

What We Don't Know (as of 11/20): Open Questions and Missing Information

- Amount of acreage allocated for each use, including roads, walkways, infrastructure, etc.
 - Whether drawings shown in Master Plan, presented on 10/16 portray square footage delineated and intended to be built
 - If a final site plan will relate closely to the Conceptual Master Plan shown on 10/16
 - If proposed development will/can be further compacted
 - When a final land use plan will be developed, presented, and confirmed (prior to Initiative, or in conjunction with EIR and proposed Development Agreement?)
- Timing and final land uses/ building amounts for Phase One (beyond LBNL) as well as timing for subsequent phases
 - What happens if LBNL does not build beyond Phase One
 - What happens if private development beyond Phase One is not determined by the developers to be feasible
 - What happens if LBNL is not awarded the lineal accelerator project
- If LBNL would build at the GGF site without community support
- Whether height zones restrict amount of building sq. ft. at certain heights
- How many parking spaces will be required by LBNL, City of Albany, City of Berkeley,
 - Whether parking area shown in conceptual master plan is sufficient for the number of cars required
 - Whether final parking structure(s?) would block views
- What would happen if, in the future, UC decides to fence off, or severely restrict access to the part of the site where its buildings are situated.
- What type of research does LBNL plan on conducting at the 2nd campus. Beyond Phase One?
 - What are the risks to public health and safety, as well as mitigations and monitoring plans?
- Breakdown of infrastructure costs by component; and what the most current estimate is for the total infrastructure costs
 - Whether open space costs (land value, development, maintenance as public park) are included in the infrastructure costs being estimated by the developer as "costs"
 - What portion of the infrastructure supports LBNL, and how much LBNL will pay toward infrastructure costs
- Other views from Albany Hill and from requested public locations, including Bulb, Beach, Freeway have not been shown
 - Depictions of views based on more current site plan and height distribution

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- What the architecture will look like and who the architects for the project will be (Does LBNL select its own architects? Does TSG select architects for the private portions? Does a chain hotel select its architect?)
- How aesthetics and architectural quality will be defined and ensured (Will Design Guidelines be developed with the City of Albany in advance of any permits? Will LBNL buildings conform to Design Guidelines? Will Design Guidelines be included within the body of the Development Agreement?)
- Are roads included in the open space calculations and set back calculations?
- Is surface parking included in the open space calculations?
- What is the format for ownership of the public open space
- When will the resolution of pending court action related to Bay Trail property be revealed?
- When will the ownership/lease arrangements between UC and TSG will be determined and revealed to the public?
- When will the issue of ownership of public open space be decided?
- What happens if UC sells the land at a later date and/or uses the property for non-educational uses?
- Assuming a Development Agreement is successfully negotiated between The Stronach Group and the city of Albany, will that Agreement be transferable to a new landowner, or do the entitlements rest with the current owner?
- What land values that will be used to determine transfer tax responsibility if all or part of the property is sold?
- When will the language and/or the proposed content for the developer's Initiative be shared with the community, TF, or the City?
- Can/will the Initiative language ensure full CEQA review and allow for City Council discretion to not approve a project that meets criteria included in an Initiative but is found through the CEQA process to have deleterious impacts?
- What happens if the voter initiative passes in one city (Albany or Berkeley) and does not pass in the other city (Albany or Berkeley)?
- Whether the developer/landowner has other plans for the site at this time.
- What role would the Initiative have if the City and TSG cannot come to a successfully negotiated Development Agreement ?
- Potential environmental and safety hazards are not known at this time; information on these issues will be researched during the CEQA process.
- How will (can) potential hazards be mitigated?
- Traffic impacts of the proposed project
- How traffic impacts will be mitigated
- Whether any traffic studies will be done and analyzed prior to the Initiative vote
- What toxics will be generated and how will they be disposed?
- How will (can) potential hazards be mitigated?

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- What commitments will be made to integrated renewable technologies prior to Development Agreement negotiations?
- What is the fiscal impact of a project of similar scale (4.5 million square feet of building plus associated parking) if all of the development was taxable (best and highest use) ?
- Is there a feasible scenario for development without LBNL? (City needs to do a study)
- Is a development with less building bulk and height feasible?
- What plans might be contemplated by the owners if LBNL selects another site?
- When will TSG (or the city) provide information as to market studies and feasibility of non-LBNL project options?
- What is the economic value of new public open space at the waterfront?
- Feasibility / market analysis of a hotel in Albany (no market studies conducted)
- How would future parcel taxes be handled at GGF site?
- Might revenues for the district be *higher* than those currently generated by GGF?
- How would bond repayment obligations be handled by the owners of the GGF site, if revenues are not provided through the siting of a public laboratory?