

# University Village Senior Living and Marketplace



## Facts-at-a-glance:

*Conceptual rendering, subject to further refinement*

- What:** Senior assisted living with 175 units/suites providing a range of care levels  
Whole Foods Market grocery store  
New retail shops along San Pablo Avenue
- Where:** San Pablo Avenue at Monroe Street, Albany, CA
- When:** Projected start of construction in 2013; Projected opening in 2015
- Benefits:** Creates \$465,000 in new property and sales tax revenues for the City's general fund  
Addresses need for more senior housing  
Creates new construction, retail and service jobs  
Revitalizes San Pablo Avenue
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## What is the University Village Senior Living and Marketplace proposal?

UC Berkeley is proposing to build a new senior assisted living facility, a full-service grocery store and new retail shops that will activate San Pablo Avenue at Monroe Street and connect to University Village. The senior living facility will offer a range of care including independent, assisted and memory care. The grocery store will be a Whole Foods Market known for its wide array of organic and natural foods.

## What is the current status of the project?

On January 17, 2012 Albany City Council expressed unanimous support for the project as well as framework to address key planning and entitlement issues. The project will go before the Planning and Zoning Commission on April 24 for approval of the corresponding formal approval documents. The project is expected to be considered by the City Council in May.

## How will the project benefit the community?

The project will allow Albany seniors to stay within the community as they transition out of their current homes in Albany. And they will enjoy the project's many amenities, easy walks to University Village, community gardens, ball fields, and the creek.

- The project will bring new revenue to the City of Albany. The project will be on Albany's tax rolls and should generate hundreds of thousands of dollars annually in new property and sales taxes to help support City and school programs.
- The new development should act as a catalyst for the revitalization of San Pablo Avenue and help boost the economic vitality of Albany.
- There will be many new construction jobs for local trades people building the project who will enjoy prevailing wages and job apprenticeships. The new grocery store and senior housing will generate new retail and service jobs at all levels for years to come.
- Low-income students and their families at University Village will see their rents reduced as part of a commitment from the Chancellor to ensure that the project benefits University Village residents.
- The project will open up access to Codornices and Village Creeks via new pedestrian and bike trails.

### **How does the project address community concerns?**

UC Berkeley has met extensively with the Albany community over the past 4 1/2 years and has revised its design to respond to community concerns about the initial proposal. For example:

- Senior housing rather than more family housing was chosen to lessen the impacts on Albany's already crowded public schools.
- In order to improve bicycle and pedestrian access and safety, UC Berkeley will construct a new signalized crossing at Dartmouth across San Pablo Avenue. A new pedestrian and bike path would be located along Codornices Creek from San Pablo Avenue to 10<sup>th</sup> Street and ultimately connect to the Bay trail.
- Parking will be provided below the grocery store and in surface lots, rather than in an above grade parking structure.
- The project was reduced from 5 to 4 stories in height to respond to community input.

### **How will the senior housing be designed?**

The senior housing would be a multi-care facility including independent living residential apartments, assisted living units and memory care services. The senior housing, the tallest portion of the project (four stories), would be located behind the retail component and thus, set back from San Pablo approximately 75 feet. The ground floor senior services would include a dining and other common areas looking out onto Codornices Creek. Albany residents would receive a priority for a portion of the units.

### **How will the retail be designed?**

The grocery store would be approximately 45,000 square feet located at the corner of San Pablo Ave and Monroe St. A series of one-story, retail shops would face onto San Pablo Avenue serving to help activate and make this stretch of the avenue more pedestrian friendly. The southern portion of the retail building would be setback from the street to allow for possible outdoor seating and to provide a more welcoming sense of arrival to the restored Codornices Creek and a new pedestrian/bicycle path.

### **Would the project impact the agricultural fields at the Gill Tract?**

No. The project is located entirely south of Village Creek. It would have no impact on the growing grounds. The Gill Tract is currently used by the College of Natural Resources to conduct agricultural research. At some point yet to be determined the College will relocate its research elsewhere. The University's Master Plan designates the Gill Tract for community open space and recreation.