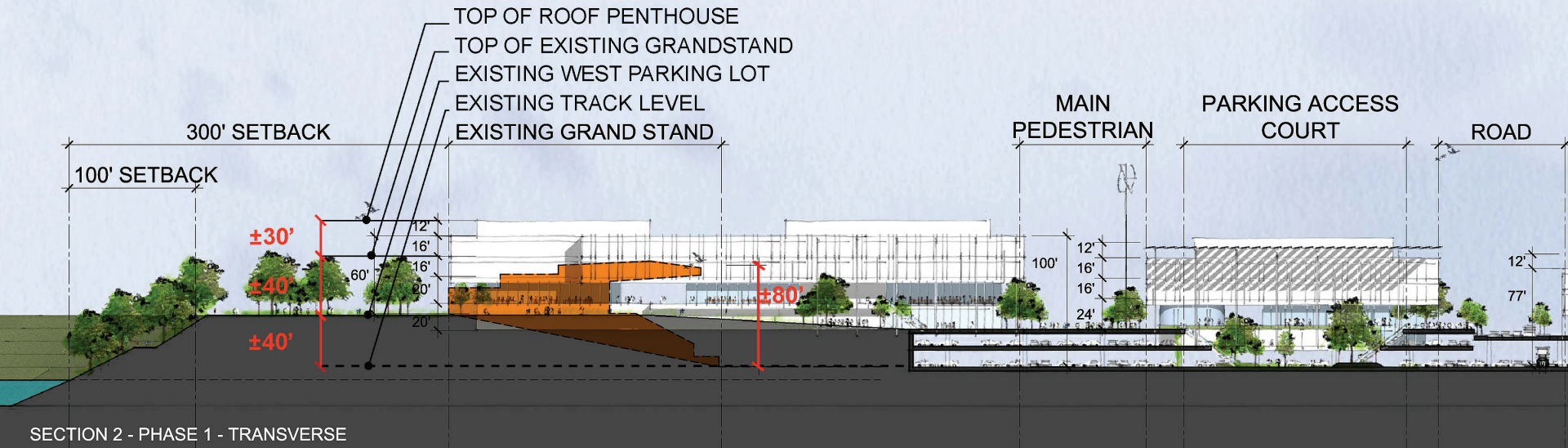


Conceptual Master Plan Site Section with Building Heights



Questions and Answers

LBNL at GGF is an ambitious initiative that will change the character of the waterfront in Albany and Berkeley. We appreciate the interest and concern by everyone who wants to know more about the future plans for the property. The following are your requests for more information along with our responses. We greatly appreciate your inquiries.

Question 1, added 08/24/11

Q. As a homeowner who lives on Albany hill with a view of both the track and the bay, I am naturally very interested in the proposed LBNL development in Albany. We've read that the proposed buildings would be as tall as a "seven story condo." It would be helpful for my neighbors and me to get some perspective of what this means in relation to existing structures at the track.

How high is the top of the grandstand is above the track/infield level?

How high is the roof of the green wooden television platform at the north end of the track?

How high is the parking lot on the hill on the West side of the grandstand from track level?

How high is the top of the grandstand from the parking lot on the hill?

A. The [attached drawing](#) is a "section" cut across the site looking North with the Bay on the left side and I-80 to the right. From this vantage point the setback of the buildings from the waterfront is approximately 300'.

1) Top of the grandstands is about 80' above the existing track level.

2) Top of the green TV tower at the north end of the site is 70'.

3) West side parking lot is about 40' above the existing track.

4) The grandstand is 40' above the west side parking lot.

An additional scale reference is the highway GGF sign at the south end of the site. This is 93' high.

Note: The proposed LBNL lab buildings will be about 90-105' above grade or about 25' higher than the existing grandstand roof. Here's why.

Submit Your Questions

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Lab buildings require more space between floors (f-t-f) than regular office buildings because of extensive equipment and mechanical systems. We anticipate that the labs will be 20' f-t-f on the first floor and 16' f-t-f on upper levels. Buildings also require mechanical equipment screens and an elevator penthouse. These add another 12'. Buildings will be built over a two level parking podium which will add another 25'.

Therefore a three-story lab building will be $25'+20'+16'+16'+12'=89'$. Similarly, a four-story building on the podium will be $25'+20'+16'+16'+16'+12'+25'=105'$. All heights may be adjusted a few feet for the final grading of the site.

Note: A seven-story condo with 13' floor-to-floor heights would be 91' tall.