

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: September 13, 2011
Prepared by: JB

ITEM/ **6e**

SUBJECT: Update from Staff on the Proposal from the Stronach Group for Development of a Second Campus of Lawrence Berkeley National Lab (LBNL) on the Golden Gate Fields property.

The project at Golden Gate Fields consists of development of approximately 2 million square feet of office and laboratory facilities for LBNL and 2.5 million square feet of office and laboratory facilities for private development. The agenda item is intended to provide the Commission with a brief update on the recent public meetings and anticipated next steps associated with the proposed project.

Attached is a staff report prepared for the Waterfront Commission for their September 7, 2011 meeting.

**CITY OF ALBANY
WATERFRONT COMMITTEE
STAFF REPORT**

Meeting date: September 7, 2011
Prepared by: JB

ITEM/ 5-2

**SUBJECT: Proposal for second campus of Lawrence Berkeley National Lab
on Golden Gate Fields property.**

STAFF RECOMMENDATION

For information and discussion.

BACKGROUND

The Lawrence Berkeley National Laboratory (LBNL) is a US Department of Energy sponsored research facility operated by the University of California. The LBNL main campus is located in the Berkeley Hills above the UC Berkeley campus. LBNL research involves in a wide range of energy, bioscience, climate change, and physics-related research initiatives. (Currently, LBNL is not involved in weapons-related research.)

In January 2011, LBNL issued a request for proposals from owners of property in the East Bay interested in being considered as the location for a second campus. LBNL is seeking a site that can ultimately accommodate 2 million square feet of office and laboratory space. Currently several of the LBNL research institutes are located off-campus, and the goal of the first phase of the second campus is to consolidate approximately 500,000 square feet of off-site facilities that LBNL currently leases.

LBNL received 21 proposals, from which six sites were selected for further consideration. The Golden Gate Fields (GGF) property in Albany and Berkeley is one of those six sites. If selected by the University, the GGF proposal would involve the closure of the racetrack, and construction of a series of new buildings and associated infrastructure. In addition to meeting the requirements of the University, GGF is proposing to development additional office, laboratory, hotel, and retail space. According to presentations made by GGF representatives, the additional development is required in order to fund the cost of infrastructure and to be able to provide an economically competitive proposal to the University.

Next Steps

The development team has a deadline of September 30 to submit information to the University. The University will review the materials from the six finalists, and is expected to make an announcement of a preferred site in November 2011. A final decision by the University is

anticipated following completion of an environmental review required by the California Environmental Quality Act (CEQA).

In addition to the Visions to Vision 2 community outreach efforts currently underway, the City is working with fiscal consultants to understand in detail the financial implications of the proposal on city and school district revenues and operations. In addition, as more detailed design information becomes available, city staff will be able to evaluate the land use and engineering issues involved with the project. The work products coming out of the Voices to Vision process will be an important tool in the evaluation of the proposal. Ultimately, a Measure C vote will be required for elements of the project in Albany that are beyond the University's land use authority.

Attachments

Attached are a series of background documents that may be of interest to the Committee.

1. Request for Qualifications prepared by LBNL
2. Economic Impact Study of the Berkeley Lab prepared in March 2010 – Among other things, the project describes some of the businesses that have spun-off from LBNL
3. PowerPoint presentation prepared by LBNL representatives and presented at the August 3, 2011 public meeting -
4. Summary of Current City General Plan and Zoning Requirements – This document includes text of Citizens Waterfront Approval Initiative (Measure C)
5. Excerpt from April 2010 Voices to Vision Final Report -
6. Voices to Vision 2 Developer Interview
7. Voices to Vision 2 Developer Background
8. Voices to Vision 2 Developer Session Summary
9. Voices to Vision 2 Developer Community Questions and Answers
10. Golden Gate Fields Development Team Presentation
11. Golden Gate Fields Development Team Section Drawing and Explanation