, and wall-mounted touch-screen audio/video and lighting controls. Custom theatrical lighting packages are available upon request.

Capacity: 180

### tamalpais room

Easily the Brower Center's most versatile space, the Tamalpais Room offers a variety of configuration options. Whether for a seated banquet, standing reception, classic boardroom, seated screening or classroom arrangement, this room can be rented with the adjacent Second Floor Terrace for both social and professional affairs. The Tamalpais features state-of-the-art audio/visual capabilities with Hi-Definition digital video, sound reinforcement by Meyer Sound and wall-mounted touch-screen controls.

Capacity: Varies

## kinzie conference room

This divisible conference room can be rented as a whole or divided into two. The Kinzie Room opens directly into the Brower Center's lobby and Kendeda Gallery, a stunning pre-function gathering area. It is best suited for intimate receptions, presentations, meetings and screenings, or as a breakout room for the Goldman Theater and Tamalpais Room. The room features full audio/visual capabilities with Hi-Definition digital video, sound reinforcement by Meyer Sound, and wall-mounted touch-screen controls.

Capacity: Varies

## additional event space

In addition to the theater and meeting rooms, the second floor outdoor terrace may be rented in conjunction with the Tamalpais Room, and the Kendeda Gallery/atrium lobby on the first floor are available under special circumstances.

## SUSTAINABLE DEVELOPMENT

### mixed-use, transit-oriented

The David Brower Center is part of a larger, mixed-use development designed to contribute to positive downtown density. The project is providing stable, healthy office space for social enterprise, collocated with affordable family housing, retail, a restaurant and cultural and meeting space.

The Brower Center is built on a prime parcel of land that was owned by the city of Berkeley and previously used as a public parking lot. Approximately one-third of the site will be used for the Brower Center. The remaining two-thirds will be occupied by Oxford Plaza – 97 units of affordable workforce housing; Oxford Street Retail – 8,100 square feet of ground-floor retail space with tenants that support the project's values of environmentally responsible products and services; and public parking – 99 underground public parking spaces operated by the city. The lot will also include bike parking and car-share spaces.

The Brower Center and Oxford Plaza are conveniently located in the heart of downtown Berkeley's commercial center, across the street from the University of California, Berkeley and two blocks from the Downtown Berkeley BART station. Once complete, this block-long project will serve as a new prototype for environmentally responsible urban development.

### cutting-edge design

Using recycled building materials and energy-saving technologies, the Brower Center was designed by a "green dream team" and incorporates innovations that will be studied for years to come. The building is on track to receive LEED Platinum certification, the highest level of green building certification in the United States. It will be the first building of its kind in Berkeley and one of fewer than 10 such buildings in Northern California.

Design features:

- At least 40% more energy efficient than standard buildings
- Construction using 53% recycled materials

- Photovoltaic panels, which will double as sun shades
- Daylighting of all office areas
- Collection and reuse of rainwater for irrigation and toilet flushing
- Extremely low-energy mechanical systems using radiant heating and cooling within the building's concrete structural slabs
- Solar shading devices on all south-facing windows
- High-efficiency lighting with automatic controls to limit use when adequate daylight is available
- Concrete with high slag content to significantly reduce CO<sub>2</sub> and cement content, and to increase strength
- Vertically post-tensioned structure to minimize potential damage due to earthquakes
- Operable windows and low pressure ventilation via the raised floor system to maximize indoor air quality
- CO<sub>2</sub> sensors that call for extra fresh air if required
- Exterior and interior materials that ensure healthy air quality, maximize recycled content, avoid off-gassing and minimize environmental impacts from production and transportation.

## PUBLIC PROGRAMS

The David Brower Center will serve as a cultural, educational and community center for the city of Berkeley and the San Francisco Bay Area. Through arts and public affairs events, the Brower Center will bring people together and inspire them to share responsibility for creating healthy ecosystems and equitable societies.

The Brower Center's public programs will provide a first point of entry into positive civic engagement, ensuring that new people are informed, empowered and inspired to change how they live and advocate for better policies. Its programs will:

1. Reflect and serve the evolving environmental movement in its greatest breadth and depth.
2. Affiliate with, encourage and support organizations committed to environmental activism.
3. Convene organizations working on diverse issues and campaigns, offering opportunities for networking and collaboration.
4. Promote public education and engagement in diverse campaigns and issues.
5. Facilitate the dissemination of wisdom, knowledge and tools for creating just and ecologically sustainable communities.

With windows along Allston Way, the Kendeda Gallery is the Brower Center's most public space. Exhibitions will attract and inspire visitors, build awareness of environmental and related social issues through high-quality works of art in various media, and showcase and increase exposure for emerging and established artists who explore nature, culture and the connections between them.

The Brower Center also will host a variety of lectures, films and author appearances. Its program will bridge communities working on social and environmental advocacy, featuring leading artists, writers, academics, filmmakers, scientists, thinkers and visionaries. With these innovative and inclusive public programs, the Brower Center will serve an intergenerational community. Areas of focus include, but are not limited to, art and activism, food and agriculture, the new economy, and conservation, preservation, and restoration.

The Brower Center will also educate about high performance buildings. Its design will provide an amazing resource and pedagogical tool for promoting sustainable urban planning, design, and architecture. The Brower Center will host building tours, a “Green Brief” available onsite and online, and additional information available through an interactive lobby display.

Our programs will serve tenant organizations, the environmental and social activist communities, residents of Oxford Plaza next door, Bay Area residents looking for opportunities to engage with some of the most important issues of our time, as well as designers, builders and developers.

DAVID BROWER CENTER

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