

PUBLIC REVIEW DRAFT

EMERYSTATION WEST AT THE
EMERYVILLE TRANSIT CENTER
PROJECT INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

LSA

November 2009



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE EMERYSTATION WEST AT THE EMERYVILLE TRANSIT CENTER PROJECT

Notice is hereby given that the City of Emeryville (City) has completed a Draft Initial Study and Mitigated Negative Declaration for the proposed EmeryStation West at the Emeryville Transit Center Project (project) in accordance with the California Environmental Quality Act. The approximately 2.6-acre project site is located primarily on two parcels in the 5900 to 6100 blocks of Horton Street in Emeryville.

The project applicant is proposing to remove two existing surface parking lots in the 5900 to 6100 blocks of Horton Street in order to construct two buildings: the EmeryStation West building consisting of a seven-story laboratory/office tower on top of a two-level “podium” parking structure and the Heritage Square parking structure that would provide seven levels of parking. The proposed approximately 165-foot-tall EmeryStation West building would be located immediately north of the Emeryville Amtrak Station and south of the Emeryville Post Office. It would enclose 358,451 gross square feet of space for parking, laboratory, research and development, office, building mechanical and building support uses. The laboratory/office tower would enclose 219,622 gross square feet of space of which 200,000 square feet would be rentable for laboratory, research and development, and/or office uses. The podium level would provide 148 parking spaces and 2,347 gross square feet of ground floor space for transit, retail and/or office uses, such as ticket-buying, travel and transit information, bike security, and car share information. The project includes an open plaza on the upper podium level of the EmeryStation West building that would connect with the existing pedestrian bridge over the railroad tracks. The proposed 64-foot-tall Heritage Square parking structure would be located on the east side of Horton Street across from the Emeryville Post Office. It would provide 600 parking spaces and 1,605 square feet of ground floor space for active uses such as retail, office, or office services that relate to the Post Office use across the street.

The south and west frontages on the ground floor of the EmeryStation West building would, in part, serve transit functions. The west frontage, which would adjoin the railroad tracks, would provide a widened train platform for Amtrak passengers. The south frontage would adjoin a reconfigured transit plaza for the Amtrak Station; it would provide short-term parking for cars, taxis and buses as they load and unload passengers.

The project also includes remediation of contaminated soil and groundwater on the EmeryStation West building site prior to construction of the proposed building.

The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Draft Mitigated Negative Declaration. Although part of the project site is on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5, the project includes remediation of contaminated

soil and groundwater which would reduce the potential impact of the contamination to less-than-significant levels. The Initial Study reflects the independent judgment of the City.

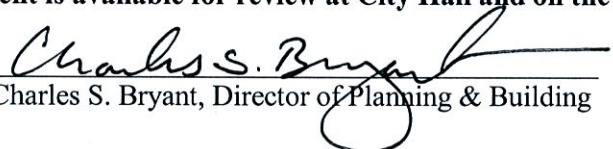
PUBLIC REVIEW

The public review period for this Draft Initial Study and the Draft Mitigated Negative Declaration begins on Saturday, November 7, 2009 and ends on Wednesday, December 9, 2009. The Planning Commission will review the Mitigated Negative Declaration at its regularly scheduled meeting on December 10, 2009 at 6:30 p.m. in Old Town Hall, 1333 Park Avenue, Emeryville, California and consider whether to adopt the Mitigated Negative Declaration. If the City finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the City may approve the project without the preparation of an Environmental Impact Report.

Written comments on the Draft Initial Study and Mitigated Negative Declaration should be directed to:

City of Emeryville
Planning and Building Department/ Attn: Miroo Desai, Senior Planner
1333 Park Avenue
Emeryville, CA 94608
Phone: (510) 596-3785; Fax: (510) 658-8095
mdesai@ci.emeryville.ca.us

The document is available for review at City Hall and on the City's website: www.emeryville.ca.us.

Signature: 
Charles S. Bryant, Director of Planning & Building

Date: 11/4/09

PUBLIC REVIEW DRAFT

EMERYSTATION WEST AT THE
EMERYVILLE TRANSIT CENTER
PROJECT INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

Submitted to:

City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

Prepared by:

LSA Associates, Inc.
2215 Fifth Street
Berkeley, CA 94710
510.540.7331

LSA

November 2009