

C. SUMMARY INFORMATION

1. Project Title: EmeryStation West at the Emeryville Transit Center Project

2. Lead Agency Name and Address:

City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

3. Contact Person:

Miroo Desai, Senior Planner
Phone: (510) 596-3785
E-mail: mdesai@ci.emeryville.ca.us

4. 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 (Figure 1). 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 62nd Street; the project is located on the northwest portion of this parcel in the area bounded by Horton Street to the west, 62nd Street to the north, the Heritage Square building to the east and the EmeryStation North building to the south (Figures 2 and 3). Three parcels on the north and east sides of the Amtrak Station site (APN 49-1325-2, -1-2, and -4) are also included in the project site.

5. Project Sponsor's Name and Address:

Wareham Development
1120 Nye Street, Suite 400
San Rafael, CA 94901

6. General Plan Designation:

The Emeryville General Plan, which was adopted October 13, 2009, designates the parcels as Mixed Use without Residential (APN 49-1489-15); Mixed Use with Residential (APN 49-1489-13-3) and Office/Technology (49-1325-2, -1-2, and -4).

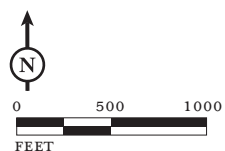
7. Zoning:

Mixed Use (MU) and North Hollis Overlay District (MU + N-H)



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FIGURE 1

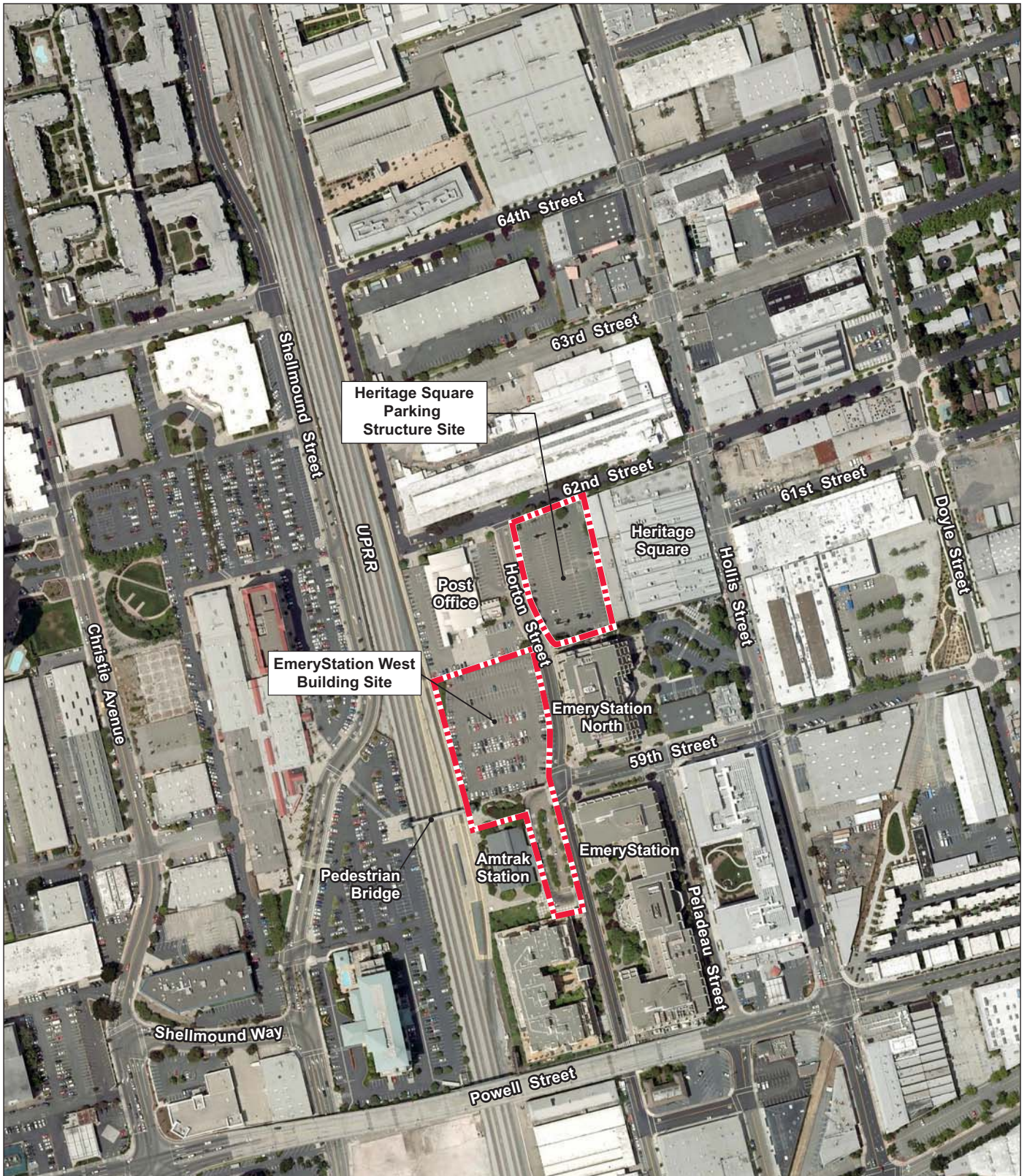


PROJECT SITE

*EmeryStation West at the
Emeryville Transit Center Project IS/MND
Project Location Map*

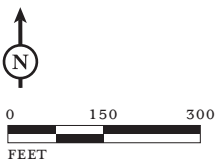
SOURCE: GOOGLE MAPS; LSA ASSOCIATES, INC., 2009.

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FIGURE 2



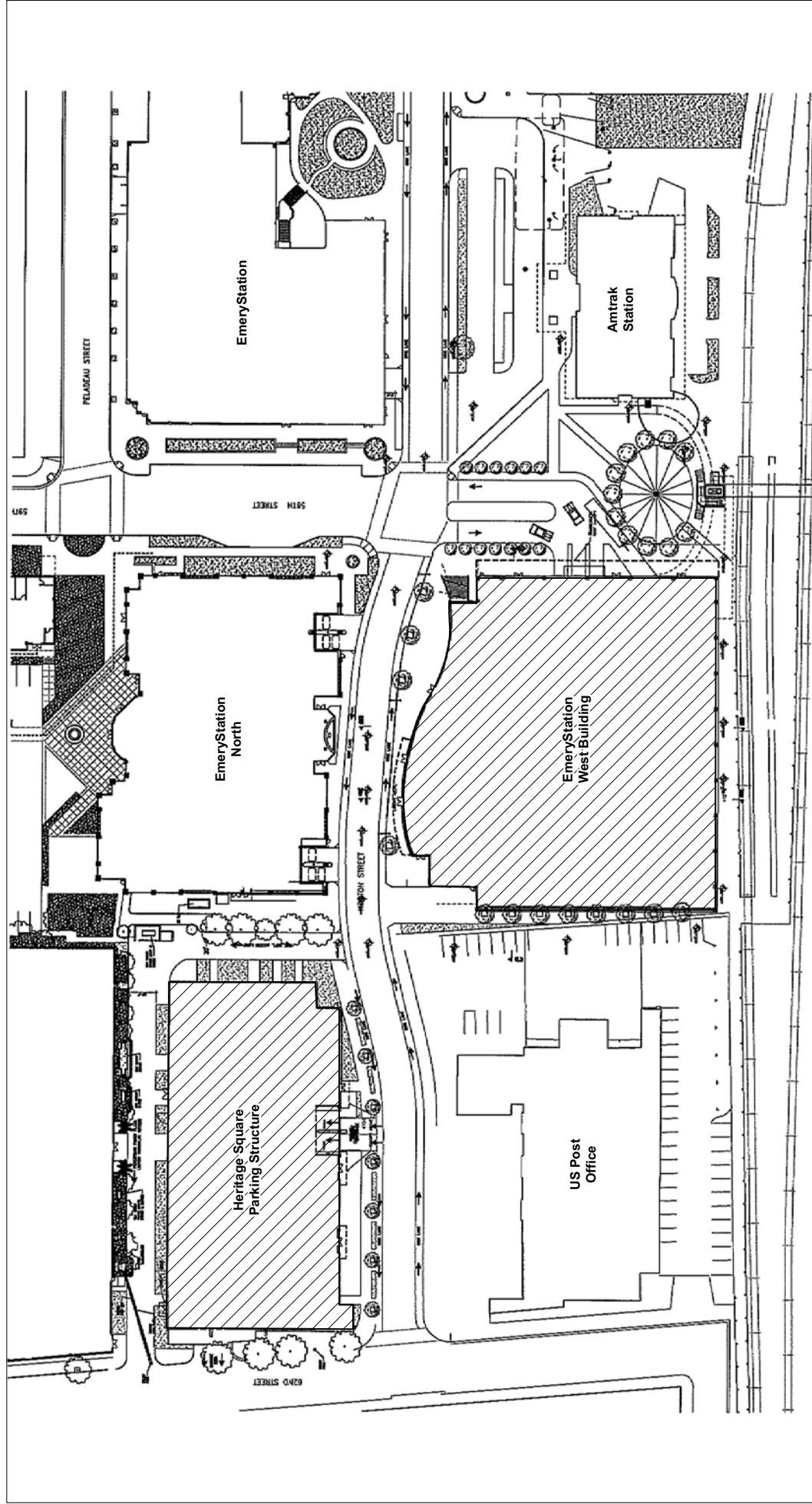
PROJECT SITE

*EmeryStation West at the
Emeryville Transit Center Project IS/MND
Project Site Aerial Map*

SOURCE: GOOGLE EARTH, 2007; LSA ASSOCIATES, INC., 2009.

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FIGURE 3

EmeryStation West at the
Emeryville Transit Center Project IS/MND
Proposed Site Plan

SOURCE: ELLERBE BECKETT, LSA ASSOCIATES, INC., OCTOBER 2009.
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8. Description of Project:

The project applicant is proposing to remove two 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 a 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 on the EmeryStation West building site, which is that portion of the project site located north of the Emeryville Amtrak Station at 59th and Horton Streets. The approximately 69,000-square-foot site would be remediated prior to construction of the proposed building.

A detailed description of the proposed project is provided in Section D, below.

9. Surrounding Land Uses and Setting:

The project vicinity is highly urbanized and contains a mix of land uses, including transportation, commercial/office, residential, and light industrial uses. Adjacent blocks are zoned for Mixed Use in Emeryville’s Zoning Code; the project site and adjoining area east of the railroad tracks is within the North Hollis Overlay District. The project site and surrounding area are designated Mixed Use in Emeryville’s General Plan, which was adopted October 13, 2009; the General Plan identifies the EmeryStation West building site as Mixed Use without Residential and the Heritage Square parking structure site as Mixed Use with Residential. Nearby sites are designated Mixed Use with Residential, Mixed Use without Residential, and Office/Technology in the General Plan.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

The project would be considered for approval by the City of Emeryville and would be subject to the planning regulations of the City. The proposed remedial alternative for contaminated soil at the EmeryStation West building site would be reviewed and considered for approval by the Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency (EPA). The City has applied for Federal Transit Agency (FTA) funding for the proposed modifications to the plaza and bus parking are at the Amtrak Station.

D. PROJECT DESCRIPTION

This section provides a detailed description of the proposed project and describes the site's history, existing conditions, and project development process that the project applicant and City have undertaken to date. It also provides a summary of requested approvals.

1. Project Location and Existing Conditions

The approximately 2.6-acre project site is comprised of properties located in Emeryville, California: an approximately 69,000-square-foot site located north of the Emeryville Amtrak Station at 59th Street and Horton Street (also known as the "mound" parcel) and an approximately 45,000-square-foot site located west of Heritage Square, across Horton Street and to the east of the Emeryville Post Office as shown in Figure 1. Both parcels are paved and currently used for surface parking (Figure 2). The project site is currently covered almost entirely with impervious surfaces, with a few street trees and landscaped islands in the parking areas. A portion of the Amtrak Station property is also included in the project site; driveways and vehicle parking areas north and east of the Amtrak Station building would be reconfigured to create a transit plaza for cars, taxis and buses to drop off and pick up passengers. Soil beneath the portion of the project site located north of the Emeryville Amtrak Station at 59th and Horton Streets is contaminated with polychlorinated biphenyls (PCBs) and other organic and inorganic chemicals.

2. Proposed Project

Wareham Development is proposing to remove two 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 building on top of a two-level "podium" parking structure and the Heritage Square parking structure that would provide seven levels of parking. The proposed EmeryStation West building would be located immediately north of the Emeryville Amtrak Station and south of the Emeryville Post Office (see Figure 3). The Heritage Square parking structure would be located on the east side of Horton Street across from the post office. The applicant is also proposing to reconfigure the vehicle entry and parking area of the Amtrak Station in order to create a new transit plaza for the Amtrak Station. Horton Street would be widened between 59th and 62nd Streets and the intersections at 59th and Horton Streets and 59th and Peladeau Streets would be modified to provide improved traffic flows. The project also includes remediation of contaminated soil on the EmeryStation West building site prior to construction of the proposed building. Approximately 8 to 10 percent of the project site would be converted to pervious surface cover after project implementation. The new pervious surfaces