LRDP Update and Housing Projects #1 and #2

Berkeley City Council
Tuesday, October 20, 2020

Zoning Adjustments Board
Thursday, October 22, 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.

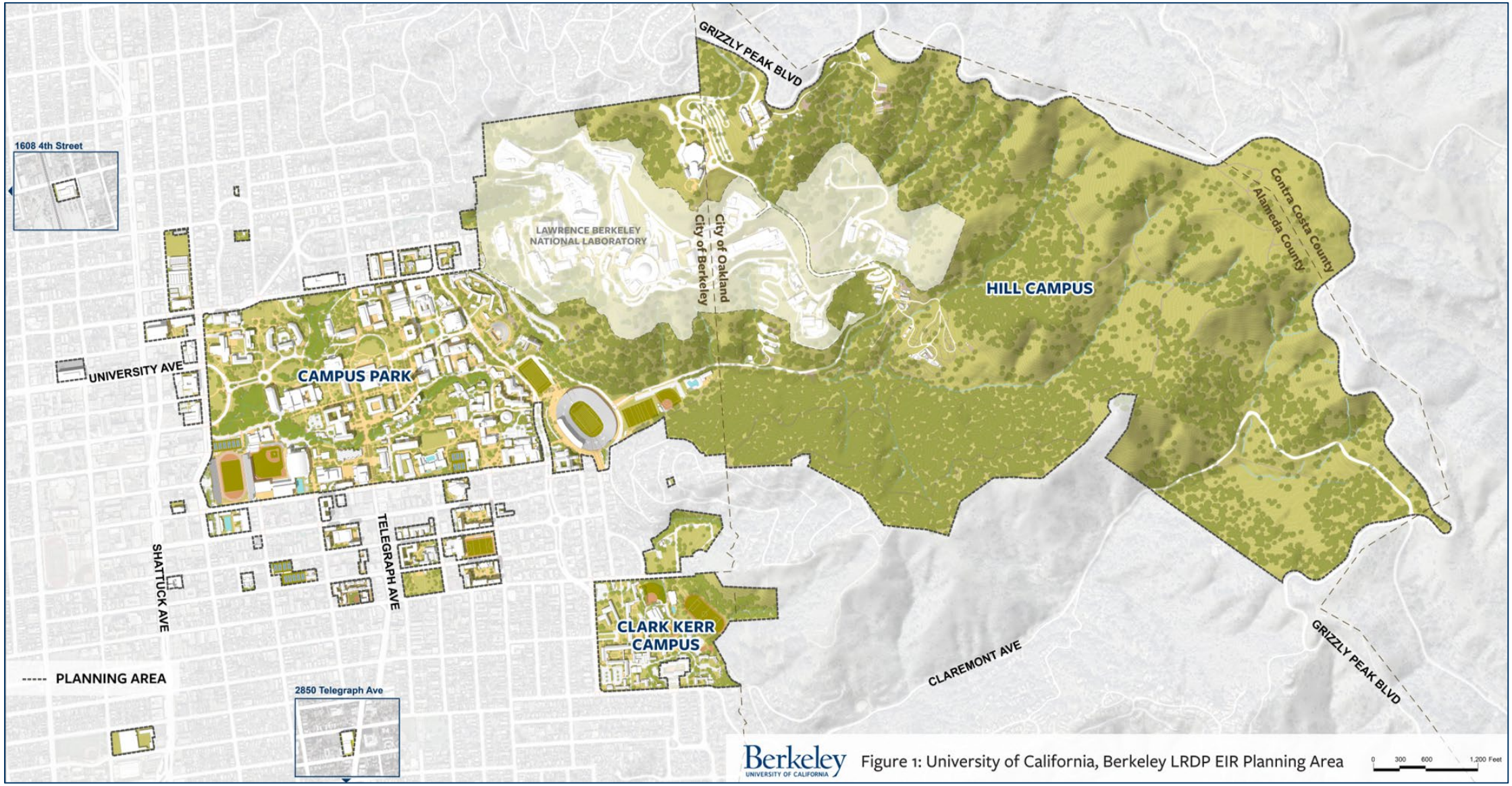
An LRDP does not determine future enrollment or campus population.

- 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?

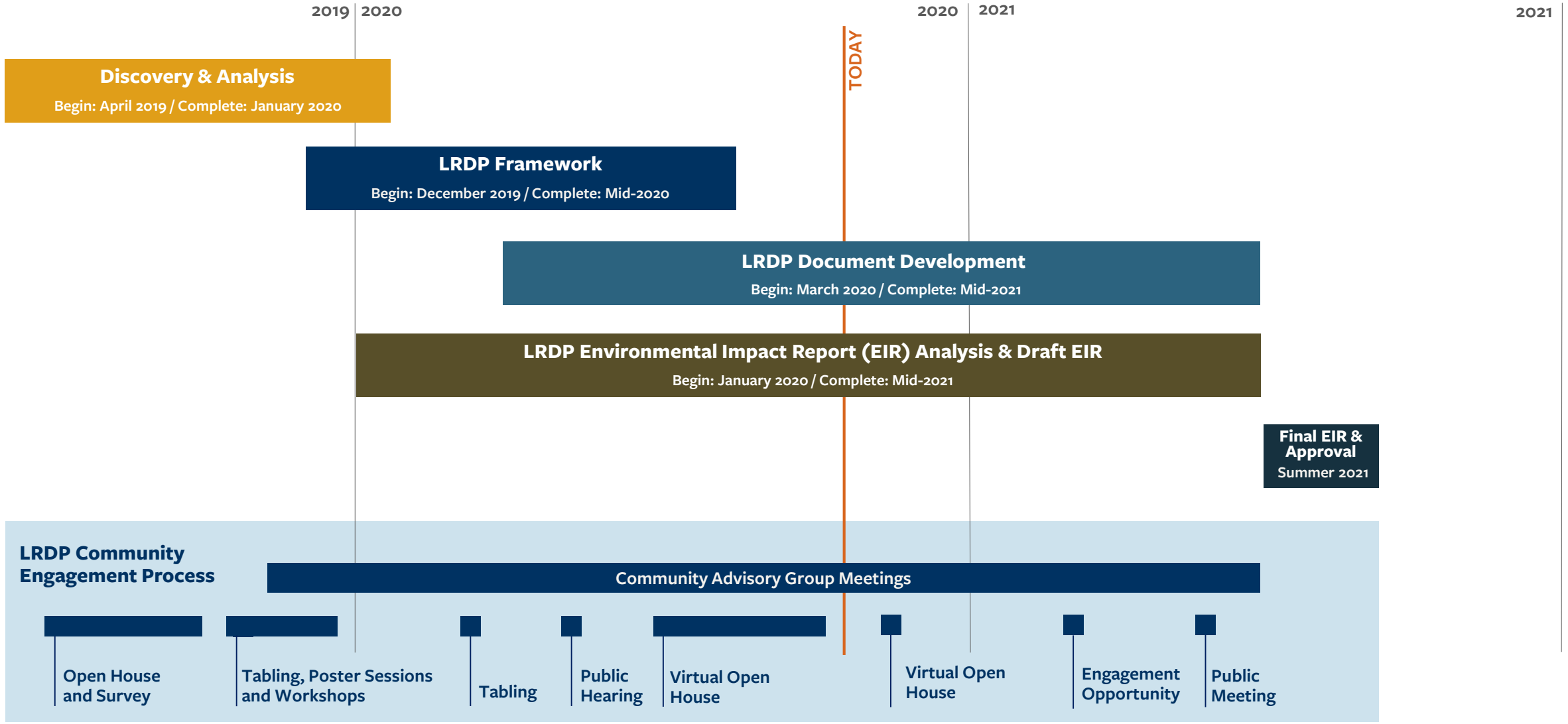
- Additional campus life spaces
- Building on the Chancellor's Housing Initiative
- Modern academic and research space
- Upgrading and modernizing infrastructure
- A more diverse, resilient campus
- Enhancing wayfinding
- Optimizing investment in new projects
- Maintaining and enhancing campus impact 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



* Project schedule updated October 2020 and is subject to change.

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

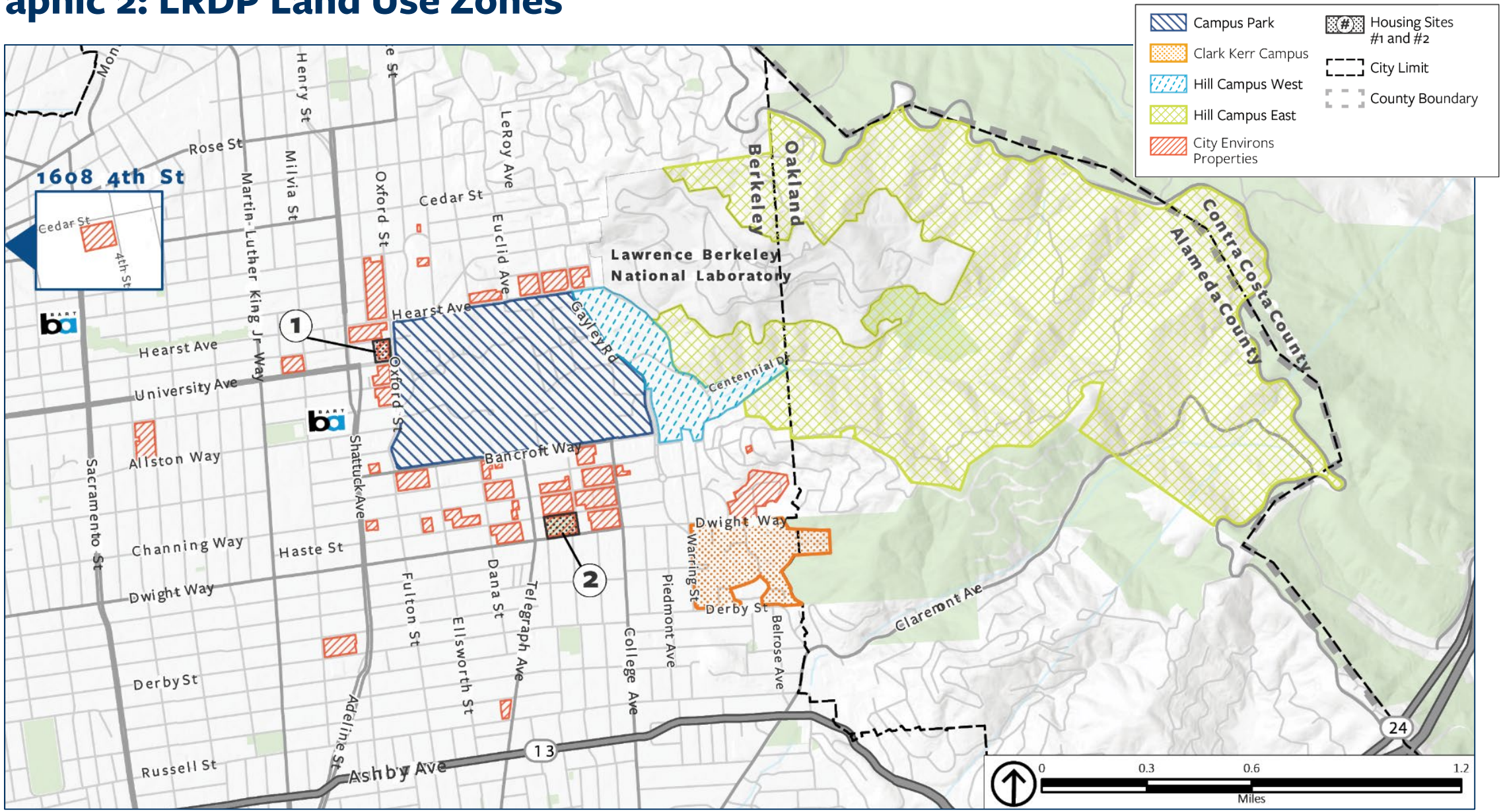
Population Group	2020 LRDP Anticipated Population	Current Population (2018-19)	Anticipated Growth for LRDP Update	LRDP Update Potential Population (2036-37)	Net Change
Students	33,450	39,708		48,200	+8,492
Undergraduates		29,932	Years 1-5 = Average 0.5% per year After year 5 = Average 1% per year	35,000	
Graduates		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
Faculty	1,980	3,276	1:18 faculty-to-student ratio	4,200	
Staff	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



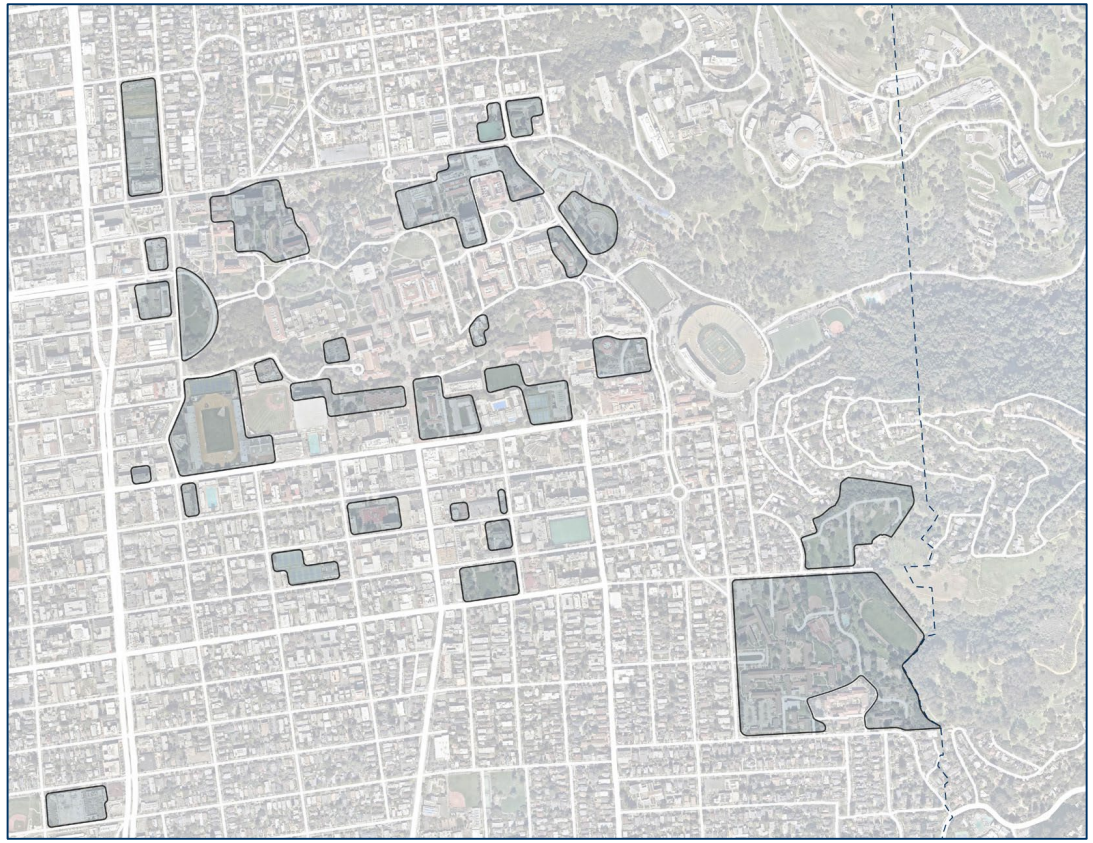
Land Use Categories for Potential Development

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

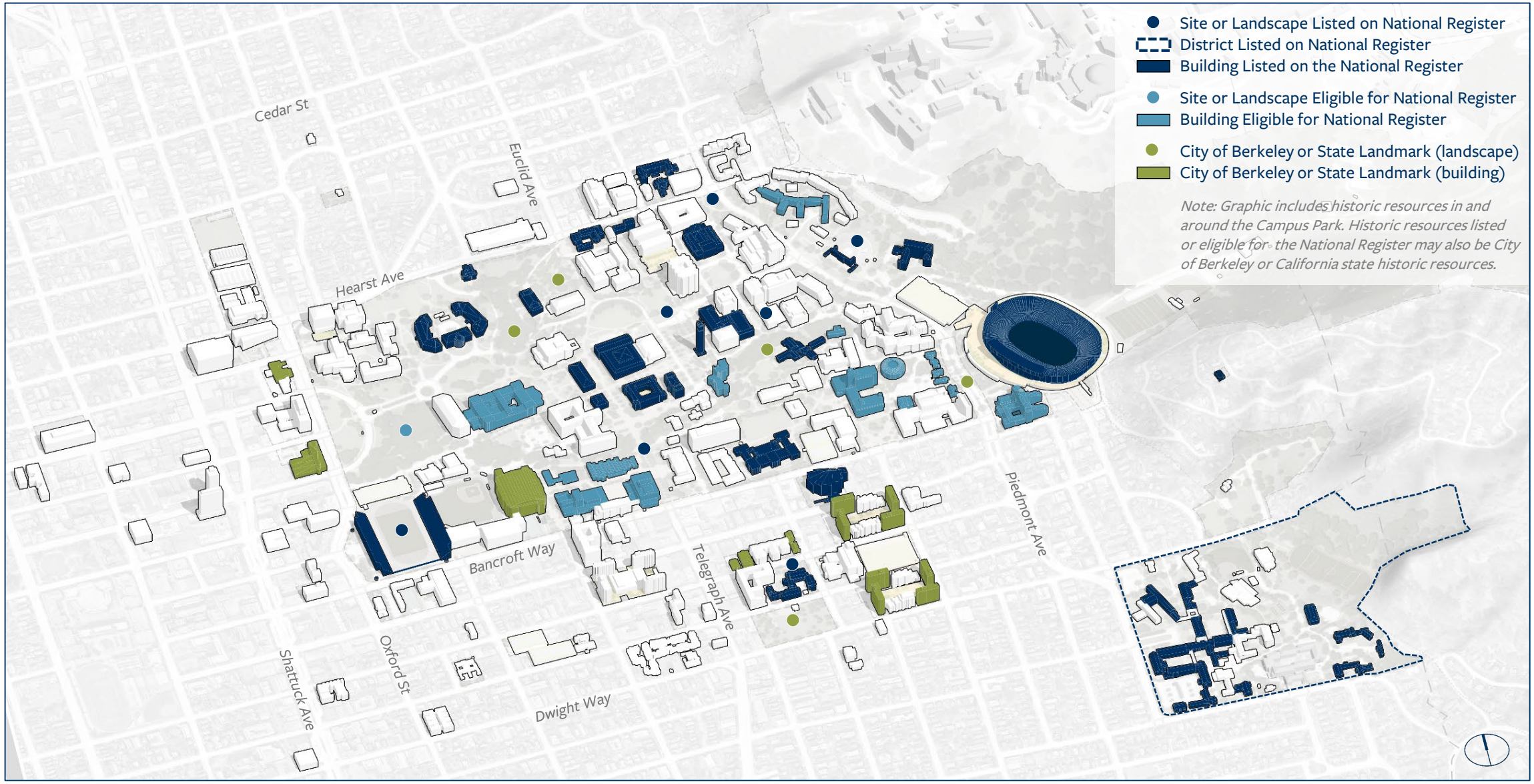
Majority of the Hill Campus will continue to remain as open space managed to reduce wildfire risk, and in the future could provide opportunities for energy resilience.

Emerging Guidelines for Future Development

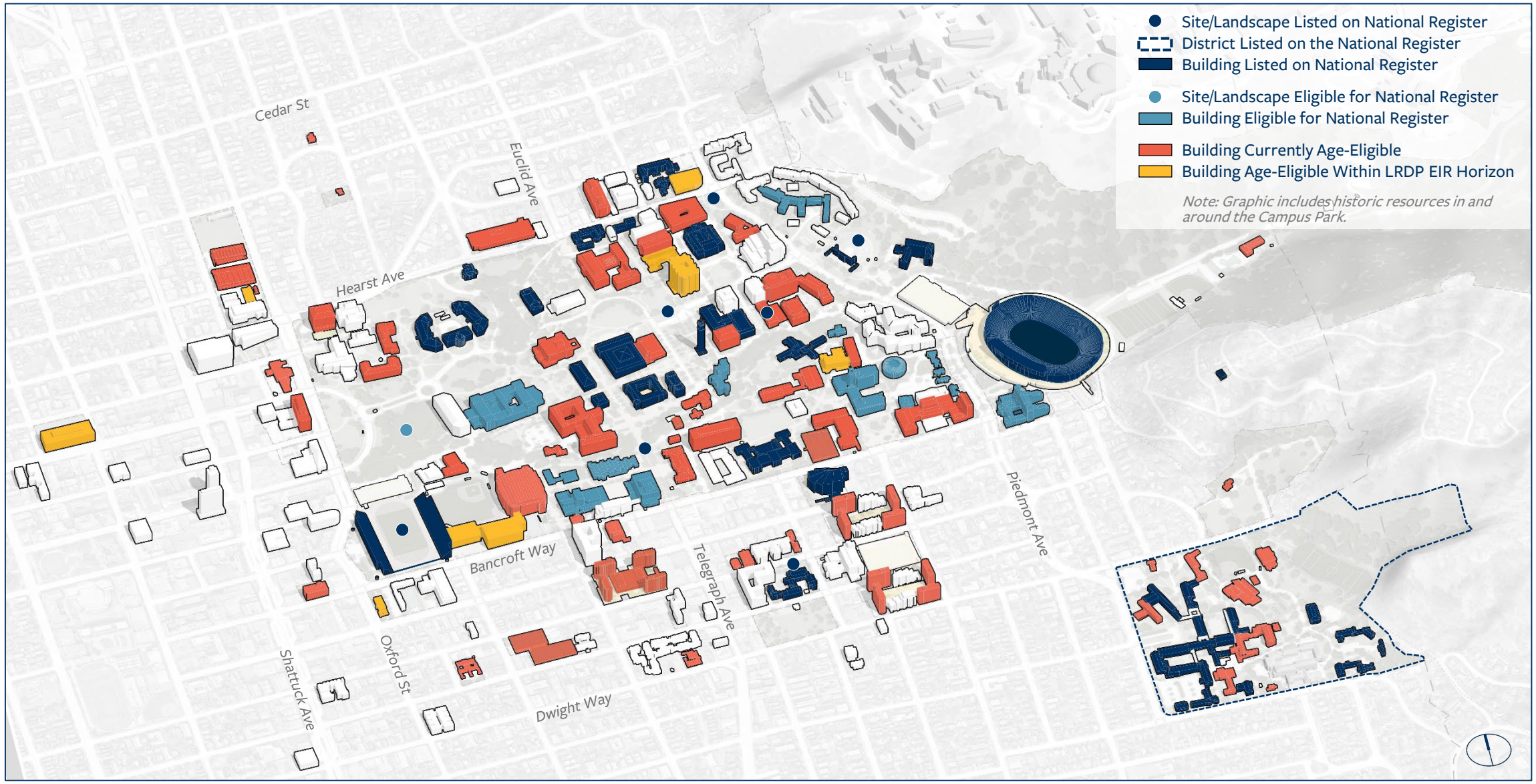
- Prioritize land in the Campus Park for academic, instructional, and key student support functions
- Consider redevelopment of underutilized sites, in order to maximize the use of limited land resources
- Modernize and adapt existing buildings to support current and future uses and pedagogies
- Reinforce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



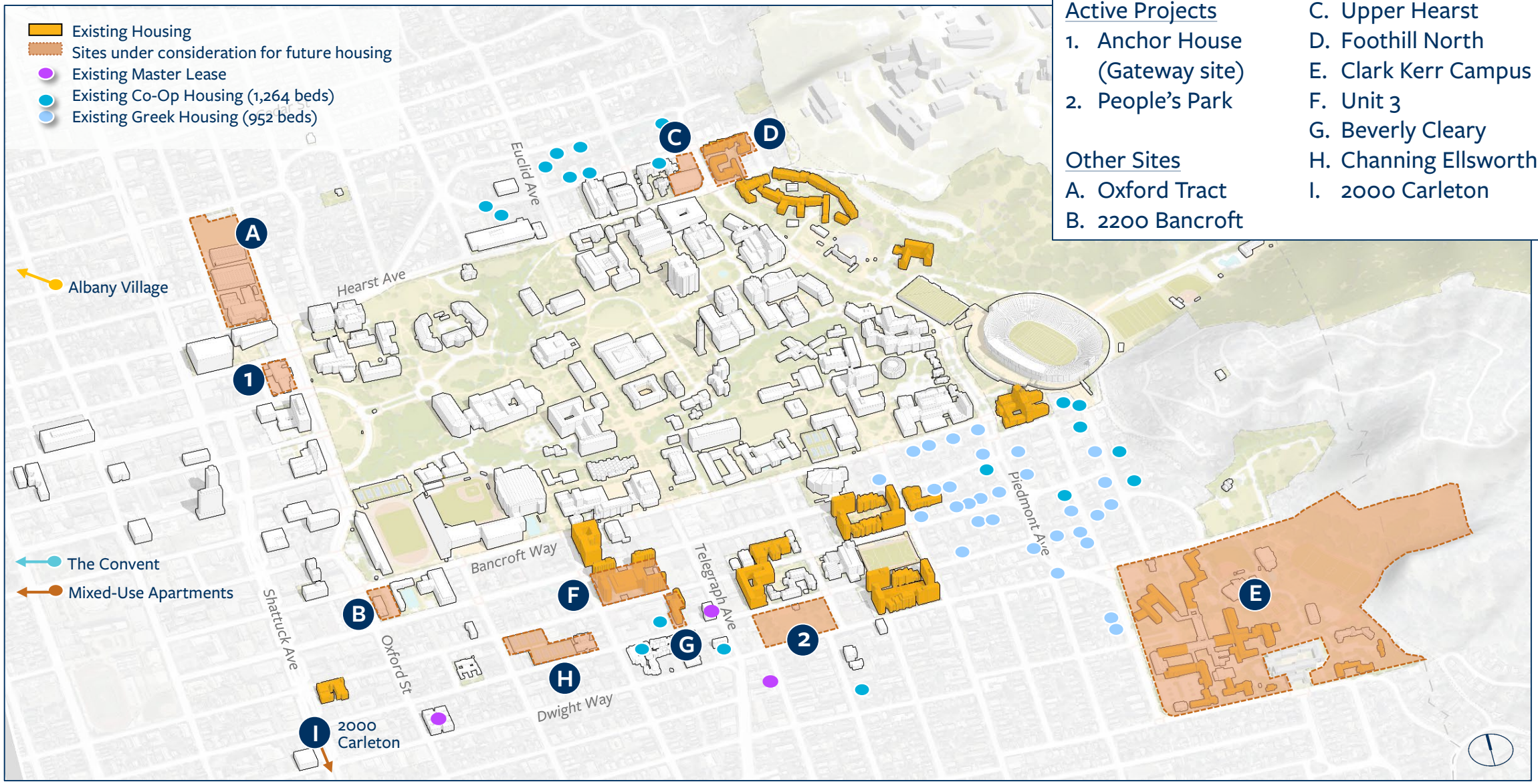
Graphic 3: Existing Campus Historic Resources



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



Graphic 5: Existing and Potential University Housing Locations



Active Projects
1. Anchor House (Gateway site)
2. People's Park

Other Sites
A. Oxford Tract
B. 2200 Bancroft
C. Upper Hearst
D. Foothill North
E. Clark Kerr Campus
F. Unit 3
G. Beverly Cleary
H. Channing Ellsworth
I. 2000 Carleton

Potential Housing Capacity to Reach At Least 10,195 beds

Blackwell Hall
750 beds
Completed

+

Intersection Apartments
105 units

+

Upper Hearst Development
150 units

+

Gateway Site
750 - 800 beds

+

People's Park
950 – 1,200 beds

+

Fulton/Bancroft
750 - 800 beds

+

Albany Village
700 beds

+

Oxford Tract
1,000-2,000 beds

Located in Emeryville

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

Unit 3*
1,800 – 2,000 beds
400 - 600 net new beds
**Redevelopment project*

+

Channing Ellsworth
2,000 – 3,000 beds

+

Foothill North*
350 – 450 beds
30 - 70 net new beds
**Redevelopment project*

+

Clark Kerr*
2,400 – 2,650 beds
2,050 – 2,300 net new beds
No sooner than 2032

+

2000 Carleton
300 – 400 units

+

Beverly Cleary*
240 – 540 units
0 - 300 net new beds
**Redevelopment project*

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

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.

Buildout assumptions for Housing Project #1:

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

Graphic 6: Housing Project #1 Conceptual Views

View from the southeast

View from the Campanile

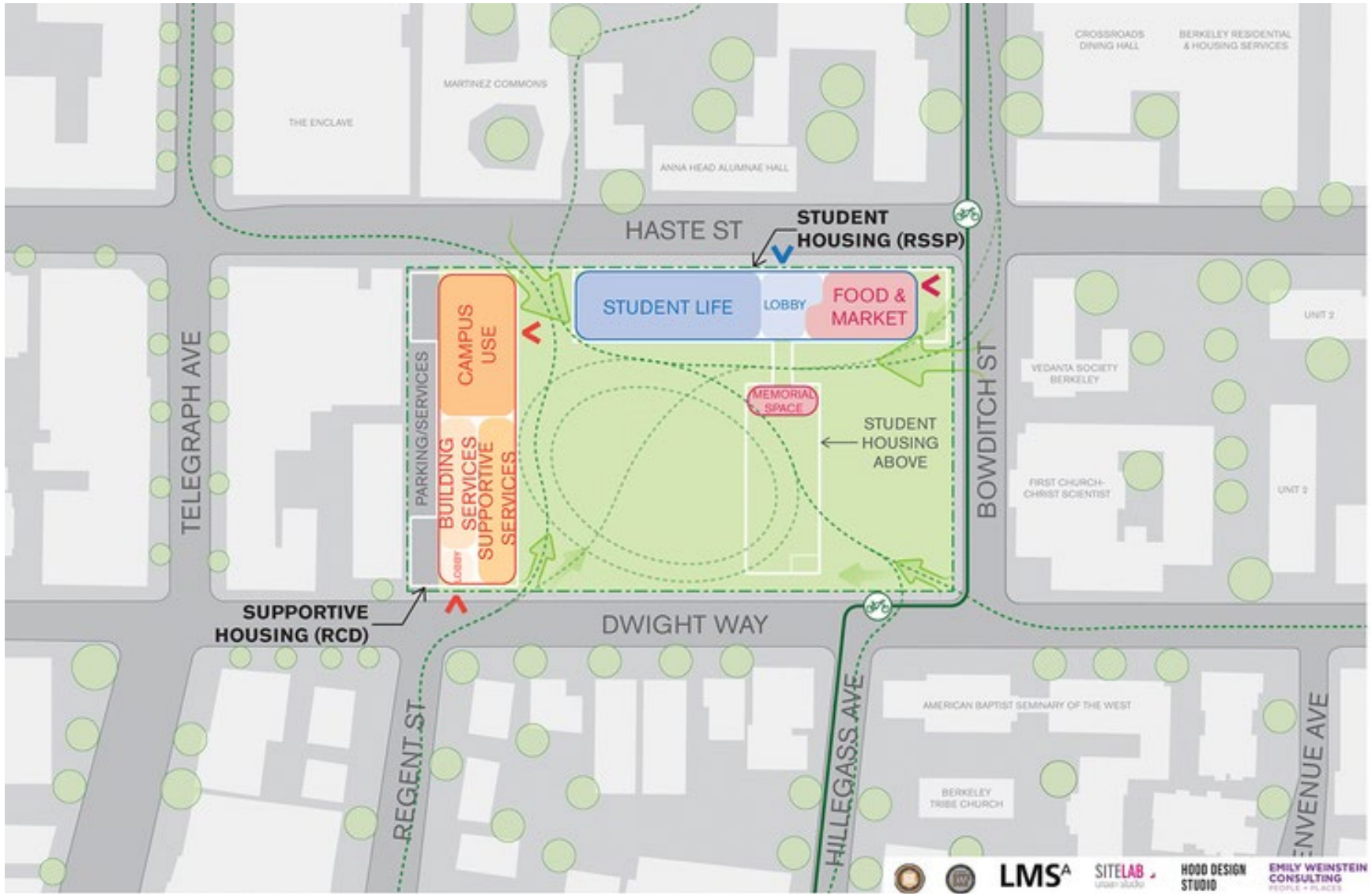
Housing Project #2

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

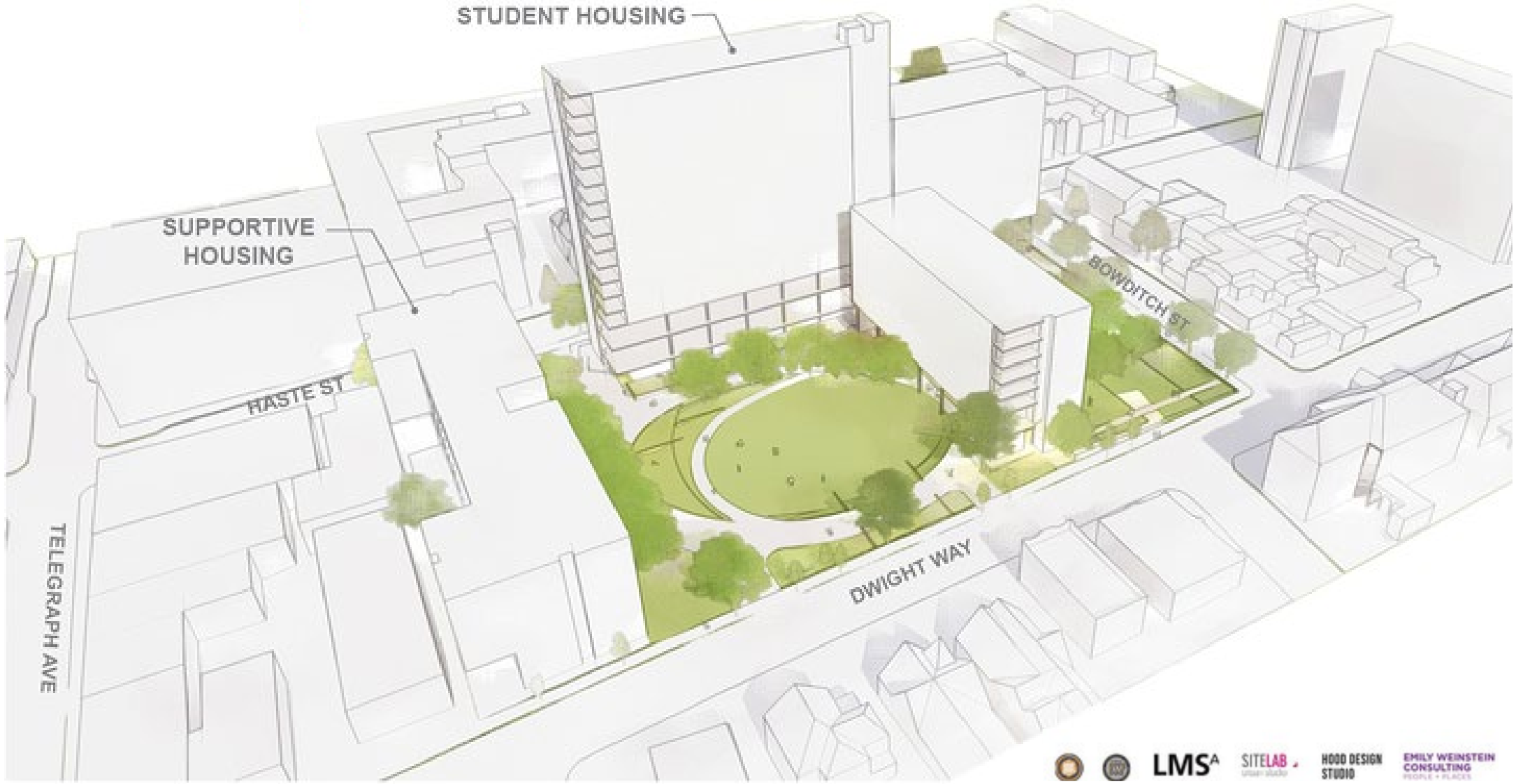
Buildout assumptions for Housing Project #2:

- 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

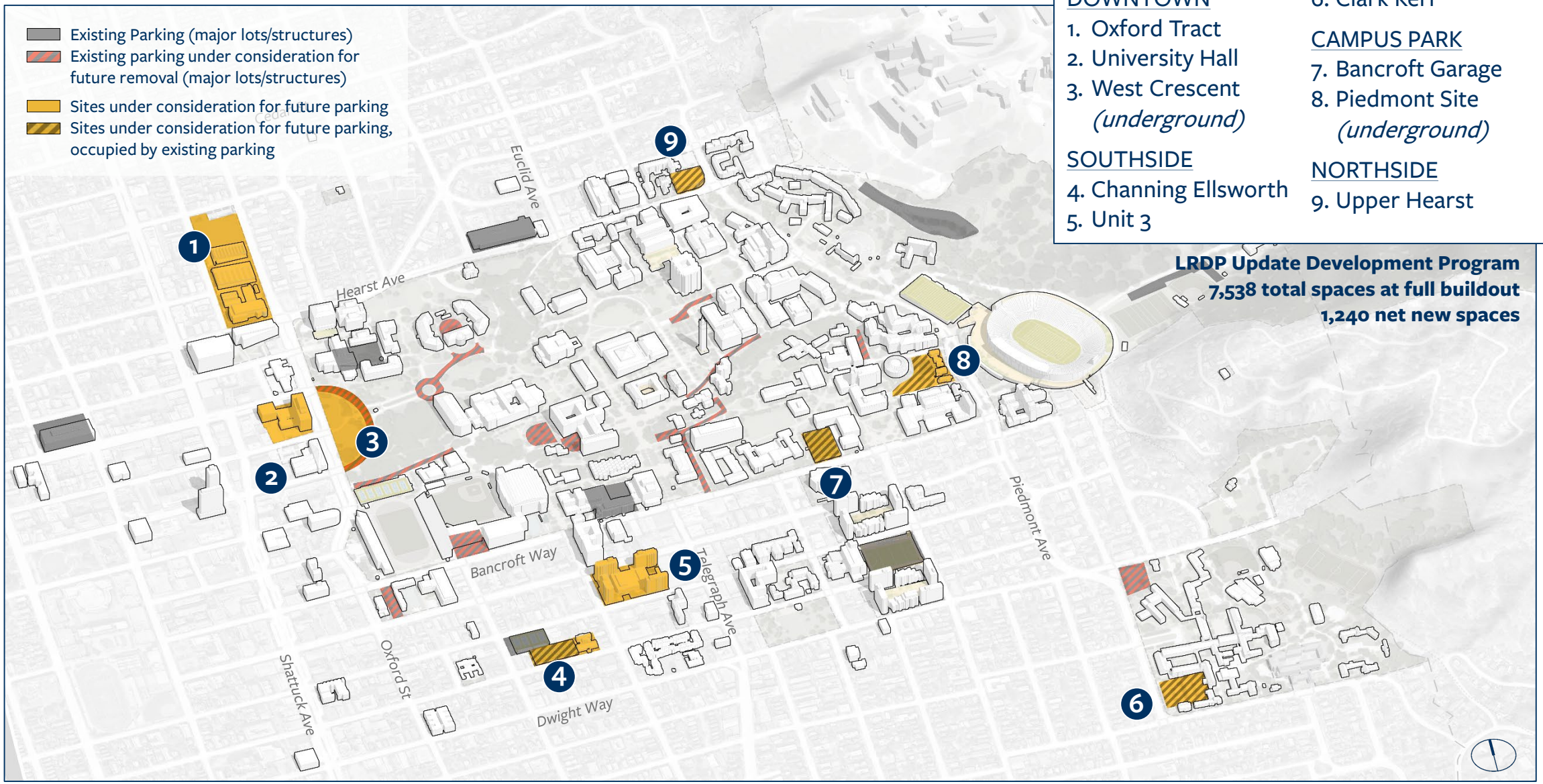
Graphic 7: Housing Project #2 Conceptual Site Plan



Graphic 8: Housing Project #2 Conceptual Perspective



Graphic 9: Existing and Potential Parking Locations



DOWNTOWN
1. Oxford Tract
2. University Hall
3. West Crescent *(underground)*

SOUTHSIDE
4. Channing Ellsworth
5. Unit 3
6. Clark Kerr

CAMPUS PARK
7. Bancroft Garage
8. Piedmont Site *(underground)*

NORTHSIDE
9. Upper Hearst

LRDP Update Development Program
7,538 total spaces at full buildout
1,240 net new spaces

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.