

## **A. DRAFT MITIGATED NEGATIVE DECLARATION**

**Project Name.** EmeryStation West at the Emeryville Transit Center Project

**Project Location.** The approximately 2.6-acre project site is located primarily on two parcels in the 5900 to 6100 blocks of Horton Street in Emeryville, Alameda County, California. One parcel (APN 49-1489-15) is located on the west side of Horton Street and is bounded by the Emeryville Amtrak Station to the south, the Union Pacific Railroad (UPRR) tracks to the west and the Emeryville Post Office to the north; the project would occupy this entire parcel. The other parcel (APN 49-1489-13-3) is located at the southeast corner of the intersection of Horton Street and 62<sup>nd</sup> Street; the project site is located on the northwest portion of this parcel in the area bounded by Horton Street to the west, 62<sup>nd</sup> Street to the north, the Heritage Square building to the east and the EmeryStation North building to the south. Portions of three parcels occupied by the Amtrak Station (APN 49-1325-2, -1-2 and -4) are also included in the project site.

**Summary Description of Project.** 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.

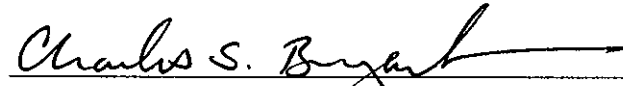
The south and west frontages on the ground floor of the EmeryStation West building would, in part, serve transit functions. The west frontage, which would adjoin the railroad tracks, would provide a widened train platform for Amtrak passengers. The south frontage would adjoin a reconfigured transit plaza 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.

**Findings.** It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

Mitigation measures necessary to avoid or reduce to a less-than-significant level the project's potentially significant effects on the environment are detailed on the following pages. These mitigation measures are hereby incorporated and fully made part of this Draft Mitigated Negative Declaration. The project applicant has hereby agreed to incorporate as part of the project and implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Program.

Date: 11/4/09

  
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Charles S. Bryant, AICP  
Director of Planning and Building, City of Emeryville