

LAND USE STRATEGIES

The Land Use Plan will guide future planning decisions; it has been configured to manifest four strategies that derive from an appreciation of the site's existing assets and constraints, the Laboratory's scientific vision and goals, and the planning principles that underlie this LRDP:

- Protect and enhance the site's natural and visual resources, including native habitats, riparian areas, and mature tree stands by focusing future development primarily within the already developed areas of the site
- Provide flexibility in the identification of land uses and in the siting of future facilities to accommodate the continually evolving scientific endeavor
- Configure and consolidate uses to improve operational efficiencies, adjacencies, and ease of access
- Minimize the visibility of development from neighboring areas

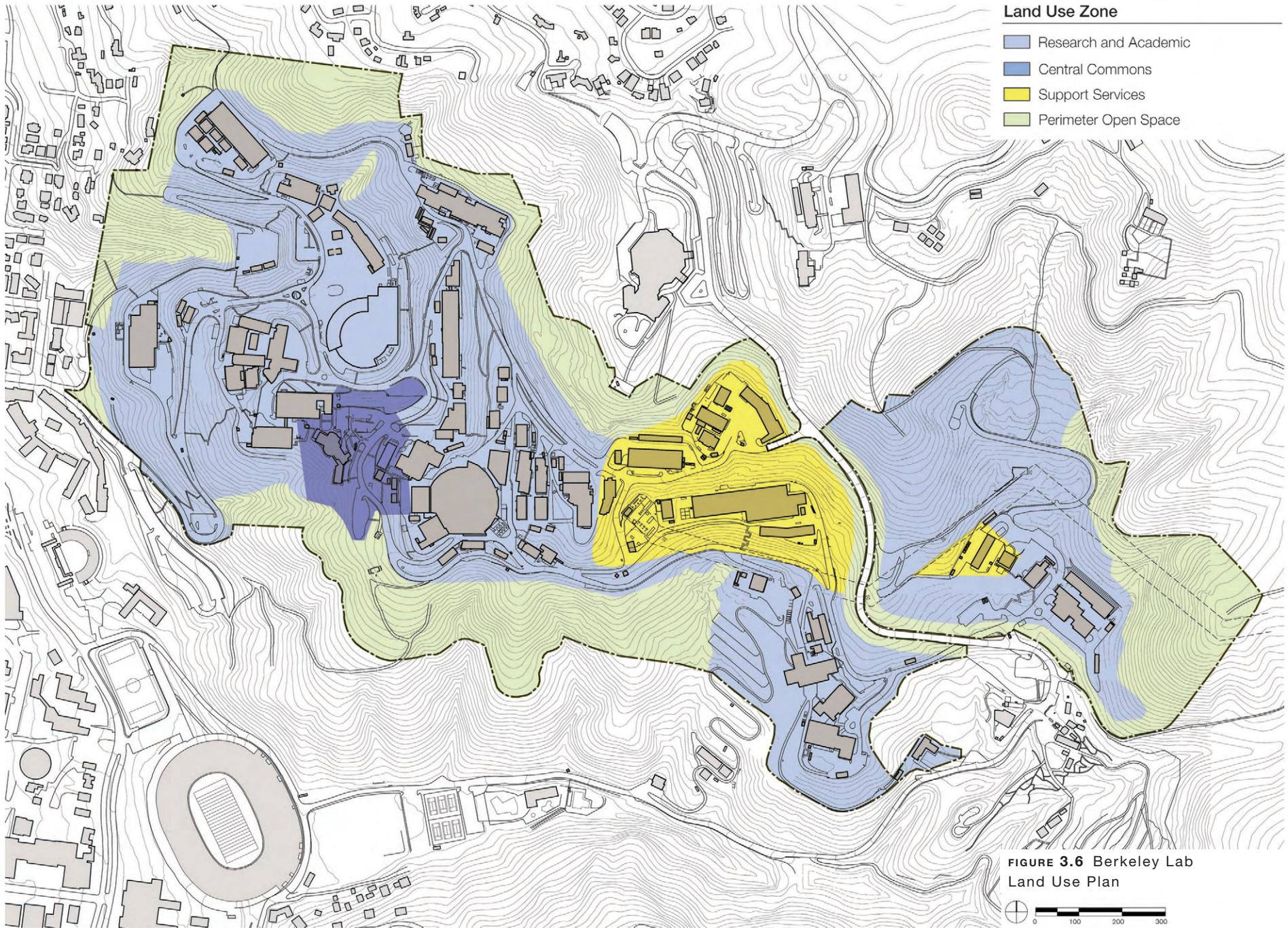
LAND USE PLAN

The Land Use Plan defines four land use zones that will guide the location of all new buildings and site improvements. These zones have been designed to strengthen existing functional adjacencies and promote an overall density of development that is appropriate to the main site.

LAND USE ZONES

Research and Academic

The Research and Academic zone encompasses the majority of the Laboratory's developable area and largely corresponds with, or is adjacent to, the already developed portions of Berkeley Lab. This 121-acre zone includes almost all of the Laboratory's existing research and academic functions and is primarily reserved for similar uses. These uses include scientific research and associated support such as administration, health services, security and fire protection. Non-research/academic uses would be permitted in this zone if no other suitable location was identified.



Central Commons

The Central Commons zone is centered around the Laboratory’s Cafeteria and outdoor gathering areas. Future uses intended for this zone would reinforce this small but centrally located area as the “heart of the Laboratory” where shared amenities such as the Cafeteria would draw Laboratory personnel together in an environment conducive to interaction. The primary uses intended for this zone include food services, short-term accommodations, gatherings and meetings, mass transit hub, and other shared activities. While research and academic functions will be permitted, it is preferable that most of this zone be reserved for common, shared uses.

Support Services

The Support Services zone provides a centralized location for the Laboratory’s plant operations and support activities, such as shops, environmental services, corporation yards, central mail distribution and maintenance. While research and academic functions are permitted in this area, this zone will generally be reserved for non-research uses so that efficiencies can be achieved in the organization and management of critical Laboratory support services.

TABLE 3.1 Land Use Plan Area Calculations

Land Use Zone	Area Acres	Percentage	
		Of Developable	Of Total
Research and Academic	121	83%	60%
Central Commons	6	4%	3%
Support Services	19	13%	9%
Total Developable Area:	146	100%	72%
Perimeter Open Space	56		28%
Total Berkeley Lab Area:	202		100%

Perimeter Open Space

The Perimeter Open Space zone encompasses areas identified in the Site and Easement/Setback Constraints section and comprises 56 acres or over one-quarter of the main site. The Perimeter Open Space designation indicates areas of the site where future development would be avoided to the extent feasible. Development will primarily be reserved for trails, maintenance roads, power supply and utilities equipment and distribution, and minor structures that support those functions.

DEVELOPMENT DENSITY

Density, measured by the ratio of building floor area to the area of a site, (FAR) is a defining characteristic of development. The current overall FAR of the main site is 0.20. With the occupied building area increase of 620,000 gsf projected in this LRDP the FAR for the overall site would increase to 0.27 which is considerably less than that of a university campus or modern office park which typically have an FAR of 0.5 to 1.0.

Like in a campus setting, the density of future development will vary greatly across the site, however the overall density is a good indication of the impact and character that future development will have with respect to neighboring communities. A look at the issue of development density is provided in more specific terms in the next section, Development Framework.