

**CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT, AMENDMENT OF MASTER PLAN, AND APPROVAL OF DESIGN, UNIVERSITY VILLAGE REDEVELOPMENT STEP 2 PROJECT, BERKELEY CAMPUS**

**EXECUTIVE SUMMARY**

- Campus: Berkeley
- Project: University Village Redevelopment Step 2 Project
- Proposed Action: Certify EIR, amend Master Plan, and approve design for construction of new student/family housing and a maintenance facility.
- Previous Actions: January 1998: Regents approved University Village Master Plan.  
November 2003: Regents approved inclusion of this project into the 2003-04 CIP.  
May 2004: administrative CIP action taken to include 24 one-bedroom units into Step 2.
- Executive Architect: J. R. Roberts Corporation
- Project Summary: Approval is requested to construct University Village Redevelopment Step 2 project of 545,412 gsf (430,876 asf) and 582 units (1,008 bedrooms) at a total project cost of \$118,795,000 to be funded by external financing (\$112,200,000) and the Berkeley campus share of the UCHS Net Revenue Fund (\$6,595,000). Building cost is \$132 per gsf with an asf/gsf ratio of 79%. The Step 2 project will demolish 412 existing 1960s housing units and construct new 1, 2, and 3 bedroom student family housing units in 3-story buildings. The buildings have been designed to meet the minimum standard for LEED's™ certified rating as well as exceed Title 24 standards.
- Issues:
- Master Plan Amendment would change the Gill Tract from agricultural research use to a mix of housing, recreation, and retail land uses for Step 3.
  - Students have commented that very low-income student families may no longer be able to afford new units.
  - City of Albany commented on a variety of public service impacts, especially fire department.
  - City of Berkeley commented on public service and transportation impacts.