

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For the Meeting of July 12, 2011

ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, LANDFAIR AND GLENROCK APARTMENTS REDEVELOPMENT, LOS ANGELES CAMPUS

CAMPUS	Los Angeles
PROJECT	Landfair and Glenrock Apartments Redevelopment
PROPOSED ACTIONS	<ol style="list-style-type: none"> 1. Adopt Mitigated Negative Declaration 2. Adopt the Findings and Mitigation Monitoring and Reporting Program 3. Approve Design
PREVIOUS ACTIONS:	Jan 2011: Approval of the budget and external financing
<u>PROJECT SUMMARY</u>	
PROJECT LOCATION	North Westwood Village (4 currently owned properties off-campus) 625/641 Landfair Avenue 558/564 Glenrock Avenue
BUILDING PROGRAM	<ul style="list-style-type: none"> • Proposed project replaces aged apartment buildings on four owned properties near campus at 625/641 Landfair Avenue and 558/ 564 Glenrock Avenue. • The four apartment buildings on these properties, constructed between 1953 and 1968, are well beyond their useful life and do not meet current codes. • Constructs 100 furnished apartment units with 355 beds for upper-level undergraduate and transfer students. Campus has worked with adjacent neighbors to address concerns related to views from adjacent properties. As a result, the number of beds has been reduced by 12 from the original scope of 367 beds. • Increases available bed spaces on the sites from existing by 114, from 241 to 355. • Unit types would be mostly two-bedroom/two-bathroom units, with some one-bedroom and studio units. • Area of parking garage has increased from original scope for

	structural reasons to align with building above. Resulting area has increased potential space for storage in garage.
SQUARE FOOTAGE	<p>Housing:</p> <ul style="list-style-type: none"> • 123,901 Gross Square Feet [GSF] • 85,006 Assignable Square Feet [ASF] • Efficiency ratio – ASF/GSF: 70 percent <p>Parking:</p> <ul style="list-style-type: none"> • 69,664 GSF, 148 spaces below grade <p>Total GSF: 193,965</p>
TOTAL PROJECT COST	<ul style="list-style-type: none"> • \$57,538,000
BUILDING COST/GSF	<ul style="list-style-type: none"> • \$248
PROJECT COST/GSF	<ul style="list-style-type: none"> • \$356
FUNDING SOURCE	<ul style="list-style-type: none"> • \$56,340,000 External Financing, Repayment Los Angeles Housing Revenues • \$1,198,000 Los Angeles Housing System Reserves
RELEVANT AUTHORITIES	<ul style="list-style-type: none"> • Regents Policy 8102 – Policy on Approval of Design, Long Range Development Plans, and the Administration of the California Environmental Quality Act.
LONG RANGE DEVELOPMENT PLAN [LRDP]	<ul style="list-style-type: none"> • Not applicable to off-campus site.
PHYSICAL DESIGN FRAMEWORK	<ul style="list-style-type: none"> • Not applicable to off-campus site.
CAPITAL FINANCIAL PLAN [CFP]	<ul style="list-style-type: none"> • The proposed Landfair and Glenrock Apartments Redevelopment project is consistent with the accepted <i>2010-2020 Consolidated State and Non-State Capital Financial Plan</i>.
ISSUES	<ul style="list-style-type: none"> • Campus has worked with adjacent neighbors to address concerns related to views from adjacent properties. As a result, the number of beds has been reduced by 12 from the original plan. • Project is consistent with the open space and massing requirements of the North Westwood Village Specific Plan. • Acoustical screening and isolation of rooftop mechanical units have been added to plan due to concerns of neighbors.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed project, the Committee on Grounds and Buildings:

- (1) Adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- (2) Adopt the attached Findings; and
- (3) Approve the Design of the Landfair and Glenrock Apartments, Los Angeles Campus.

ATTACHMENTS:

Attachment 1: Project Data

Attachment 2 Project Statistics

Attachment 3: Project Graphics

[Attachment 4: Environmental Impact Summary](#)

Attachment 5: Final IS/MND and Mitigation Monitoring and Reporting Program – see CD

[Attachment 6: CEQA Findings](#)

ATTACHMENT 1

<u>PROJECT DATA</u>	
A. PROPOSED PROJECT SITE	
Area	<ul style="list-style-type: none"> • Landfair site: 0.63 acres • Glenrock site: 0.60 acres
Location	<ul style="list-style-type: none"> • Approximately 1 and 2 blocks, respectively, from campus on the western side.
B. PROJECT CONFORMANCE	
LONG RANGE DEVELOPMENT PLAN [LRDP]	<ul style="list-style-type: none"> • Project site is not included in the UCLA 2002 LRDP, as amended.
PHYSICAL DESIGN FRAMEWORK	<ul style="list-style-type: none"> • Not Applicable to off-campus site.
C. PROPOSED PROJECT DESIGN	
Gross Square Feet	<p>Housing:</p> <ul style="list-style-type: none"> • 123,901 Gross Square Feet [GSF] • 85,006 Assignable Square Feet [ASF] • Efficiency ratio – ASF/GSF: 69% <p>Parking:</p> <ul style="list-style-type: none"> • 69,664 GSF
Building Program	<ul style="list-style-type: none"> • Proposed new construction represents approximately 193,565 GSF with a total of 100 apartment units accommodating 355 beds (85,006 ASF within 123,901 GSF) of housing with 148 below-grade parking spaces (69,664 GSF) for upper-division undergraduate and transfer students. • The two Landfair properties would be combined and are proposed to be developed as one site accommodating 52 of the units (184 beds) and 82 of the parking spaces. • The two Glenrock properties would be combined and are proposed to be developed as one site accommodating 48 of the units (171 beds) and 66 of the parking spaces. • Apartments would include a mix of two-bedroom/two-bathroom (4-bed), two-bedroom/one-bathroom (3-bed), one-bedroom (2-bed), and studio (1-bed) units, with the two-bedroom/two-bathroom units representing approximately 77 percent of the total. • Apartment units would range in size from 565 ASF for a studio to 900 ASF for a two-bedroom unit. Each unit would include a living room and kitchen. • Common areas would include a shared laundry room, bicycle storage and maintenance rooms.

Number of Floors	<ul style="list-style-type: none"> • Four and five stories of housing over two floors of parking on stepped sites.
Key Site Planning & Building Design Elements	<ul style="list-style-type: none"> • On both sites, the massing is reduced by separating the building into two sections around a central courtyard. This provides a walkway break consistent to the requirement for large sites in the City of Los Angeles' North Westwood Village Specific Plan. The buildings step down the sites in response to the significant grade changes and the neighboring context
Exterior Materials	<ul style="list-style-type: none"> • Cement plaster and terracotta panels. • High efficiency glazing with sun shading elements. • Tile or brick pavers in courtyards
Structural System	<ul style="list-style-type: none"> • Slab on grade with spread footings and reinforced concrete structure for parking levels to create a podium for housing above. • Fire-retardant wood frame with plywood shear walls for lateral resistance.
Landscaping	<ul style="list-style-type: none"> • Low water use planting used throughout. • Landscaped courtyards, focal points in both sites, provide common open space. • Small rooftop terraces with planted areas provide additional open space
Executive Architect	<ul style="list-style-type: none"> • Studios Architecture, San Francisco, CA with design collaboration by Daniel Solomon Design Partners, San Francisco, CA.
C. SUSTAINABILITY	
Target LEED Rating	USGBC LEED™ Silver
Key Sustainability Features	<ul style="list-style-type: none"> • Providing student housing close to campus reduces automobile trips and other environmental impacts. • Urban infill on previously developed sites contributes to reduced environmental impacts compared to suburban sprawl. • Units incorporate natural ventilation strategies. • Heat gain reduced with exterior sun shades and high-performance glazing. • Access to daylight and views is provided, reducing reliance on artificial lighting. • Reduced landscape irrigation demands through high-efficiency irrigation systems. • Roof planting areas reduce heat gain, reduce storm-water runoff and would incorporate drought-tolerant plants. • Ample bicycle parking provided.

	<ul style="list-style-type: none"> On-site storm water is captured and treated to remove 80% of suspended solids.
D. INDEPENDENT REVIEWS	
Design: May 2011	Seismic: May 2011
Value Engineering: N/A	
E. PROJECT CONSTRUCTION	
Project Delivery Method	<ul style="list-style-type: none"> Design-Bid-Build
Management and Oversight	<ul style="list-style-type: none"> UCLA Capital Programs will manage the project Vice Chancellor for Finance, Budget and Capital Programs will perform project oversight.
Proposed Schedule	<ul style="list-style-type: none"> Start of Construction: July 2012 Projected Completion of Construction: August 2014 Estimated Construction Duration: 22 months (includes 2 months demolition, 8 months site preparation/retaining walls/concrete deck and 12 months housing units construction completion)
H. CEQA COMPLIANCE	
<p>In accordance with University procedures and the requirements of the California Environmental Quality Act (CEQA), the environmental effects of the Project were analyzed as summarized below:</p>	
Environmental Document	<ul style="list-style-type: none"> Mitigated Negative Declaration (MND)
Tiered from LRDP EIR or Other Previously Certified EIR	<ul style="list-style-type: none"> Project CEQA analysis is not tiered. However, the proposed Project includes and incorporates into the design elements all relevant mitigation measures (MMs) and campus programs, practices and procedures (PPs) from the UCLA Final LRDP EIR Mitigation Monitoring and Reporting Program (MMRP).
Public Review Dates	<ul style="list-style-type: none"> April 21 to May 23, 2011.
Project-Specific Impacts Reduced to Less than Significant Level with Project Mitigation	<ul style="list-style-type: none"> Project level: Geology and Soils, Noise. Cumulative: None.
Project Impacts Adequately Addressed in Previously Certified EIR	<ul style="list-style-type: none"> Project level: Project CEQA analysis is not tiered. Cumulative: Project CEQA analysis is not tiered.
Significant and Unavoidable Impacts	<ul style="list-style-type: none"> Project level: None. Cumulative: None.
Alternatives Analyzed	<ul style="list-style-type: none"> Not applicable
Public Comment Letters	<ul style="list-style-type: none"> Public Agency: One from the State Clearinghouse noting project compliance with CEQA review

	requirements. <ul style="list-style-type: none">• Individuals: Six – primarily from neighbors and community groups in the West Village area.
Environmental Topic Area Issues Raised in Comments and How They Were Resolved	<ul style="list-style-type: none">• Aesthetics, air quality, biology, geology, hydrology, parking, traffic, density, height, noise, and crime. The final Initial Study/Mitigated Negative Declaration and findings (attached) respond to all comments and the campus has concluded that recirculation is not required by CEQA to address the issues raised in the comments.
Mitigation Monitoring Program	See attachment 5.
Final Environmental Document	See attachment 5.
Findings	See attachment 6.
Project Level Statement of Overriding Considerations	No

ATTACHMENT 2

PROJECT STATISTICS

PROJECT BUDGET [CCCI 5381]				
A. COSTS				
Category	Housing	Parking	Total	% of Total
Site Clearance	\$771,000		\$771,000	1.4%
Building ^(a) 3	0,712,000	10,507,000	41,219,000	73.2%
Exterior Utilities	670,000		670,000	1.2%
Site Development	1,344,000		1,344,000	2.4%
A/E Fees ^(b) 2,	394,000	751,000	3,145,000	5.6%
Campus Administration ^(c) 52	5,000	165,000	690,000	1.2%
Surveys, Tests, Plans	523,000	164,000	687,000	1.2%
Special Items ^(d) 3,	354,000	1,056,000	4,410,000	7.8%
Contingency 2,	591,000	813,000	3,404,000	6.0%
4	2,884,000	13,456,000	56,340,000	100%
Group 2 & 3 Equipment ^(e) 1,	198,000		1,198,000	
Project Total	\$44,082,000	\$13,456,000	\$57,538,000	

COST DATA			
B. ANALYTICAL DATA			
	Housing	Parking	Total Project
GSF ^(f) 1	23,901	69,664	193,565
ASF ^(g) 8	5,006		85,006
Efficiency ratio: ASF/GSF	69%	NA	44%
Bed Count, Space Count	355	148	
Building Cost/GSF	\$248	\$151	\$213
Building Cost/Bed	\$86,513	NA	
Project Cost/GSF ^(h) \$	356	\$193	\$297
Project Cost/Bed, etc. ^(h)	\$124,175 N	A	

C. COMPARABLE UNIVERSITY PROJECTS AT CCCI 5381			
Project Name	Bldg cost/GSF	Building Cost/Bed	Last approved CIB
UCSD-Health Sciences Graduate and Professional Housing	\$235 \$	113,712	5/27/2008

- (a) Includes the cost of the UCIP.
- (b) Fees include architectural and engineering services.
- (c) Campus Administration includes project and contract management staff.
- (d) Special items include: Pre-design studies (\$375,000), environmental approvals (\$181,000), specialty consultants (\$447,000), State Fire Marshal, Department of Water and Power fees (\$210,000), hazardous materials survey and monitoring (\$75,000), independent cost estimating (\$80,000), structural peer review (\$115,000), value engineering/constructability (\$210,000) totaling \$1,723,000; and interest expense (\$2,687,000).
- (e) Group 2 and 3 equipment consists of equipment which is not built-in or permanently affixed to the structure of the building.
- (f) Gross Square Feet (GSF) is the total area, including usable area and space occupied by the structure itself.
- (g) Assignable Square Feet (ASF) is the net usable area.
- (h) Excludes the cost of Group 2 and 3 Equipment.

July 2011