This memorandum provides a summary of the Fall 2019 Housing Workshop, held in support of the Long Range Development Plan (LRDP) and Campus Master Plan. Housing is a critical and basic need for the campus community, as reflected by the Chancellor’s Housing Initiative; it is a significant contributor to the Berkeley experience. Housing also impacts mobility choices, especially how people get to and from campus.

**Workshop Purpose and Format**

The purpose of the workshops was to provide an opportunity for the campus community to provide feedback on their campus experience, and engage in active problem-solving and brainstorming for the future of the campus. The workshop format was chosen to provide opportunity for robust and in-depth discussion, complementary to past and future town hall events. The Housing workshop used a hands-on modeling activity to generate ideas about housing and associated amenities, as well as potential considerations that influence where it should go.

The LRDP and Campus Master Plan workshops included students, faculty and staff with a diverse range of perspectives, reflecting the complexity and significance of physical planning decisions. The workshops were by invitation, based on the venues’ capacity and on staffing resources. Each workshop was facilitated by Physical & Environmental Planning staff and the master planning consultant team, and followed the same basic format:

- LRDP and Campus Master Plan Overview (see attached summary slides)
- Planning Context (see attached summary slides)
- Breakout Activity, including these key questions:
  - What types of spaces that help build community (e.g. fitness facilities, classrooms, dining, student group spaces, study space) should be located in, or in proximity, to housing?
  - Where should housing be located? Where are opportunities for student, faculty and staff housing?
  - How does housing integrate into the campus and city as a whole?
  - What are the impacts of choices about where housing should go?
- Report Back and Next Steps

Key themes and takeaways from the ideas and solutions discussed in the workshop are documented here. They will be circulated to the campus community as well as to the LRDP and Campus Master Plan Advisory and Working Groups, for consideration as these two plans progress. The workshop themes and takeaways will be combined with LRDP/Campus Master Plan survey analysis and other sources of feedback, into Emerging Themes documents that reflect themes and priorities to be addressed in the LRDP and Campus Master Plan.

**Workshop Themes and Takeaways**

The themes and takeaways summarized below represent the discussion from the workshop, and may not include all of the challenges and opportunities documented through different modes of LRDP/Campus Master Plan engagement. The summary below may also include conflicting perspectives, reflecting the diversity of ideas generated in the workshop.
Dining Facilities

1. Student housing requires dining facilities, but one facility can serve more than one residence hall.
   - If the Gateway project has dining facilities, it could be shared with Oxford Tract housing
   - When building off-campus housing for families/graduates, include some sort of dining option where financial aid can be used
   - Consider opening cafes in student housing to the general public, taking into account security concerns

2. Consider increasing dining options in the Campus Park, so that students on meal plans do not need to go off campus to eat in the middle of the day.

3. All students in campus housing would ideally have access to a communal kitchen.
   - Most residence halls have one kitchen per 300 residents
   - Fire safety is an important consideration for communal kitchens
   - Communal kitchens are often not well maintained and require student buy-in to take care of them
   - Consider making communal kitchens available to students who live far from campus

4. Consider grocery stores and community gardens as part of the dining facility ecosystem.
   - Grocery stores and food pantries could coordinate with students’ meal plans and potential subsidy programs
   - Growing food is a sustainable practice and could help meet students’ basic needs
   - Existing grocery store options are not in proximity to student housing

Community Spaces

1. Student housing could provide amenities that address students’ basic needs.
   - Flexible, community meeting spaces are needed and could be located in student housing, or in proximity to student housing
   - Student-focused spaces could be located at the edges of the Campus Park and could be open to all students
   - Students need places for quiet and privacy within residence halls, in addition to meeting and social spaces
   - More individual and group study space is needed within residence halls in order to support community among residents
   - Study and meeting spaces should be multi-purpose, with wifi, A/V equipment, and comfortable, movable seating
   - Consider flexible outdoor spaces in addition to interior spaces
   - Communicate which spaces are available to students, when they are available, and what is and isn’t allowed in the spaces (e.g. pets)
   - If more student housing is located farther from the Tang Center, a satellite location for health services may be needed
2. **Location of amenities should consider safety and security.**
   - Residents prefer having services and amenities inside their residence hall
   - In a housing complex with multiple buildings (e.g., one of the units), focus on ensuring safe and secure connections between individual buildings
   - Connections between housing and the Campus Park could be improved
   - Balance the need for security with the goal of creating a welcoming environment

3. **Family housing involves additional considerations regarding dependents’ needs.**
   - The campus needs more child care facilities
   - Family housing locations could consider potential school district impacts, both to the student and to the host jurisdiction
   - Consider the needs of students in non-traditional families

**Faculty/Staff Housing**

1. Faculty/staff housing could be located farther from campus than student housing.

2. The campus could provide temporary housing for new staff and faculty.

3. Faculty/staff housing subsidies and relocation allowances would promote retention.

4. Consider providing childcare services in faculty/staff housing.

**Planning Considerations for Housing**

1. **New housing should embrace density while maintaining an attractive urban environment.**
   - Development of the Channing Ellsworth site should not crowd the adjacent campus childcare facility
   - Housing in downtown Berkeley could be focused on upper division and graduate student housing, while housing in the Southside should be focused on undergraduate students
   - Consider connectivity of residence halls in the Southside to each other and to the Campus Park
   - Consider the adjacent context when developing concepts for housing
   - Consider opportunities for more housing on the northeast side of campus, in order to strengthen the student community in that area

2. **There are sites beyond those identified in the 2017 Housing Master Plan Task Force report that could be considered for housing.**
   - The potential for housing in the Hill Campus is limited, but the Poultry Yard site could be considered as a location for faculty housing
   - The 2000 Carleton site (currently occupied by Facilities Services) and the Banway Building site could accommodate graduate student apartments
   - Clark Kerr campus feels far from the Campus Park for students and is better suited to faculty/staff housing; consider whether the site could support more density
   - In the long term, the Lower Hearst Garage could be a development site
3. **Some campus sites should not be considered for housing.**
   - The Campus Park should be reserved for academic and research needs – there is not enough capacity in the Campus Park to support academic, research, and housing needs
   - The Smyth-Fernwald property could be used for low-intensity research uses; however, if housing is located there, faculty or graduate student housing would be most appropriate

4. **Development of potential housing sites should adequately plan for relocation of existing uses.**
   - The Oxford Tract site could be partially used for housing, but research and teaching uses that are relocated from the site would ideally be within reasonable proximity to the Campus Park
   - If there is existing parking on a housing site, it would ideally be relocated, not eliminated
Attachment A
LRDP and Campus Master Plan Overview Presentation Slides
Long Range Development Plan and Campus Master Plan

LRDP and Campus Master Plan Workshops
October 1-3, 2019
Berkeley has a long history of campus planning
Berkeley has a long history of campus planning
# What is an LRDP? What is a Campus Master Plan?

<table>
<thead>
<tr>
<th>Long Range Development Plan</th>
<th>Campus Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Differences</strong></td>
<td><strong>Differences</strong></td>
</tr>
<tr>
<td>• Program-level plan (land use plan) that guides the long-term physical development of the campus</td>
<td>• Aspirational ten-year plan with specific projects to address priorities, such as housing, seismic, sustainability, academic instructional space</td>
</tr>
<tr>
<td>• Required by law</td>
<td>• Not required by law</td>
</tr>
<tr>
<td>• Requires an Environmental Impact Report (EIR)</td>
<td>• Does not require an EIR</td>
</tr>
<tr>
<td>• Can be long term</td>
<td>• Living document: can be short or long term</td>
</tr>
<tr>
<td>• Regents approval required</td>
<td>• Regents approval not required</td>
</tr>
<tr>
<td><strong>Similarities</strong></td>
<td><strong>Similarities</strong></td>
</tr>
<tr>
<td>• Aligned with the Strategic Plan</td>
<td>• Build campus consensus around a shared vision</td>
</tr>
<tr>
<td>• Employ an integrated, systems-level approach</td>
<td>• Strategic and prioritize</td>
</tr>
</tbody>
</table>
### Timeframe – How long will this take?

<table>
<thead>
<tr>
<th>Year</th>
<th>Activity</th>
</tr>
</thead>
</table>
| 2019 | Long Range Development Plan  
      |  
      | Data Collection  
      | Discovery  
      | Studies  
      |  
      |  
      |  
      |  
| 2020 | Long Range Development Plan  
      | Synthesis  
      | Draft Recommendations  
      | EIR analysis  
      |  
      |  
      |  
| 2021 | Long Range Development Plan  
      | Draft EIR published  
      | Revision and adjustments (Final EIR)  
      | **Goal: Approval by the UC Regents**  
      |  
      |  
      |  
| 2021 | Campus Master Plan  
      | Data Collection  
      | Discovery  
      | Studies  
      |  
      |  
      |  
| 2021 | Campus Master Plan  
      | Synthesis  
      | Draft Recommendations  
      |  
      |  
      |  
| 2021 | Campus Master Plan  
      | Revision and adjustments  
      | Prioritization  
      | **Goal: Adoption by the Chancellor and EVCP**  
      |  
      |  
      |  

Governance Structure

Project Management and Oversight Groups

Project Management
- Day-to-day logistical management of LRDP and CMP processes
- Prepares reports and preliminary review of content
- Project involvement at all stages, plus coordination with consultants

Stakeholder Groups
- Provide input throughout LRDP process
- Consult with Working Group on CMP assessments and component plans
- Project involvement as needed

Working Group
- Develop LRDP principles, program and framework
- Participate in stakeholder meetings
- Oversee CMP assessments, guide development of 10-year plan and component plans, and phasing scenarios

Advisory Group
- Overall strategic direction for LRDP, EIR and CMP
- Decides LRDP principles
- ID’s CMP priorities
- Reviews LRDP and CMP project progress

Approvals
- UC Regents
  - Adopt and certify LRDP and EIR
  - No role with CMP
- Chancellor, EVCP
  - Approve final LRDP and final CMP
  - Project involvement for final UC Berkeley approvals
- Capital Planning Committee
  - Updates and approvals as needed
  - Project involvement at key milestones

UC Regents
- Approve final LRDP and final CMP
- Project involvement for final UC Berkeley approvals
Sasaki Associates is our lead consultant, along with Page as our LRDP strategy consultant. The Sasaki team complements and supports on-campus expertise and governance. They will:

- Analyze existing conditions of the physical campus environment
- Synthesize key areas of need from the Strategic Plan
- Hold listening sessions with a wide range of campus stakeholders
- Develop design guidelines
- Identify potential projects and priorities for the Campus Master Plan

Additional sub-consultants that will be part of our planning effort:

- Biddison Hier – Strategic Planning Advisor
- PGA Design – Landscape Heritage
- Forell / Elsesser – Structural Engineering and Seismic
- Fehr & Peers – Mobility Planning and Parking
- ARUP – Energy, Utilities, and Sustainability
- Sherwood Design Engineers – Civil and Storm Water Management
- Page & Turnbull – Historic Architectural Resources
- TBD Consultants – Cost Estimation
Campus and Community Engagement

Objectives

• Provide information and updates on the planning process

• Promote inclusive dialogue, open discussion, and consensus building

• Encourage early and ongoing participation

lrdp.berkeley.edu
masterplan.berkeley.edu
Today’s Workshop

Purpose
• Engage the campus community in active problem-solving
• Learn about the planning process

Format
• Planning Context: Key issues to be addressed
• Breakout Activity: Brainstorm together on a specific issue
• Report Back: Share key takeaways from each table
• Next Steps and Wrap-up: What happens next
Attachment B

Planning Context Presentation Slides
neutral Housing Initiative

- For those who desire housing, the university should have the capacity to:
  - Provide **two years** of university housing to entering freshmen who desire it,
  - Provide **one year** of university housing to entering transfer students who desire it
  - Provide **one year** of university housing to entering graduate students who desire it
  - Provide up to **6 years** of university housing to new untenured ladder faculty who desire it

- UC Berkeley needs innovative ways to develop housing that does not require increased campus debt

- Housing Task Force identified **nine potential housing locations**
How many students live on campus today?

<table>
<thead>
<tr>
<th>Residence Halls</th>
<th>Apartment Communities</th>
<th>Family Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,201 students</td>
<td>1,245 students</td>
<td>918 students</td>
</tr>
</tbody>
</table>

9,364 students were in university housing during academic year 2018-19

% of Class Population in University Housing

- Freshmen: 95%
- Sophomore: 12%
- Junior: 2%
- Senior: 1%
- Transfer: 17%
- Graduate: 8%

2018-19 Enrollment

Undergraduates: 30,853
Graduate Students: 11,666
Total: 42,519 Students

Source: June 2019 Board of Visitor’s Presentation
At present, Berkeley has the lowest percentage of beds for undergraduate and graduate students of any campus in the UC system.

How does Berkeley compare to other UC’s?

Source: June 2019 Board of Visitor’s Presentation
Housing applications fluctuate depending on:

- Availability
- Affordability, and
- Housing outlook

**Fall 2017 Housing Survey**

- 10% of all respondents self-identified as having experienced homelessness; rate was doubled for postdocs
- Price is the single-most important factor to undergraduates

Source: June 2019 Board of Visitor’s Presentation
### Where is housing located today?

<table>
<thead>
<tr>
<th>Location</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>University Village</strong></td>
<td></td>
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<tr>
<td>The Convent</td>
<td></td>
</tr>
<tr>
<td>Existing Housing (7,432 beds)</td>
<td></td>
</tr>
<tr>
<td>Master Lease (1,074 beds)</td>
<td></td>
</tr>
<tr>
<td>Co-Op Housing (1,264 beds)</td>
<td></td>
</tr>
<tr>
<td>Greek Housing (952 beds)</td>
<td></td>
</tr>
<tr>
<td><strong>Unit 1 Residence Halls</strong></td>
<td>1,568</td>
</tr>
<tr>
<td><strong>Unit 3 Residence Halls</strong></td>
<td>1,380</td>
</tr>
<tr>
<td>Greek Housing</td>
<td>952</td>
</tr>
<tr>
<td>Co-Op Housing</td>
<td>242</td>
</tr>
<tr>
<td><strong>Clark Kerr Campus</strong></td>
<td></td>
</tr>
<tr>
<td>Foothill / Stern</td>
<td>1,076</td>
</tr>
<tr>
<td>Co-Op Housing</td>
<td>454</td>
</tr>
<tr>
<td>Greek Housing</td>
<td>952</td>
</tr>
<tr>
<td><strong>Unit 1 Residence Halls</strong></td>
<td>1,568</td>
</tr>
<tr>
<td><strong>Unit 2 Residence Halls</strong></td>
<td>1,526</td>
</tr>
<tr>
<td><strong>Clark Kerr Campus</strong></td>
<td></td>
</tr>
<tr>
<td><strong>New Sequoia Apts</strong></td>
<td>113</td>
</tr>
<tr>
<td><strong>Manville Hall</strong></td>
<td>131</td>
</tr>
<tr>
<td><strong>Garden Village</strong></td>
<td>210</td>
</tr>
<tr>
<td><strong>Blackwell Hall</strong></td>
<td>751</td>
</tr>
<tr>
<td><strong>Channing-Bowditch residences</strong></td>
<td>216</td>
</tr>
<tr>
<td><strong>Jackson Grad House</strong></td>
<td>118</td>
</tr>
<tr>
<td><strong>Martinez Commons</strong></td>
<td>407</td>
</tr>
</tbody>
</table>

Reflects university and affiliated housing.
Where is housing located today and in the future?

Existing Housing (7,432 beds)
Sites under consideration for future housing
2020 LRDP Housing Zone*
Master Lease
Co-Op Housing (1,264 beds)
Greek Housing (952 beds)

*Includes all areas within 1 mi radius of Doe Library or within a block of a transit line; excludes sites within residential designations of under 40 units per acre (2003 municipal plan)
What residential typologies are offered today?

- Traditional
- Mini-suite
- Suite
- Apartment
- Faculty Apartment

Source: June 2019 Space Level Report
How does housing support different campus populations?

Least Private
Most Social
Large Social Group
Shared Amenities
Group Dining
Lowest Cost

Most Private
Least Social,
Small Social Group
Private Amenities
Individual Dining
Highest Cost
What are the current trends in campus housing?

Complementing housing with study and academic support spaces

Park Manor West, Babson College

River House, Harvard University
What are the current trends in campus housing?

Complementing housing with student life spaces

Laurel Village, CSU Fort Collins

River House, Harvard University
What are the current trends in campus housing?

Reinforcing connections to the broader community

West Campus Phase I Housing, University of Washington
What are the current trends in campus housing?

Promoting indoor-outdoor connections

Zura Hall, San Diego State University
What are the current trends in campus housing?

Embracing new delivery models to finance housing

Tooker House, Arizona State University

David Blackwell Hall, UC Berkeley
What are the key issues for the LRDP and Campus Master Plan?

• Provide and locate undergraduate and graduate housing, family housing, and faculty/staff housing

• Align residential facilities with needs of respective campus populations accommodated (e.g. affordability, variety)

• Balance renewal of existing housing stock with new facilities

• Position housing facilities as more than a place to sleep—provide complementary spaces (e.g. event spaces, study spaces, recreation, dining)

• Support those that commute long distances by providing amenities on campus
Breakout Activity and Reporting Back

**Discussion (1:35 – 1:50 pm)**
- What types of spaces to help build community (e.g. fitness facilities, classrooms, dining, student group spaces, study space) should be located in, or in proximity to, housing?

**Mapping and Prioritization Exercise (1:50 – 2:35 pm)**
- What other functions should be included in future housing?
- Where should housing be located?
- Where are opportunities for student, faculty and staff housing?
- How does housing integrate into the campus and city as a whole?
- What are the impacts of choices about where housing should go?

**Report Back (2:35 – 2:55 pm)**

**Next Steps and Wrap Up (2:55 – 3:00 pm)**