

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS

March 19, 1998

The Committee on Grounds and Buildings met on the above date at UCSF-Laurel Heights, San Francisco.

Members present: Regents Atkinson, Johnson, Khachigian, McClymond, Montoya, Nakashima, Ochoa, Parsky, and Soderquist

In attendance: Regents Bagley, Chandler, Clark, Davies, Hotchkis, Leach, Lee, and Levin, Regents-designate Espinoza and Miura, Faculty Representatives Dorr and Weiss, Secretary Trivette, General Counsel Holst, Provost King, Senior Vice President Kennedy, Vice Presidents Gomes and Hopper, Chancellors Berdahl, Carnesale, Debas, Dynes, Greenwood, Vanderhoef, and Yang, and Recording Secretary Nietfeld

The meeting convened at 3:35 p.m. with Committee Chair Nakashima presiding.

CONSENT AGENDA

A. ***Amendment of the Budget for Capital Improvements and the Capital Improvement Program***

The President recommended that the Committee concur with the recommendation of the Committee on Health Services that the 1997-98 Budget for Capital Improvements and the 1997-2000 Capital Improvement Program be amended to include the following projects: Davis: A. Tower II, Phase II and Davis: B. Tower II South Addition.

2. ***Approval of Design for University Village Redevelopment, Step 1, Berkeley Campus***

Upon review and consideration of the environmental consequences of the proposed project as indicated in the Final Environmental Impact Report certified by The Regents in January 1998 and the Addendum, the President recommended that the Committee:

- (1) Adopt the Findings and EIR Addendum.
- (2) Approve the design of the University Village Redevelopment, Step 1 project at the Berkeley campus.

[The Findings and EIR Addendum were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

Chancellor Berdahl commented on Item B., *Approval of Design for University Village Redevelopment, Step 1, Berkeley Campus*, in response to remarks made during the public comment period. He stressed that the campus is striving to be a good neighbor to the communities of Albany and Berkeley and described some of the partnerships that it has undertaken with the City of Albany.

For example, the campus donated a substantial parcel of land adjacent to University Village for a middle school and also donated land to the City for its City Hall and its Police and Fire Stations. Over the last forty years, the University has provided land for two Little League playing fields, a practice field, and a batting cage at no cost to the City. In 1994 two additional playing fields were developed under a license agreement at the cost of \$1 per year. Chancellor Berdahl reported that this was his first experience of a university providing playing fields for the community. He stressed that the campus is committed to work with the Cities of Albany and Berkeley in continuing to provide space for sports activities. The current situation involves a difficult balance between the needs of the University and the needs of the community. There is a clear need to improve the quality of affordable housing for the students who live in University Village. Because the campus is required to generate the revenue to pay for student housing, it is a pay-as-you-go operation. The campus has therefore proposed that a portion of the land be developed for commercial purposes in order to generate a revenue stream to assist in the funding of the housing project, thus reducing the rents charged to students. Development of the commercial tract was suggested by the City Manager of Albany as a way to provide tax revenue for the City. Chancellor Berdahl emphasized that the campus intends to continue to provide space for playing fields as the University Village redevelopment proceeds.

Vice Chancellor Bean provided the Committee with a visual representation of the site being discussed. He reported that the Step 1 project would demolish and replace 356 existing units of family housing with 296 two-bedroom units and 96 three-bedroom units. Mr. Bean reported that the campus presently provides a daycare site for two hundred children at no charge, at a cost to the University of \$60,000 per year. The campus also maintains the fields for the school system and for the playing fields. The University is considering various options which will allow the fields to remain open during construction.

Chancellor Berdahl noted that in the long-term, development of an alternative site will be required. The City of Albany has approved a bond issue for playing fields. The campus hopes to work constructively with all of the constituencies to balance the needs of the students and the community.

In response to a question from Regent Nakashima, Mr. Bean reported that there had been public hearings in connection with the Environmental Impact Report process as well as numerous meetings with community representatives.

Regent Johnson extended her appreciation to Vice Chancellor Bean for his service to the University in light of his upcoming retirement.

Regent Chandler stressed the importance of keeping the lines of communication with the community open because it appeared from the public comment period that there was a lack of understanding of

the commitment on the part of the University to work with the community to keep the playing fields open.

Secretary Trivette distributed a communication from the Chairperson of the Community Field Advisory Corporation.

(For speakers' comments, see the minutes of the March 19, 1998 meeting of the Committee of the Whole.)

Upon motion duly made and seconded, the Committee approved the President's recommendations and voted to present them to the Board.

The meeting adjourned at 4:00 p.m.

Attest:

Secretary