

600 Bancroft Way

Research and Development Project and Development Agreement

Planning Commission Preview | October 7, 2026



Site Context

2.93-acre site at 600 Bancroft Way | APNs 56-1949-7 and 56-1949-6-2



Site Boundaries

- **North:** Bancroft Way
- **East:** Union Pacific Railroad
- **South:** Dreamland for Kids Playground and parking lot
- **West:** Bolivar Drive and Aquatic Park

Adjacent City-owned land includes Bolivar Drive, Dreamland Park, and Aquatic Park.

Development Agreement Process



A DA can vest project zoning and development standards and can also secure off-site improvements, community benefits, or other negotiated project components.

Planning Commission Review of the Development Agreement

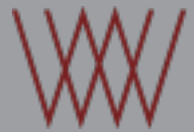
The Commission's recommendation will consider whether the DA:

- ✓ Is consistent with the General Plan and any applicable specific plan
- ✓ Is compatible with authorized uses and the site's zoning district
- ✓ Has duly considered City mitigation programs in effect at execution
- ✓ Is non-detrimental to public health, safety, general welfare, and neighborhood property
- ✓ Complies with CEQA and the City's adopted procedures

Recommendation

Staff recommends that the Planning Commission review the staff report, receive the staff and applicant presentations, consider public comments, and provide feedback on the proposed development agreement

- Commissions or Boards
- Items the Development Agreement should consider



WOODSTOCK

HGA

GWO



WATT
LIGHTING DESIGN

600 BANCROFT

BERKELEY - PLANNING COMMISSION PRESENTATION

OCTOBER 7, 2026

VICINITY AERIAL VIEW - STATE-OF-THE-ART R&D DEVELOPMENT



MIXED USE LIGHT INDUSTRIAL ZONING DISTRICT



CLUSTERING WITH PROXIMATE USES, LIFE SCIENCES



TRANSPORTATION



UC BERKELEY



ICONIC LANDMARK



PROJECT STAKEHOLDER ENGAGEMENT - 2023-2026

CITY OF BERKELEY

- PARK RECREATION + WATERFRONT-**
- PLANNING & DEVELOPMENT**
 - BUILDING & SAFETY**
 - LAND-USE PLANNING**
 - FIRE DEPARTMENT**
 - LANDSCAPE**
 - ENGINEERING DEPT.**
 - PUBLIC WORKS + TRAFFIC**
 - DESIGN REVIEW COMMITTEE**
- LANDMARK PRESERVATION COMMISSION**

EXTERNAL COORDINATION

- UNION PACIFIC RAILROAD [UPR]**
- ECOLOGY CENTER [SOLID WASTE]**
 - HOLMES [FIRE LIFE SAFETY]**
 - BERKELEY COMMONS**
- ACTC**
- PG&E**

EXTERNAL COLLABORATION

- AQUATIC PARK STAKE HOLDERS**
- DREAMLAND PLAYGROUND LANDSCAPE DESIGN TEAM**
- EPA GRANT WEST BERKELEY AQUATIC PARK STORMWATER IMPROVEMENT PROJECT**
- NEIGHBORHOOD OUTREACH [IN-PROGRESS]**
- CEQA ENVIRONMENTAL REVIEW [IN-PROGRESS]**

PROJECT BENEFITS

DEVELOPMENT AGREEMENT



**COMMUNITY BENEFITS
CONTRIBUTIONS \$**



**ENHANCED LIGHTING
& PUBLIC SAFETY**



**NEW PUBLIC PARKING
STALLS ON BOLIVAR**

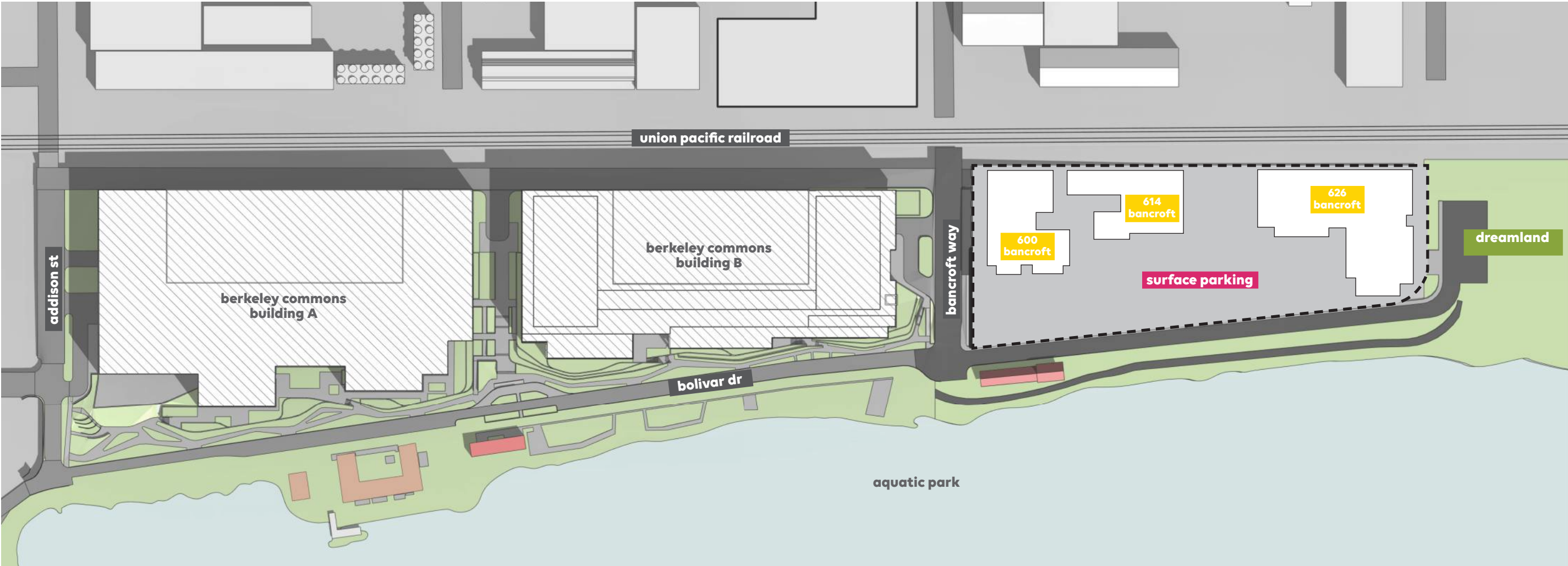


**BIO-SWALE
CONTRIBUTION**



**PUBLICLY
ACCESSIBLE
PLAZAS**

EXISTING SITE CONDITIONS



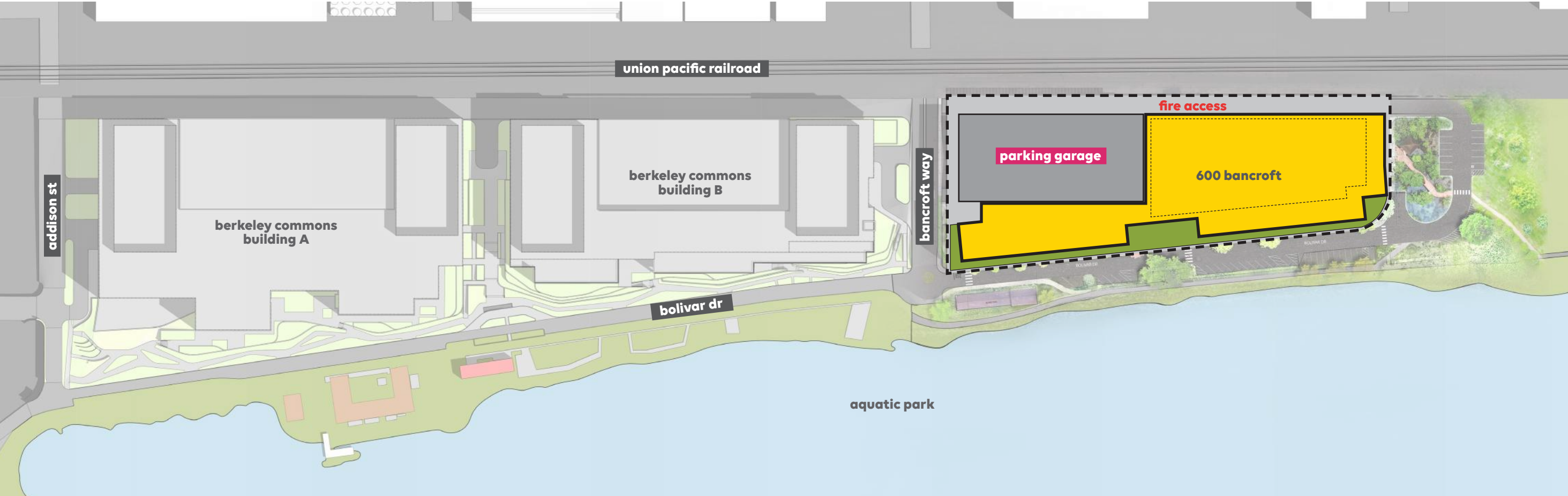
BUILDING:
TOTAL SIZE: +/- 47,800 SF
FAR: 0.37
PARKING: SURFACE LOT
PARKING RATIO: N/A



EXISTING CONDITIONS

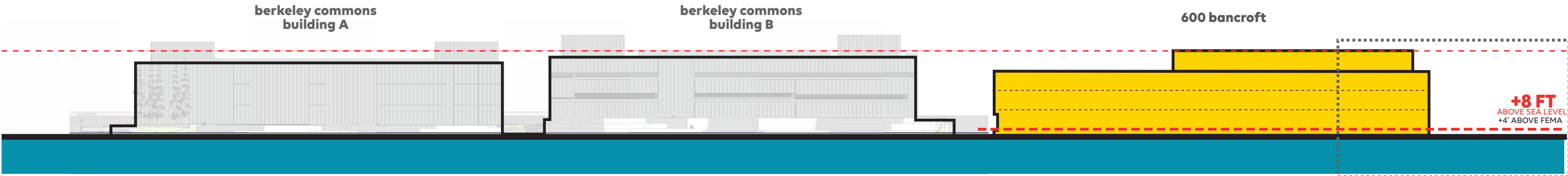


PROPOSED SITE PLAN



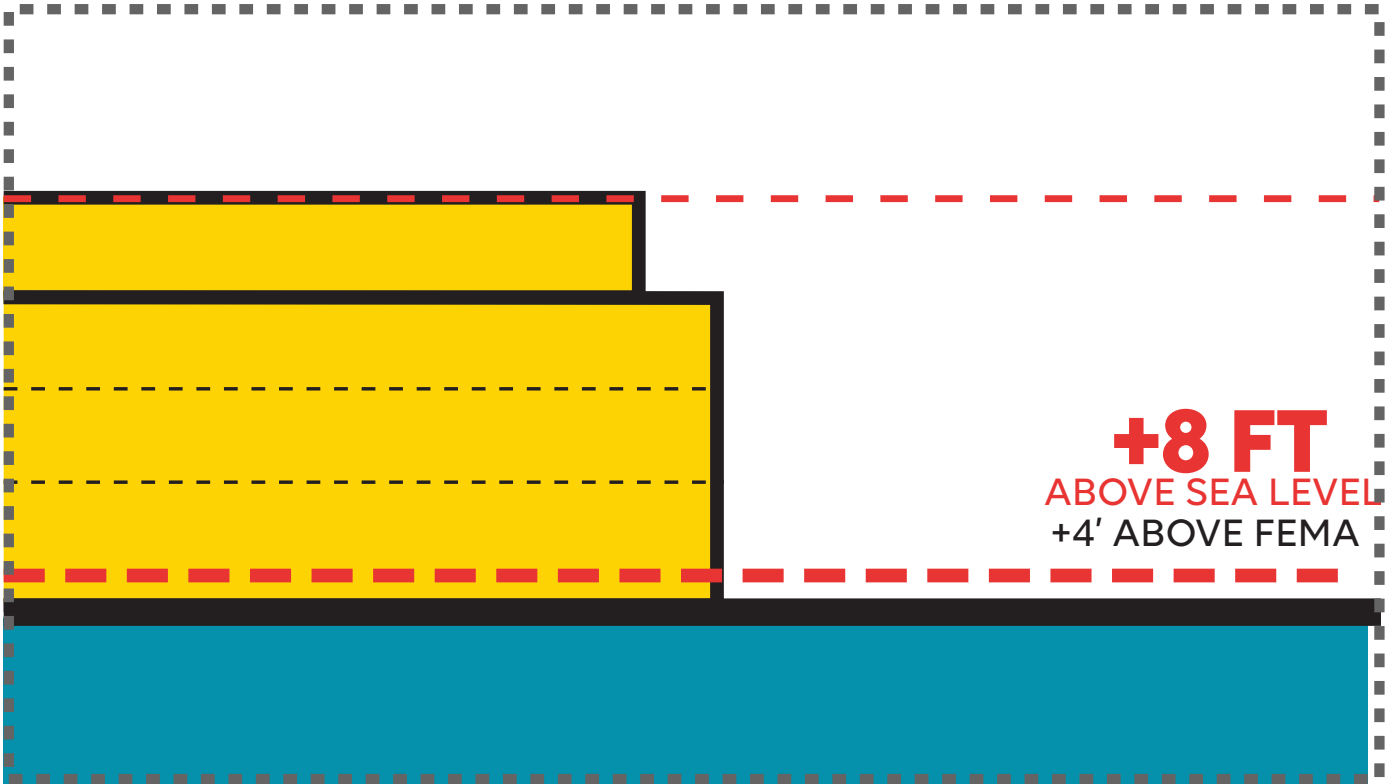
BUILDING:
TOTAL SIZE: +/- 250,000 SF
FAR: 1.9
PARKING: 5 LEVELS @ 47'-0" TALL
PARKING RATIO: 2 PER 1,000 SF

SITE ELEVATION - SEA LEVEL RISE & RESILIANCY



FINISH FLOOR ELEVATION OF +8.1 FT
ABOVE SEA LEVEL (CITY OF BERKELEY DATUM)

- THIS PROVIDES 150 YEAR RESILIENCE FOR FUTURE
SEA LEVEL RISE AND POTENTIAL FEMA MAP REVISIONS
PER STATE AGENCY SEA-LEVEL RISE ACTION PLAN FOR
CALIFORNIA.



SITE PLAN

RESEARCH + DEVELOPMENT FACILITY













