



Office of the City Manager

ACTION CALENDAR

October 20, 2020

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Interim Director, Department of Planning & Development

Subject: University of California, Berkeley, Long Range Development Plan Update and Housing Projects #1 and #2

RECOMMENDATION

Review and discuss a presentation from the University of California (UC), Berkeley, Capital Strategies staff on the Long Range Development Plan Update (LRDP) and Housing Projects #1 and #2.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

UC Berkeley is preparing an updated LRDP and Environmental Impact Report (EIR) to submit to the UC Regents for approval in 2021.

UC Berkeley's LRDP is similar to a City's General Plan. The LRDP establishes the principles that guide decisions about new development projects. As noted in the 2020 LRDP:

...To enable UC Berkeley to maintain and build upon this standard, the 2020 Long Range Development Plan for UC Berkeley presents a framework for land use and capital investment to meet the academic goals and objectives of the university through the year 2020. It describes both the scope and nature of development anticipated within this timeframe, as well as policies to guide the location, scale and design of individual capital projects. The 2020 LRDP does not commit the university to any specific project, but rather provides a strategic framework for decisions on those projects. The capital investment program described in the 2020 LRDP does, however, establish a maximum amount of net new growth in the UC Berkeley space inventory during this timeframe, which the campus may not substantially exceed without amending the 2020 LRDP.

The 2020 LRDP and the associated Final EIR were approved by the UC Board of Regents on January 20, 2005. The planning horizon for that document is coming to a close, and as such UC Berkeley has begun the process for the LRDP Update.

“Discovery and Analysis” began in April 2019, followed by “LRDP Framework” (see Attachment 1, LRDP Schedule). UC Berkeley Capital Strategies is currently drafting the LRDP document, concurrently with the Draft Environmental Impact Report (EIR). Both are anticipated for release in 2021. A community engagement process has been running simultaneously.

The LRDP Update will include assumptions about future growth, and generally where that growth would be accommodated, with a planning horizon of the 2036-37 academic year. Currently UC Berkeley includes 13,099,260 gross square feet of academic and campus life space; they project the addition of 4,018,000 gross square feet. Currently UC Berkeley includes 9,491 beds; they project the addition of up to 11,700 new student housing beds and up to 360 new employee housing units. Growth would be accommodated within the Campus Park, Hill Campus, Clark Kerr Campus and satellite properties within the City of Berkeley.

In addition, the LRDP will include two site specific housing projects: Housing Projects #1 and #2. Housing Project #1 would be built at the northwest corner of Oxford Street and University Avenue, and would include approximately 850 student beds and ground floor retail/event/student-serving space. Housing Project #2 would be built at the southwest corner of Haste and Bowditch Streets, the site of People’s Park. This project would include up to 1,200 student beds and student housing amenities; up to 125 apartments for low-income (non-university) individuals; permanent supportive housing, with on-site services, developed and managed by a nonprofit organization; and open, landscaped space.

Additional information can be found on the UC Berkeley website:

<https://lrdp.berkeley.edu/>

BACKGROUND

The City Council made a request via City Staff for UC Staff to present the UC LRDP Update and Housing Projects #1 and #2. Growth at UC Berkeley will likely result in impacts, potentially positive and negative, to the City of Berkeley. Potential impacts from increased population, as well as the demolition and construction of buildings, may include impacts to the following: police and fire services; transportation, bicycle and pedestrian networks and safety; water, wastewater and stormwater systems; cultural resources; air quality; biological resources; and housing supply. There may be increases in noise, hazardous materials, energy use, and greenhouse gas emissions. The impacts from implementation of the LRDP and two specific housing projects will be analyzed in an EIR; mitigation measure would be proposed where required under CEQA. As noted above, the LRDP document and the Draft EIR are anticipated for release in 2021, and there will be opportunities for public review and comment prior to them being finalized or adopted. Ongoing communication and collaboration are valued by both UC Berkeley and the City of Berkeley.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental impacts from this report. The potential environmental impacts from implementation of the LRDP and two housing projects will be analyzed in an associated EIR, the draft of which is anticipated to be circulated for public review in January 2021.

RATIONALE FOR RECOMMENDATION

This report and UC Berkeley presentation respond to a request from City Council.

ALTERNATIVE ACTIONS CONSIDERED

None.

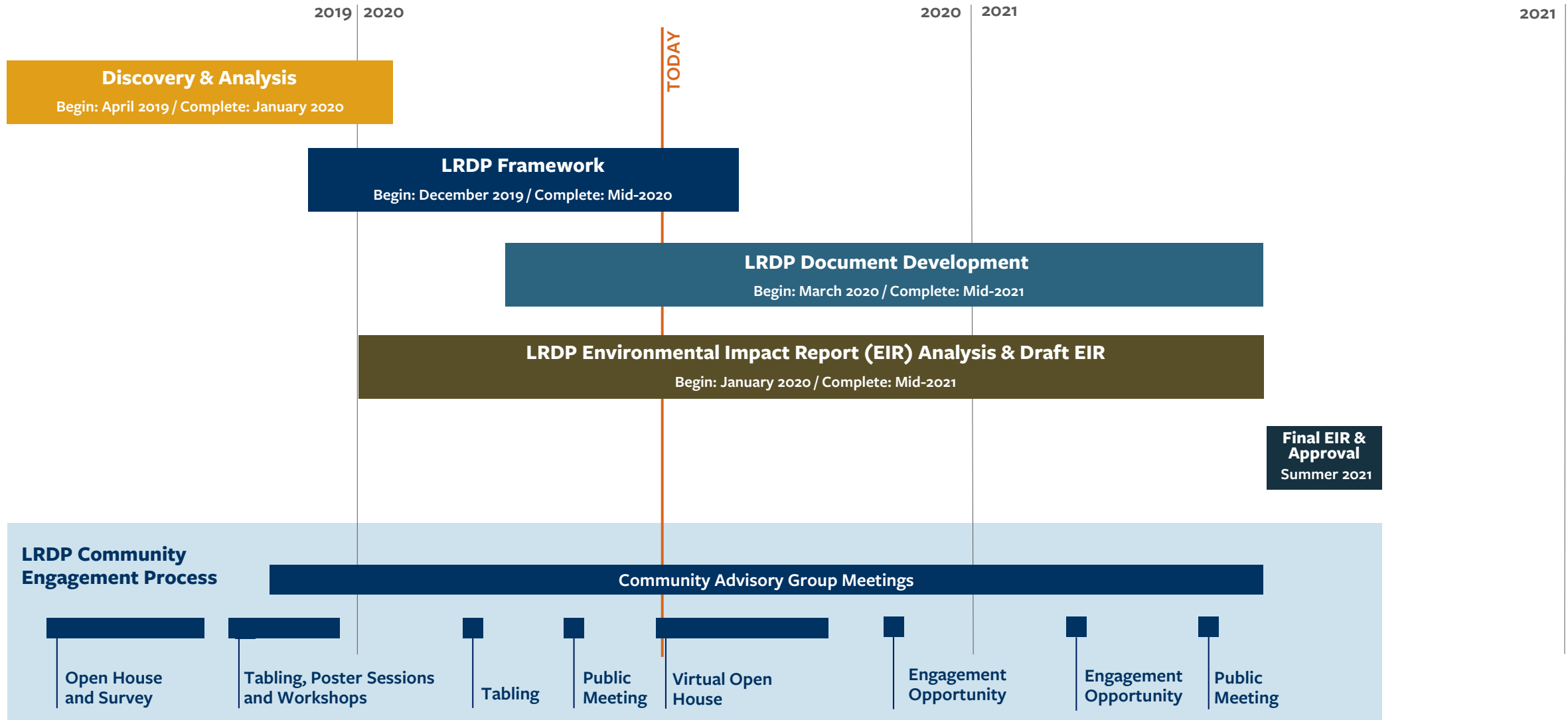
CONTACT PERSON

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Attachment:

- 1: Long Range Development Plan – Project Schedule, June 2020
- 2: UC LRDP PowerPoint presentation

Long Range Development Plan – Project Schedule



LRDP Update and Housing Projects #1 and #2

Tuesday, October 13, 2020



Project Overview

Long Range Development Plan (LRDP) Update

Housing Project #1 (Gateway Site)

Housing Project #2 (People's Park)





What is an LRDP?

A coordinated strategy for providing the infrastructure needs of a modern research university. It is a framework that provides structure and order to the planning of future projects.

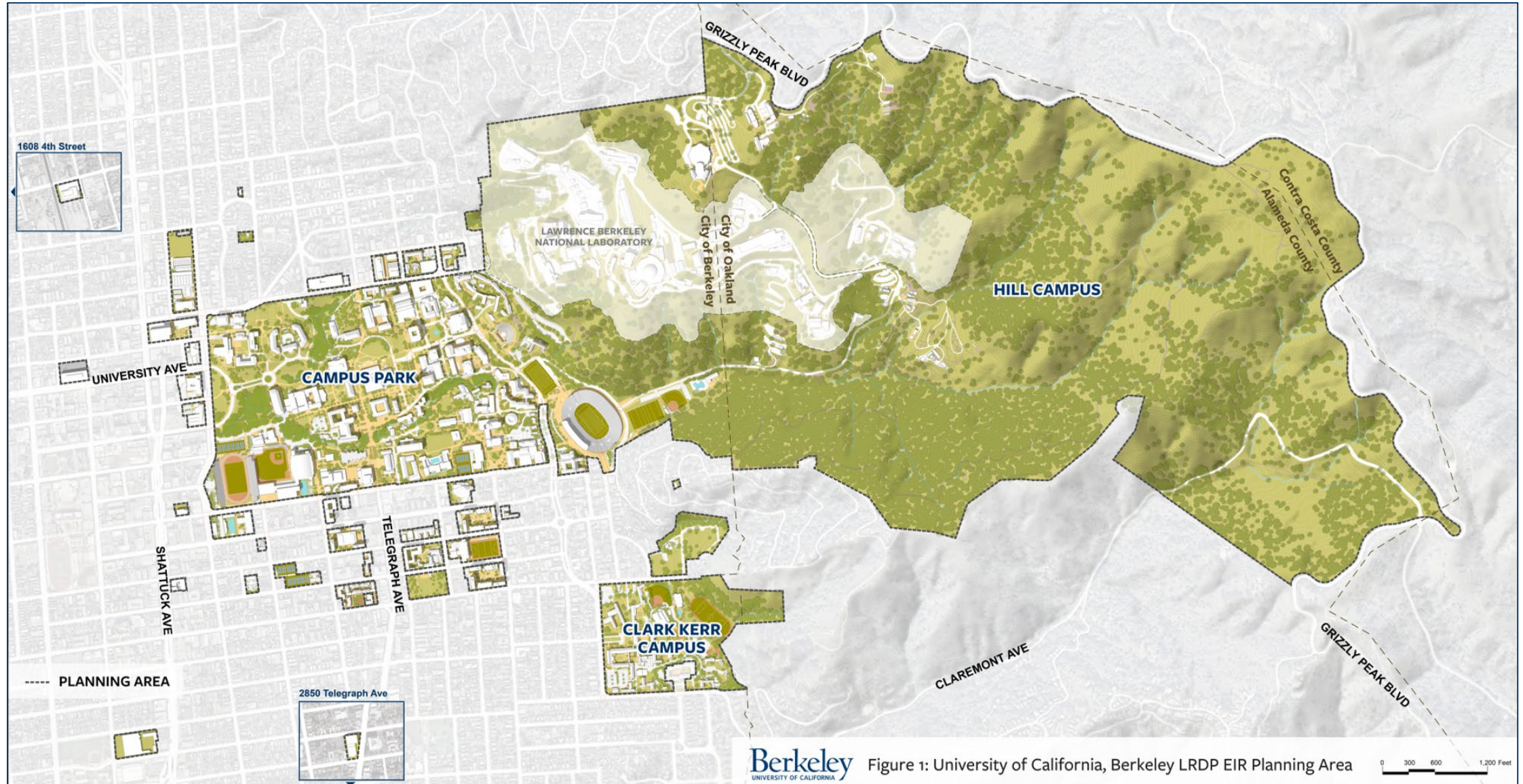
An LRDP does not determine future enrollment or campus population.

- The LRDP is a guide for planning a University of California's physical campus based on potential enrollment.

What does the updated LRDP plan for?

- Additional campus life spaces
- Building on the Chancellor's Housing Initiative
- Modern academic and research space
- Upgrading and modernizing infrastructure
- A more diverse, resilient campus
- Enhancing wayfinding
- Optimizing investment in new projects
- Maintaining and enhancing campus impact and experience
- Does not mandate growth or new facilities
- Does not set a future population capacity for the campus

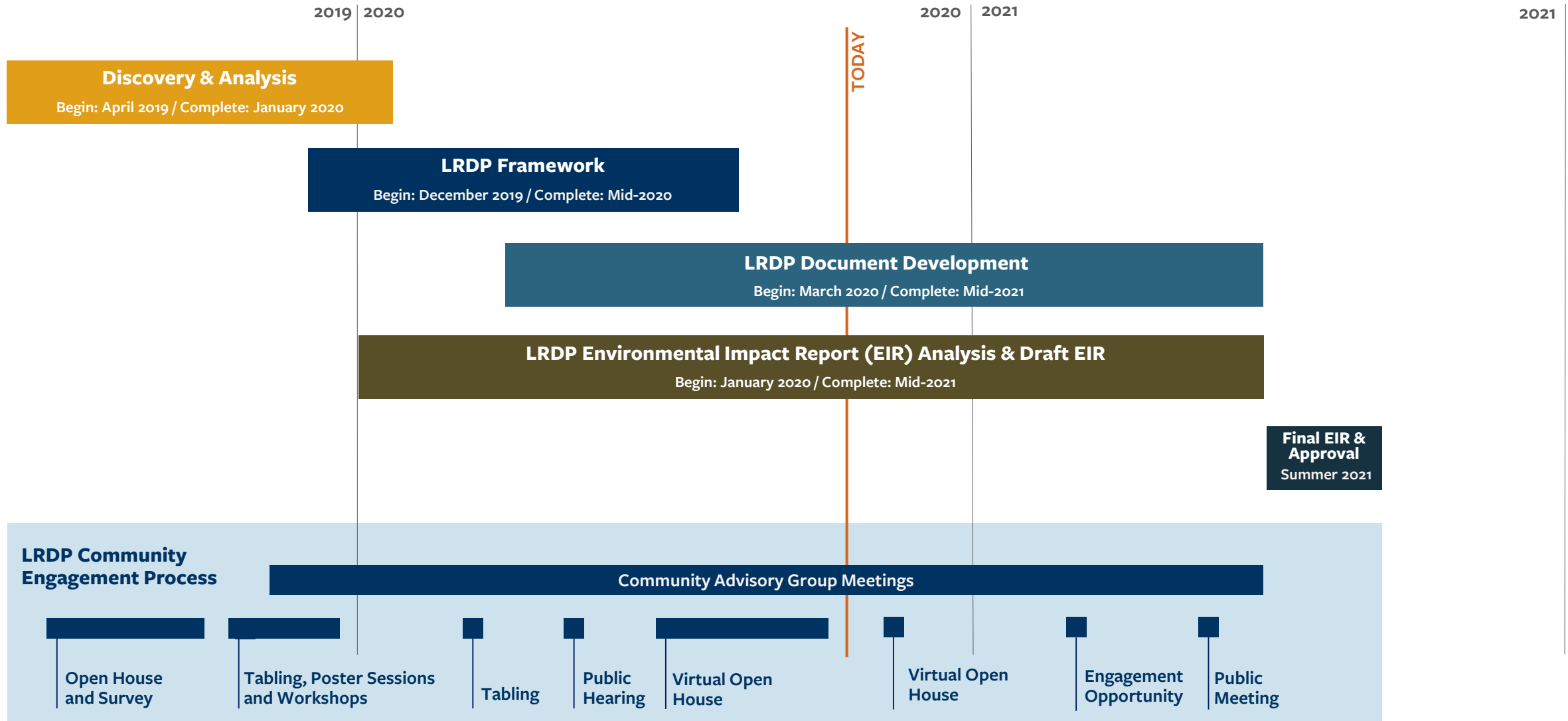
Graphic 1: LRDP Planning Area and EIR Study Area



Berkeley UNIVERSITY OF CALIFORNIA Figure 1: University of California, Berkeley LRDP EIR Planning Area

0 300 600 1,200 Feet

Current LRDP Schedule





To conduct the environmental review, an LRDP EIR is given a planning horizon.

The planning horizon for Berkeley's updated LRDP EIR is 2036-37.

What are the population assumptions for the 2036-37 academic year?

- 48,200 students
- 19,000 faculty and staff

What does the LRDP update propose to add by academic year 2036-37?

- Add up to 9,850 new student housing beds
- Add up to 345 new employee housing units
- Add up to 2,552,000 GSF of academic and campus life facilities

Table 1: Current Population and LRDP Update Population Assumptions

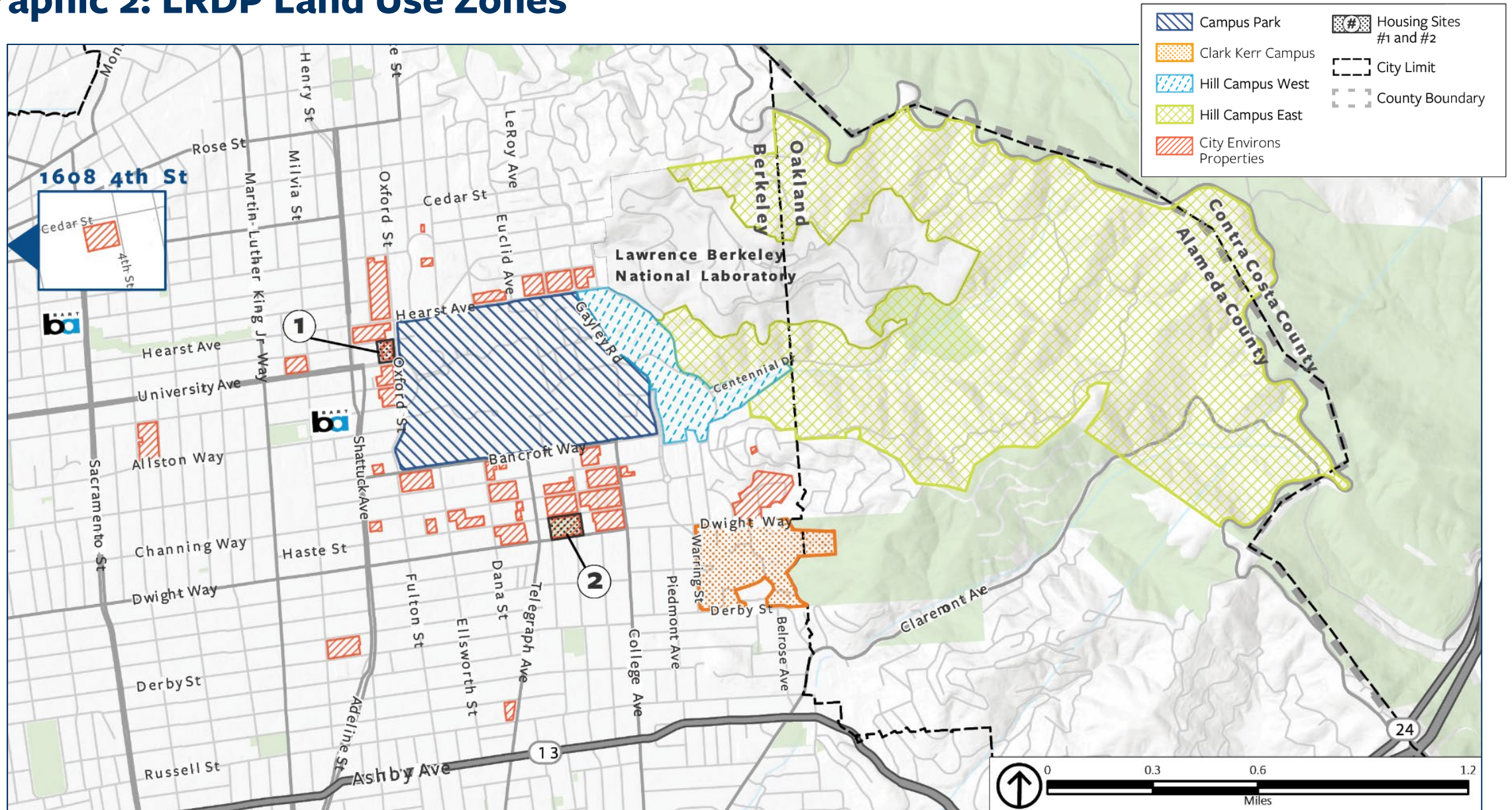
Population Group	2020 LRDP Anticipated Population	Current Population (2018-19)	Anticipated Growth for LRDP Update	LRDP Update Potential Population (2036-37)	Net Change
Students	33,450	39,708		48,200	+8,492
<i>Undergraduates</i>		29,932	Years 1-5 = Average 0.5% per year After year 5 = Average 1% per year	35,000	
<i>Graduates</i>		9,776	Master's students = Average 2% per year Doctoral students = Proportional to ladder faculty	13,200	
Employees	15,810	15,421		19,000	+3,579
<i>Faculty</i>	1,980	3,276	1:18 faculty-to-student ratio	4,200	
<i>Staff</i>	13,830	12,145	Proportional to student growth	14,800	
TOTAL:	49,260	55,129	1.1% per year	67,200	+12,071

Table 2: Proposed LRDP Update Development Program

	Total Academic & Campus Life Space	Housing (beds)	Parking (spaces)
Status of 2020 LRDP			
Campus Space in 2005 (2020 LRDP Baseline)	12,107,100 GSF	8,190 beds	7,690 spaces
Realized 2020 LRDP Development Program	+992,160 GSF (of 2.2M)	+1,301 beds (of 2,600)	(1,392) spaces (of 2,300)
Current Campus Space (2019)	13,099,260 GSF	9,491 beds	6,298 spaces
Proposed New LRDP Space Program			
Current Space Need, based on current population	+1,319,000 GSF	+8,000 student beds + 300 faculty units	+390 spaces
Net Add'l Space Need, based on future population	+1,233,000 GSF	+1,850 student beds + 45 faculty beds	+850 spaces
Total Development Program Need	+2,552,000 GSF	+9,850 student beds +345 faculty units	+1,240 spaces

Program numbers are still under development and are subject to change. Proposed numbers will be presented in the Draft EIR in early 2021.

Graphic 2: LRDP Land Use Zones



Land Use Categories for Potential Development

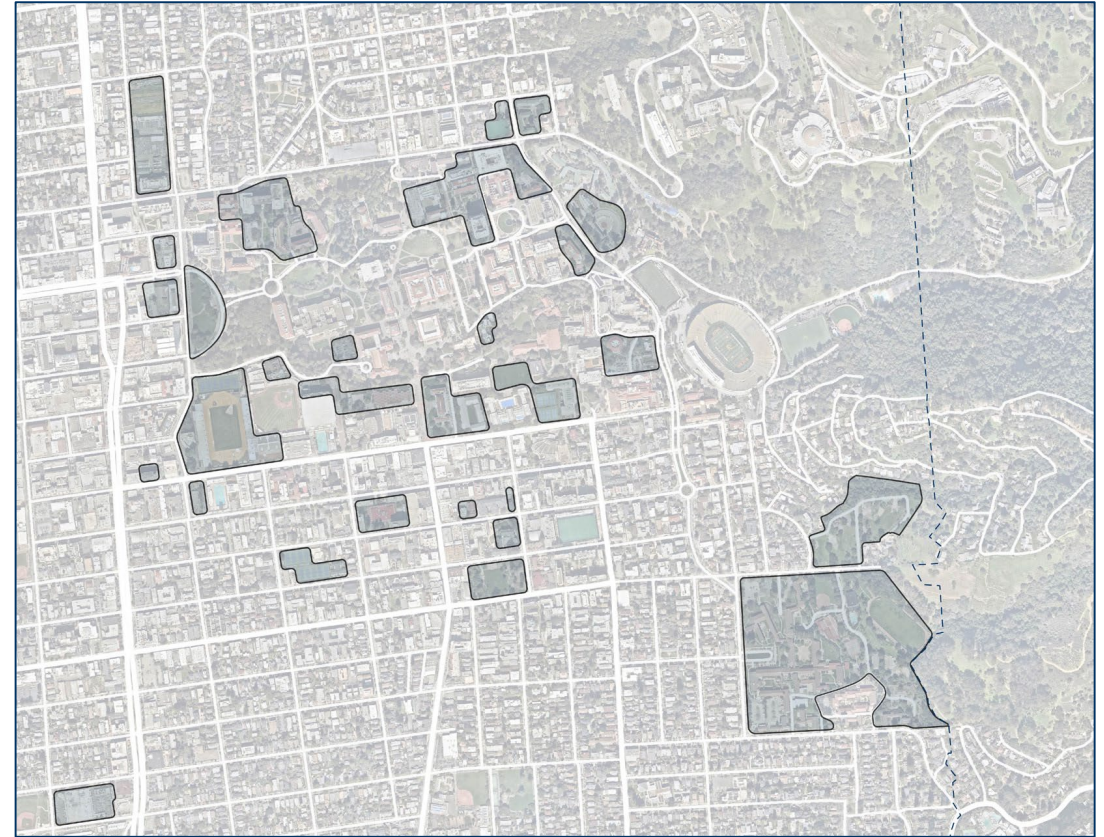
1. Academic, Research and Support
 - Approximately 180 to 200 acres
 - Mostly accommodated on Campus Park
 - Intention to preserve existing proportion of open space
2. Mixed Use / Other Programs
 - Approximately 150 to 175 acres
 - Includes housing, athletics/recreation, campus life, and support uses
 - Potential housing redevelopment is approximately 35 to 55 acres
 - Satellite properties and Clark Kerr Campus



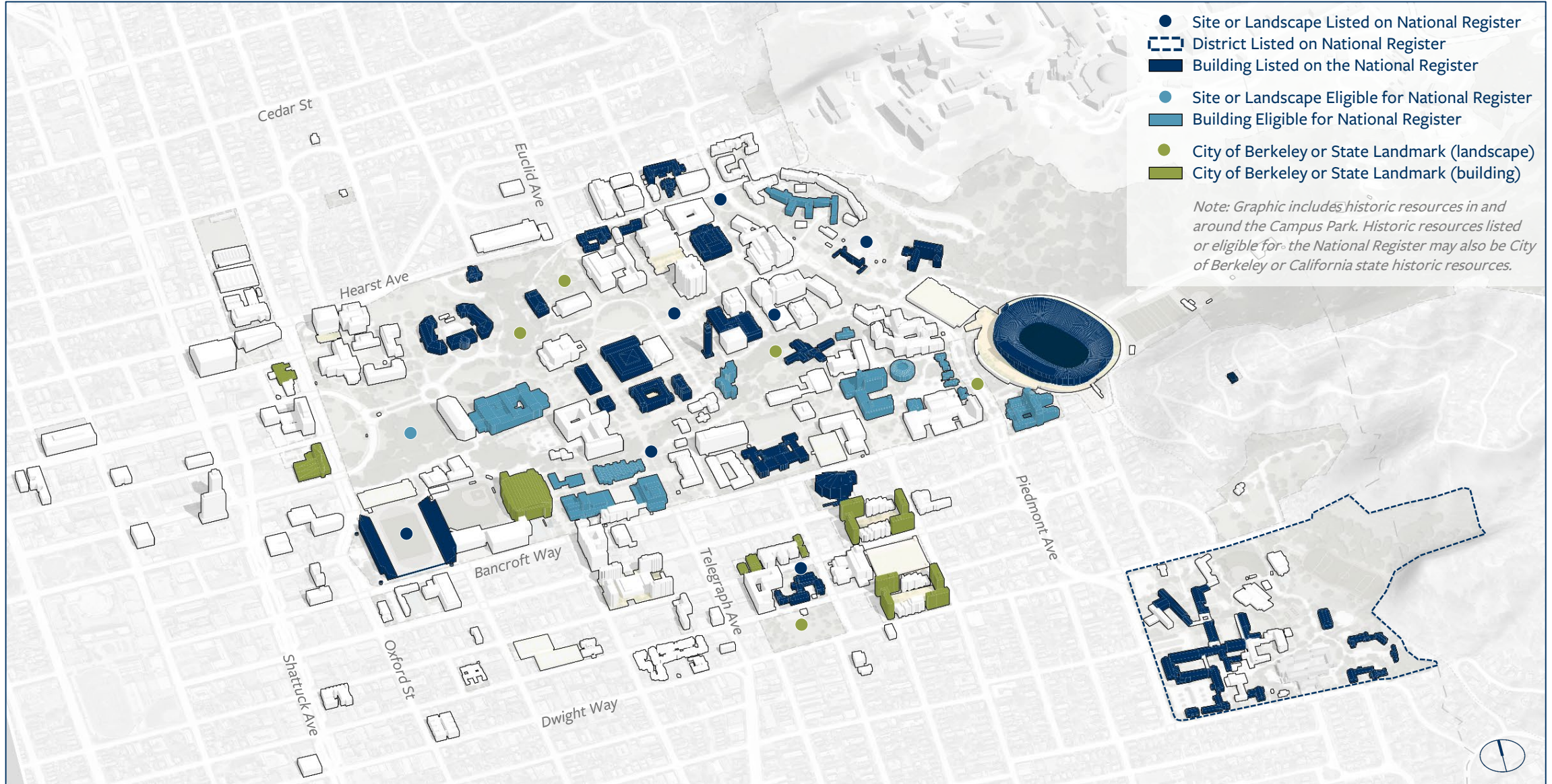
Majority of the Hill Campus will continue to remain as open space managed to reduce wildfire risk, and in the future could provide opportunities for energy resilience.

Emerging Guidelines for Future Development

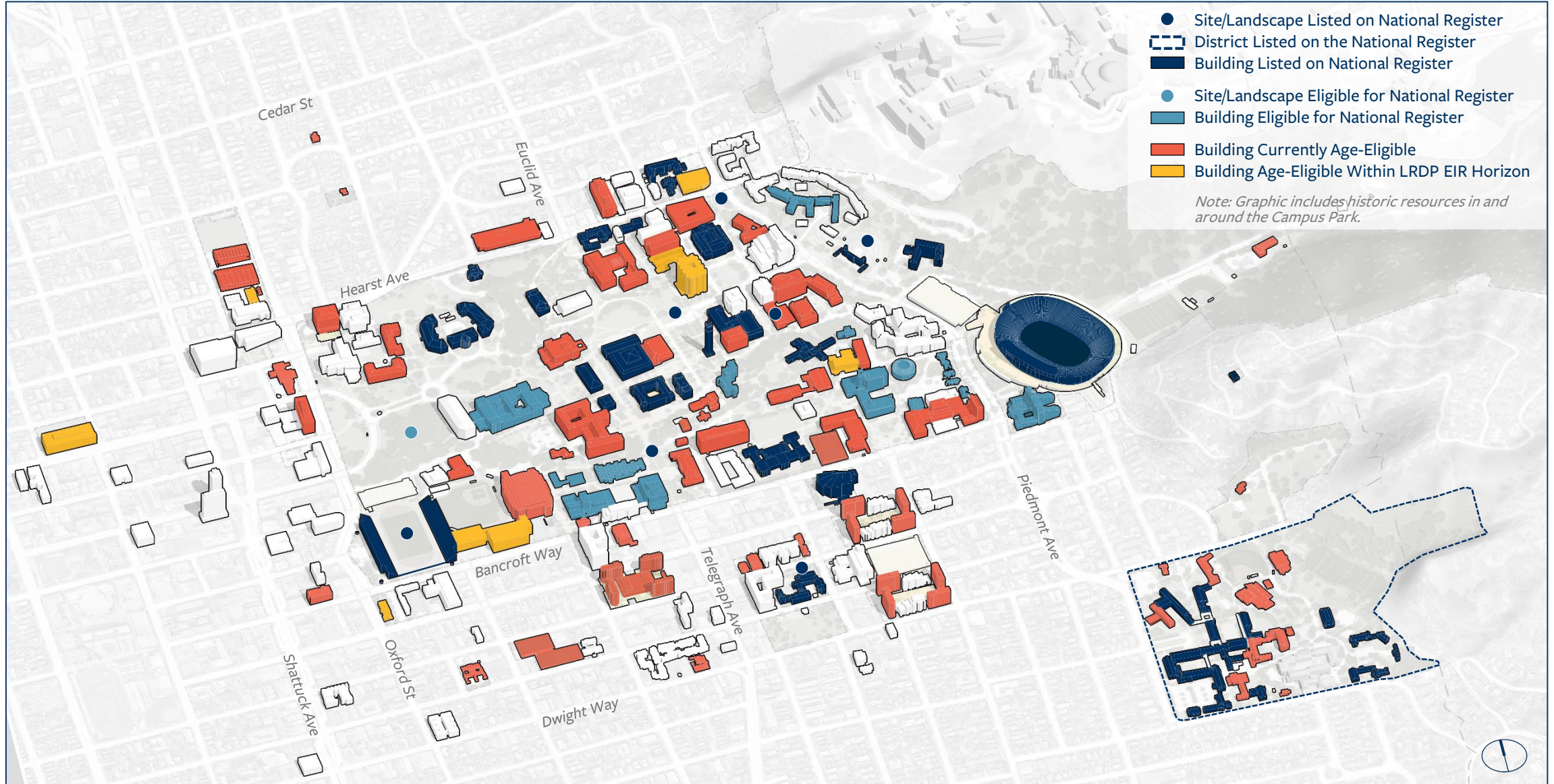
- Prioritize land in the Campus Park for academic, instructional, and key student support functions
- Consider redevelopment of underutilized sites, in order to maximize the use of limited land resources
- Modernize and adapt existing buildings to support current and future uses and pedagogies
- Reinforce and complement the campus's physical structure
- Strive to preserve and enhance the campus's historic resources



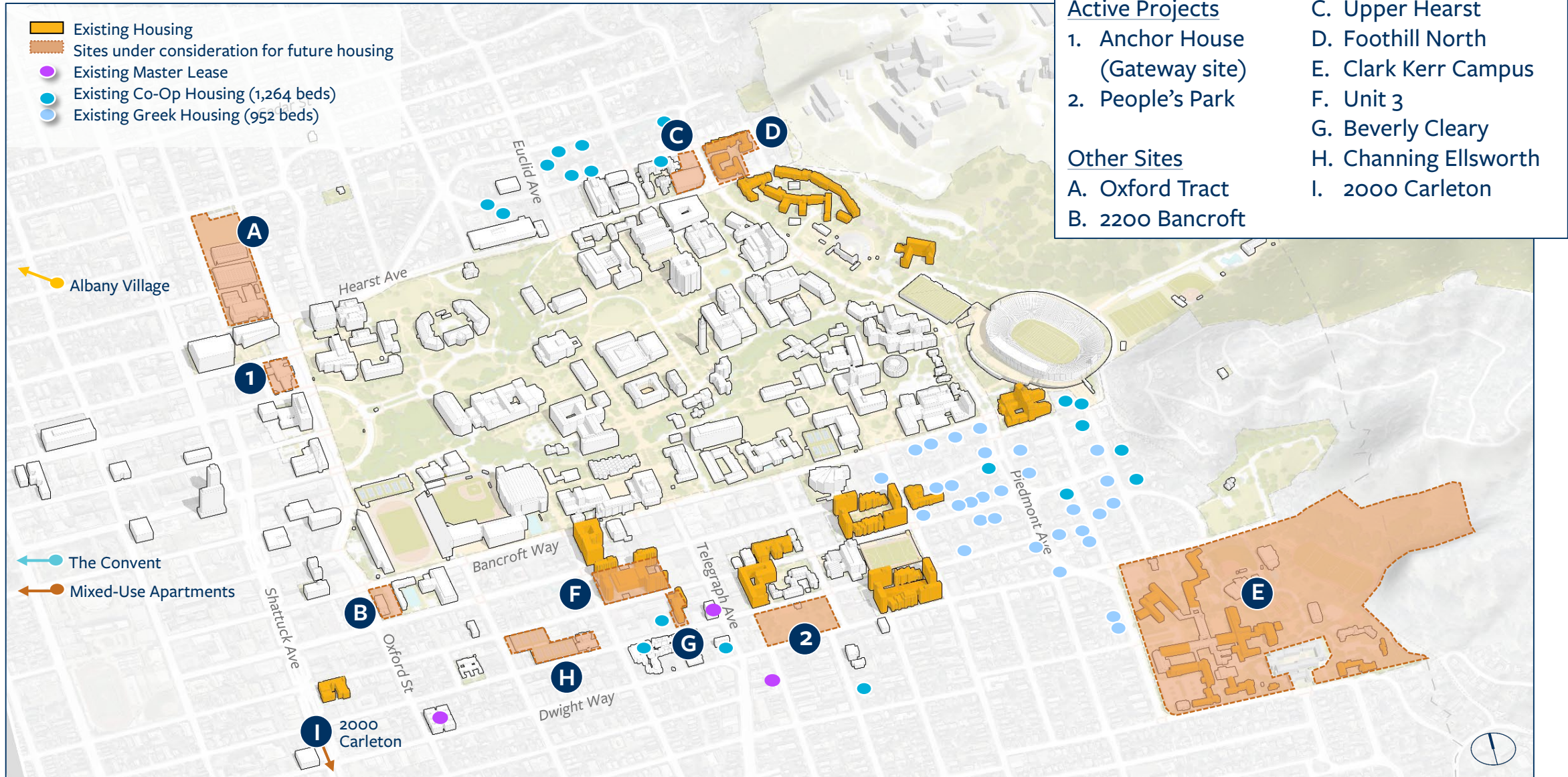
Graphic 3: Existing Campus Historic Resources



Graphic 4: Potential Age-Eligible Campus Buildings Within LRDP Horizon



Graphic 5: Existing and Potential University Housing Locations



Potential Housing Capacity to Reach At Least 10,195 beds



Total new housing completed or in development = 5,155 – 6,505 beds



Total net new housing on additional sites = 5,380 – 7,370 beds



Buildout assumptions for Housing Project #1:

- One building
- 750 to 800 student beds
- Ground-floor retail
- Office space
- Events space
- Student-serving space

Housing Project #1

Proposed project would be built on what we refer to as the Gateway Site. The borders are Oxford St., University Ave., Walnut St. and Berkeley Way.



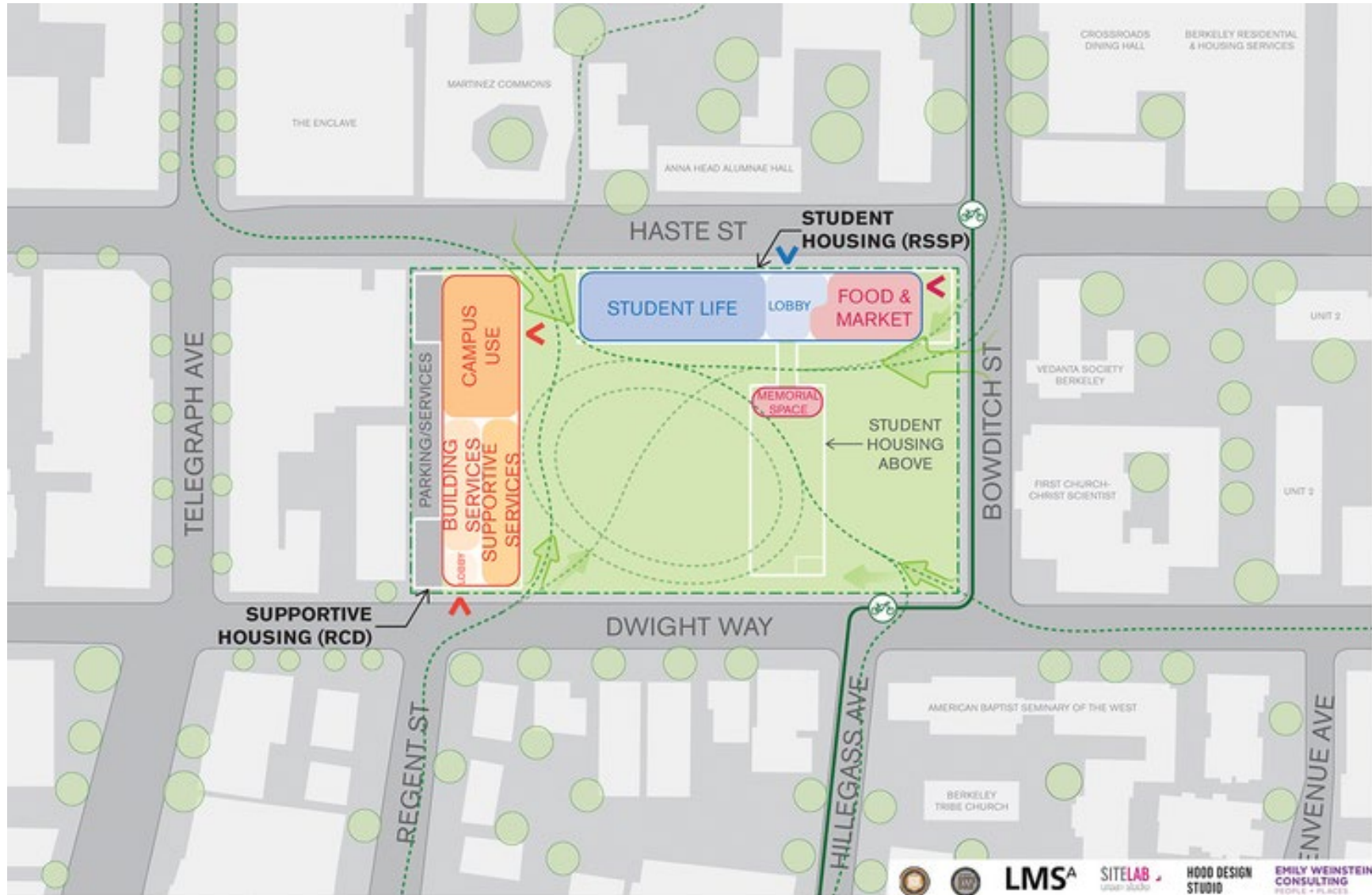
Housing Project #2

Proposed project would redevelop and revitalize People's Park. The borders are Haste Street, Bowditch Street, and Dwight Way.

Buildout assumptions for Housing Project #2:

- Two buildings
- Building A: Student housing
 - 950 to 1,200 student beds
 - Student housing amenities
- Building B: Permanent supportive housing
 - Up to 125 apartments for lower-income (non-university) individuals
 - On-site services
 - Developed and managed by non-profit organization
- Open landscaped space

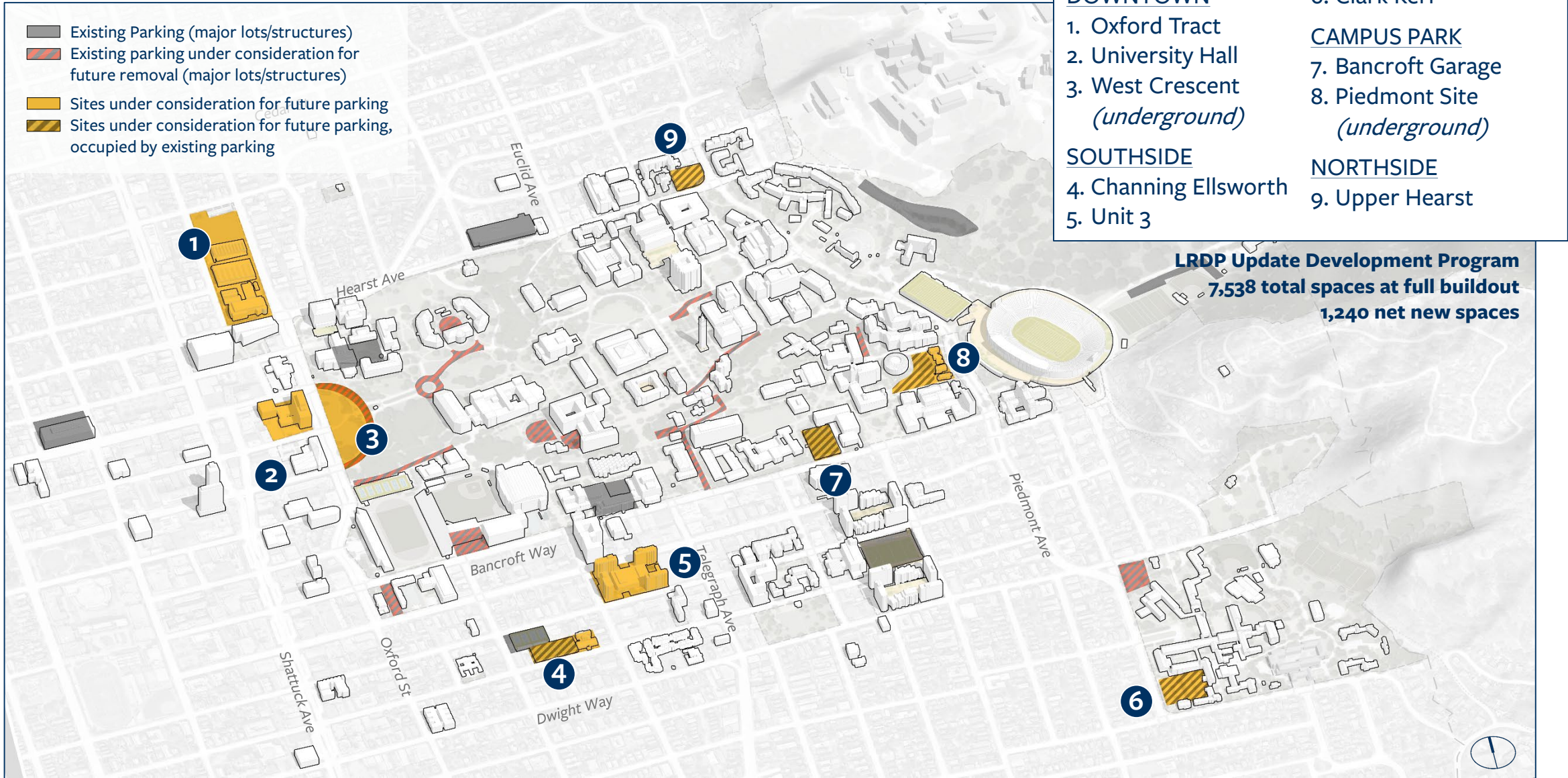
Graphic 6: Housing Project #2 Conceptual Site Plan



Graphic 7: Housing Project #2 Conceptual Perspective



Graphic 8: Existing and Potential Parking Locations



CEQA

The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.



CEQA: EIR Process and Projected Timeline

Notice of Preparation	April 7, 2020
Accept scoping comments	April 7, 2020 – May 15, 2020
Publish Draft EIR	Early 2021
Draft EIR public comment period – 45 day minimum	Early 2021
Publish Final EIR with responses to comments	Mid 2021
Consider Final EIR certification, LRDP adoption, housing project approval	Targeting July 2021 Regents Meeting

UC Berkeley Capital Strategies

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Under the direction of the Vice Chancellor of Administration, the integrated teams of Capital Strategies work together to bring planning, design, real estate, construction and development services to the UC Berkeley campus. We are architects, landscape architects, planners, engineers, construction specialists, and administrative personnel, all of whom work together to serve the campus community.

