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UNIVERSITY VILLAGE SENIOR HOUSING & MARKETPLACE

1030 - 1130 SAN PABLO AVENUE, ALBANY, CA



**UNIVERSITY VILLAGE
SENIOR HOUSING &
MARKETPLACE**
1030 - 1130 SAN PABLO AVENUE,
ALBANY, CA 94706

Client:
University of California, Berkeley
Real Estate Services
200 A&E Building
Berkeley, CA 94720-1382

Revision Schedule		
Rev. No.	Issue	Date
	REVISED PUD & RE-ZONING SUBMITTAL	3/30/11

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- C2.1 UTILITY PLAN - CONCEPT
- C3.0 TRUCK & EMERGENCY VEHICLE CIRCULATION

PROJECT TEAM

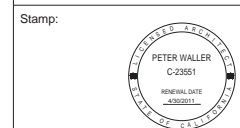
OWNER / APPLICANT UNIVERSITY OF CALIFORNIA, BERKELEY
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200 A&E BUILDING
BERKELEY, CA 94720-1382

ARCHITECT PYATOK ARCHITECTS
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444 17TH STREET
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PLEASANTON, CA 94588

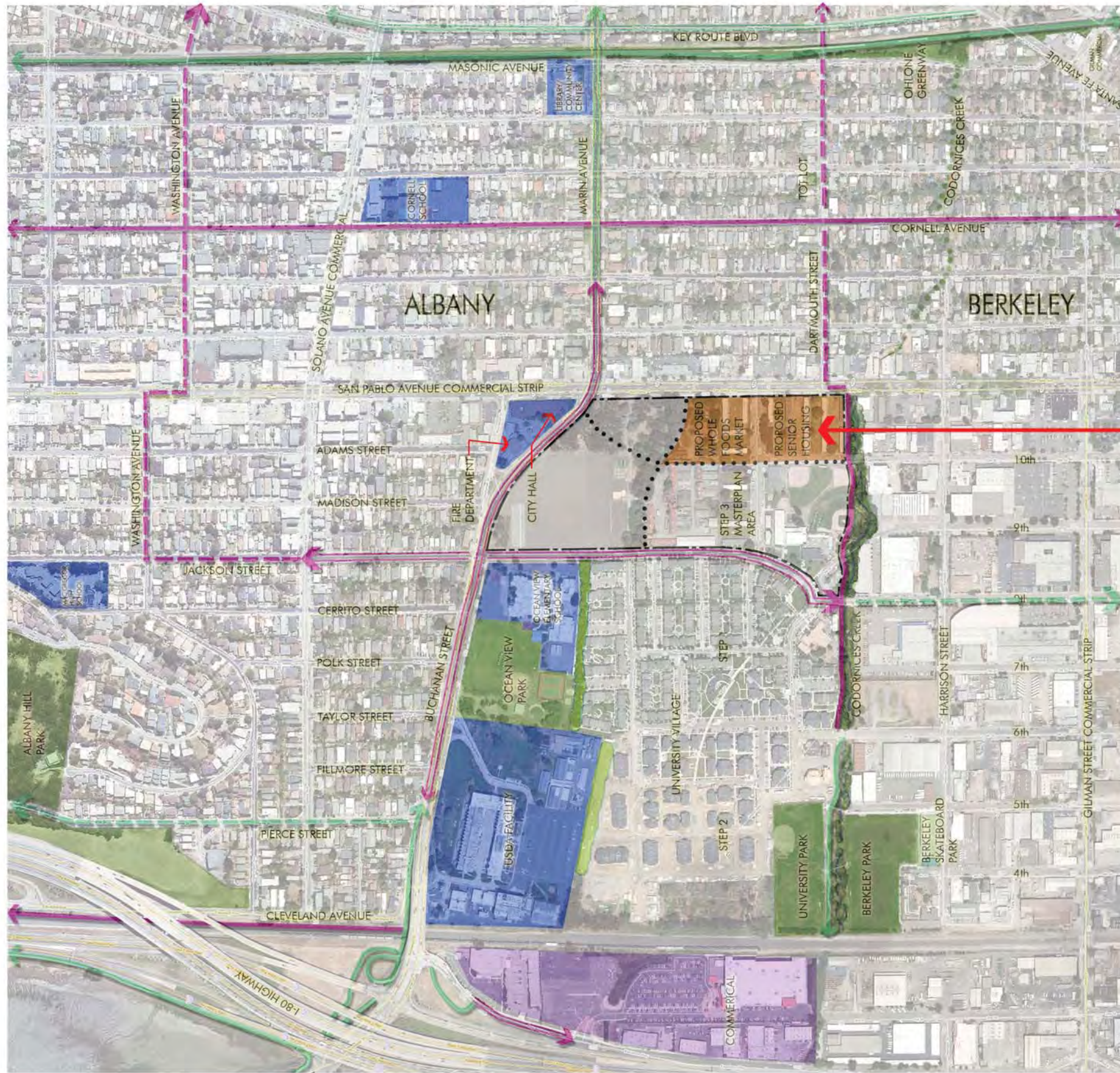
TRANSPORTATION:
BICYCLE SOLUTIONS
338 S. FREMONT STREET, #112
SAN MATEO, CA 94401



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Title
TITLE SHEET

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**UNIVERSITY VILLAGE
AT ALBANY**


- LEGEND**
- University Village Mixed-Use Project
 - School/Civic/Institution
 - Park
 - Existing Bicycle/Pedestrian Paths (Class I)
 - Existing Bike Lane (Class II)
 - Existing Bike Route (Class III)
 - Proposed Bicycle/Pedestrian Paths (Class I)
 - Proposed Bike Lane (Class II)
 - Proposed Bike Route (Class III)
 - Proposed Bike Route
 - Codornices Creek Restoration
 - Village Creek Restoration (Complete)



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Title
**NEIGHBORHOOD
CONTEXT PLAN**


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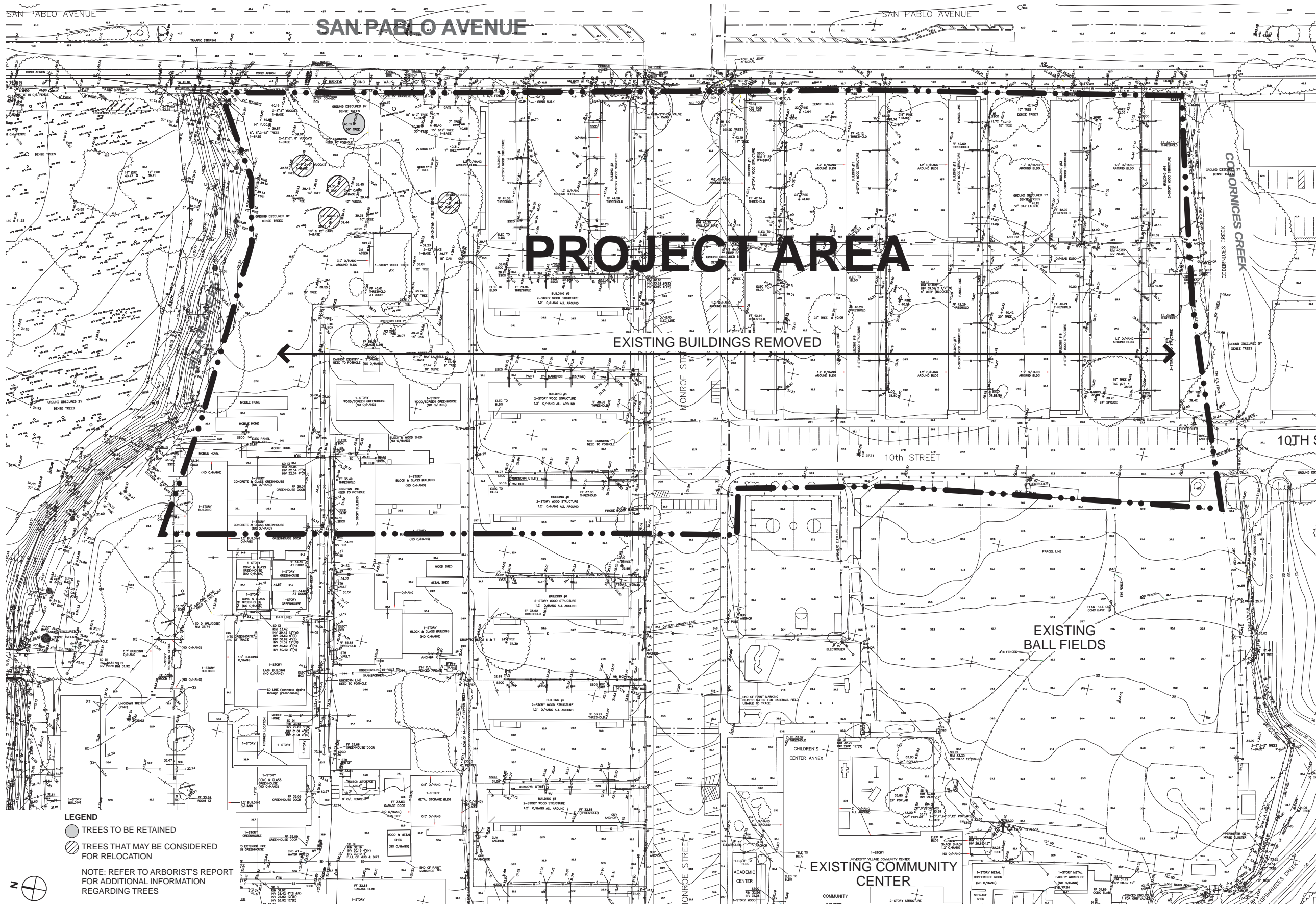
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Title
 AERIAL VIEW

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Not-For-Construction

AERIAL VIEW ①
 NOT TO SCALE



LEGEND

- TREES TO BE RETAINED
- TREES THAT MAY BE CONSIDERED FOR RELOCATION

NOTE: REFER TO ARBORIST'S REPORT FOR ADDITIONAL INFORMATION REGARDING TREES



SITE SURVEY

SCALE: 1" = 30'-0"

30' 60' 120'

PROJECT AREA

EXISTING BUILDINGS REMOVED

EXISTING BALL FIELDS

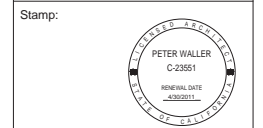
EXISTING COMMUNITY CENTER

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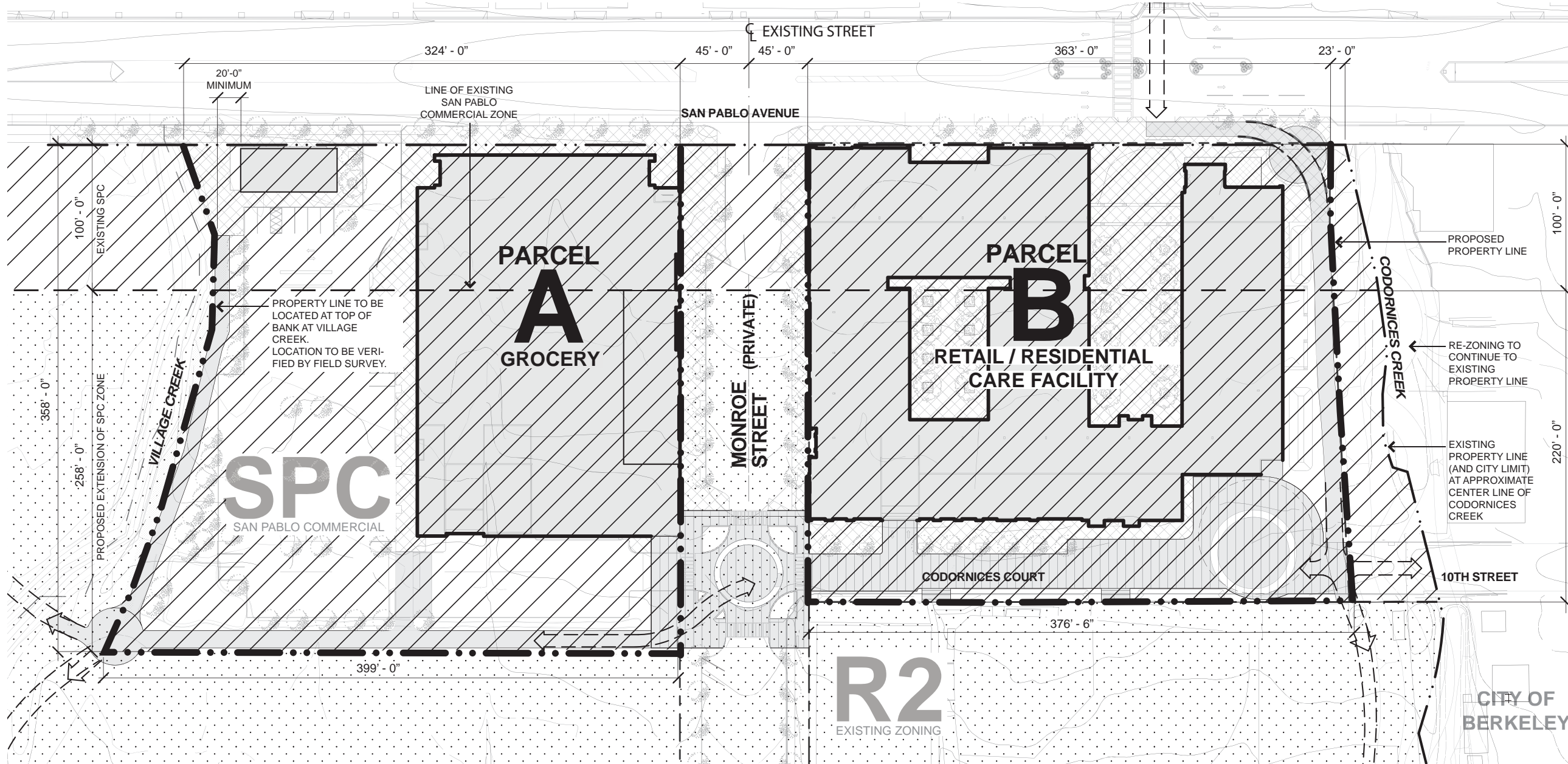
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Title
SITE SURVEY

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 Not-For-Construction



LEGEND

- PROPOSED STRUCTURES
- EXG PROPERTY LINE
- PROPOSED PROPERTY LINE
- SAN PABLO COMMERCIAL ZONE
- RESIDENTIAL-2 ZONE

NOTE
LOCATION OF PROPOSED PROPERTY LINES IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED THROUGH SUBDIVISION APPROVAL PROCESS.

Development Summary

	Parcel A	Parcel B	Monroe Street From San Pablo to westerly line of Parcel A	Total Development
Total Lot area	125,000 SF 2.87 acres	118,000 SF 2.71 acres	31,300 0.72 acres	274,300 6.3 acres
Grocery	Single tenant space with dedicated parking and loading zones 45,000 SF 40,000 footprint with 5,000 SF mezzanine	-	-	45,000
Community Serving Retail	Multiple Tenants with shared parking. Loading from street 7,000 SF	19,200	-	26,200
Total Retail	52,000	19,200	-	71,200
RCFE Residential Care Facility for the Elderly	Assisted living Senior Care Facility with meal program and on-site services -	175 units/suites 220,000 SF	-	175 220,000 SF
Total Development Area	52,000	239,200	-	291,200 SF
Underground Parking garages	45,000	65,000	-	110,000 SF
Private street	-	-	31,300	-

Zoning Summary

Land use Standards <small>Table 20.24.020, and as noted</small>	Proposed Development		
	Parcel A	Parcel B	Combined, including Monroe St.
Density (1)	63 DUA maximum	64.6 (1)	27.8 DUA
Total FAR (Floor Area Ratio)	2.25	2.03	1.06
Commercial FAR	0.95 max.	0.16	0.26
Minimum Lot Area per Dwelling Unit (1)	690 sq. ft./unit Based on R-3	674 SF (1)	-
Lot Coverage	100%	40%	52%
Building Height	38' maximum	30' max	54' Measured from sidewalk at San Pablo Avenue to top of roof
Set backs			
Front setback	0' minimum 4' maximum	8'-6" at Grocery	3' minimum at Community Retail - additional setbacks as indicated
Side setback	5' minimum Required adjacent to R district 20.24.070.A	20' minimum at Retail adjacent to Village Creek	25' minimum 30' average
Rear setback	10' plus daylight plane	80' minimum	60' minimum
Open Space at Residential Uses			
Usable Open Space for residential units (1)	200 SF common space x 175 units = 35,000 SF	Private open space counts at 2:1 ratio 20.24.90 (4)	Common open space at grade: 15,800 Roof & porches: 6,500 Total Common Open Space: 22,300 Private useable Open Space: 1,500 SF (x 2) Total Open Space provided: 25,300
Required Landscaping at Surface Parking Areas (exceeding 50 cars)			
Trees	One tree for every 8 stalls	Minimum of 13 trees provided for 97 stalls. Meets standard	
Landscaped area	10% of the total.	Additional landscaped areas provided at perimeter equal to 10% of surface parking. Limited landscape area within parking area due to conflict with shopping carts.	

Parking Summary

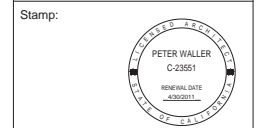
Use	Area	Zoning Standard	Total required	Total Provided	Surplus (Deficit)
Retail/Commercial					
Grocery	45,000	One space per 400 SF	112	210 97 surface 113 garage Included above	80
Community Retail Parcel A	7,000	One space per 400 SF	18		
Community Retail Parcel B	19,200	One space per 400 SF	48	27 (On Monroe)	(21)
Total Retail	71,200		178	237	59
Residential Care Facility (RCF)					
RCFE Residential Care Facility for the Elderly	175 units/suites	1.5 space per unit, based on reduction for adequate on-street parking	263	180	(83)
Total Parcel A & B			441 required	417 provided	(24) deficit

1. Note that the residential standards for Density, Minimum Lot Area and Open Space are not directly applicable to the proposed Residential Care Facility. These standards and calculations for proposed density and open space are provided for reference only.

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PROPOSED RE-ZONING

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