



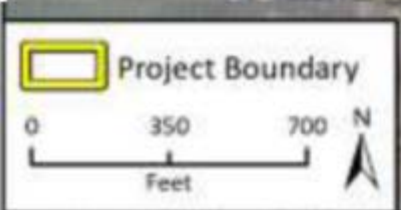
Bayer HealthCare Development Agreement Amendment Community Benefits Workshop

Agenda

2

1. City Staff Presentation
2. Bayer Staff Presentation
3. City Council Questions & Comments,
Public Comment

Bayer Campus



North Properties



South Properties

Project Description

4

- Extend the DA duration an additional 30 years until February 2052
- Add the South Properties to be covered by the DA
- Allow build-out of a conceptual development plan, which proposes to rearrange the campus layout through
 - ▣ phased demolition of nine existing buildings
 - ▣ construction of approximately twelve new buildings for production, laboratory, and administrative uses
 - ▣ replacement of surface parking with two new parking structures and new underground parking facilities
- Modify terms including use restrictions and levels of project discretion.

Buildout

	Existing	Existing Entitlement	Proposed Amendment
North Properties	567,000 sf	1,346,000 sf	---
South Properties	520,000 sf	540,000 sf	---
Campus Total	1,087,000 sf	1,886,000 sf	1,738,000 sf

Development Standards

Development Standard	South Campus / MM Zoning BMC 23E.76.070	Existing DA	Proposed Amendment
Max. Height (in ft.)	45'	80' for Production 45' Other Uses	80' for Production 65' other Uses
Max. FAR	2	0.27 (Block VIII) to 2 (Block V)	0.27 (Block D) to 1.37 (Block B)
Parking: Production / Warehousing	1:1,000 sq. ft. (floor area <10K) 1:1,500 sq. ft. (floor area >10K)	Production: 1:1,000 sq. ft. Warehouse: 1:5,000 sq. ft.	No Change
Parking: Other Uses	1:500 sq. ft.	Laboratory: 1.5:1,000 sq. ft. Admin: 1:500 sq. ft.	Laboratory: 1:1,000 sq. ft. Admin: No Change

Discretionary Levels for New Projects

Existing Development Agreement			Proposed Amendment to Development Agreement		
Development Type	Land Use Permit	Design Review	Development Type	Land Use Permit	Design Review
			Signage not visible from the public right-of-way	Zoning Certificate	N/A
Guard stations	Zoning Certificate	Plan Check Review	Guard stations		
Demolition of buildings	Administrative Use Permit	Staff-Level Review	Demolition of buildings		
Temporary buildings (trailers or structures)	Administrative Use Permit		Temporary buildings (trailers or structures)		Plan Check Review
Temporary surface parking	Administrative Use Permit		Temporary surface parking		
All Signage	Administrative Use Permit		Signage visible from the public right-of-way	Zoning Certificate	Staff-Level Review
Buildings of less than 40,000 square feet	Administrative Use Permit		Buildings of less than 40,000 square feet		
			Buildings over 45' in height and buildings visible from the right of way		
Towers, antennae etc.	Zoning Certificate	Plan Check Review	Towers, antennae etc.	Administrative Use Permit	Design Review Committee
Buildings of 40,000 square feet or greater	Use Permit	Design Review Committee	Buildings of 40,000 square feet or greater		
			Parking Garages ¹		

1. Bayer is proposing that for purposes of discretionary review of a parking garage—staff for the AUP and DRC for the design review—shall have final approval for the projects described in the table above per the DA outlined processes and shall not be subject to administrative appeal.

Bayer Community Benefits Proposal

8

Proposed Payments

- Year 1 Payment: \$720,000
- Annual Escalation of 2%
- Year 30 Payment: \$1.3M

Proposed Allocation

<u>Benefits Category:</u>	<u>% of Total</u>
□ STEM/Career Technical Education	60%
□ Affordable Housing	20%
□ Community Infrastructure/Resiliency Programs	20%

Timeline and Next Steps

9

- March 30, 2020: Bayer submits application to modify the DA
- April-May-June 2020: reviewing materials, feed back on completion, revised or additional materials submitted
- July-August-September 2020: consultants on board, finalizing project description, peer review of technical reports
- October 29, 2020: NOP of Draft Subsequent EIR Published

Timeline continued

10

- November 12, 2020: ZAB Information Item/Scoping Meeting
- November 18, 2020: Planning Commission Scoping/Preview
- May 21, 2021: NOA and Draft Subsequent EIR Published
- June 2, 2021: Draft SEIR Comment Meeting at Planning Commission
- July 6, 2021: Close of the 45-day Comment Period

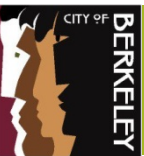
Timeline and Next Steps

- July 8, 2021: Community Benefit Workshop at ZAB
- July 14, 2021: Community Benefit Workshop at Planning Commission
- July 15, 2021: Bayer Design Guidelines/ Discretionary Level input DRC
- July 20, 2021: Community Benefit Workshop at City Council
- October 2021: Planning Commission hearing on Recommendation on SEIR and DA Amendment
- November 2021: City Council hearing on SEIR Certification and DA Amendment

DA Feedback to Date

12

- Carefully review of assumptions and calculations
- Benefits should be front loaded
- Benefits at a level similar to others
- Housing
- STEM and BUSD programming
- Transportation Demand Management programs
- Improvements at Aquatic Park waterfront
- Native plant demonstration garden
- Improve proposed open space
- DRC advisory role



City of
Berkeley

THANK YOU