

Discovery Park

A Concept to Deliver the Full Potential of Brookhaven National Laboratory

RHIC Users Group Meeting

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BROOKHAVEN
NATIONAL LABORATORY

a passion for discovery

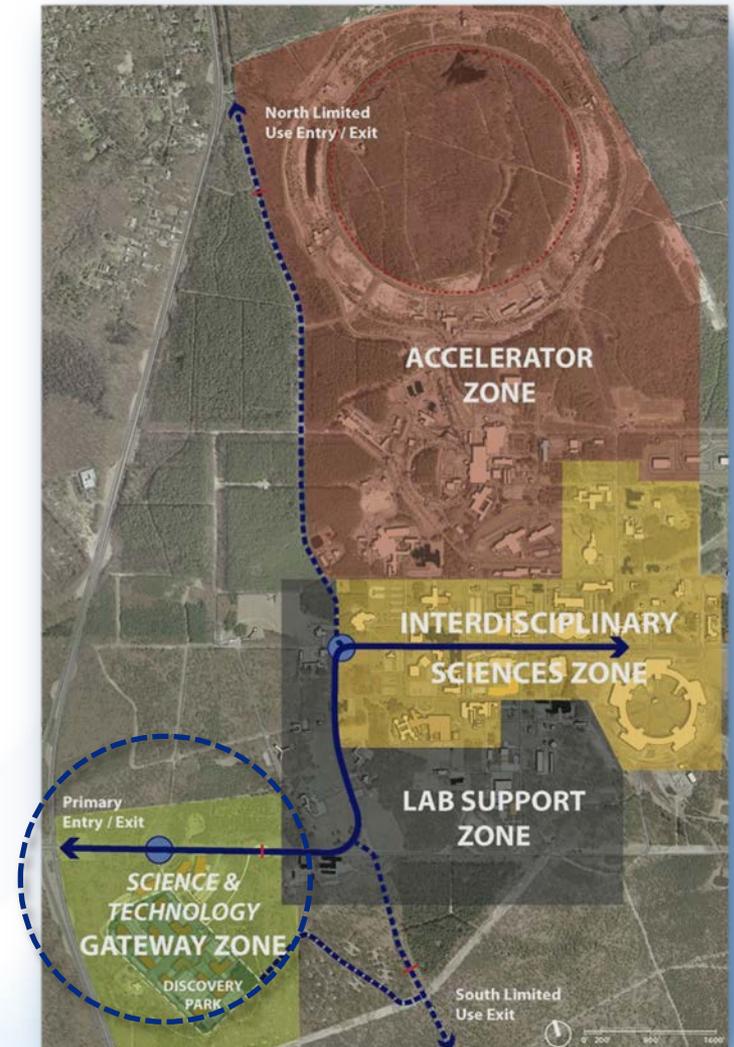


U.S. DEPARTMENT OF
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Discovery Park – a Transformative Project

Delivering support capability to the DOE mission scientific tools with very limited Federal (indirect) investment

- Envisioned as a joint partnership with external public/private resources through an alternative land use
- Deployment alternatives leverage available Federal Authorities from DOE and others
- This Gateway Zone will develop a “Research Village” that fills key gaps
 - Site infrastructure renewal and operational efficiency
 - User amenities and housing
 - Industrial Partnership space
- Discovery Park brings a new external face to the Laboratory and provides valuable enhancement to the Laboratory by facilitating complementary local and regional benefit



Discovery Park Approach

Discovery Park repurposes a previously utilized property for minimal environmental impact and maximum commercial leverage for the mission

The Non-Federal Development approach repurposes 40-60 acres of previously developed land convenient to but outside the Lab entrance

- Renewed infrastructure
- One stop, efficient user and visitor processing
- Open access to showcase DOE science and leverage community engagement
- A vital sense of place to attract young scientists
- Supports progressive development for “just in time” demolition to maintain housing continuity



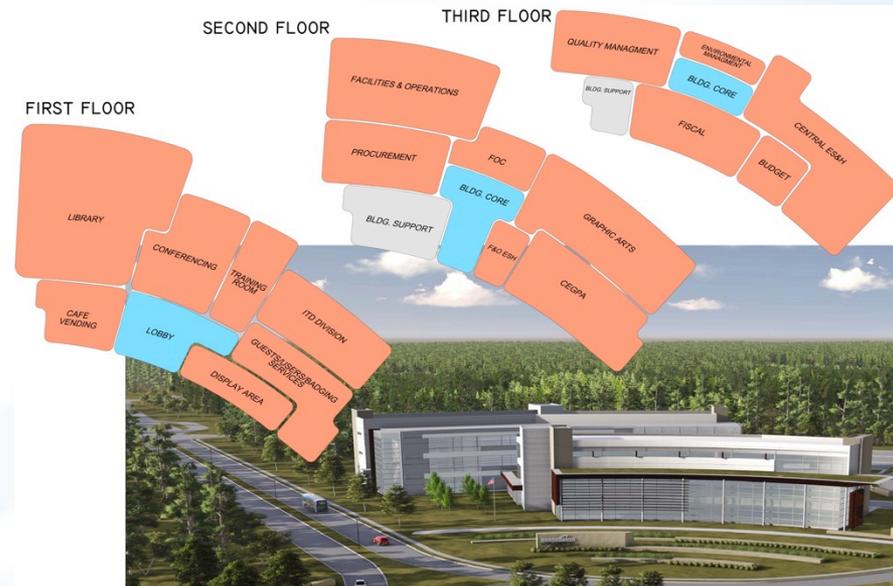
Preliminary Programmatic Requirements

- Entrance Facility of ~130,000 GSF
- Housing Facility of ~36,000 GSF
- Entrance roundabout, renewed security portal, and utility infrastructure
- Expandable to over 700,000 GSF for Strategic Partnership mission needs

Entrance Facility Programming Strategy

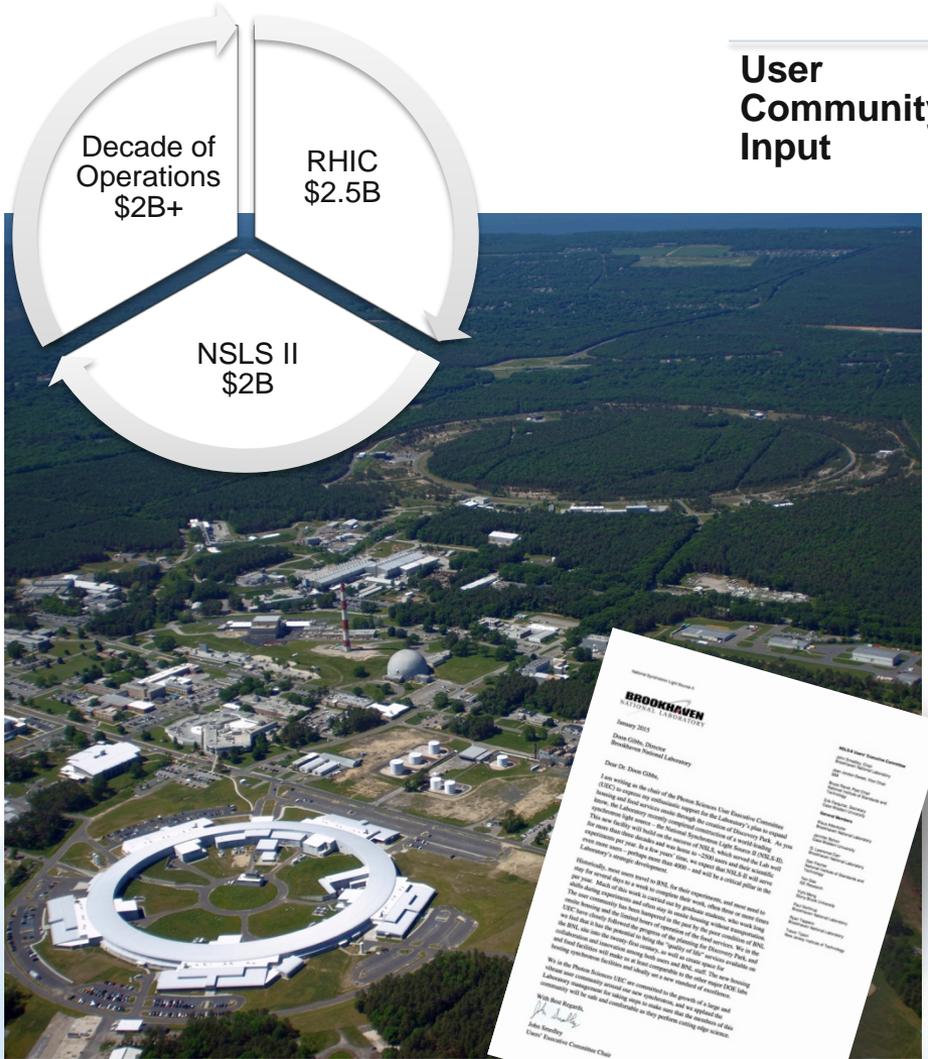
- Retain the employee service function of the Building 400 first floor
- Reprogram the second floor of Building 400 to house the BHSO/BSA Leadership
- Vacate and demolish 10 old office buildings currently housing administrative functions
- Program the new Entrance Facility for these capabilities
 - Consolidated User Administration functions and Portal amenities
 - “Outward facing” organizations with significant external interactions
 - Central Staff with deployed service structure
 - Entrance Portal common functions

Common Functions	GSF
Lobby	6,400
Seminar Room (150 seats)	4,800
Display	2,400
Café	3,200
Badging & Guest User Center	3,200
Vending Area	480
Reception	240
ATM	320
Conference Breakout Space	1,600
Training Room (50 seats)	1,200
Total GSF Space	23,840



User Accommodation is Valuable to the Users

The user community provides the intellectual capital to realize the full value of the significant DOE scientific investment



User Community Input

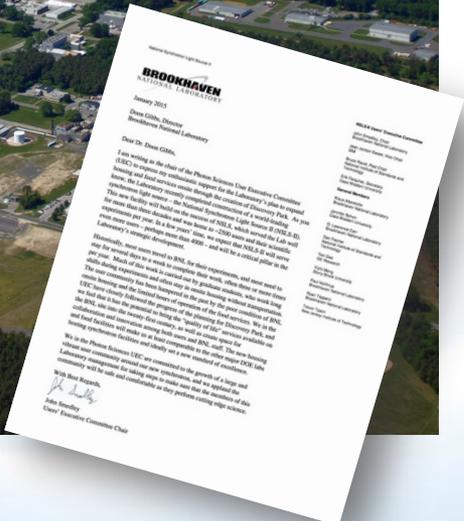
In our experience, ... it is essential for there to be resources to support those users who are visiting.

Proximate housing, ..., food options, as well as other resources, such as gathering spaces which promote collaboration, have proven to very much improve our scientific efficiency.

... for the user community to be able to carry out their research effectively, a conducive atmosphere with convenient access to low-cost housing, food availability as well as meeting and recreational amenities is essential. ... amenities at BNL have led to lower quality of life compared to other user facilities.

We ... have closely followed the progress of the planning for Discovery Park, and ... it has the potential to bring the "quality of life" services available ... into the twenty-first century, as well as create space for collaboration and innovation ...

It is clear to our community that the kind of development ... envisioned by Discovery Park are absolutely necessary in order to modernize and energize the user resources appropriately ...



On-Site User Housing

Affordable housing is a recognized Long Island Challenge. Convenient and reasonably priced on-site housing is a mission enabler for the DOE user facilities

- BNL has a strong housing business for users with a combination of apartments, dormitories, and efficiency/hotel accommodations from Camp Upton legacy which is no longer maintainable
- There is a significant user need for on-site, reasonably priced, high occupancy housing (Dormitory style) which is not a commercially available product
- The current total business averages 60,000 room nights per year, roughly equally split between apartments and dormitories. The dorm business can be transferred to a private operation on site
- Ongoing commercial development near the Lab entrance will allow outsourcing of longer-term apartment stays



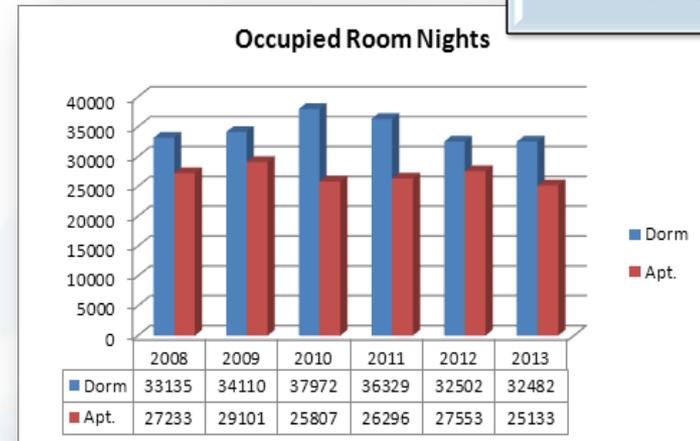
Apartment



Dormitory



Efficiency



Leveraging Commercial Housing Options

- AVR Realty is currently developing “The Meadows at Yaphank” as a modern “Mixed Use Development” at the Long Island Expressway intersection immediately adjacent to the Laboratory
- The innovative plan is a combination of housing, retail, and office to create an attractive, walk-able community
- BNL user-driven housing has been a part of the planning model for several years and “Executive Apartments” will be provided based on demand with options for transportation
- First units (two bedroom townhouses) are expected in November 2015 with 240 units (Phase I) available by Summer 2016
- Rental rates are comparable to BNL apartments
- The Meadows provides a viable solution for apartments but does not address the “non-commercial” product of dormitory-style or “micro-apartment” space which will be developed in Discovery Park
- This two-part approach will provide an optimum solution for user needs



Discovery Park can leverage the commercial utility infrastructure supporting The Meadows

Project Status and Next Steps

The concept of Discovery Park has leveraged 3 years of thought and engagement with a wide variety of expertise and potential stakeholders

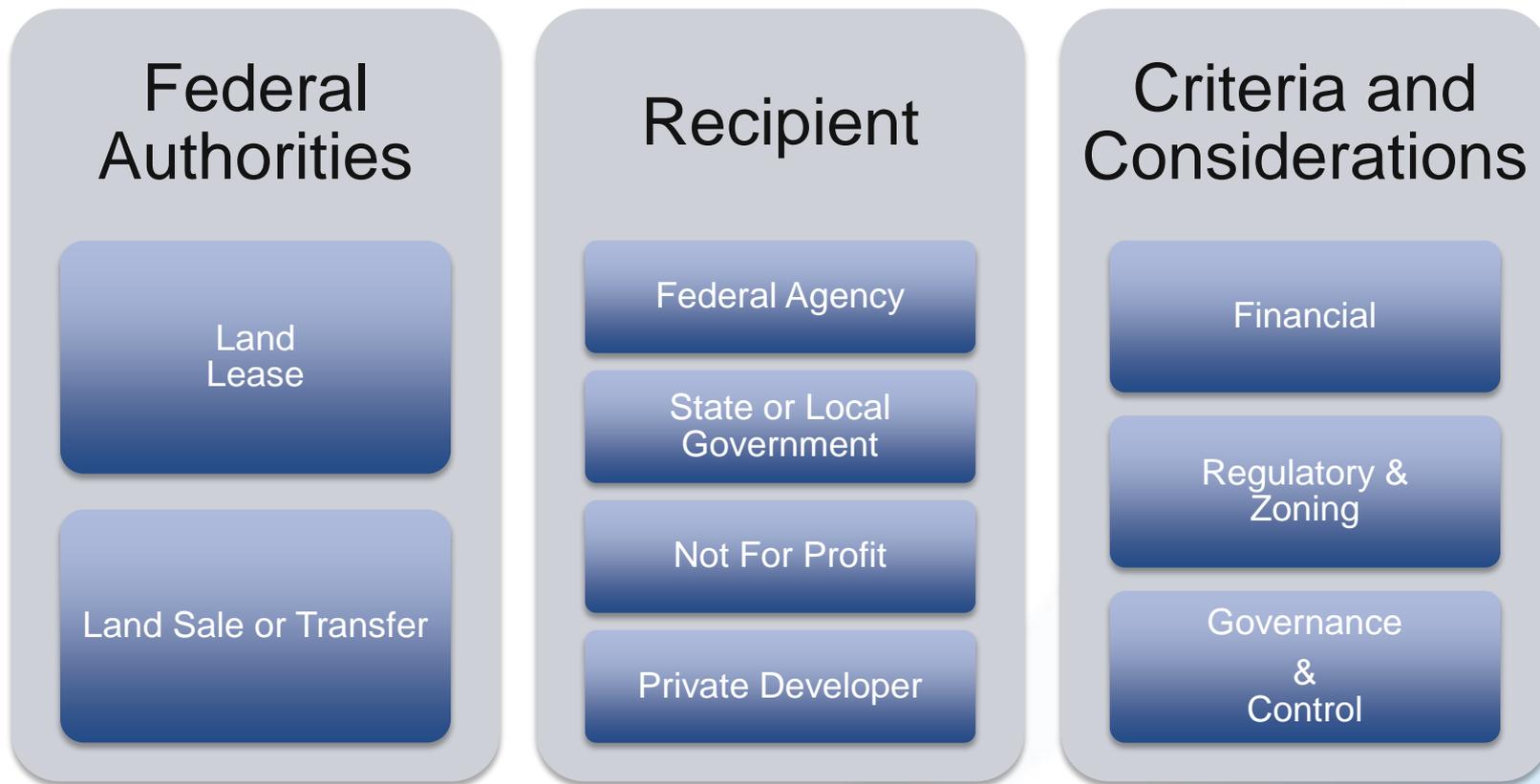
Entities	Type
Brookhaven Town Suffolk County	Local Government
Empire State Development Corporation (ESDC) Long Island Regional Economic Development Council (LIREDC)	State Government
Stony Brook University Battelle Memorial Institute	Corporate Parents
Management, Labor, and User outreach	Internal Stakeholders
Community Advisory Council, local and regional planning and professional associations, Pine Barrens Society	External Groups
General Services Administration	Federal Real Estate
AVR Realty, Partners & Associates, Renaissance Downtowns, G. Malone & Co, LLC, TRITEC, CBRE Federal Group	Developers & Brokers
Long Island Housing Partnership (LIHP), The University Financing Foundation (TUFF), Municipal Capital Markets Group, Chapman & Cutler LLP	Financial
Association of University Research Parks	Industry Group

Discovery Park has made valuable progress toward developing a vision

- Significant interest exists locally, regionally, and with potential partners, particularly Suffolk County and NYS
- DOE Laboratory Operations Board is aware of and is following the progress
- The Discovery Park concept reaches beyond the concept of traditional alternative financing. The goal is not asset acquisition but is the creation of a financially-sustainable, but complementary, private development
- The next critical step is to more formally engage with the commercial real estate industry to validate the viability

Feasibility Study Options

A successful Discovery Park model will be an optimal blend of a variety of factors that must be screened for both Federal and commercial viability



BSA will deliver, over the next ~12 months, a feasibility study and proposed development model for DOE action

Questions