MAR C.

City of Albany

1000 SAN PABLO AVENUE • ALBANY, CALIFORNIA 94706-2295

CITY ADMINISTRATOR
PH. (510) 528-5710
FAX (510) 528-5797

CITY ATTORNEY
PH. (510) 524-9205
FAX (510) 526-9190

CITY CLERK
PH. (510) 528-5720
FAX (510) 528-5797

CITY COUNCIL
PH. (510) 528-5720
FAX (510) 528-5797

COMMUNITY DEVELOPMENT & ENVIRONMENTAL RESOURCES
- Building
- Engineering
- Environmental Resources
- Maintenance
- Planning

PH. (510) 528-5760
FAX (510) 524-9359

FINANCE & ADMINISTRATIVE SERVICES
CITY TREASURER
PH. (510) 528-5730
FAX (510) 528-2743

FIRE & EMERGENCY MEDICAL SERVICES
PH. (510) 528-5771
FAX (510) 528-5774

PERSONNEL
PH. (510) 528-5714
FAX (510) 528-5797

POLICE
PH. (510) 525-7300
FAX (510) 525-1360

RECREATION & COMMUNITY SERVICES
1249 Marin Avenue
PH. (510) 524-9283
FAX (510) 528-8914
- Friendship Club/ Childcare Program PH. (510) 524-0135
- Senior Center PH. (510) 524-9122 FAX (510) 524-8940
- Teen Center PH. (510) 525-0576

January 2, 2003

Robert M. Berdahl, Chancellor
University of California, Berkeley
200 California Hall, #1500
Berkeley, CA 94720-1382

Re: UC Village Redevelopment Project

Dear Chancellor Berdahl:

I am pleased that we will be meeting on January 8, 2003, to discuss the UC Village development project in Albany. Immediate past Mayor Peggy Thomsen and City Administrator Beth Pollard, with whom you met last year, will be joining us.

On behalf of the Albany City Council, I wish to thank the Physical and Environmental Planning representatives for co-hosting with the City the study session on November 19, 2002. The purpose of the study session was to allow members of the City Council and Planning and Zoning Commission and citizens to listen to and comment on the proposals from the two development teams being considered by the University to ground lease the 26 acres of UC Village property located along San Pablo Avenue.

Subsequently, the Albany City Council identified the following list of concerns regarding the proposed development and the two proposals that the City wishes the University to consider in the preparation of plans for redeveloping the UC Village property:

- Whether there is space and compatibility for open space and/or an agricultural component on the Gill Tract.
- Whether or not a portion or all of the Gill Tract is preserved for open space and/or agriculture, the development should comply with the City's policies and zoning regulations on height and density.
- Providing two regulation-size ball fields, a practice field; restrooms, and snack shack; both proposals contain this element. Adequate off-street parking should be provided for the two ball fields.
- The University and/or developer payment for or installation of all of the off-site improvements, such as street resurfacing, median on San Pablo Avenue, street lights and furniture, and other improvements, that a private developer would have to pay for or install.
- University and/or developer compensation to the City for service and infrastructure impacts resulting from this project.
- University and/or developer compensation to the City for lost revenue that is not collected due to the University's tax-exempt status.

- University negotiation with the Albany Unified School District on compensating the District for lost revenue that is not collected due to the University's tax-exempt status.
- Development adjacent to Codornices and Village creeks should be done in compliance with the City's creek protection policies and the Codornices creek restoration plan, with sensitivity to sufficient distance between the creek and any building development.. Cost for restoring Village creek should be paid for by the University and its development partner.
- Historical preservation of the old Gill family home.
- Providing a feasible, achievable, and specific plan on how public transportation will be utilized by UC Village residents.
- A specific date for relocating the existing childcare center to its new site. Cost of providing a new childcare center should be paid for as part of this development.
- The University and its development partner should pay their fair share of mitigating any traffic impacts on San Pablo Avenue, Buchanan Street/Marin Avenue and especially on Jackson Street because of this development.
- The emphasis in the commercial component should be good-quality, successful, and long-lasting business enterprises that help support one another.

The redevelopment of the 26 acres of the University's property located along San Pablo Avenue will have a profound affect on the City, from a planning, public services and fiscal standpoint. The City's ability to improve the overall viability of San Pablo Avenue may hinge on the success of this project. The development team who is selected to assist the University in development process should be sensitive to the community's needs.

The City believes that both of the proposed development teams are very competent and well-qualified. The qualities that we believe are important for the selected development team include:

- The ability of the team to understand the community's issues
- The team's willingness to work with staff and the community to resolve issues
- Understanding the importance of the process, especially the environmental process
- Technical and communication skills of the individual team members
- Project experience in the Bay Area, more specifically in the immediate area

Again, on behalf of the City Council I wish to thank the University for involving Albany in the redevelopment process of the UC Village property located along San Pablo Avenue. We look forward to continuing to work with the University and the development team as a partner in this significant project for the Albany Community, and I look forward to meeting with you next week.

Very truly yours,

Jewel Okawachi

Jewel Okawachi
Mayor

cc: City Council
Planning and Zoning Commission
Beth Pollard, City Administrator
✓ Ann Chaney, Community Development Director
Tom Lollini, Assistant Vice Chancellor
Jacki Bernier, Principal Planner
Jeff Bond, Senior Planner