University Village Senior Living and Marketplace

A new gateway to Albany and the Village

Neighborhood Grocery Store  ✪ Restaurant/Café  ✪ Bank  ✪ Shops  ✪ Senior Living
UC Regent’s Approved Master Plan

2004

USDA

City Park

Ocean View Elem. School

City Hall

San Pablo Ave

2004

University Village Community Gardens

MAINTENANCE/OPERATIONS

RECREATION-OPEN SPACE

UNIVERSITY HOUSING

Step 1

Step 2

Step 3

Commercial/Mixed Use Development

University Village Master Plan

UC Regent’s Approved Master Plan
2004
UC submits plans for mixed use project

At the time WWII-era housing remained
The project context

The project does not impact the 10 acres of existing ag. fields
Establishes a new enlivened “front door” for the Village

Senior living and retail with extensive bike/ped trails
Village retail/cafe/restaurant/bank
View of approved retail project (northern parcel)
Retail

• Neighborhood scale Sprouts Farmers Market
• Small shops, café/restaurant and bank
• Plaza on San Pablo
• Bike/transit features
Sprouts Farmers Market • A healthy grocery store offering fresh, natural and organic items at great prices.

13% overall cheaper than Whole Foods on a market basket of 148 items
22% cheaper on organic produce than Whole Foods
Senior Living

- Independent, assisted living & memory care
- 175 units
- Only such project in Albany
- Affiliation with UC, modelled after UCLA project
Environmental Review

• Potential impacts studied in EIR
• No significant long term air quality impacts
• No significant increase in traffic within University Village
  • On-going monitoring to be sure
• Extensive traffic mitigations
  • New bike/pedestrian paths/signal
• Senior project generates very little traffic
• Grocery store is now ½ the size
• Projects are LEED Gold
• City has certified EIR as complete and adequate

The project is extremely well-served by bus transit
It is integrated into the extensive area bike network
Codornices Creek Restoration

- Senior project will build bike/ped trail
- Will complete link to the rest of the trail system
- University is working with City to secure approvals/grants for creek restoration
Public approval process

- Extensive public input on approved 2004 UVA Master Plan
- Public input on mixed use project since 2007
  - 24 public hearings + countless community meetings
  - At least 4 presentations to VRA (9/08, 9/09, 2/11, 9/14)
  - Project revised to respond to community input
- Albany City Council approved plan in July 2012 & unanimously reapproved in March 2014

“We very much welcome this new development within the City, as it will...further enhance our Urban Village by the Bay.”
-- Albany Mayor
Project benefits

• Retail services for University Village residents & neighborhoods
• New senior living opportunities for UC retirees/Albany residents
• Generates annual reviews for UC Berkeley
  • Among other uses will fund University Village Housing Grants
• Activates/enlivens San Pablo Avenue and makes Village safer
• New tax revenues for City
• New bike/pedestrian paths and creek-side open spaces
Albany Village Housing Grants

The project will generate funds for annual housing grants for University Village residents

- The Project plus RSSP funds = $200,000 total/year
- 50 annual grants
- $4,000 each
- Targeted to students at Village who have high self-help financial needs
UC’s Actions to Support Agricultural Programs

- All of the existing 10+ acres existing agricultural fields remain
- A major change from 2004 Master Plan
- Opened up to community access on 1.5 acres
- CNR has hired faculty to focus urban ag/food sovereignty

http://nature.berkeley.edu/blogs/news/2013/10/first_universitycommunity_gill.php
Current Status

• Regents have approved land use plan and ground leases

• Fully approved by the City of Albany

• Construction drawings in progress

• Construction to start in early 2015
Rationale for the Plan

• Balances various public interests after extensive input

• Respects Albany community’s democratic process & approval

• Appropriate use of previously developed land on major commercial/transit corridor

• Extensive benefits for UC/community

• Does not impact existing 10 acre ag research land/comm. farm

• Not an either/or...can have urban ag research/farm and vital new entry to the Village