



**BERKELEY LAB**

LAWRENCE BERKELEY NATIONAL LABORATORY



U.S. DEPARTMENT OF  
**ENERGY**

# Richmond Field Station Massing Study

October 2009

Prepared by:  
Studio L'Image  
Robert Sabbatini AICP FASLA  
Patricia Sonnino LEED  
Jantrue Ting LEED

# Alternative A

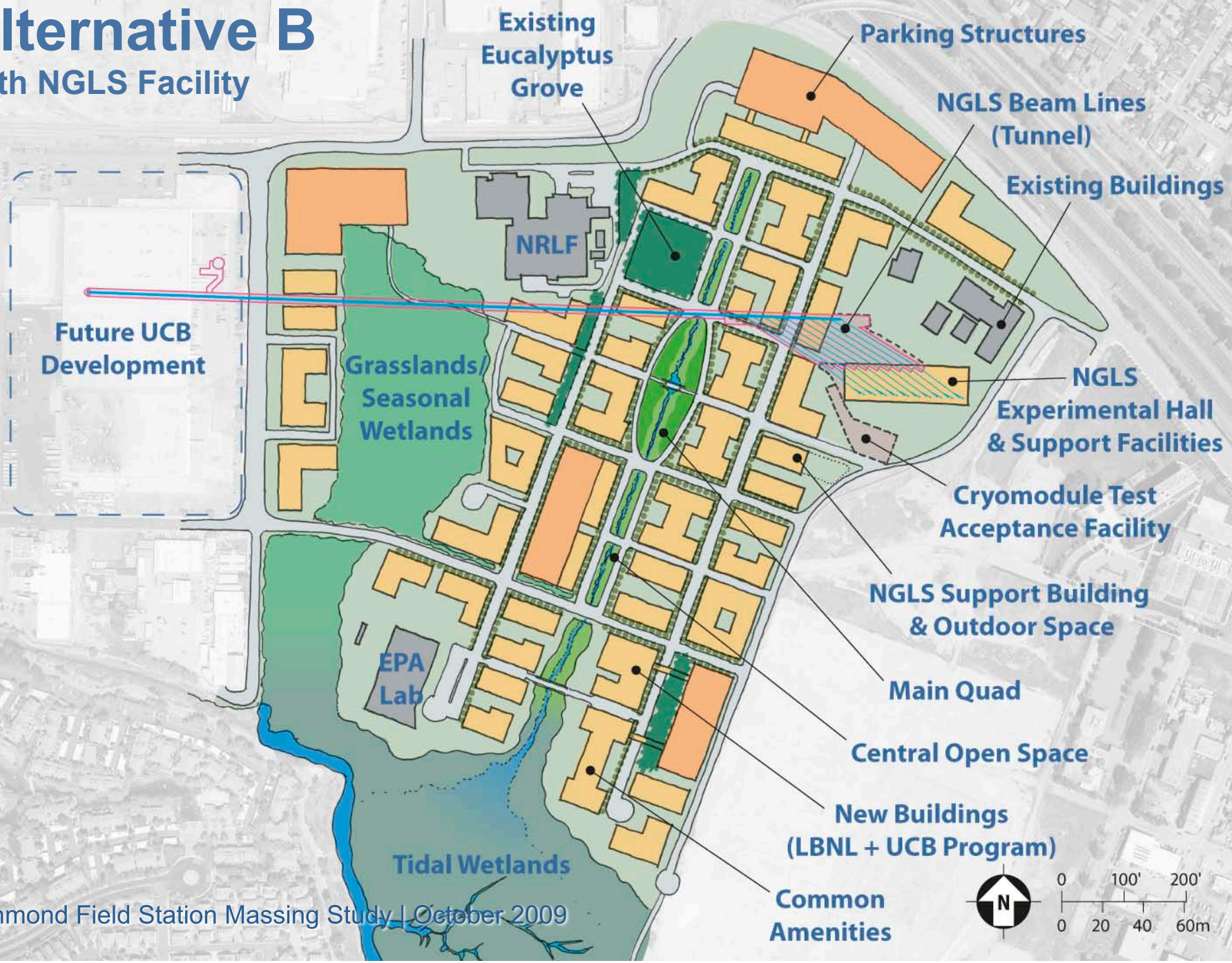
## Biology & Advanced Computing Campus



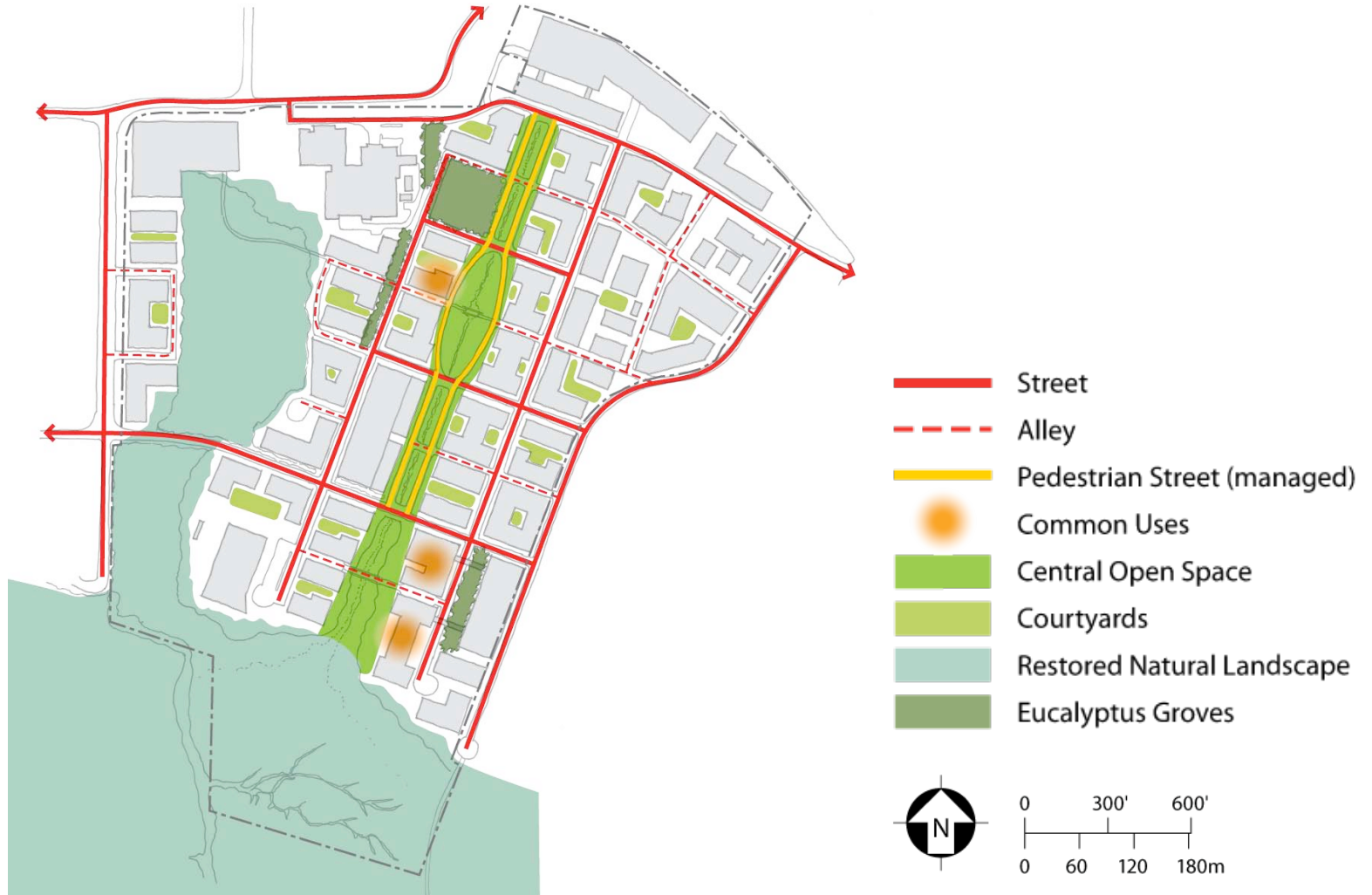


# Alternative B

## With NGLS Facility

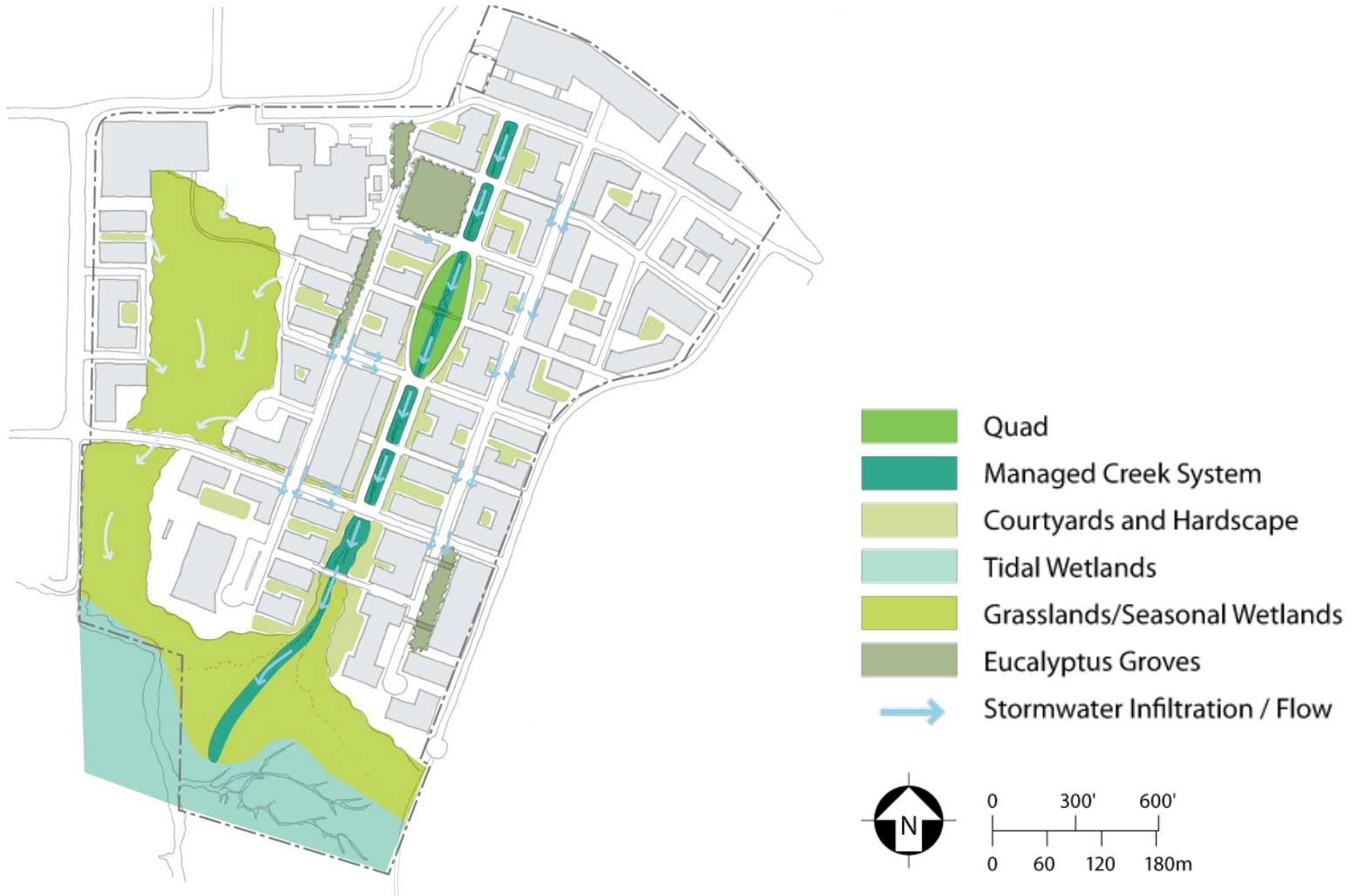


# Urban Design Concept

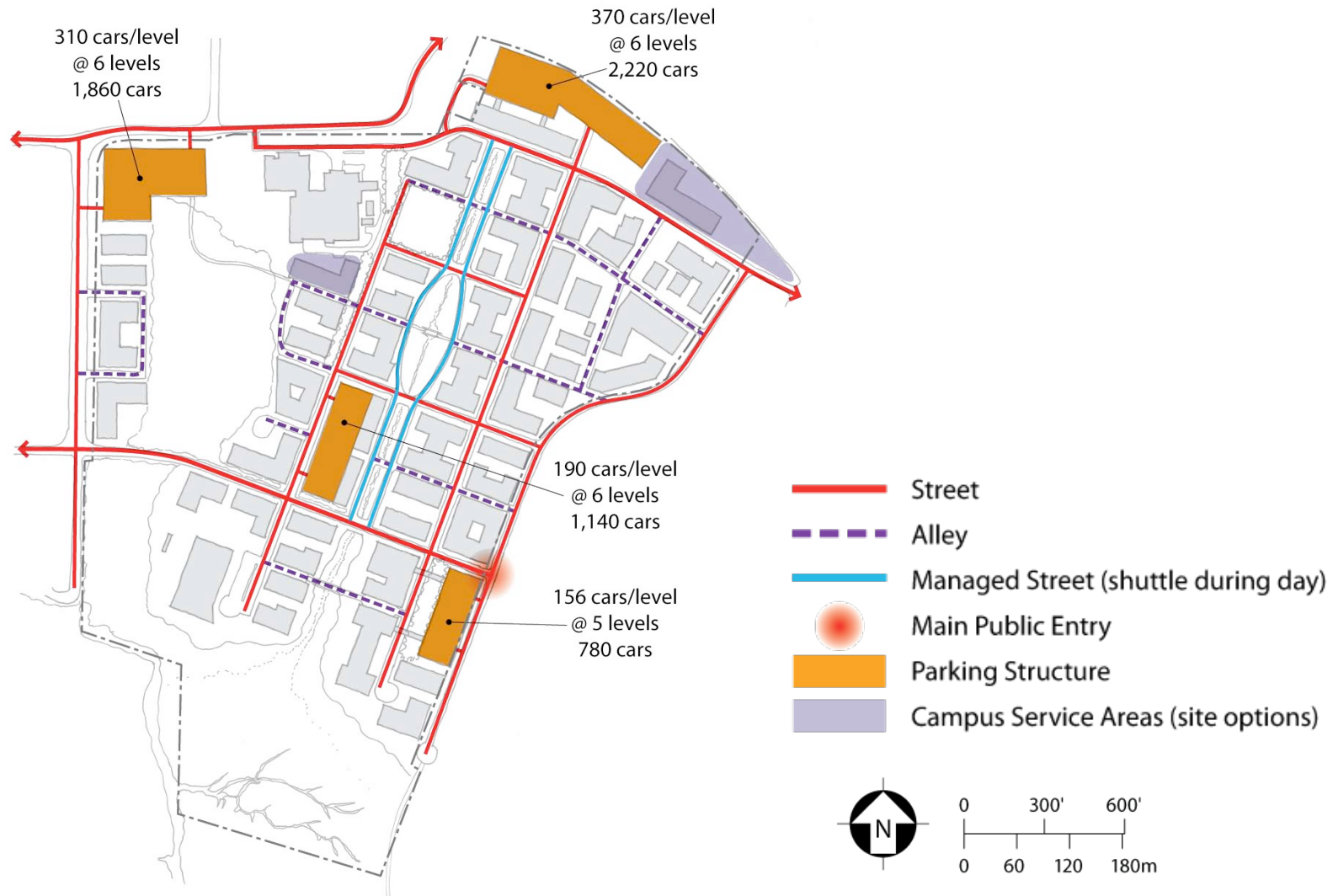




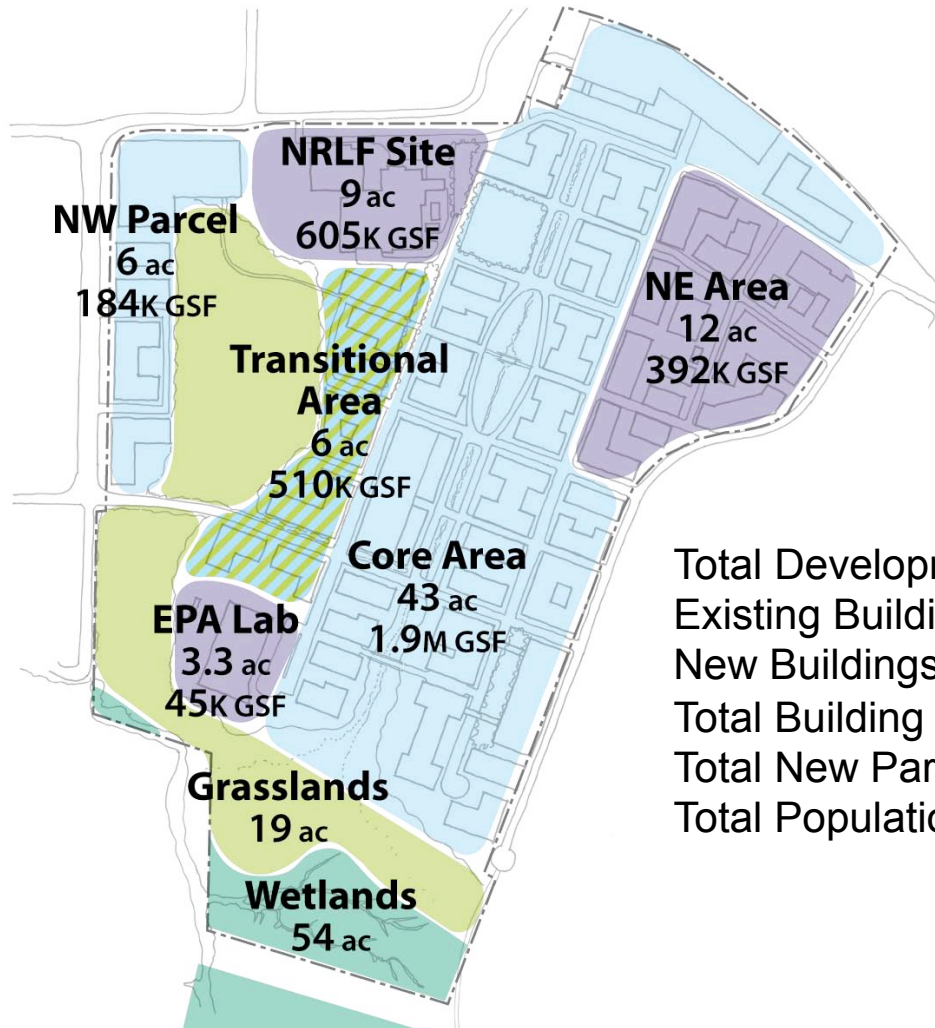
# Landscape Types



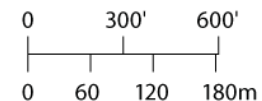
# Circulation and Access



# Development Zones

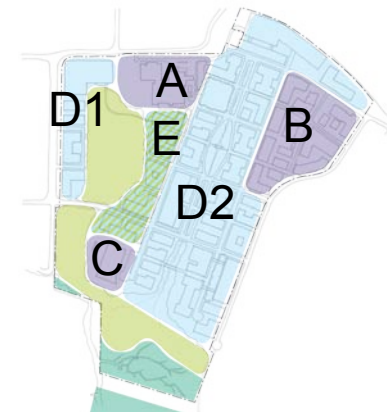


Total Development Area:	79.3 ac
Existing Buildings Retained:	302,000 GSF
New Buildings:	3,334,000 GSF
Total Building Capacity:	3,636,000 GSF
Total New Parking Spaces:	6,000 spaces
Total Population:	12,000



# Development Zones (Alternative A)

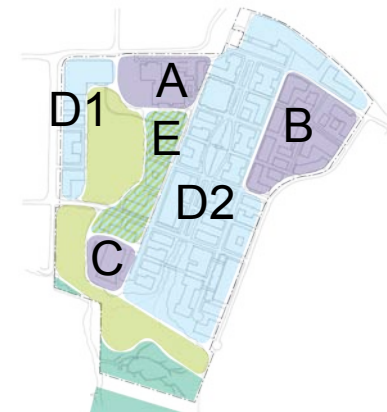
Development Area	Acres	Building Capacity (GSF)	FAR	Average Building Height	Parking Spaces
<b>A NRLF Site</b>	<b>9</b>	<b>605,000</b>	<b>1.5</b>		
Existing		185,000			
Estimated Additional		420,000			
<b>B NE Area</b>	<b>12</b>	<b>392,000</b>	<b>0.7</b>		
Existing		72,000			
New		320,000		2	
<b>C EPA Lab</b>	<b>3.3</b>	<b>45,000</b>	<b>0.3</b>		
<b>D Net Developable Area</b>	<b>49</b>	<b>2,084,000</b>	<b>1.0</b>	<b>4</b>	<b>6,000</b>
1 NW Parcel	6	184,000	0.7	4	1,860
2 Core Area	43	1,900,000	1.0	4	4,140
<b>E Transitional Area</b>	<b>6</b>	<b>510,000</b>	<b>2.0</b>	<b>4</b>	
<b>Total RFS Build Out</b>	<b>79.3</b>	<b>3,636,000</b>	<b>1.1</b>	<b>4</b>	<b>6,000</b>
<b>Excluding NRLF, EPA</b>	<b>67</b>	<b>2,986,000</b>	<b>1.0</b>	<b>4</b>	<b>6,000</b>



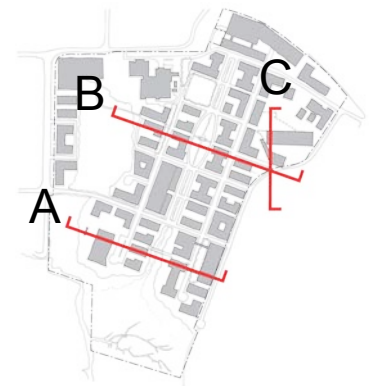
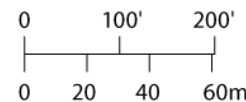
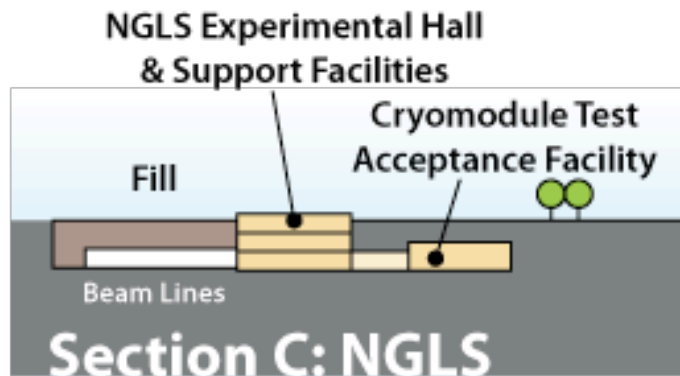
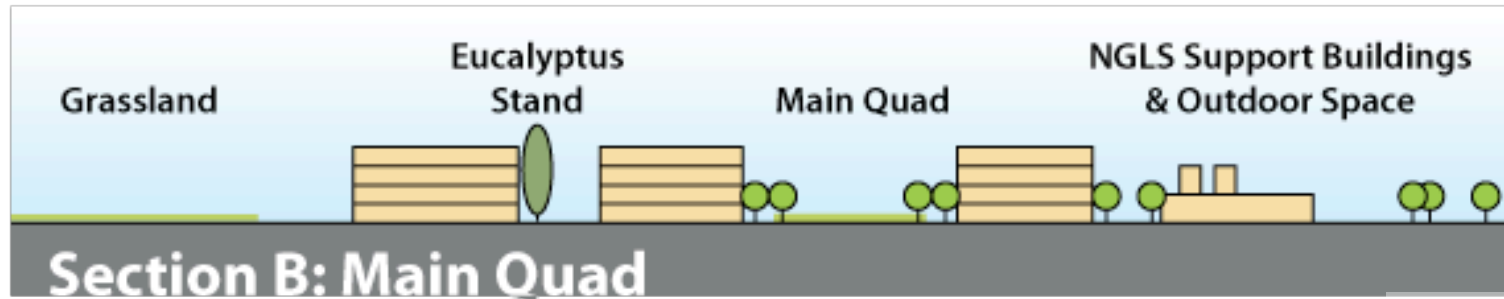
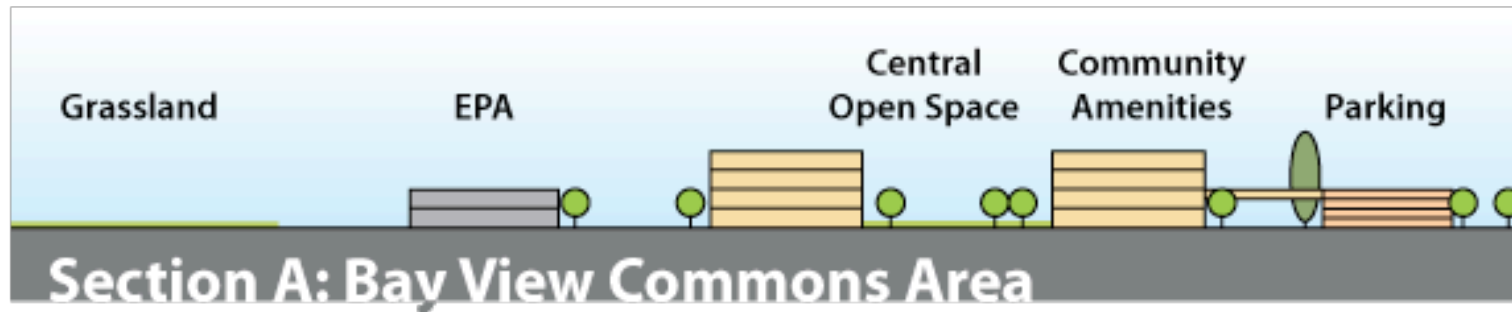


# Development Zones (Alternative B)

Development Area	Acres	Building Capacity (GSF)	FAR	Average Building Height	Parking Spaces
<b>A NRLF Site</b>	<b>9</b>	<b>605,000</b>	<b>1.5</b>		
Existing		185,000			
Estimated Additional		420,000			
<b>B NE Area</b>	<b>12</b>	<b>392,000</b>	<b>0.7<sup>1</sup></b>		
Existing		71,000			
New		121,000		2	
NGLS		200,000			
<b>C EPA Lab</b>	<b>3.3</b>	<b>45,000</b>	<b>0.3</b>		
<b>D Net Developable Area</b>	<b>49</b>	<b>2,084,000</b>	<b>1.0</b>	<b>4</b>	<b>6,000</b>
1 NW Parcel	6	184,000	0.7	4	1,860
2 Core Area	43	1,900,000	1.0	4	4,140
<b>E Transitional Area</b>	<b>6</b>	<b>510,000</b>	<b>2.0</b>	<b>4</b>	
<b>Total RFS Build Out</b>	<b>79.3</b>	<b>3,636,000</b>	<b>1.1<sup>1</sup></b>	<b>4</b>	<b>6,000</b>
<b>Excluding NRLF, EPA</b>	<b>67</b>	<b>2,986,000</b>	<b>1.0<sup>1</sup></b>	<b>4</b>	<b>6,000</b>



# Sections (Alternative B)



# Site Statistics

- Block dimensions are approximately 200 x 200 feet curb-to-curb, with a capacity of approximately 120,000 GSF at 4 stories
- Buildings will likely be a mix of 3, 4, and 5 stories
- Total Campus Area = 152 acres
- Total Development Area = 79 acres (does not include grassland or wetland areas)
- Average FAR = 1.1
- Existing Buildings to Remain = 302,000 GSF
- New Buildings = 3,334,000 GSF
- Total Building Capacity = 3,636,000 GSF
- Total Building Capacity (non-EPA/NRLF) = 2,986,000 GSF
- Total New Parking Spaces = 6,000 (majority in parking structures at 5-6 levels each)
  - Based on assumed requirement of 2 spaces per 1,000 GSF (not including EPA and NRLF facilities)
  - Structured parking will be required before phase 3 of LBNL projected development at RFS (i.e., development above 400,000 GSF)
- Total Population Capacity = 12,000
  - Based on estimate of 3.33 people per 1,000 GSF