

University Village Master Plan

(Final Draft: June 15, 2004)



University of California, Berkeley

Facilities Services

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Introduction

University Village is located 3 miles northwest of the Berkeley campus, and lies entirely within the city limits of Albany. The 77-acre project site is bounded by San Pablo Avenue (State Route 123) to the east; Codornices Creek to the south; the Union Pacific Railroad tracks to the west; and by the US Department of Agriculture office and research facilities, Ocean View Elementary School, and Buchanan Street to the north. Figure 1 shows the regional location of the project site, Figure 2 is a local street map, and Figure 3 is an aerial photo of the site.

1998 Master Plan

In January 1998, the Regents of the University of California approved the *University Village & Albany/Northwest Berkeley Properties Draft Master Plan* (hereafter referred to as the “1998 Master Plan”) and certified the Focused Environmental Impact Report (EIR).

The 1998 Master Plan identified four main actions:

- Replace or renovate all existing student family housing and common facilities;
- Enter into a long-term lease for the commercial redevelopment of a 5-acre portion of University Village located along San Pablo Avenue south of the Gill Tract;
- Lease or sell the west and east Harrison Street properties, with a combined area of 13 acres, to generate income to support the Village redevelopment project; and
- Continue using the 15-acre Gill Tract for teaching and research.

The 1998 Master Plan also included the option to expand the commercial redevelopment of the Albany parcel to approximately 12 acres.

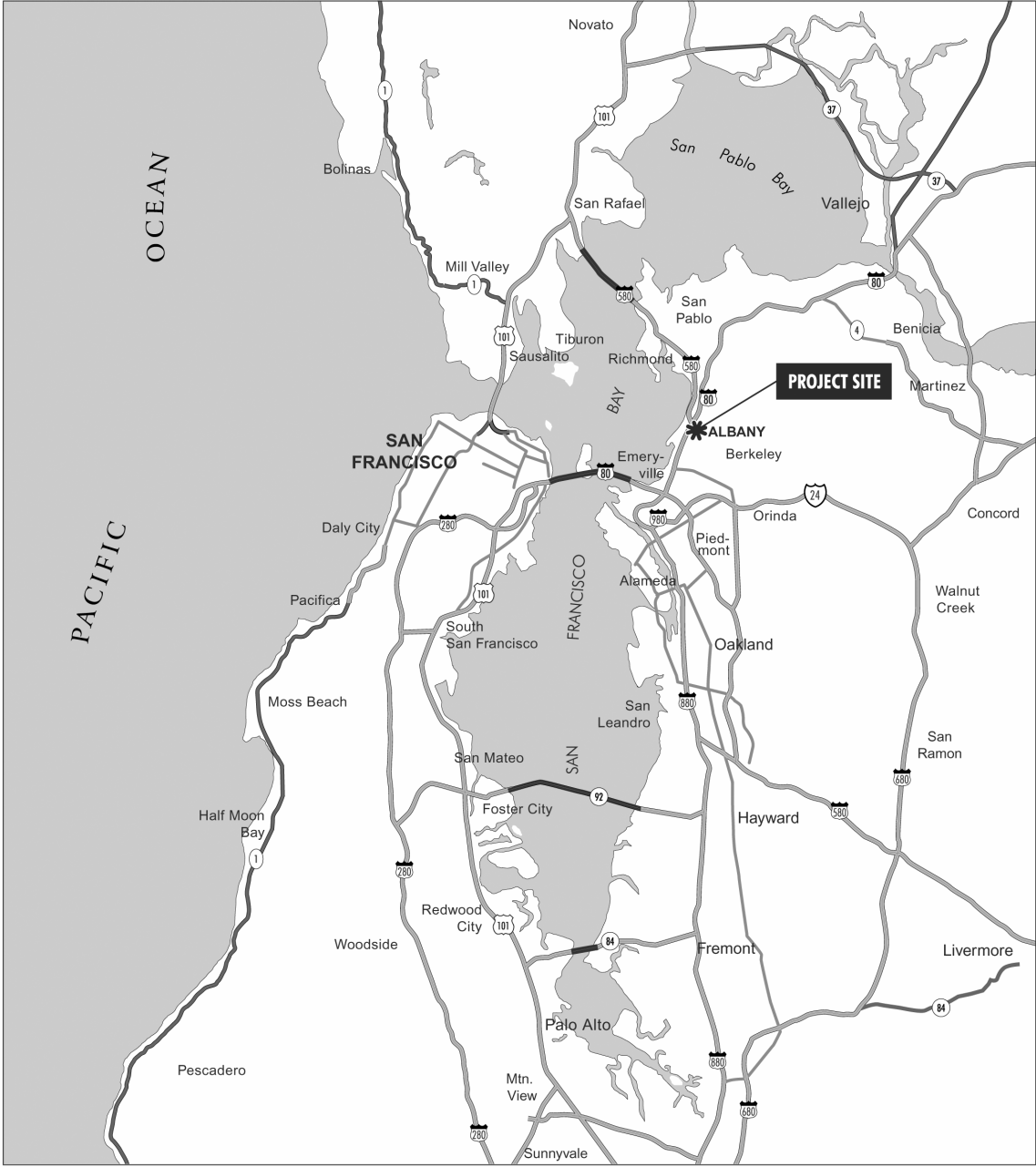
The 1998 Master Plan assumed that the replacement student housing would consist of a unit mix of roughly 100 one-bedroom units, 620 two-bedroom units, and 200 three-bedroom units, for a total of 920 units. The commercial component of the 1998 Master Plan assumed development of up to 414,000 square feet of retail space, which is the maximum development potential allowed by the city of Albany general plan and zoning ordinance. Sale of the west and east Harrison Street properties was projected to result in up to 200,000 square feet of mixed-use light industrial being developed on each of the two properties. The 15 acre Gill Tract was maintained as an Academic Reserve site with no specific plans for development.

Step 1 Project

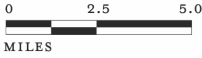
The 1998 Master Plan envisioned the redevelopment of University Village would occur in three steps. The University completed Step 1 in August 2000, which replaced most of the 1940s housing and a portion of the 1960s units with 392 new student family units.

The sale of the Harrison Street properties has also been completed. The US Postal Service purchased the 8th and Harrison Streets parcel in 1997. The city of Berkeley purchased the Fourth and Harrison Streets parcel in 1998. Because the University no longer owns these properties, they are no longer considered part of the project site, and are not discussed further in the amended Master Plan.

Figure 1
Regional Location Map

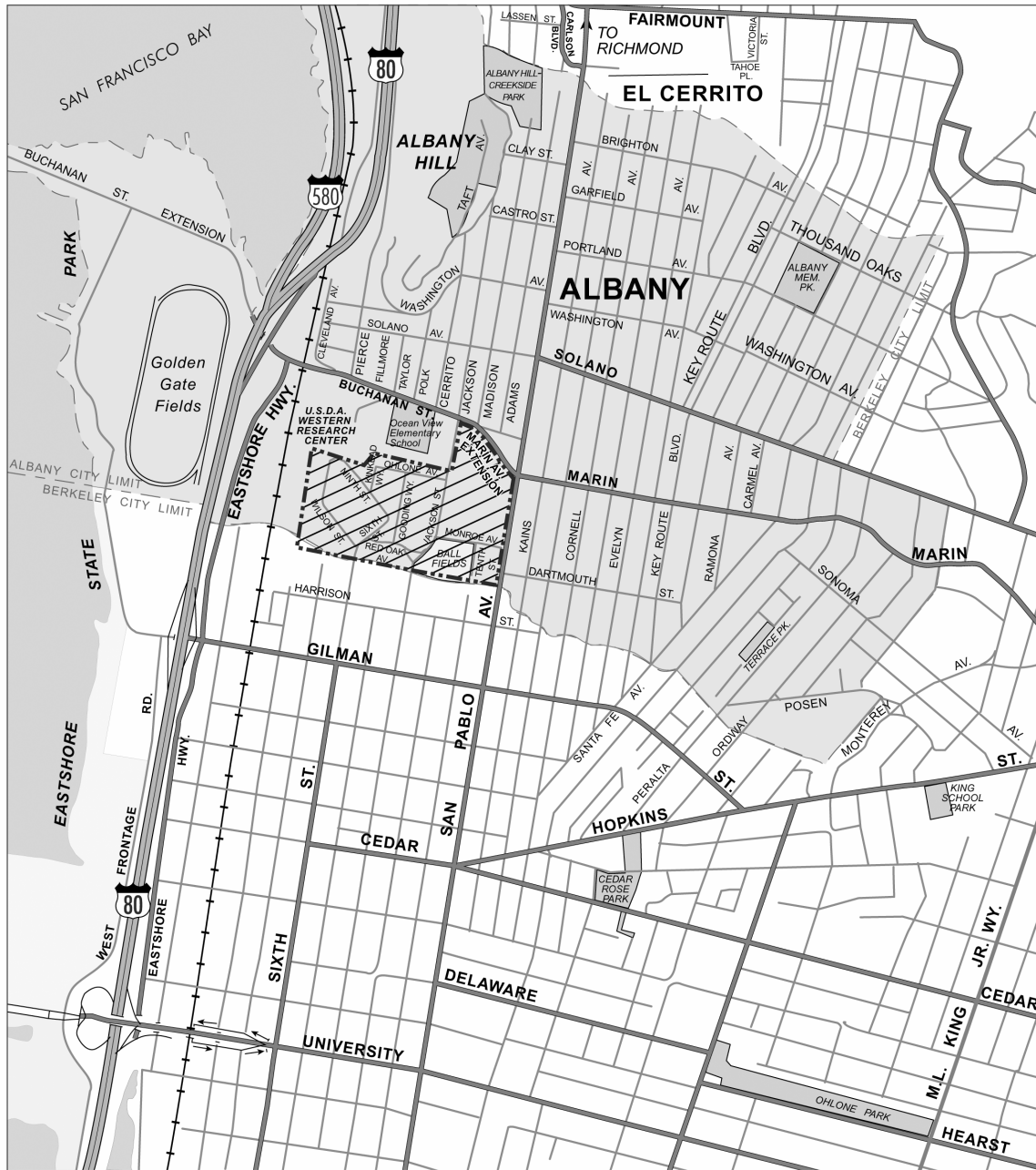


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University Village
Regional Location Map

Figure 2
University Village Street Map



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PROJECT SITE



ALBANY CITY LIMITS

University Village
Street Map

Future Steps

The amended Master Plan will guide the balance of redevelopment of University Village. As proposed in the amended Master Plan, Step 2 would replace the remaining 1940s and 1960s housing units with new student family housing. Step 3 would expand the area to be redeveloped fronting on San Pablo Avenue from 11 acres to 26 acres by including the Gill Tract. Development in this area is envisioned as a mixed-use project with student and faculty housing, retail development, open space, and community and recreation facilities.

Table 1 summarizes the total number of units and bedrooms proposed for all of University Village (Step 1, Step 2, and Step 3) under the amended Master Plan. Steps 2 and 3, described in more detail under *Project Description*, would include:

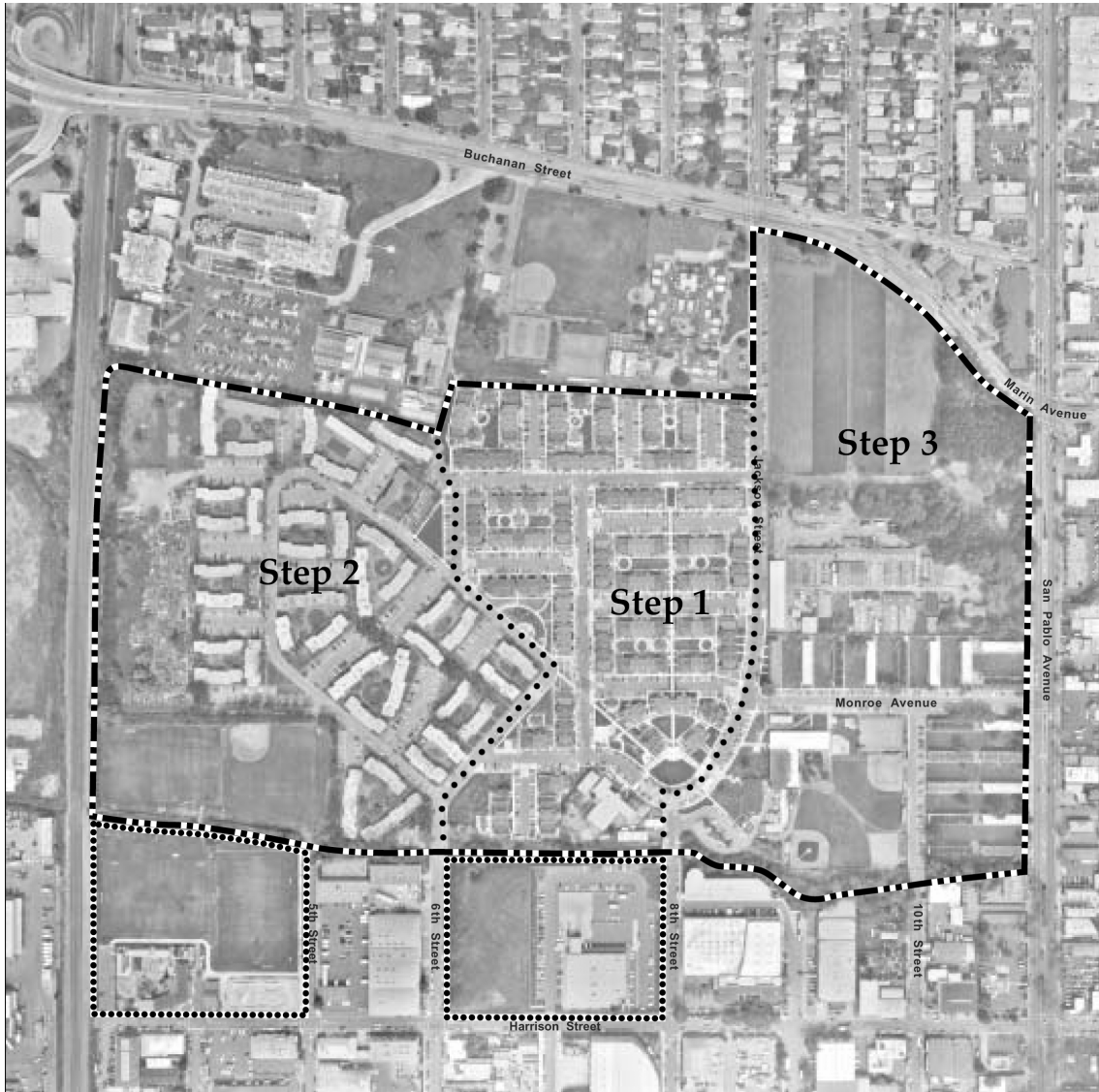
- Demolition of the 412 existing 1960s housing units in the Step 2 area;
- Demolition of the 152 existing 1940s housing units and other existing structures in the Step 3 area;
- Construction of new student family housing in the Step 2 area;
- Construction of new housing for faculty and for graduate students without children in the Step 3 area;
- Construction of new community facilities including a community center, infant/child care center and little league fields in the Step 3 area, and a maintenance facility in the Step 2 area;
- Construction of community serving retail space in mixed-use buildings along the San Pablo and Monroe Avenue frontages in Step 3.

Not envisioned in the 1998 Master Plan was the discontinuation of the on-site agricultural research and the demolition of associated agricultural operations facilities situated on the Gill Tract. The amended Master Plan provides for redevelopment of the Gill Tract for housing, open space and recreational uses.

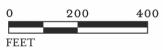
The amended Master Plan increases the amount of open space and recreational amenities beyond what was envisioned in the 1998 Master Plan from 15 acres to 19 acres. Pedestrian and bicycle trails would connect throughout the project site and provide improved access to amenities such as the improved sections of Codornices and Village creeks.

The amended Master Plan incorporates modern multi-family development concepts that are designed to improve the quality of life for residents in University Village. The site plan and buildings are designed to create a sense of privacy, define public vs. private areas, and provide protection from street traffic. Building courtyards are designed to meet the unique needs of families with children, with semi-private open spaces to create socializing opportunities for the residents. Picnic tables, bicycle racks, and other furnishings are designed to accommodate the daily needs of residents.

Figure 3
Aerial Photograph



LSA



LEGEND

- ■ — PROJECT SITE
- ● ● NORTHWEST BERKELEY PROPERTIES
ADDRESSED BY 1998 MASTER PLAN

University Village
Aerial Photo

Table 1
Summary: Amended Master Plan

	<i>Step 1 (completed)</i>	<i>Step 2</i>	<i>Step 3</i>	<i>Total</i>
Number of Units	392	Up to 606	Up to 727	Up to 1725
Number of Bedrooms	880	Up to 1,032	Up to 1,263	Up to 3,175
Recreation Facilities	<ul style="list-style-type: none"> • Creek Improvements 	<ul style="list-style-type: none"> • Community garden • Two soccer/softball fields • Creek Improvements 	<ul style="list-style-type: none"> • Community center • Two youth baseball fields • Creek Improvements 	

Figure 4
1998 Master Plan Land Use

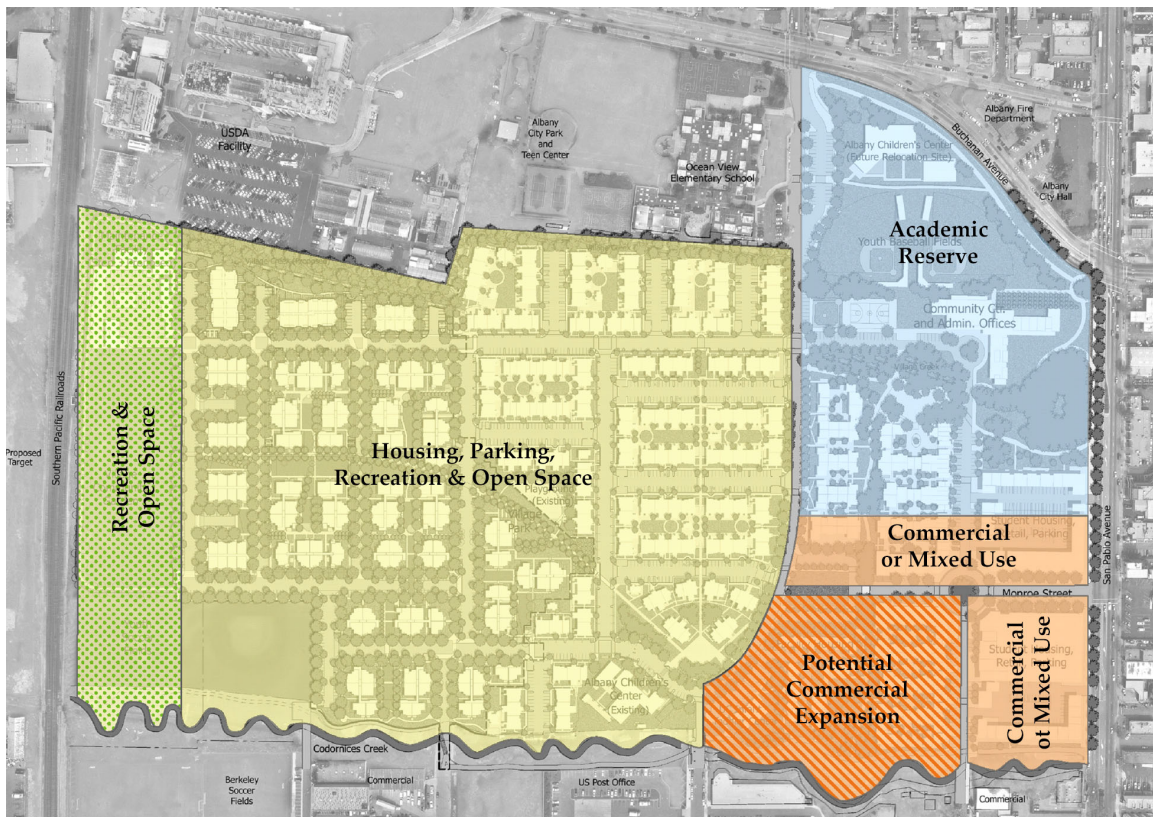


Figure 5
Proposed Master Plan Land Use



Planning Goals, Objectives and Policies

The University's vision for completing the redevelopment of the Village is to provide decent and affordable housing for University students with families, graduate students without children, and junior faculty that is responsive to the needs identified in the Strategic Academic Plan. The family housing and the Village design should continue to strengthen the Village community lifestyle tradition, by creating a safer and more social environment that features high quality design, and embraces both the natural amenities of the site and the principles of sustainable urban development, including interrelationship of public and community facilities. The amended Master Plan goals established to meet this vision, and the objectives and policies to implement them, are described in this section.

The 1998 Master Plan identified nine planning goals for the redevelopment of University Village. The amended Master Plan includes minor changes to the 1998 Master Plan land use, environmental, and academic goals. Goal 1: "Land Use" would be amended to clarify that replacement housing and related facilities are being designed to serve not only students with families, but also graduate students without children and junior faculty and to use efficiently existing University properties. Goal 7: "Environment" would be amended to reflect the University's incorporation of sustainable development principles into the design of the Village. Goal 9: "Academic" would be amended to reflect the University's need to use the Gill Tract to meet housing and community facility needs identified in the Strategic Academic Plan. The proposed amended goals, objectives, and policies are as follows:

GOAL 1: LAND USE

Provide decent, affordable, and convenient housing and related facilities for University students with families, graduate students, and junior faculty.

Land Use Objectives

- 1-1 To take advantage of property that is already in University ownership to reduce development costs.
- 1-2 To replace existing housing with up to 998 new units of family housing, 696 new units of graduate student housing and 31 units of junior faculty rental housing.
- 1-3 To provide affordable, quality housing.
- 1-4 To develop a source of income to subsidize the housing redevelopment
- 1-5 To maintain and improve the community facilities in the Village.
- 1-6 To maintain the supply of student family housing within a convenient distance to the Berkeley Campus with access to public transportation.
- 1-7 To make efficient use of land resources at University Village.

Land Use Policies

- 1-8 Utilize University property within a commuting bicycle distance and with access to public transportation for student family housing.
- 1-9 Maximize opportunities to lower construction costs while providing housing that meets program and design objectives.
- 1-10 Use property not needed for University uses to generate income to subsidize the housing.
- 1-11 In order to generate housing subsidy, encourage development along San Pablo Avenue on any portion of the site that is no longer needed for housing.
- 1-12 Insure that any private development on University lands not needed for University purposes conforms to current city land use goals and policies.
- 1-13 Allow for the maintenance or replacement of the existing child care facility and preserve the potential to expand the existing facility or build additional childcare facilities.

GOAL 2: URBAN DESIGN

Enhance the sense of community in the Village and its image in the surrounding communities.

Urban Design Objectives

- 2-1 To create a living environment that will serve the changing needs of Village residents well into the next century.
- 2-2 To enhance the quality of life at the Village through improved housing, recreation facilities, circulation, and open space.
- 2-3 To create a hierarchy of places that enhance the social quality of the community.
- 2-4 To create opportunities for social interaction among residents of all age groups and interests.
- 2-5 To enhance the visual quality of the site.

Urban Design Policies

- 2-6 Create compatible relationships between the edges of the University property and adjacent land uses. Where this is not achievable, use or other buffers to mitigate incompatible characteristics.
- 2-7 Recognize the different levels of interaction, at the building, community, neighborhood, and Village level.
- 2-8 Treat housing for families with children and couples without children differently.
- 2-9 Maintain and enhance the existing courtyard scheme of Section B apartments.
- 2-10 Provide courtyards in new housing and families with children to create a sense of community and an area for children's play.
- 2-11 Provide courtyards or other semi-private outdoor space for couples without children for socializing and creating a sense of community.
- 2-12 Provide a focal point for neighborhoods.

- 2-13 Provide for a sense of orientation in the layout of buildings, roads, and parking areas, and open space, recreation and community facilities.
- 2-14 Use landscaping and vegetation to enhance the quality of the site.
- 2-15 Provide easily identifiable ingress and egress for the residential area and new uses along Harrison Street.
- 2-16 Establish a hierarchy of streetscapes that reinforce the physical organization of the community.

GOAL 3: COMMUNITY INTERFACE

Foster mutually beneficial relationships with neighboring land uses and surrounding communities.

Community Interface Objectives

- 3-1 To improve the relationship of University land and uses to the surrounding uses in the cities of Albany and Berkeley.
- 3-2 To improve the social and physical relationships between the Village and the surrounding community.

Community Interface Policies

- 3-3 Keep the community center and related facilities convenient to the community without drawing non-residents deep into Village neighborhoods.
- 3-4 Design any new development along San Pablo Avenue to reflect the urban character of that major street
- 3-5 Consider the Village's relationship to the school grounds.
- 3-6 Improve the existing landscape buffer between the USDA property and the Village.
- 3-7 Protect nearby residences from glare from greenhouse and parking lot lighting at USDA and playing courts at the Ocean View School.

GOAL 4: OPEN SPACE AND RECREATION

Provide a variety of open space and recreation facilities for Village families and surrounding communities.

Open Space and Recreation Objectives

- 4-1 To provide outdoor spaces for varied activities to serve the different age groups at the Village.
- 4-2 To provide open space and recreation that is accessible for both Village residents and surrounding communities.

Open Space and Recreation Policies

- 4-3 Provide open space and recreation facilities that serve the needs of Villagers.
- 4-4 Maintain some level of community access to designated open space and recreation facilities.
- 4-5 Where feasible, preserve natural vegetation with plant and animal habitat values.
- 4-6 Protect preserved natural areas from degradation by adjacent uses.
- 4-7 Reserve space for at least one youth soccer, one youth softball, and two youth baseball fields.
- 4-8 Provide outdoor recreation space in the vicinity of the community center.
- 4-9 Minimize noise transmission from playing areas to nearby residences.
- 4-10 Design courtyards for housing for families with children to accommodate children's play.
- 4-11 Where feasible, provide semi-private open spaces associated with family-oriented units.
- 4-12 Provide playgrounds to serve neighborhoods where they are convenient to laundry facilities.
- 4-13 Provide age appropriate playground and open space recreation areas.
- 4-14 Provide security measures in play areas for young children to protect them from traffic and help keep them contained.
- 4-15 Landscape recreational areas differently to distinguish them from private and semi-private open space.
- 4-16 Provide community gardens.
- 4-17 Where feasible, use creeks as an important landscape element.
- 4-18 Provide appropriate safety measures to minimize the creek as an attractive nuisance for children.

GOAL 5: CIRCULATION AND PARKING

Provide a safe, pedestrian-oriented circulation system that encourages walking and bicycling as the primary ways to get around the Village.

Circulation and Parking Objectives

- 5-1 To decrease internal vehicular traffic.
- 5-2 To design a pedestrian circulation system for social, recreational, transit and other uses.
- 5-3 To design a pedestrian circulation system that acknowledges a large number of children living in the Village.
- 5-4 To integrate all types of travel within the Village into a coherent hierarchy of streetscapes.
- 5-5 To integrate roads and parking into an overall site plan that reinforces the sense of community.
- 5-6 To limit the need for parking, encourage transit, and bicycle use for daily transportation needs.

Circulation and Parking Policies

- 5-7 Design the site to encourage walking as the primary way to get around within the Village, linking residences with transit, open spaces, recreation, and other facilities.
- 5-8 Include security in the pedestrian circulation system by providing adequate lighting along walkways and avoiding landscaping along paths where people can hide.
- 5-9 Minimize the amount of land used for vehicle circulation and parking.
- 5-10 Provide measures to encourage road and pedestrian safety and slow down traffic to a residential pace.
- 5-11 Provide parking for motorcycles/scooters and bicycles to encourage the use of alternatives to automobiles.
- 5-12 Avoid large parking lots or plan them as integrated elements of the community landscape. Where this is not possible, incorporate measures to mitigate the adverse visual and safety impacts of large parking areas.
- 5-13 Limit vehicle access through the site.
- 5-14 Vary the width of streets to accommodate the different levels of traffic.
- 5-15 Use measures such as stop signs and speed humps to discourage unsafe speeds in neighborhood areas.
- 5-16 Encourage transit use by designating safe and convenient bus stops at appropriate locations in coordination with AC Transit.

GOAL 6: LANDSCAPE

Enhance the aesthetic quality of the site with landscape and formal and natural open spaces.

Landscape Objectives

- 6-1 To provide vegetation and landscaping that beautifies and complements the site and defines the social hierarchy of spaces.
- 6-2 To use landscaping to buffer residences from visual and air pollution, noise, and wind.
- 6-3 To protect specimen trees where feasible.
- 6-4 To protect sensitive biological resources where feasible.

Landscape Policies:

- 6-5 Where feasible, incorporate water conservation measures and low maintenance features in landscaped areas.
- 6-6 Use hardy, drought-tolerant plant species.
- 6-7 Avoid trees or other foliage that are heavy producers of pollens to avoid aggravating allergy problems.
- 6-8 Avoid landscaping that could compromise security or road safety.
- 6-9 Avoid the removal of specimen trees where feasible. When removal of specimen trees is necessary, either move the tree, or is not possible, replace the tree in a nearby location with the same species, and follow a maintenance program to ensure that the replacement trees survive for five years.

- 6-10 Avoid removing trees containing nests or eggs of migratory birds or raptors during the critical phase of their nesting cycle (March 1 – August 15) until nests are abandoned, or August 15, whichever date comes first.

GOAL 7: ENVIRONMENT

Be sensitive to the environmental constraints of the site, redevelop the Village as a model of the wise and sustainable use of resources, and restore the creeks as visual and recreational amenities.

Environmental Objectives

- 7-1 To minimize storm water pollution, including erosion and sedimentation.
7-2 To avoid degrading the water quality in the creeks.
7-3 To provide earthquake safety and avoid other geotechnical hazards.
7-4 To protect the built areas from flood-related life-safety risks and structural damage.
7-5 To be sensitive to potential historical, cultural, and archaeological resources.
7-6 To maintain and enhance the air quality surrounding the site.
7-7 To recognize the potential conflict between surrounding noise sources and site users.
7-8 To protect potential users of the site from risks associated with past, current, or future use of hazardous materials.
7-9 To provide an adequate right-of-way between Codornices Creek and University Village developments to allow for planned restoration of the Creek.
7-10 To take advantage of the natural amenities of the site, along with the variety of planned site uses, to incorporate innovations in sustainable design, construction, and operation.

Environmental Policies

- 7-11 Use Best Management Practices during construction for erosion control.
7-12 Follow the University policy on seismic safety.
7-13 Avoid development of residential and related buildings in the 100-year flood zone, or use construction or flood control measures to eliminate life-safety risks and eliminate or minimize the potential for structural damage.
7-14 Avoid disruption to sensitive biological resources where feasible. Where this is not feasible, coordinate with the resource agencies to implement feasible measures to mitigate such disruption.
7-15 Where it is not feasible to avoid disturbing significant cultural resources, coordinate with applicable agencies and relevant organizations to identify feasible measures to mitigate such disruption.
7-16 If evidence of cultural artifacts is found during construction, cease construction and earthmoving activity in the area and retain a qualified archaeologist to evaluate the find and perform data artifact recovery if deemed appropriate.
7-17 During construction, implement measures to protect the air quality.
7-18 Encourage alternative transportation and other measures to protect air quality.

- 7-19 Implement appropriate noise reduction measures to protect proposed uses at University Village from excessive noise sources.
- 7-20 Implement appropriate hazardous materials risk reduction measures.
- 7-21 Work with cities of Albany and Berkeley during University Village site plan development in the vicinity of Codornices Creek to ensure an adequate right-of-way for planned Creek restoration.
- 7-22 Embrace sustainable community development principles, using the LEED (Leadership in Energy and Environmental Design) Green Building Systems as a design tool.

GOAL 8: PHASING

Minimize disruption to Village residents while redevelopment is taking place.

Phasing Objectives

- 8-1 To minimize the adverse effects of a loss of units available during the redevelopment period.
- 8-2 To minimize adverse construction impacts on Village residents and the community.

Phasing Policies

- 8-3 Balance the decrease in the number of units available at any one time during the redevelopment period with economic and other project goals.
- 8-4 Minimize disruption in utilities service to existing tenants during construction.
- 8-5 Minimize noise, dust, traffic and other adverse impacts during construction.
- 8-6 Designate appropriate staging areas and traffic routes for each construction phase.

GOAL 9: ACADEMIC

Use the Gill Tract to meet housing needs identified in the Academic Strategic Plan.

Academic Objective

To use the Gill Tract site both to increase the amount and diversity of housing in the Village, and to improve the quality of life for Village residents.

Academic Policy

Designate the Gill Tract and adjacent San Pablo Avenue portion of University property for the development of a mixed-use project, including the provision of graduate student housing, junior faculty housing, community-serving commercial uses, and recreation and open space.

Project Description

Proposed Step 2 Redevelopment

The proposed Step 2 redevelopment area is situated west of the Step 1 housing component, as shown in Figure 3. The Step 2 redevelopment area is bordered by Codornices Creek and soccer and softball fields to the south, and the U.S. Department of Agriculture facility to the north.

Residential Uses

Step 2 would demolish and replace the remaining 412 units of 1960s housing. Step 2 would also replace the remaining 152 units of 1940s housing that would be demolished as part of the Step 3 development, as anticipated in the 1998 Master Plan. The planned configuration for Step 2 housing will be modified as shown in Figure 6 to provide more units than projected in the 1998 Master Plan.

Parking and Circulation

Within the Step 2 area, parking spaces sufficient to achieve a ratio of approximately 1.15 parking spaces per housing unit will be provided. Parking is provided in surface lots and along the streets throughout the Step 2 area. The parking lot for employees of the maintenance facility also would be available for general parking during evenings and on weekends.

Vehicular circulation is designed as a grid system connecting with the existing streets in Step 1. The circulation plan will be designed to create areas of socialization that reinforce sense of community, as well as provide for safety of residents.

Proposed Step 3 Redevelopment

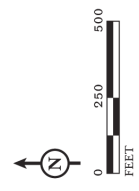
The proposed Step 3 redevelopment area is bordered by Buchanan Street to the north, San Pablo Avenue on the east, Codornices Creek on the south, and Jackson Street/8th Street on the west, as shown in Figure 3. Village Creek runs through the northern portion of the Step 3 area.

The area of Step 3 is approximately 15 acres larger than projected in the 1998 Master Plan, and includes a greater number of housing units and a smaller commercial development than anticipated in the 1998 Master Plan. This plan responds to the increased need for student housing identified in the Strategic Academic Plan.

Figure 6
Conceptual Site Plan



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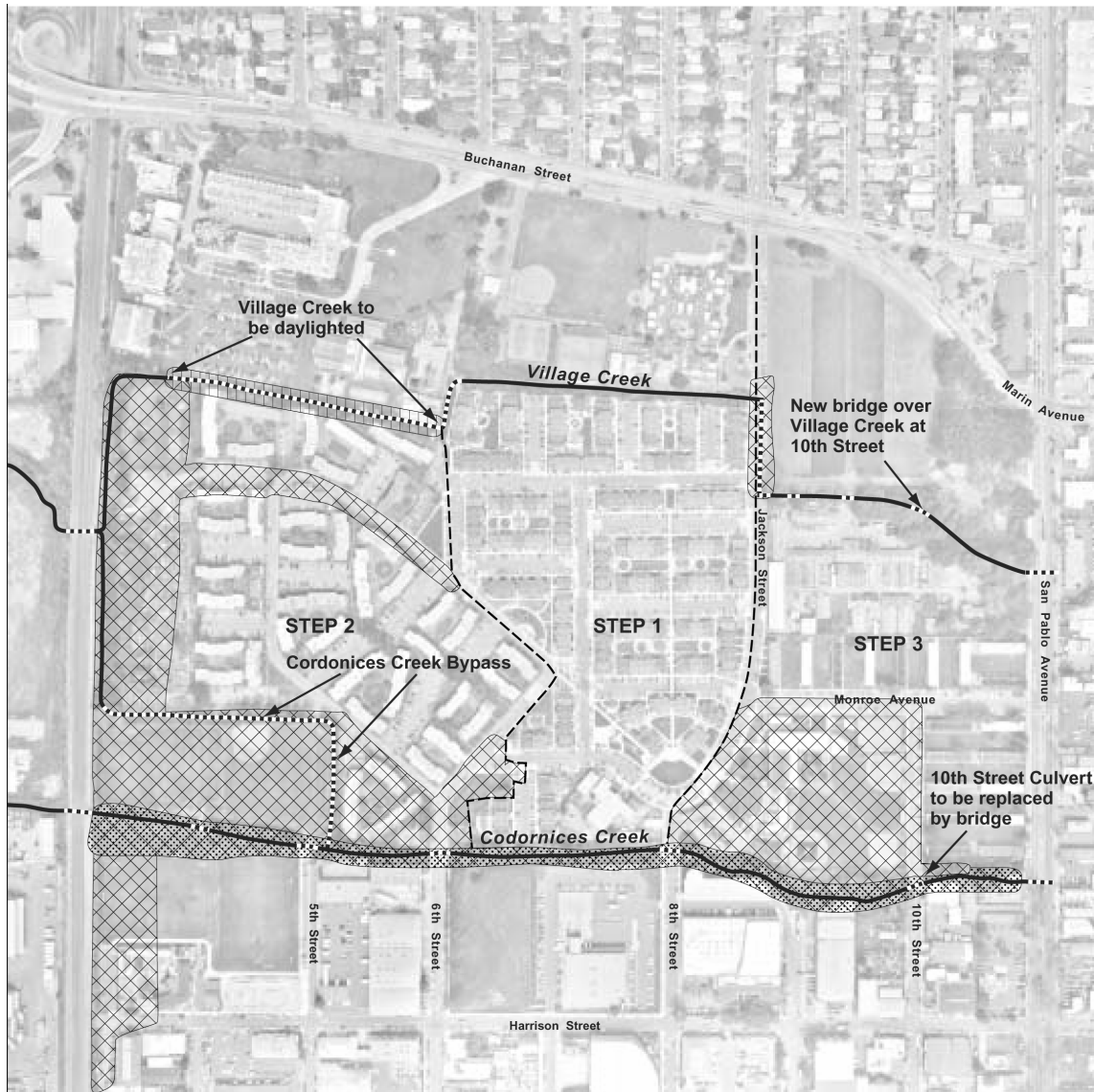


- LEGEND**
- STEP 1 (COMPLETED)
 - STEP 2
 - STEP 3
 - BLOCK IDENTITIES

CODORNICES CREEK
IMPROVEMENT PLAN
(BY CITY OF ALBANY)

University Village
Conceptual Site Plan





Figure 7
Creek and Flood Control Improvements



LSA



LEGEND

-  LOWER CORDONICES CREEK IMPROVEMENT PROJECT (BY CITY OF ALBANY)
-  CULVERTED SECTION OF CREEK
-  PORTION OF VILLAGE CREEK TO BE DAYLIGHTED
-  100 YEAR FLOOD LEVEL (EXISTING)

University Village
Existing and Planned Creek
Improvements and Flood Zone

The following describes proposed Step 3 redevelopment plans. These plans were not specified at the time that the 1998 Master Plan was developed, and therefore were not analyzed at a project-specific level in the 1998 Master Plan EIR.

Residential Uses

The remaining 152 units of 1940s temporary war housing located on 5.3 acres near San Pablo Avenue, 10th Street, and Monroe Street would be demolished, and in its place, faculty rental housing rental housing for graduate students without children would be constructed. Most of the housing would be located to the west of 10th Street. This section of University Village would provide a transition between the proposed higher-density urban retail developments along San Pablo Avenue, and the existing Step 1 family housing. The remaining Step 3 housing would be located in a mixed-use setting, with the housing located over retail in Blocks A and B.

Retail Uses

Up to 73,000 square feet of neighborhood retail space would be developed along the San Pablo Avenue, Monroe Street, and 10th Street frontages. Retail uses would include a grocery store, shops, restaurants, and services selected to enhance the experience of living in the Village and appeal to community needs and interests. The retail space would be incorporated into the ground floor of the mixed-use structures fronting San Pablo Avenue, as well as the buildings along the south side of 10th Street that front onto Monroe Street.

Community Facilities

As part of Step 3 redevelopment, the existing community center and Village offices would be demolished and a new 23,800-square-foot community center would be constructed to the north of Village Creek in the Gill Tract. This location would provide better community access to the community center. The community center would include a gymnasium, multi-purpose room, activity rooms, and administrative offices for Residential and Student Service Programs (RSSP).

The existing Little League baseball fields, currently located adjacent to the existing community center in the Step 3 area, are proposed to be relocated to the Gill Tract, north of the planned community center and Village offices. Siting the Little League baseball fields at the edge of the University Village site would reduce traffic on the internal street system in the residential area, minimize parking conflicts with other uses, and diminish noise impacts to residents. Siting the two fields side by side would provide for operational efficiencies (lawn mowing, snack shop use, etc.)

A basketball court, picnic areas, and other related recreational facilities currently located adjacent to the existing community center would also be relocated to this area. The amended Master Plan recognizes the advantage of co-locating the community center with the other on-site recreational facilities.

The Step 3 area would also include a new child-infant/toddler center at the southeast corner of the intersection of Jackson Street and 8th Street, north of Codornices Creek, adjacent to the existing Albany Children's Center. The Step 3 site plan also includes the reservation of a site on the east side of Jackson Street, across from Ocean View Elementary School for the possible future relocation of the Albany Children's Center run by the Albany Unified School District. The center is currently located in the Step 1 area near 8th Street and Codornices Creek.

College of Natural Resources Operations

Step 3 redevelopment would include the demolition of approximately 63,000 square feet of agricultural research and maintenance facilities located on 5 acres of the Gill Tract, including the John Gill house, which most recently was used as office space. The campus is investigating the lease of property owned by the East Bay Municipal Utility District (EBMUD) in Pinole Valley, currently cultivated for hay, to replace the plant/crop research uses at the Gill Tract. The leased lands would be outside any EBMUD reservoir watershed, and UC uses would be consistent with the East Bay Watershed Master Plan. EBMUD would be the lead agency for the CEQA review of the proposed lease. Current agricultural research and operations are planned to be relocated primarily to existing campus facilities in Berkeley and Contra Costa County.

Parking and Circulation

Parking spaces for residents, visitors, staff, and retail users would be provided on-site. Street parking would be generally set aside for visitor parking, with the balance provided in the parking structures. The parking structures would be constructed as part of the mixed-use buildings along San Pablo Avenue. These parking structures would be wrapped by retail and housing with parking decks visibly shielded from the street. Retail parking would be separated from residential parking. Access to the parking structures would be via driveways on San Pablo Avenue and 10th Street. Parking within Step 3 would be provided consistent with the following ratios: Commercial – four spaces per 1,000 square feet; Residential – 0.75 spaces per bedroom; Faculty Units – one garage space per unit plus six shared spaces.

The circulation and access system of vehicular, pedestrian and bicycle routes will be designed to reflect privacy/security of residents, convenience of visitors, and needs of service-related traffic. The project design will create a clearly visible hierarchy of circulation systems and streetscapes to reinforce them.

Site Drainage

The site drainage system would be designed to meet the requirements of the University Village Albany Storm Water Management Plan, and to comply with site-specific permit conditions imposed by the Regional Water Quality Control Board. Drainage swales, permeable surfaces, and other water retention and detention features capable of capturing and filtering storm water runoff would be installed. Within both the Step 2 and Step 3 areas, open space areas between buildings would utilize landscaped swales to filter runoff from roof drains, parking lots, and other hardscape before draining into the existing creeks. This system and proposed creek improvements would require the construction of replacement outfalls into Codornices and Village creeks.

The project would include features (also referred to as Best Management Practices, or BMPs) that would reduce flow rates, prevent off-site discharge of stormwater pollutants, reduce flow volumes, and provide for on-site detention of stormwaters. The SWMP prepared for Step 1 recommended that Steps 2 and 3 redevelopment include a variety of BMPs that may have been considered infeasible for Step 1 because the BMPs that were implemented for Step 1 were limited to retrofitting-type BMPs or those that could be implemented post-construction. Steps 2 and 3 would implement many of the features that were recommended in the SWMP prepared for Step 1. These include a combination of the following:

- Bioswales to slow down runoff velocities and allow sediments and other pollutants to settle. In addition, bioswales may treat runoff through filtering by the vegetation and/or subsoil matrix. Some limited attenuation of peak flows may be achieved with bioswales, primarily due to reduced flow velocities.
- Directing stormwater from building roof drains into pervious areas around the buildings to promote infiltration and reduce direct discharge of runoff off-site.
- Overland flow of stormwater runoff to reduce velocities and peak flow rates.
- Stormwater detention in basins. Detention of stormwater is planned for the athletic fields and open space areas of Step 2. These areas would serve as storage basins during a storm event.
- Stormwater detention storage in permeable paving and subdrain system. Portions of the Step 2 area would utilize a permeable paving system with cells that would provide stormwater storage.
- Eliminate inlets within the paved areas. The Step 2 area would direct all runoff into vegetated swales prior to connecting with a storm drain inlet. This process increases the length of time required to reach a piped system and filters pollutants prior to reaching the drains.

Site Utilities

Site utilities would be replaced and reconfigured to serve the Step 2 and Step 3 areas.

- Potable Water. A new domestic water system for Steps 2 and 3 would be constructed. The system would provide adequate domestic and fire flow pressures throughout the development.
- Recycled Water. Like Step 1, the Step 2 and Step 3 areas would include separate piping to deliver reclaimed water to the irrigated landscaped areas of the site. A tie-in to EBMUD's recycled water system would be installed to provide for use of recycled water for irrigation once the EBMUD system is operational.
- Wastewater. Wastewater from the Step 3 area (except for the retail establishments that would front on San Pablo Avenue) would be routed west to the existing sanitary sewer main on the north edge of the site.
- Natural Gas. Natural gas for Step 3 would be obtained from existing mains in San Pablo Avenue and Jackson Street. Planning, design, and construction of new gas lines would be coordinated with Pacific Gas & Electric.
- Electricity. The existing aboveground electrical power lines within Steps 2 and 3 would be relocated underground, consistent with the redevelopment of Step 1.

Codornices Creek

Codornices Creek, as shown in Figure 6, would be restored in accordance with the Lower Codornices Creek Improvements Plan prepared jointly by the cities of Albany and Berkeley and the University. The proposed removal of existing housing units in the Step 2 and Step 3 areas, and relocation of the Little League fields would provide adequate right-of-way for restoration of the creek. Public access would be provided along the north bank of the creek through the Step 3 area, along the south bank between 8th and 6th streets, and again along the north bank between 6th and 5th streets. A new bridge would replace an existing culverted crossing at 10th Street. Replacement stormwater outfalls would be constructed at the bankline to direct stormwater flows into the creek.

Village Creek

Village Creek would be incorporated into the open space design of the Step 2 and Step 3 project with appropriate setbacks from pedestrian/ bicycle trails, landscaping and structures. The currently day lighted portion of the creek would remain in essentially the same condition as currently exists. However, a new bridge would be constructed at 10th Street to allow a vehicular traffic connection from Jackson Street to the new community center and to Monroe Street. The two existing bridges that cross the creek east of Jackson Street would be retained for use as pedestrian and bicycle crossings and for emergency access.

The reach of Village Creek that runs along the border between the University Village site and the U.S. Department of Agriculture property is currently culverted up to Dowling Park. With the implementation of Step 2, an open meander would be created for this reach of the creek as is shown in Figure 6. The proposed improvements to the creek would be similar to the reach of the creek between the Step 1 residential area and Ocean View Elementary School. The existing north-south culvert connection between these two reaches would remain in place to provide emergency access to structures. Between Jackson Street and San Pablo Avenue, Village Creek is an open channel, with the exception of two concrete bridges that provide vehicular access into the College of Natural Resources buildings.

Sports Fields and Community Garden

The 1998 Master Plan would have relocated the existing Little League baseball fields from the Step 3 area to the northwest corner of University property, next to the US Department of Agriculture facility. It also would have realigned the existing soccer/softball field in the southwest corner of University property from an east-west to a north-south direction, and removed the Codornices Creek bypass channel, and relocated community gardens into smaller plats within the residential courtyards.

The proposed Step 2 plan would leave the soccer/softball field in its current location. The fields will serve a second function as a grassy area for the filtration and detention of stormwater during storm events as part of the Storm Water Pollution Prevention Program (SWPPP). In addition, the Codornices Creek bypass would remain in place, thereby reducing the potential for increased downstream flooding. Thus, the culverting of the portions of Village Creek north and west of Dowling Park, as described in the 1998 Master Plan, would not occur and adequate right-of-way for Codornices Creek restoration would be provided. Leaving the soccer/softball field in its current alignment and relocating the Little League baseball fields to the Gill Tract, as currently proposed for Step 3, also would allow the community garden to remain substantially at its current location instead of being eliminated as proposed by the 1998 Master Plan. The eastern portion of the gardens would be developed as part of the housing project. Additional currently uncleared land to the west could be put into garden use.

Maintenance and Operations Facilities

The existing maintenance and operations facilities for University Village would be relocated to the northwest corner of the site, in Dowling Park west of the Step 2 housing area. The facility would serve University Village. The facility would be fenced on the east, north, and west. A maintenance yard would be surrounded by single story, maintenance buildings, which would house a workshop, garage, storage rooms and staff service areas. The yard would provide parking for maintenance vehicles. A staff parking lot is proposed for a location south of the facility. This lot also could be used in the evenings and on weekends by residents for visitor parking or for persons using the community gardens.

Landscaping

A consulting arborist would be retained to recommend tree relocation, removal, retention and maintenance, in consultation with the campus Landscape Architect. Tree removal would be necessary throughout the project site to allow for the construction of the new buildings, roads, and related facilities. Removal of trees in the Gill Tract would be primarily limited to trees that are unhealthy or conflict with proposed improvements, although efforts would be made to avoid the removal of specimen-size trees where feasible, in accordance with proposed amended Master Plan Landscape Policy 6-9. Some thinning may occur to improve the health of the Gill Tract stand. Drought-resistant trees, shrubs, and ground cover would be planted in the landscaped areas.

Sustainable Design Principles

Steps 2 and 3 would be designed with sustainable architectural principles in mind. The projects' designers would incorporate Regents policies regarding the use of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council. LEED was created to:

- Define “green building” by establishing a common standard of measurement;
- Promote integrated, whole-building design practices;
- Recognize environmental leadership in the building industry;
- Stimulate green building competition;
- Raise consumer awareness of green building benefits; and
- Transform the building market.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, material selection, and indoor environmental quality.

As part of the LEED rating system, points are earned in each of these various categories based on how many environmentally friendly and sustainable characteristics the project contains.

