

III. PROJECT DESCRIPTION

This chapter describes the Sherwin-Williams mixed-use residential and commercial project (project) that is evaluated in this Draft Environmental Impact Report (EIR). A description of the project site, objectives, proposed project, and required approvals and entitlements is provided. Information presented in this chapter is taken from the Sherwin-Williams Preliminary Development Plan submitted by the project applicant on September 12, 2014.

The following project description serves as the basis for the environmental analysis contained in this Draft EIR. The City of Emeryville (City) will serve as the lead agency with final authority to approve the proposed project.

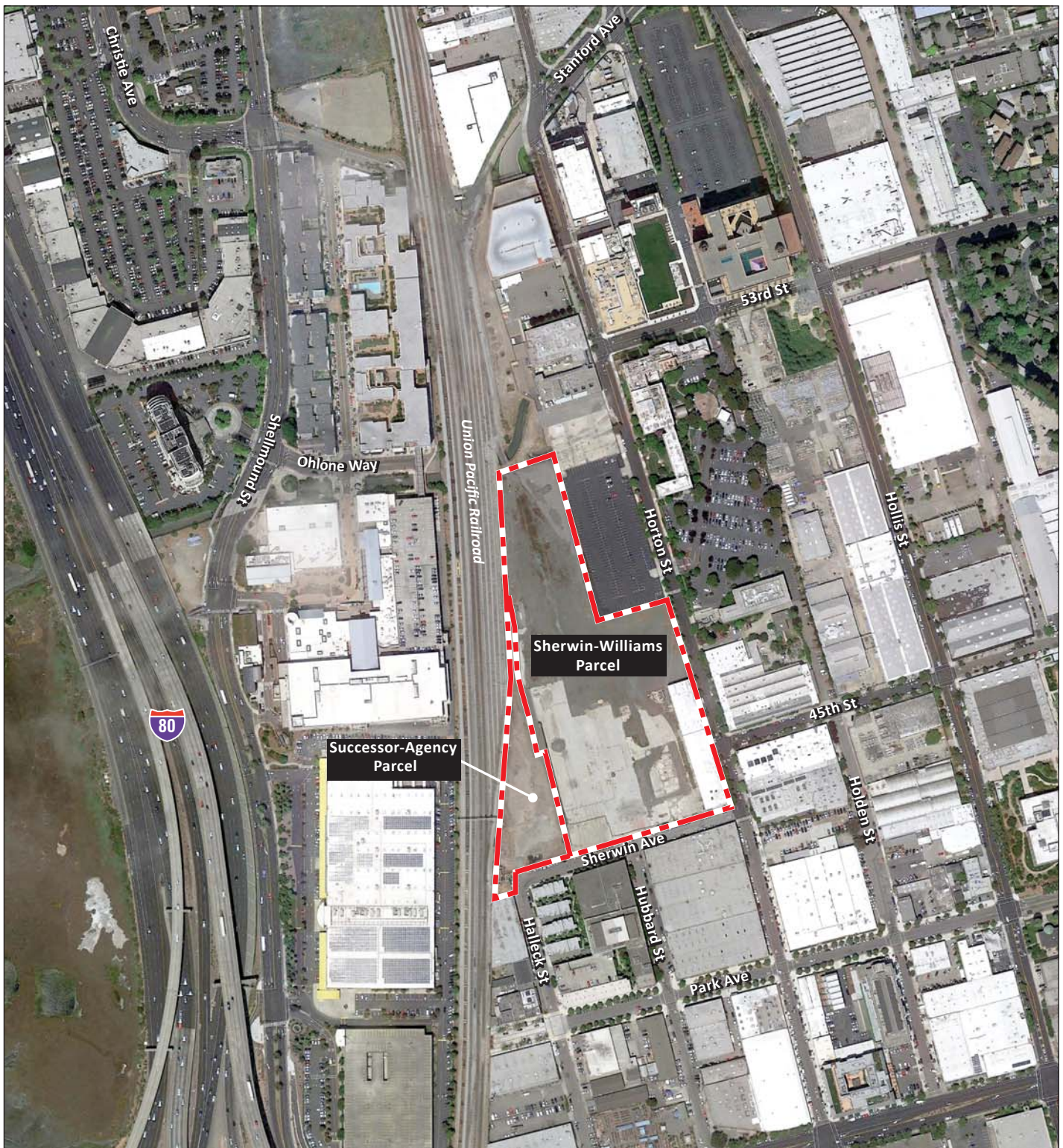
A. PROJECT SITE

The following section describes the project site location, surrounding land uses, project background and site characteristics.

1. Location, Ownership, and Surrounding Land Uses

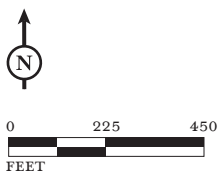
The 10.05-acre project site is located within the City of Emeryville and in the County of Alameda. The site is generally bound by Horton Street to the east, Sherwin Avenue to the south, and Union Pacific Railroad (UPRR) tracks to the west. The future site of Horton Landing Park, owned by the City, is located immediately north of the project site, and a Novartis surface parking lot (also called the “Rifkin Lot”) is located immediately to the northeast. Temescal Creek runs near the northern boundary of the site. A project location map and aerial photograph of the project site are included in Figures III-1 and III-2.

The project site includes two parcels; one owned by Sherwin-Williams and one owned by the City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency (Successor Agency). The Sherwin-Williams parcel (APN 049-1041-026-15) is approximately 8.59 acres. The Successor Agency parcel (APN 049-1041-026-16) is approximately 1.46 acres and located in the southwest corner of the project site. The Successor Agency parcel is included in the Long Range Property Management Plan (LRPMP) prepared and approved by the Successor Agency and the Emeryville Oversight Board pursuant to Health and Safety Code Section 34191.5(c). The LRPMP was submitted to the State of California Department of Finance (DOF) on February 18, 2014 and the Successor Agency is awaiting the DOF’s determination. The LRPMP identifies the Successor Agency parcel to be retained and transferred to the City for governmental use as a park/open space. The applicant has identified two development scenarios, described below as Option A and Option B. Option A would require that (1) the LRPMP be approved in time to allow for the transfer of title to the Successor Agency parcel to the City prior to the applicant commencing construction of the project, and (2) an agreement be reached between the City and applicant regarding an exchange of property interests and development of park/open space. As an alternative, if these criteria are not met, the applicant could pursue development of Option B, which does not require a property exchange between the applicant and the City. Option A and Option B are both evaluated in this EIR.



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FIGURE III-2



Project Site

SOURCE: GOOGLE EARTH 06/14; LSA ASSOCIATES, INC., 2014.

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Sherwin-Williams Project EIR
Aerial Photograph of the Project Site

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The project site is located within an urban area with a mix of land uses. UPRR tracks lie directly to the west of the project site, and commercial uses, including retail and residential uses on Bay Street, are located to the west of those tracks. The Novartis Research Center and Grifols Diagnostics (research and development facilities) are located to the northeast. Residential and commercial uses are located in the Park Avenue District (District) to the east and south.

2. Site History and Project Background¹

The Sherwin-Williams Company owned and operated a paint and coating manufacturing plant on the Sherwin-Williams parcel beginning in the early 1900s. Pesticides were also manufactured at the plant from the 1920s until the mid-1940s. The plant was converted from oil-based to water-based paint production in 1987 and stopped all production in 2006. In December 2006, the Sherwin-Williams Company discontinued its operations and decommissioned the manufacturing plant. The Successor Agency parcel is currently undeveloped and was historically used for railroad spurs and a small rail yard from the early 1900s into the late 1980s. It was acquired by the Emeryville Redevelopment Agency in 2006 for park purposes. Both parcels have been subject to remedial actions to address contamination due to prior land uses.

In May 2004, a Preliminary Development Plan (PDP) application was prepared for the Sherwin-Williams parcel for a residential and commercial mixed-use project. Study sessions were held with the Planning Commission on December 11, 2003, and September 23, 2004, and with the City Council on December 21, 2004. A determination was made by Sherwin Williams that hazardous materials remediation would need to occur prior to redevelopment of the site, and the 2004 PDP development application was withdrawn on September 29, 2005.

Since then, all of the buildings on the Sherwin-Williams parcel, with the exception of one building, have been demolished. The building (Building 1-31, technically two buildings but functioning as a single building) is classified as a “Tier 1 Architecturally Significant Building” by the City of Emeryville. Remediation of soil contamination has been completed and the site has been backfilled with clean soil and graded smooth at approximately the elevation of the former truck docks fronting on Sherwin Avenue. Groundwater monitoring continues under the direction of the State Department of Toxic Substances Control (DTSC).

a. Initial Remediation of Sherwin-Williams Parcel. Beginning in the late 1980s, remedial investigations were initiated on the Sherwin-Williams parcel to delineate chemically-affected soils and groundwater that resulted from historic releases during manufacturing operations. These investigations determined that chemically-affected soils and groundwater extended beyond the project site boundaries.

¹ Information within this section was taken from the following sources: Department of Toxic Substance Control, 2010. *Approval of Sherwin-Williams Site Draft Remedial Action Plan Initial Study*, June 14; Sherwin-Williams PDP Submissions, September 12, 2014; and Covenant to Restrict Use of Property, Environmental Restriction, RE: County of Alameda, Assessor Parcel Number (APN) 049-1041-26-15, former Sherwin-Williams Coatings Manufacturing Facility, 1450 Sherwin Avenue, Emeryville, CA DTSC Site Code Number (200956), December 20, 2012.

Between 1993 and 1995, the San Francisco Bay Regional Water Quality Control Board (Water Board) required installation of interim remedial measures (IRMs) to control off-site migration of chemically-affected groundwater until a final remedy could be implemented for the Sherwin-Williams parcel. The IRMs included a surface cap, stormwater collection system, subsurface slurry wall, and groundwater extraction and treatment (GWET) system.

The slurry wall was constructed around chemically-affected soils to minimize the migration of chemically-affected groundwater to off-site areas. The slurry wall extends from approximately 5 feet below ground surface to a minimum of 3 feet into the underlying bay mud, a total depth ranging from approximately 25 to 35 feet. The surface cap and stormwater collection system reduced infiltration of stormwater runoff into chemically-affected soils. The surface cap also prevented physical contact with the chemically-affected subsurface soil and groundwater. The GWET system pumped groundwater from inside the slurry wall and from a portion of the adjacent property to contain it within these areas and to minimize its potential migration to off-site areas. This groundwater was then treated before being discharged to the Temescal Creek Channel under a permit from the Water Board.

The Water Board provided oversight for the Sherwin-Williams parcel investigation and remediation activities until early 2006, when the DTSC assumed responsibility for oversight. DTSC oversaw the remediation activities at this site pursuant to Imminent or Substantial Endangerment Determination and Order and Remedial Action Order, Docket No. 05/06-007.²

In the fall of 2007, Sherwin-Williams demolished all structures on their property, with the exception of Building 1-31 and the groundwater treatment system facilities.

On May 7, 2009, the DTSC approved a Feasibility Study for the Sherwin-Williams parcel.³ The Feasibility Study evaluated different feasible alternatives for addressing the chemicals found in soil and groundwater underlying the site and recommended a preferred remediation alternative. The Draft Remedial Action Plan (RAP) summarized the Feasibility Study and recommended a final remedy and proposed implementation activities.

b. Remedial Action Plan for Sherwin-Williams Parcel. The Sherwin-Williams parcel has been remediated pursuant to the June 2010 RAP⁴ developed in accordance with Health and Safety Code, Division 20, Chapter 6.8 under oversight of DTSC. The RAP was based on the Remedial Investigation, the Human Health Risk Assessment (HHRA) (approved by the Water Board in December 2005) and the Feasibility Study conducted for the Sherwin-Williams parcel. Following the DTSC's approval of the RAP, and a Mitigated Negative Declaration⁵ prepared for the RAP, a Remedial Design Implementation Plan (RDIP) was prepared and approved by DTSC on June 30,

² CDM, 2012. *Operations and Maintenance Plan The Sherwin-Williams Company 1450 Sherwin Avenue Emeryville, California*, page 1-1, December 11 .

³ Naito, Janet, and Cook, Barbara J., Department of Toxic Substances Control, 2009. *Correspondence to Larry Mencin, The Sherwin-Williams Company*, May 7.

⁴ CDM, 2010. *The Sherwin-Williams Company Remedial Action Plan Emeryville, California*, June 10.

⁵ Department of Toxic Substances Control, 2010. *Approval of Sherwin-Williams Site Draft Remedial Action Plan Initial Study*, June 14;

2011. The remedy completion and RDIP modifications were documented in the Remedy Implementation Completion Report (RICR) approved by DTSC on August 7, 2012.⁶

Remedial activities included excavation and offsite disposal of unsaturated and saturated soil containing arsenic, lead, and volatile organic compounds (VOCs) including benzene, toluene, and xylenes at concentrations above unrestricted cleanup goals, and installation of remedial features including: retention of the existing slurry wall that was installed in 1994; extension of the slurry wall; breaches in three locations in the slurry wall to provide for specific groundwater flow channels; installation of a low permeability vertical barrier and high permeability channel to direct groundwater flow; placement of low permeability soil backfill to minimize water infiltration, and installation of groundwater monitoring wells. The GWET system, originally installed as part of the IRMs, was shut down and removed in 2011 as part of the final remedy implementation. Remediation activities included in the RAP are shown in Figure III-3.⁷

A “no further action” letter was issued by the DTSC on January 23, 2013.⁸ Groundwater monitoring continues under the direction of the DTSC.

c. Deed Restrictions on Sherwin-Williams Parcel. The RAP requires environmental restrictions through a land use covenant as part of site remediation because VOCs and arsenic remain above unrestricted cleanup goals in the RAP in groundwater and/or soil vapor beneath the project site. A deed restriction was recorded that prohibits the extraction of groundwater and limits soil excavation and other site activities that may interfere with the Installed Remedial Features as set forth in a DTSC-approved Operations and Maintenance Agreement and Deed Restriction.⁹ However, no restrictions were imposed on the type of land use that may occur on the property. Site Development Plans and a Soil Management Plan for construction including excavation, grading and trenching activities must be approved by DTSC.

In addition, any modifications to the Remedial Features, such as slurry walls, interceptor trenches, high permeability backfill and low permeability soil, groundwater extraction risers, monitoring wells, and stormwater flows, will also need to be reviewed and approved by DTSC before any construction activity is initiated.

d. Remediation of Successor Agency Parcel. A variety of materials such as petroleum products and metals related to the industrial operations at the Successor Agency parcel and at nearby properties were found in the soil and groundwater in concentrations that required cleanup before the property could be redeveloped. A non-time critical cleanup was funded partially under a United States Environmental Protection Agency (U.S. EPA) Brownfields cleanup grant, the former Emeryville Redevelopment Agency (Redevelopment Agency), and the UPRR. The Redevelopment Agency

⁶ Bacey, Nina, Project Manager, Department of Toxic Substances Control, 2012. *Correspondence to Larry Mencin, The Sherwin-Williams Company*, August 6.

⁷ CDM Smith, Inc., 2012. *Remedy Implementation Completion Report, The Sherwin-Williams Company, 1450 Sherwin Avenue, Emeryville, California*. July 25.

⁸ Toth, Karen M., P.E., Unit Chief, Brownfields and Environmental Restoration Program, Department of Toxic Substances Control, 2013. *Correspondence to Larry Mencin, The Sherwin-Williams Company*, January 23.

⁹ DTSC, 2012. Operation and Maintenance Agreement. Docket No. HAS-O&MEA 11/12-096. January 23, 2013.

served as the Lead Agency under a Memorandum of Understanding with the DTSC and the Water Board.

A soil and groundwater investigation at the Successor Agency parcel was conducted in October 2006, and the results are presented in the *Analysis of Brownfields Cleanup Alternatives* (ABCA) dated November 27, 2007.¹⁰

The most significant contaminants at the Successor Agency parcel included metals (arsenic, cadmium, lead, and zinc) and petroleum hydrocarbons in the soil and arsenic in groundwater. Metals contaminated soil was found across much of the Successor Agency parcel, except for the eastern portion of what is now known as Sherwin Avenue, in primarily fill soils near the surface. Petroleum hydrocarbons are found primarily in the southwest corner of the Successor Agency parcel. Arsenic in groundwater is likely the result of releases from the up gradient and adjacent Sherwin-Williams parcel.

The cleanup objective for the Successor Agency parcel was to reduce the volume, toxicity, and mobility of contaminants of concern to acceptable, risk-based levels for relatively unrestricted land use for any development that may be contemplated.

The Redevelopment Agency evaluated a range of methods for addressing the contaminants of concern at the Successor Agency parcel, and the results of that analysis are presented in the ABCA. The cleanup alternative recommended in the ABCA and selected in the *Site Cleanup Plan* (SCP) dated January 2008 (see information below for document availability) included excavation of soils where contamination levels exceeded the cleanup goals and transportation and disposal of excavated soil to off-site permitted disposal facilities.

The Successor Agency parcel was remediated in 2008 under oversight of the DTSC and Water Board and the property has not been restricted for development of any land use.

3. Existing Site Characteristics

As stated previously, the project site is comprised of the Sherwin-Williams parcel (approximately 8.59 acres) and the Successor Agency parcel (approximately 1.46 acres). The only structure currently located on the property is Building 1-31, fronting on Horton Street and Sherwin Avenue. All other structures on the project site were demolished as part of remediation activities on the Sherwin-Williams parcel. Building pads remain on the Sherwin-Williams property, as well as remnants of remediation activities.

¹⁰ Erler & Kalinowski, 2007. *Analysis of Brownfields Cleanup Alternatives, UPRR Parcel D, Emeryville California* November 27.

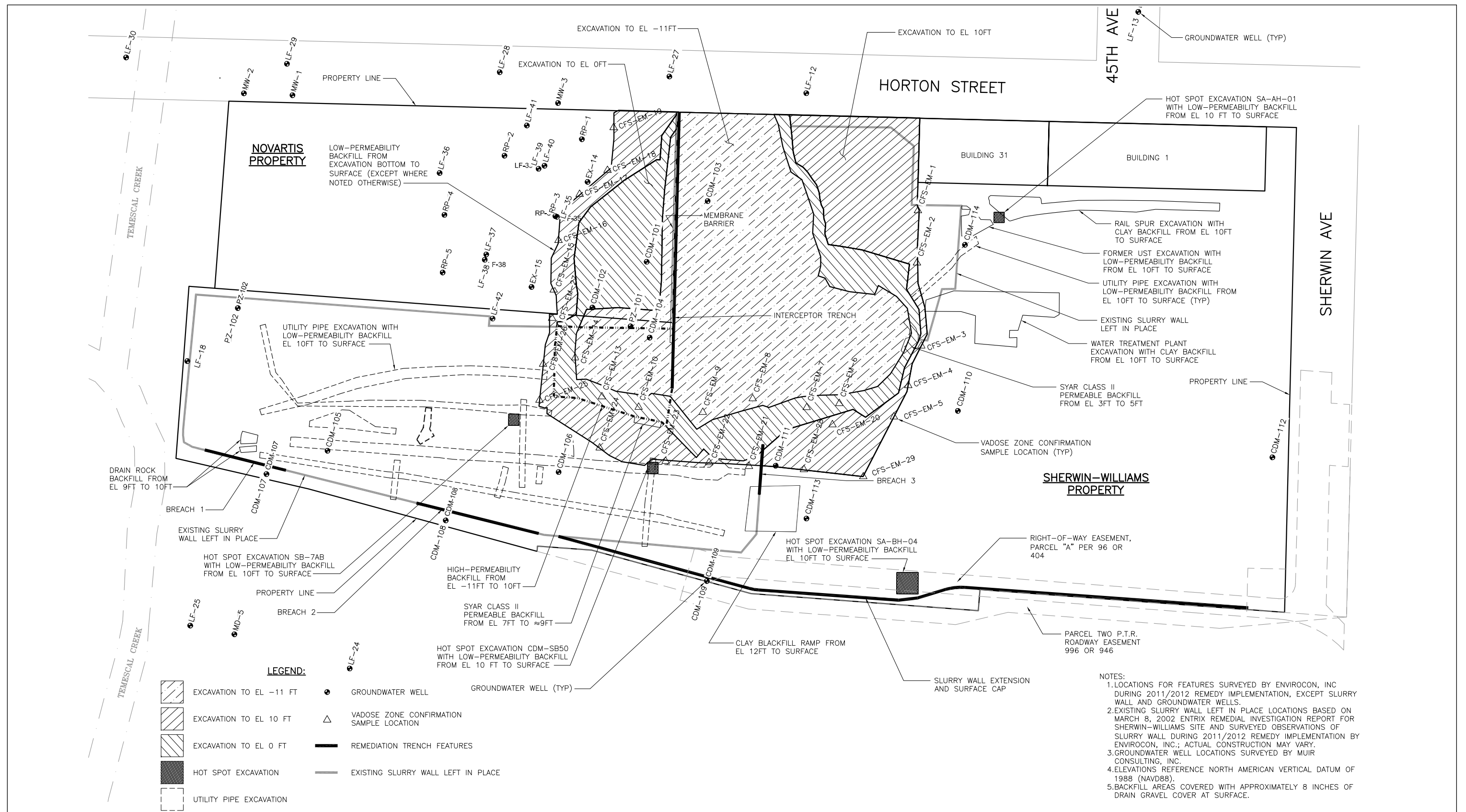
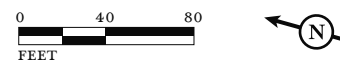


FIGURE III-3

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SOURCE: CDM SMITH, MAY 2012.

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Sherwin-Williams Project EIR
Site Remediation

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4. General Plan and Zoning Regulations

The General Plan land use designations on the project site include Mixed Use with Residential and Park/Open Space. The General Plan street system map shows a new roadway on the site connecting at Hubbard Street and Horton Street to implement the policy of expanding the City street grid. In addition, the General Plan calls for an extension of the Emeryville Greenway through the project site. Land Use Policy LU-P-18 states that “the reuse of the Sherwin-Williams site shall include a mix of residential and nonresidential uses with ample open space, centered on an extension of the Emeryville Greenway connecting Horton Landing Park and the Park Avenue District.” The 2014 Housing Element contemplates the development of at least 460 residential units on the site.¹¹

The developable portions of the project site are governed by the General Plan height limit, building intensity (floor area ratio or FAR) and residential density maps, all of which include a “by right” level and a “bonus” level, where the first number is the by right level and the second number is the bonus level. The height limit for most of the site 40 feet/75 feet, while the northern portion is 50 feet/100 feet. The floor area ratio for the site is 1.5/3.0, while the residential density is 50 units per acre/100 units per acre. For both options, this reconfiguration must result in no less open space than the current designations.

The Zoning Map identifies the project site as Mixed Use with Residential (MUR) and Park/Open Space (PO). The project site also falls within the Park Avenue District Overlay Zone (P-A), which implements the Park Avenue District Plan.

B. PROJECT OBJECTIVES

The City and the project applicant’s objectives for the Sherwin-Williams project are as follows:

1. City Objectives

- Develop the site with a mix of residential and nonresidential uses, including at least 460 residential units. (Emeryville General Plan, including Housing Element 2015-2023)
- Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design. (Emeryville Housing Element 2015-2023)
- Promote homeownership opportunities and encourage the development of new for-sale residences. (Emeryville Housing Element 2015-2023)
- Preserve, renovate, and reuse Sherwin-Williams Building 1-31, designated as a Tier 1 Architecturally Significant Structure. (Emeryville General Plan, Park Avenue District Plan)
- Include public open space on the site in accordance with the Emeryville General Plan, Park Avenue District Plan, Parks and Recreation Strategic Plan.
- Extend the Emeryville Greenway through the site, in accordance with the Emeryville General Plan, Park Avenue District Plan, Parks and Recreation Strategic Plan, Pedestrian and Bicycle Plan.

¹¹ Emeryville, City of, 2014. *Emeryville Housing Element 2015-2023*.

- Develop Successor Agency parcel at Sherwin Avenue and Halleck Street for public open space; consider trading this parcel with Sherwin-Williams developer in exchange for land along the Greenway with better visibility. (Parks and Recreation Strategic Plan)
- Expand the City street grid by extending Hubbard Street north into the Sherwin-Williams site and connecting it to Horton Street with a new east-west street. (Emeryville General Plan, Park Avenue District Plan)
- Improve Sherwin Avenue by adding sidewalks, crosswalks and street trees. (Park Avenue District Plan, Pedestrian and Bicycle Plan)
- Maintain existing height limits in the District except at the northern edge of the Sherwin-Williams site, where taller buildings may be appropriate. (Emeryville General Plan, Park Avenue District Plan)

2. Applicant Objectives

- Construct a high quality, mixed-use development project in the City of Emeryville with a combination of residential and commercial uses, organized around a central plaza, park/open space uses and the extension of the Emeryville Greenway.
- Create a cohesive, integrated and well-planned development that will contribute to the general well-being of the surrounding neighborhood and community.
- Provide for adaptive reuse and development of this remediated urban infill site.
- Implement a development plan that provides for circulation and access with parcel sizes that create a positive relationship to the open space areas within the project and with the surrounding context.
- Develop the property in a manner that will create a unique and distinctive place of benefit to the City and that will contribute to the aesthetic and environmental quality of the surrounding District and its overall neighborhood character.
- Realize a market economic return on the property that reflects the costs of land, site preparation, environmental considerations, infrastructure, open space improvements and vertical development.

C. PROPOSED PROJECT

This Draft EIR considers the environmental impacts of the proposed project. This section provides a description of the project based on information provided by the project applicant in September 2014.

The project applicant is proposing two potential development options: Option A and Option B. Option A integrates the Successor Agency parcel more directly into the development and places the location of the park more centrally within the project. Option A would require: (1) Department of Finance approval of the LRPMP to allow for the transfer of title to the Successor Agency parcel to the City prior to the applicant commencing construction of the project; and (2) agreement between the City and applicant regarding an exchange of property interests and development of park/open space. As an alternative, Option B assumes that the Successor Agency parcel would be retained by the Successor Agency and remain as a separate open space adjacent to the development. Both options have similar development programs and are described below.

1. Creation of New Parcels

Implementation of the proposed project would include the division of the project site into new parcels and roadways. As shown in Table III-1, parcel sizes for Parcels A, B-1, B-2, and D would be the same under both development options; the size and location of Parcels C-1 and C-2 and the location of the park spaces would be different between each option.

The two development options address the Successor Agency 1.46 acres along the railroad tracks differently. Option A assumes a “land swap”, which integrates a significant portion of the publicly-available open space (approximately 0.75 acres) within the center of the project site, with 0.71 acres remaining for open space uses in its original location. Option B maintains the entire site as a separate park/open space area but connects it to the rest of the project. Figures III-4 and III-5 show the Land Use Diagrams for Option A and Option B, including the parcel layout under each development option.

Table III-1: Parcel Sizes

Parcel	Development Scenarios Parcel Sizes (SF)	
	Option A	Option B
Parcel A	32,510 SF	
Parcel B-1	52,150 SF	
Parcel B-2	49,050 SF	
Parcel C-1	34,160 SF	31,770 SF
Parcel C-2	35,030 SF	37,390 SF
Parcel D	32,354 SF	
Open Space	90,605 SF	
Roads	48,352 SF	
Successor Agency Park Parcel	63,422 SF	

SF = square feet

Source: ROMA Design Group, November 2014.

2. Land Use Development

Both Option A and Option B would include the renovation of Building 1-31, located on Parcel A, and the development of five new buildings ranging up to 100 feet in height. While both options include a similar amount of development, there are differences between the two options for the type of development and locations of Parcels C-1, C-2, and the parks and open space. Table III-2 provides a summary of the development under both options.

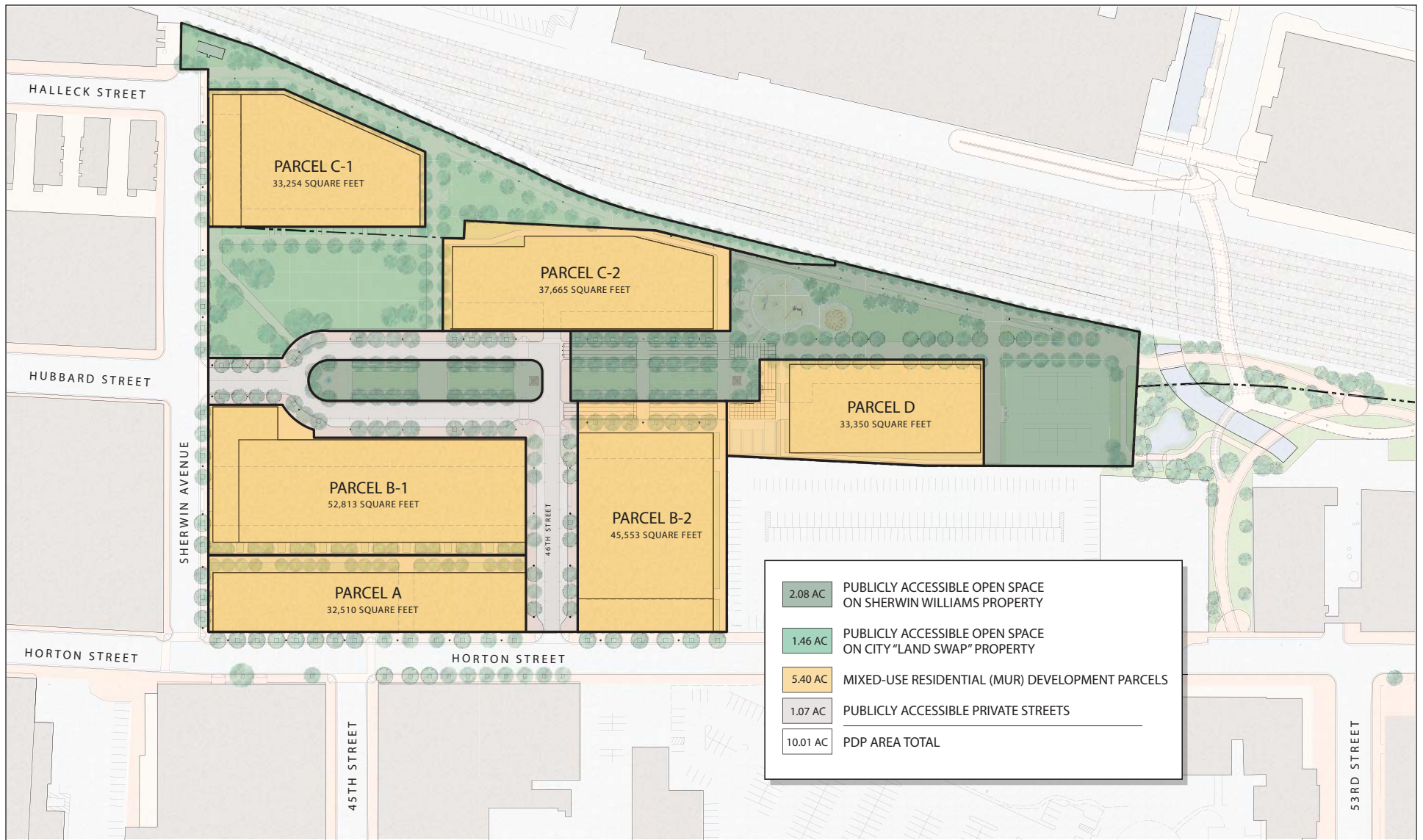
At buildout, the project would include up to 621,000 square feet of residential space (540 units) and 94,600 square feet of commercial space. The project would also include park and open space, including a children’s playground and adult fitness space, and a central green within “Hubbard Circle.” Ground level uses would include common space and commercial/retail uses. The height of the existing building on Parcel A is 42 feet, while the proposed building maximum heights would be 100 feet on Parcel D, and 75 feet on Parcels B-1, B-2, C-1, and C-2. The proposed buildings would step down towards Sherwin Avenue and Horton Street. Conceptual site plans for both Option A and Option B are included in Figures III-6 and III-7.

Table III-2: Project Development Scenarios Summary

	Development Scenarios	
	Option A	Option B
Parcel A (Existing Buildings 1 and 31)	Office: 74,000 SF Building Height: 42 FT	
Parcel B-1	Residential: 175 units Restaurant: 5,000 SF Retail/Residential Amenities: 7,000 SF Parking: 116 spaces Total: 213,250 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)	
Parcel B-2	Residential: 53 units Ground Floor Office: 5,600 SF Parking: 489 spaces Building Height: 75 FT (55 FT at Horton Street frontage) Total: 66,550 SF	
Parcel C-1	Residential: 104 units Parking: 175 spaces Total: 119,600 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)	Residential: 106 units Parking: 111 spaces Retail: 3,000 SF Total: 124,900 SF Building Height: 75 FT (55 FT at Sherwin Avenue frontage)
Parcel C-2	Residential: 128 units Parking: 103 spaces Retail: 3,000 SF Total: 150,200 SF Building Height: 75 FT	Residential: 126 units Parking: 114 spaces Total: 144,900 SF Building Height: 75 FT
Parcel D	Residential: 80 units Parking: 99 spaces Total: 92,000 SF Building Height: 100 FT	
Open Space	90,605 SF	
Roads	48,352 SF	
Successor Agency Park Parcel	63,422 SF Park located within interior of the site between Parcel C-1, Parcel C-2, Hubbard Circle West, and Sherwin Avenue	63,422 SF Park located at southwestern corner of the site, immediately adjacent to the railroad tracks (west), Parcel C-1 (east), and Sherwin Avenue (south)
Total Development	540 Dwelling Units (621,000 SF) 94,600 SF Commercial 16 street parking spaces	
	982 garage parking spaces	929 garage parking spaces

SF = square feet; FT = feet

Source: ROMA Design Group, November 2014.



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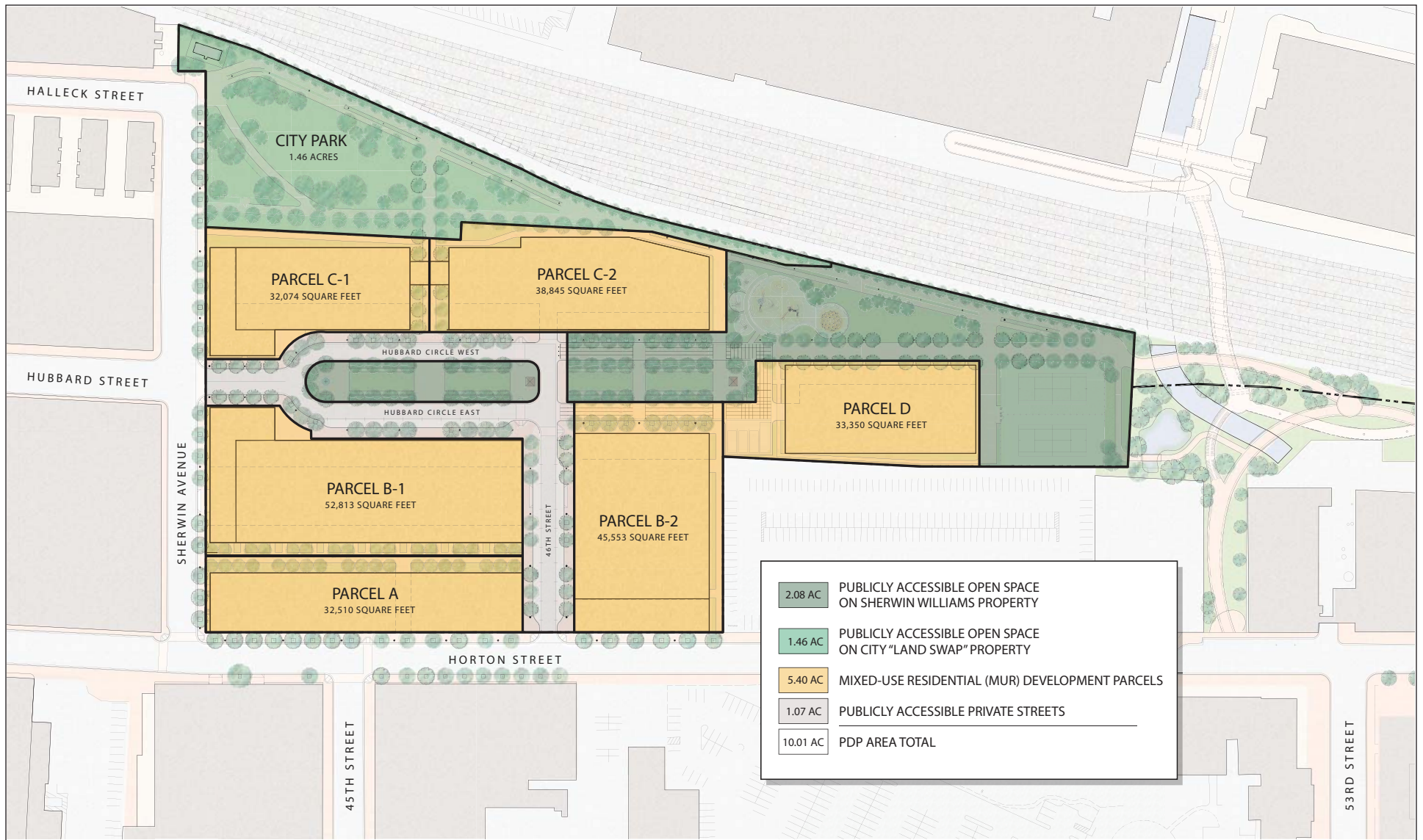
FIGURE III-4



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015.

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Sherwin-Williams Project EIR
Land Use Diagram - Option A



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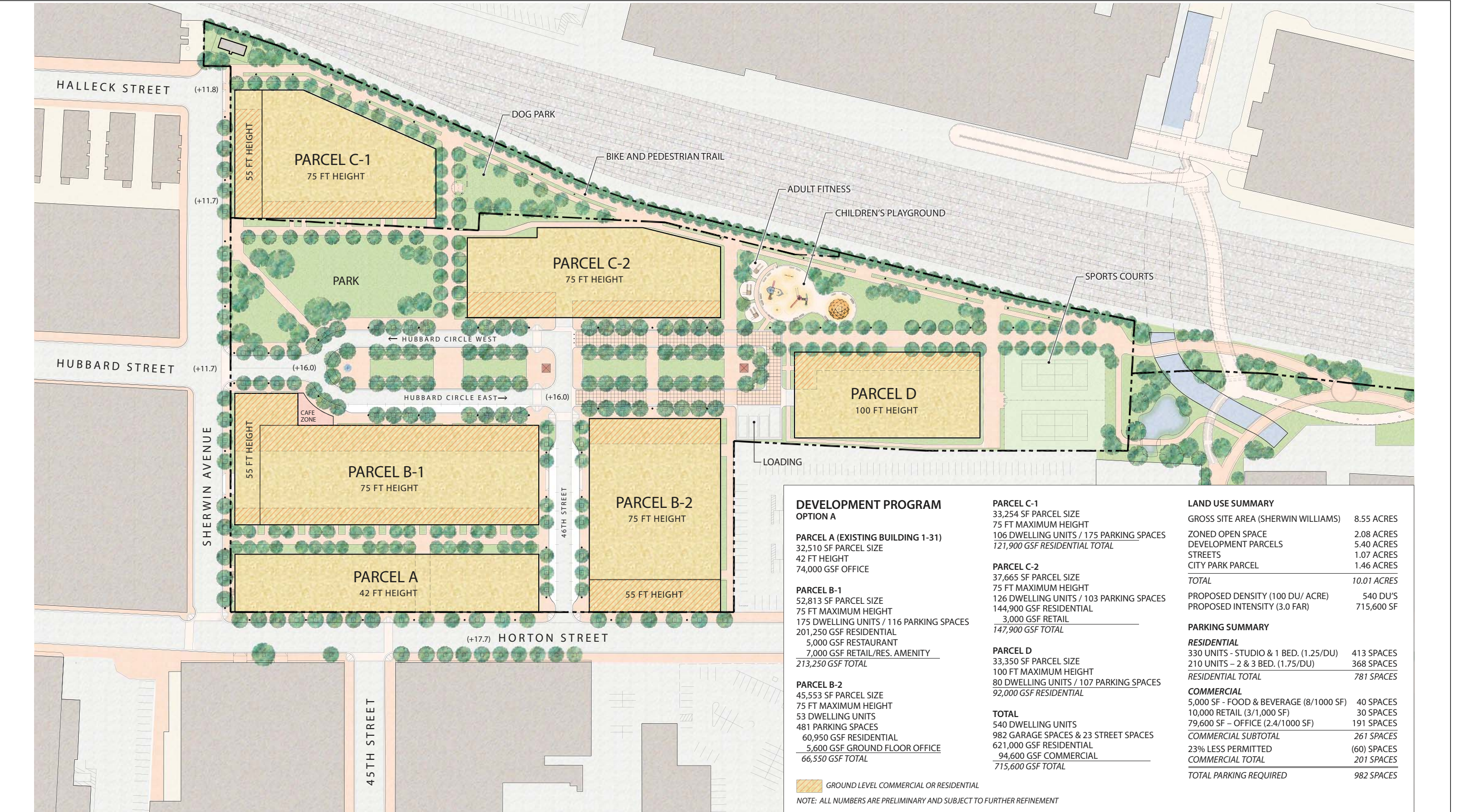
FIGURE III-5



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015..

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Sherwin-Williams Project EIR
Land Use Diagram - Option B



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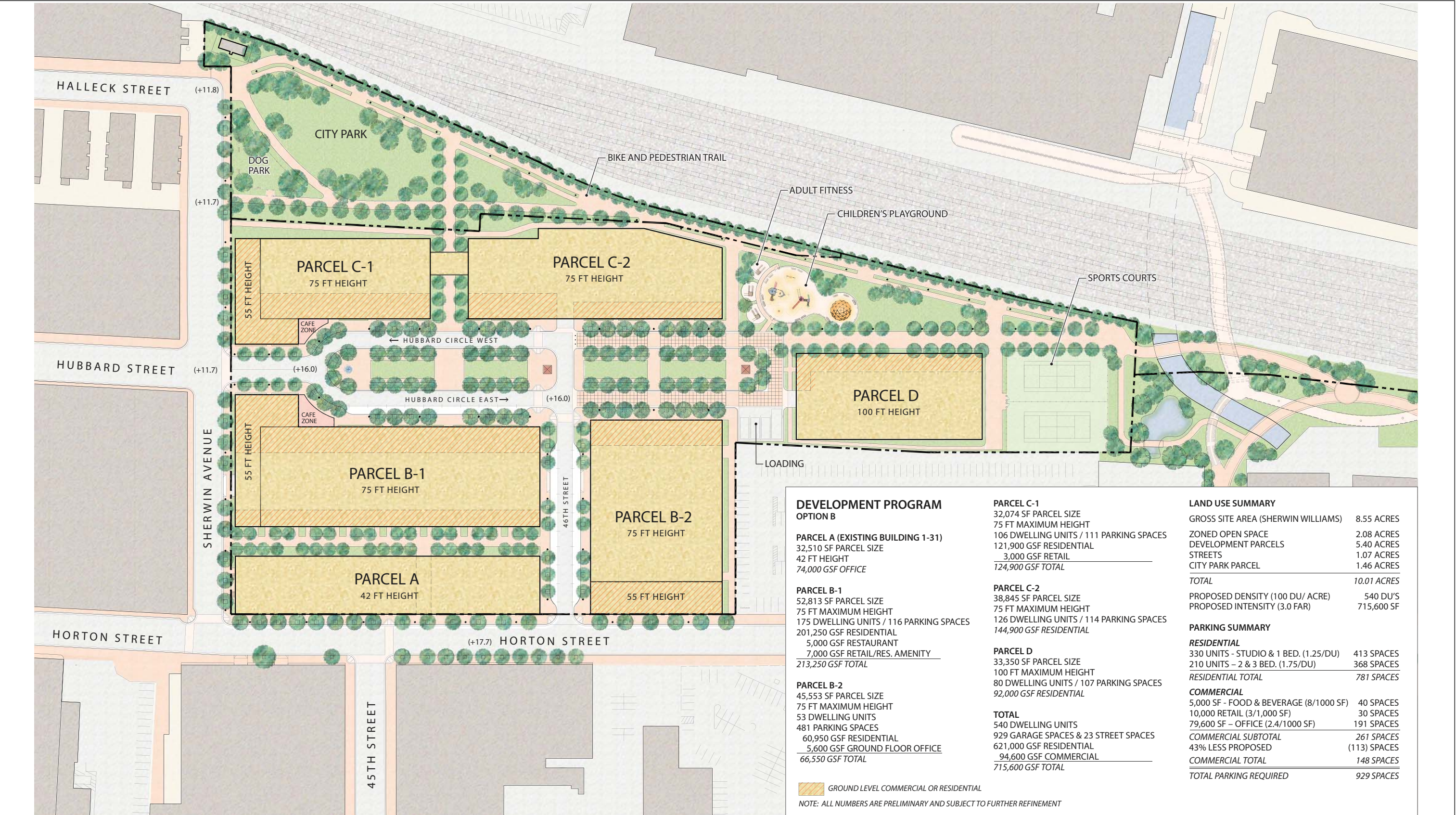


SOURCE: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015.

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FIGURE III-6

Sherwin-Williams Project EIR
Conceptual Site Plan - Option A



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SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015.

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FIGURE III-7

Sherwin-Williams EIR
Conceptual Site Plan: Option B

a. Development Bonus. The height limits, number of residential units, and floor area described above are based on the development bonus provisions of the Emeryville Planning Regulations that allow for additional development intensity to be approved in exchange for provision of affordable housing units and certain community benefits. At least 50 percent of the required bonus points must be from provision of affordable housing units and no more than 50 percent may be from community benefits such as public open space, utility undergrounding, additional affordable housing units and contribution to the Citywide Fund to Support Small Local Serving Businesses.

The procedure for obtaining bonus points is outlined in Section 9.4.204 of the Emeryville Planning Regulations.¹² The Planning Regulations allow developers to choose between the bonus system under Section 9.4.204 or that allowed under the State Density Bonus System. Under the Planning Regulations the project requires 100 bonus points. The applicant has not yet determined how the project would obtain the required bonus points.

b. Parks and Open Space. The proposed project includes approximately 2.08 acres of zoned open space on the Sherwin-Williams property and the approximately 1.46 acres of open space on the Successor Agency property. The Sherwin-William open space would be located primarily in the northern portion of the project site and includes a children's play area, adult fitness area, and sports courts.

Options A and B illustrate potential configurations of the Successor Agency's 1.46 acres of land, which are shown in Figures III-5 and III-6. In both options, land is identified for the extension of the bicycle/pedestrian trail to Halleck Street. Both options have a meadow for flexible recreational and open space activities and a portion of the land is identified for a dog park.

The interior of Hubbard Circle would include a 0.56-acre central green area. A variety of materials would be used in this area, including potentially renewable hardwood decking, hand-tight stone paving, and panels of turf grass.

c. Parking. Structured parking will be included in all proposed new buildings. Architectural treatment would be provided to these structures to shield parking from adjacent public space views. Lighting within the parking structures would be screened from adjacent public spaces. A summary of parking spaces within each parcel is provided in Table III-3. Since Parcel A would not have parking spaces to serve the proposed uses in the existing building, parking spaces for Parcel A will need to be reserved on one of the other parcels.

Table III-3: Proposed Parking Within Each Parcel

Parcel	Number of Parking Spaces	
	Option A	Option B
Parcel A	0	
Parcel B-1	116	
Parcel B-2	489	
Parcel C-1	175	111
Parcel C-2	103	114
Parcel D	99	
Total Parking Spaces	982	929

Source: ROMA Design Group, November 2014.

¹² The City Council amended Section 9.4.204 of the Emeryville Planning Regulations on October 20, 2015. Resolution 15-129.

d. Landscaping and Lighting. Street trees would be provided on all of the new streets and along the frontage of Sherwin Avenue. City-required pedestrian and vehicular lighting would be provided on all the new street frontages within the project and at building and garage entrances as well as on the Emeryville Greenway extension from Horton Landing Park to Hubbard Circle. Lighting would be consistent with the Emeryville Greenway standard Holophane GranVille 14-foot-high fixture adapted with a LED luminaire and with night-sky cutoff. Conceptual lighting plans for Options A and B are shown in Figures III-8 and III-9, and conceptual landscape plans are shown in Figures 10 and 11, respectively.

Landscaping would be provided along streets, and in open spaces and stormwater treatment areas. All landscaping would be irrigated and plumbed with purple pipe for the use of recycled water. Street trees would be planted on Hubbard Circle, the Emeryville Greenway connection to Horton Landing and 46th Street. In addition, street trees would be planted along Sherwin Avenue adjacent to the project site to match the Brisbane Box trees planted on the opposite side of the street. Conceptual landscape plans are shown in Figures III-10 and III-11.

All street trees would be 36-inch box size and would be planted generally at 20-25 feet on center along both sides of the internal streets in large landscaped tree wells of a minimum size of 5 feet by 6 feet. Tree plantings will conform to standard City requirements, including placement of structural soil or other engineered products under sidewalk areas, adequate rootable soil volume, and following the City Consulting Arborist's recommendations for soil and drainage. Sub-drains would be provided both for the flow-through water treatment planters and for all street trees, due to limitations on the permeability of the existing substrate and to avoid infiltration into the groundwater.

Stormwater treatment areas for the roadways adjacent to street trees on Hubbard Circle and on 46th Street, would be encapsulated in a below grade planter to prevent treatment water from flowing into the tree wells. Along the western property line adjacent to the UPRR right-of-way, a continuous 8-foot fence would be provided with an adjacent approximately 5-foot landscaped area to provide wind protection and visual screening for the proposed pedestrian/bicycle trail (Emeryville Greenway extension) that would connect from Horton Landing Park north of the site to Halleck Street.

In the open space areas, clusters of larger park trees would be planted for shade. Along the western edge of the property, a closely-spaced planting of trees would be provided for visual screening of the railroad tracks. Tree plantings in the open space areas would be complemented by ground cover and shrubs except in selected areas where turf grass would be utilized for flexible use and picnicking. Generally the open space areas would be graded to an approximate 2-3 percent slope to allow appropriate drainage and an emphasis would be placed on drought tolerant, native and adapted plants that together reinforce spatial structure, enhance opportunities for recreational activity and add to the biodiversity, seasonal interest and amenity of the area.



LSA

FIGURE III-8



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015..

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Sherwin-Williams Project EIR
Conceptual Lighting Plan - Option A



LSA

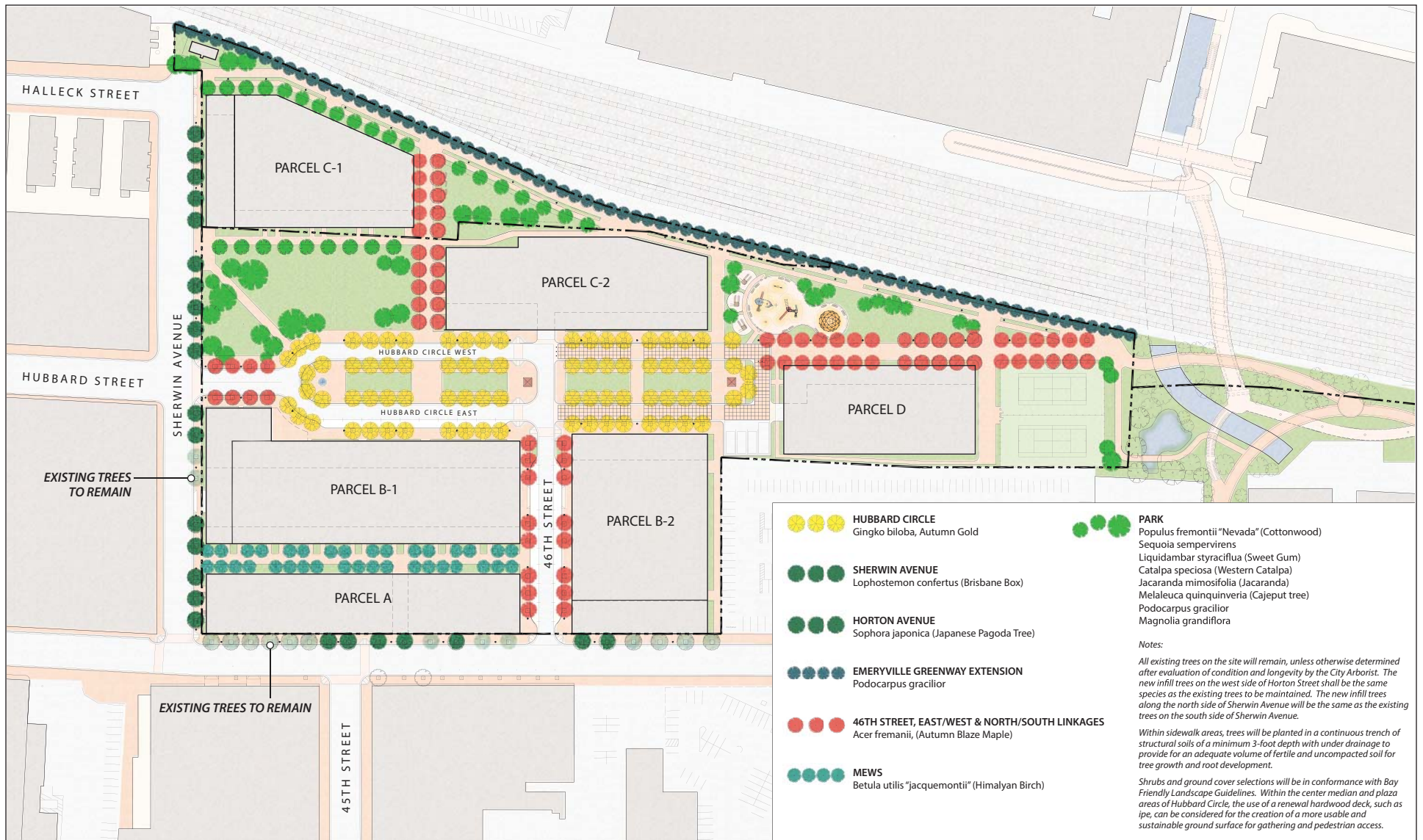
FIGURE III-9



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015..

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Sherwin-Williams Project EIR
Conceptual Lighting Plan - Option B



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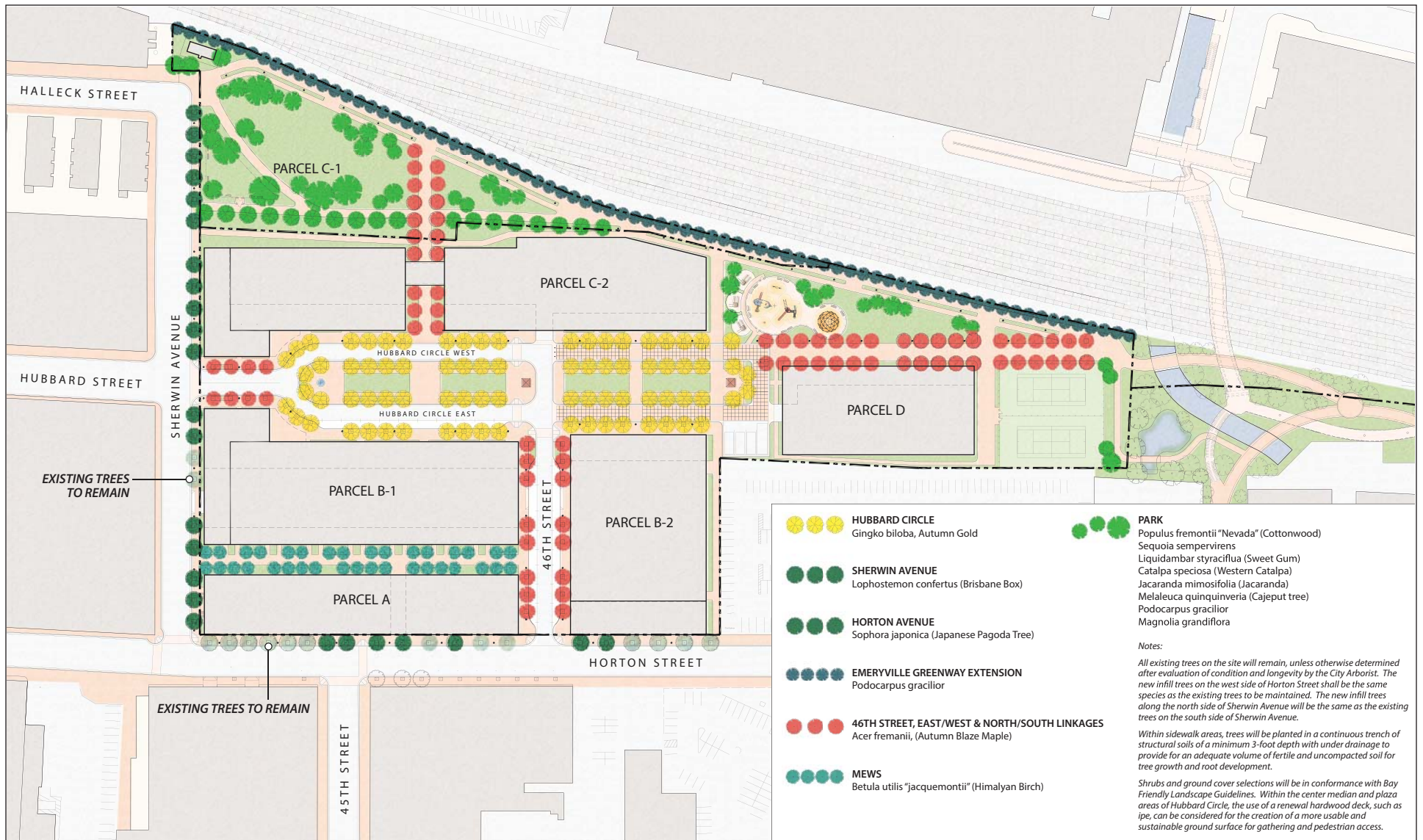
FIGURE III-10



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015..

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Sherwin-Williams Project EIR
Conceptual Landscape Plan - Option A



LSA

FIGURE III-11



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015..

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Sherwin-Williams Project EIR
Conceptual Landscape Plan - Option B

3. Circulation

The vehicular and bicycle infrastructure would be similar under both alternatives, which include an extension of Hubbard Street into the project site. A central street (Hubbard Circle) would be located within the center of the project site. This space would be approximately 125 feet wide and 300 feet long and would allow for traffic to flow in a one-way circle within the site, which is designated as Hubbard Circle East and Hubbard Circle West, surrounding the central green. Hubbard Circle would include a 20-foot lane for vehicular and bicycle movement, as well as sidewalks.

Both options make an additional connection eastward to Horton Street from Hubbard Circle by the extension of a new 46th Street just north of Building 1-31. This new street would provide for pedestrian, bicycle and vehicular movement as well as access to the development parcels on either side.

Bicycle and pedestrian circulation within the project site would be along the new roadways proposed as part of the project. Sidewalks would be included along all interior roadways, and additional pedestrian pathways would be located throughout the site (shown in Figures III-7 and III-8). Bicycle circulation paths would be provided along the western boundary of the project site (adjacent to the UPRR tracks) to connect to the Emeryville Greenway and Bay Trail and along other proposed pathways within the project site. Proposed pedestrian-only pathways would be different between the two development options, reflecting the different locations of Parcels C-1, C-2 and the park. Proposed pedestrian, bicycle, and vehicular circulation infrastructure for development Options A and B are shown in Figures III-12 and III-13.

Curb cuts and driveways for garage entrances are located internally within the project, with the exception of two driveway entrances - one on Sherwin Avenue east of Hubbard Street and one at the end of Halleck Street in Option A only. No driveway entrances are proposed from Horton Street. Most garage access would be from the interior of the site via Hubbard Circle and 46th Street.

Pedestrian crosswalks would be provided at intersections, and stop signs would be provided at the Hubbard Street intersection with Sherwin Avenue and at the new 46th Street intersection with Horton Street. Stop signs and crosswalks would be provided at the intersection of 46th Street and Hubbard Circle in the east/west direction of travel.

4. Utilities and Service Systems

The proposed project would connect to existing utility systems along Sherwin Avenue and Horton Street, or from utilities to be installed in the proposed Hubbard Circle and 46th Street. Figures III-14 and III-15 show the proposed utility plans for Option A and Option B, respectively. Water, storm drainage, and sewer service are described below.

a. Water. Domestic water service would be provided by connecting a new on-site 8-inch pipe to the existing 8-inch main on Sherwin Avenue and extending that new connection through the new 46th Street to the existing 10-inch water main on Horton Street.

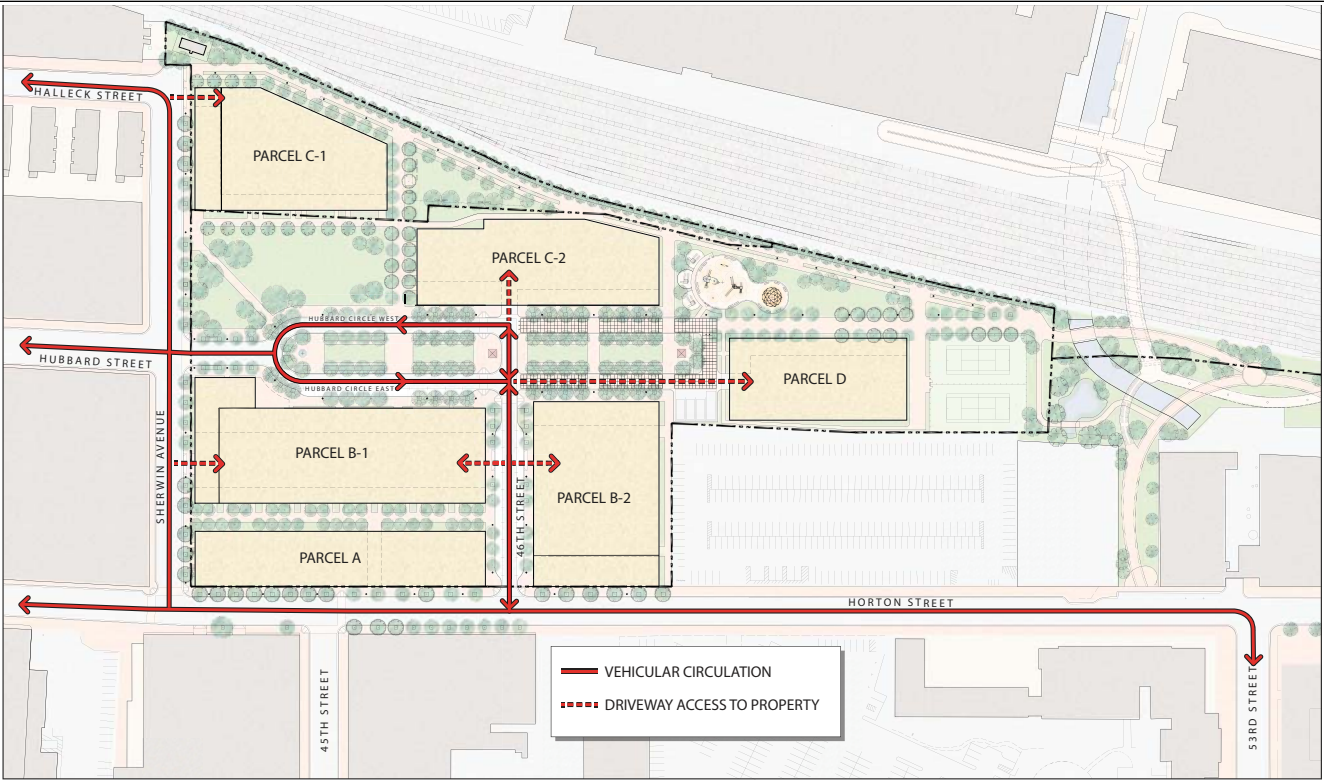
On-site hydrants would require a direct connection to the public supply. The project proposes to provide public utility easements for on-site water mains and hydrants and would dedicate the mains and hydrants to the East Bay Municipal Utility District (EBMUD). Each proposed structure would include water service for domestic water and fire service.

- b. Recycled Water.** EBMUD supplies recycled water to a portion of the City of Emeryville. There is an existing recycled water main on Horton Street which would supply the project site with recycled water for irrigation purposes. A 4-inch recycled water line would be extended through the new 46th Street from the existing 8-inch recycled water main on Horton Street.
- c. Sanitary Sewer.** The project site is tributary to two sanitary sewer drainage basins. Sanitary sewer flows from Parcels B-1 and C-1 will drain to the City 8-inch sewer mains on Hubbard Street and/or on Halleck Street, both of which drain south to Basin 23 on Park Avenue. Sanitary sewer flows from Parcel A and Parcel B-2 will drain to the existing City 8-inch sanitary sewer on Horton Street which drains north in Basin 22. Sanitary sewer flows from Parcel C-2 and Parcel D will drain north on the site to the existing City 21-inch sanitary sewer on the south side of the Temescal Creek flood control channel in Basin 22. Improvements would be made as necessary in order to ensure that the City's sanitary sewer mains can support the flows from the project.
- d. Storm Drainage and Stormwater Treatment.** The project site is tributary to two storm drainage basins. The southern portion of the site drains to the existing storm drain on Halleck Street which drains south into Oakland south of Park Avenue. The northern portion of the site drains to the Temescal Creek Flood Control Channel. The Halleck Street storm drain basin is near capacity and therefore the project will be designed to minimize the site's tributary drainage area draining to the Halleck Street storm drain.

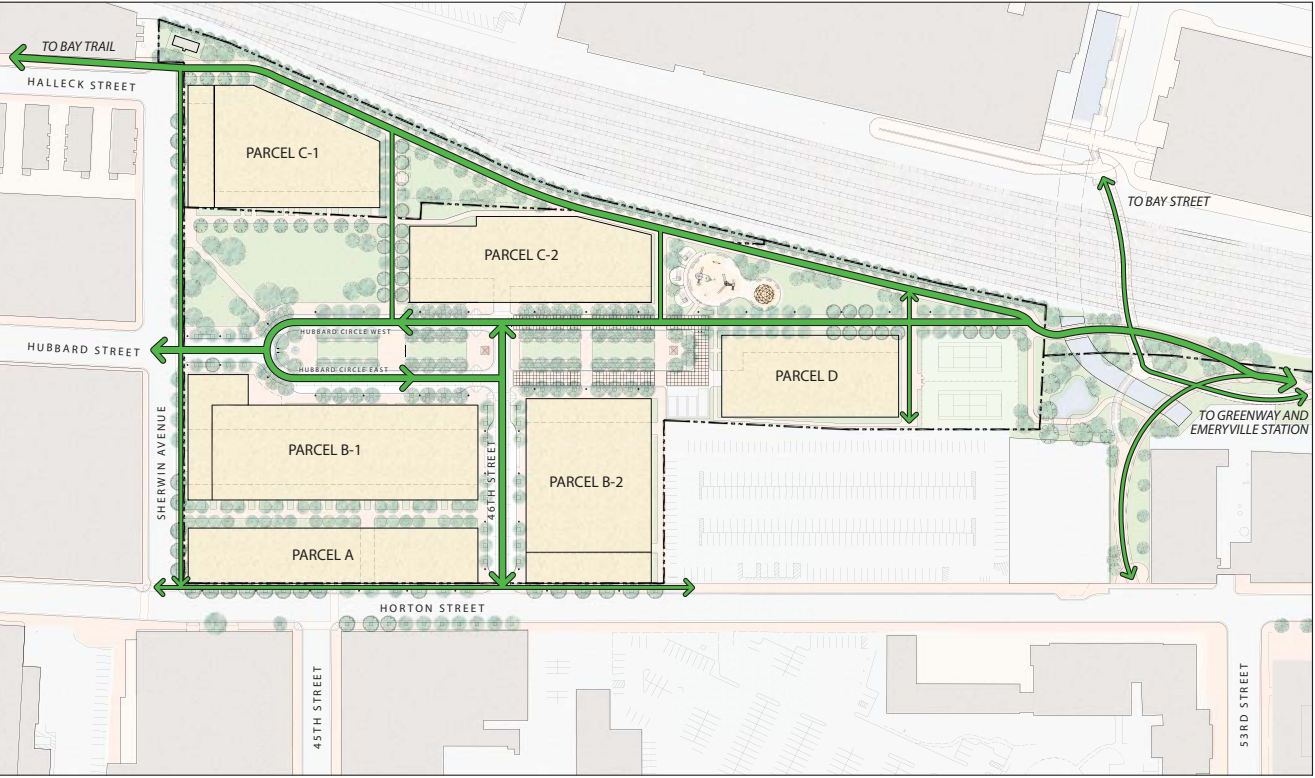
New public storm drains will be required on Sherwin Avenue and on Horton Street from 45th Street to Sherwin Avenue to accommodate deficient storm drainage on the public right-of-way in this area and to collect roof runoff from the existing building on Parcel A. These new public storm drains will drain to the Halleck Street storm drain basin. Because the Halleck Street storm drain basin is near capacity, the stormwater runoff from the roofs of all other parcels on the project site as well as the majority of the project site at grade will be directed to the north to the Temescal Creek drainage basin.

The site storm drainage will incorporate Low Impact Development (LID) measures to comply with the City's Stormwater Ordinance¹³ and the Municipal Regional Permit requirements issued by the San Francisco Bay Regional Water Quality Control Board. Also, as called for by the DTSC, the site shall be graded and the stormwater collection system shall be designed to minimize ponding and limit infiltration to groundwater to 3.75 inches per year. Flow-through water quality treatment would be provided for roof-top areas – in a decentralized manner within each of the parcels in rear or side yard areas – and in at-grade or above-grade planters. In some of the open space areas additional water quality treatment flow-through planters would be needed for hardscape areas and impervious surfaces, such as the children's playground/adult fitness area and sports courts. Native and drought-tolerant plant materials would be selected for the water quality treatment areas. The water quality treatment areas would also include irrigation to maintain the health of the plant materials during dry seasons of the year. Treatment areas to accommodate street run-off would be located curbside away from pedestrian crossings and parking areas and separated from street trees. Four water quality treatment areas would be located along the length of Hubbard Circle on both sides of the street: one water quality treatment area would be located on either side at the extension of Hubbard Street immediately to the north of Sherwin Avenue; and another water quality treatment area would be located at the west end of the new 46th Street on either side of the street adjacent to parcels B-1 and B-2.

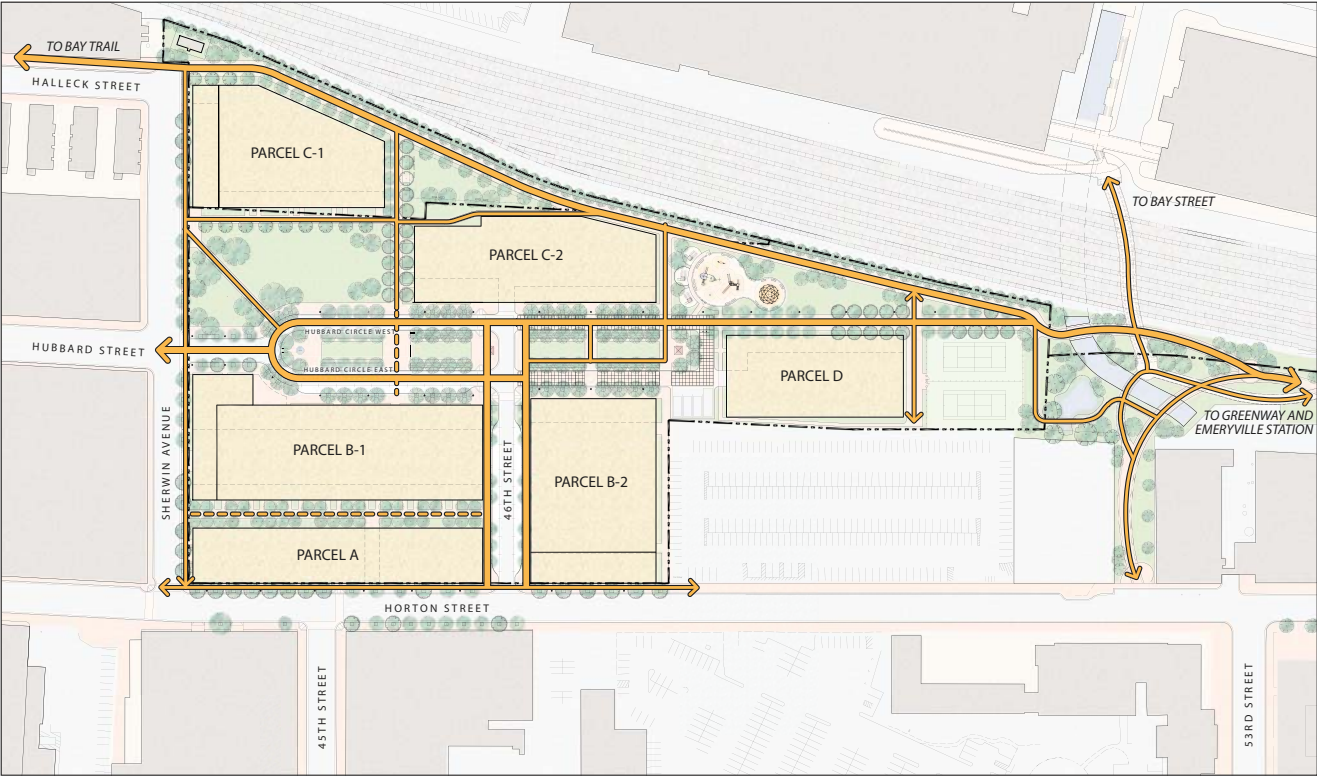
¹³ Emeryville, City of, 2015. Municipal Code, Title 6 Sanitation and Health: Chapter 13 Stormwater Treatment Design, Management, and Discharge Control Program.



VEHICULAR



BICYCLE

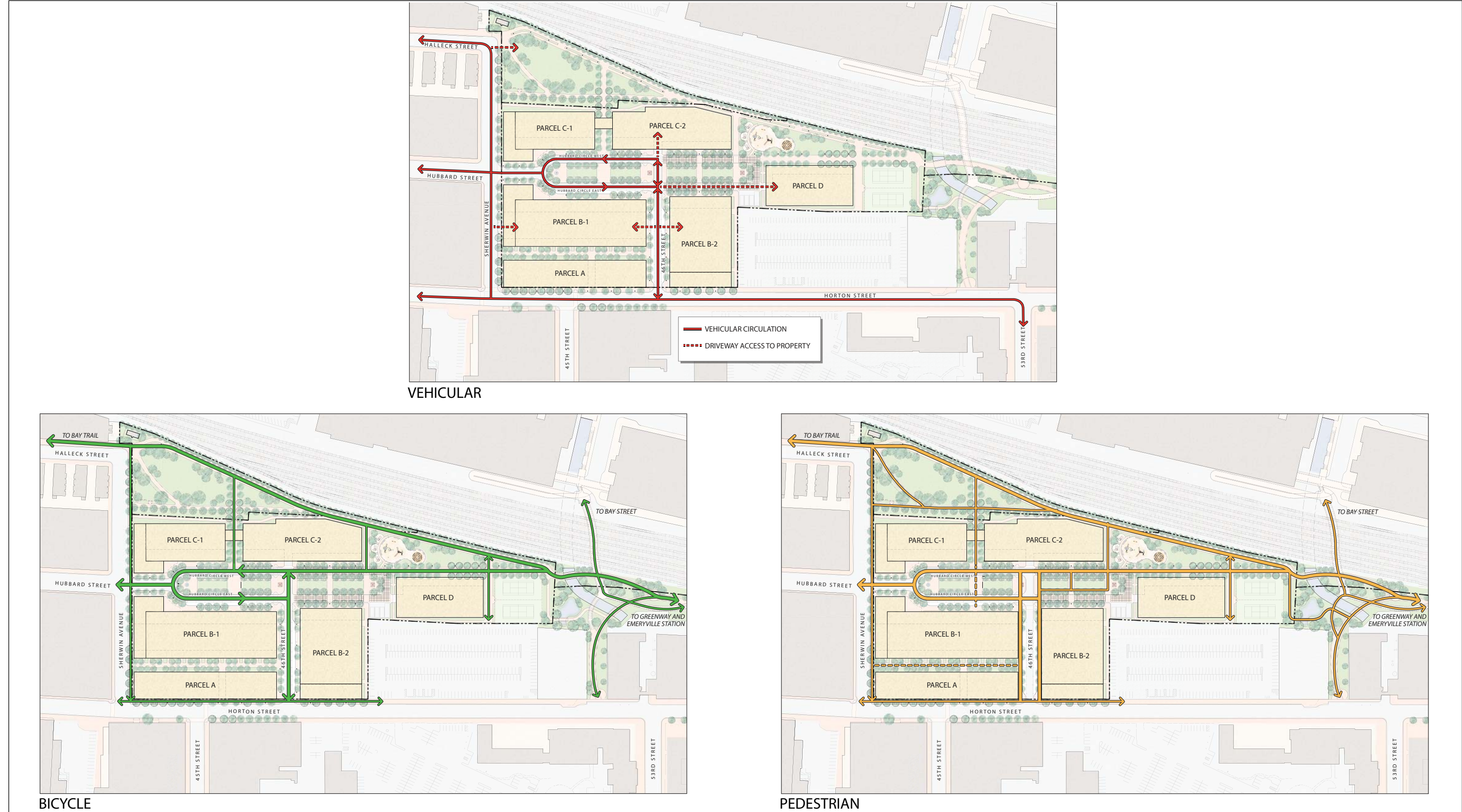


PEDESTRIAN

LSA



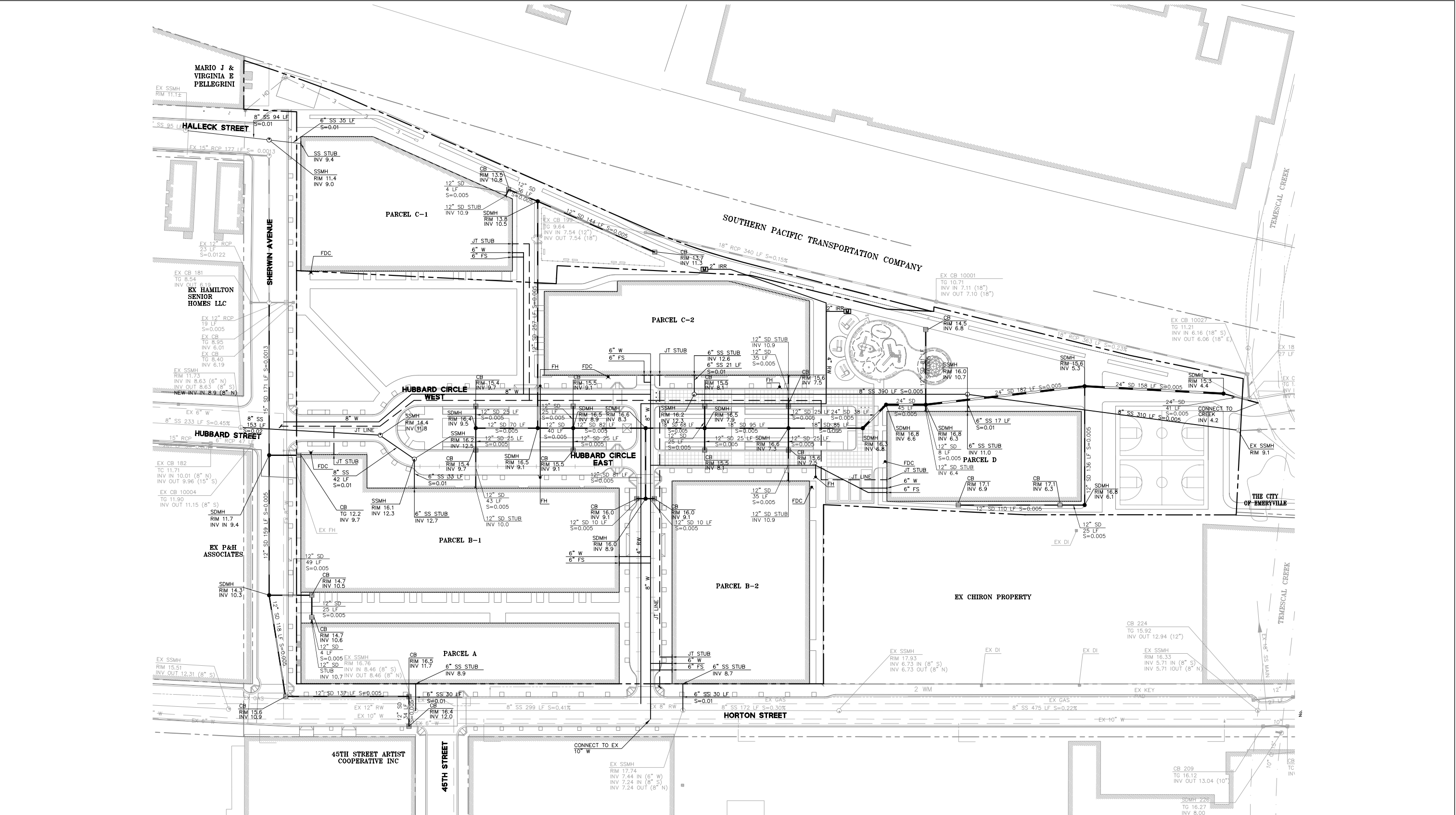
FIGURE III-12



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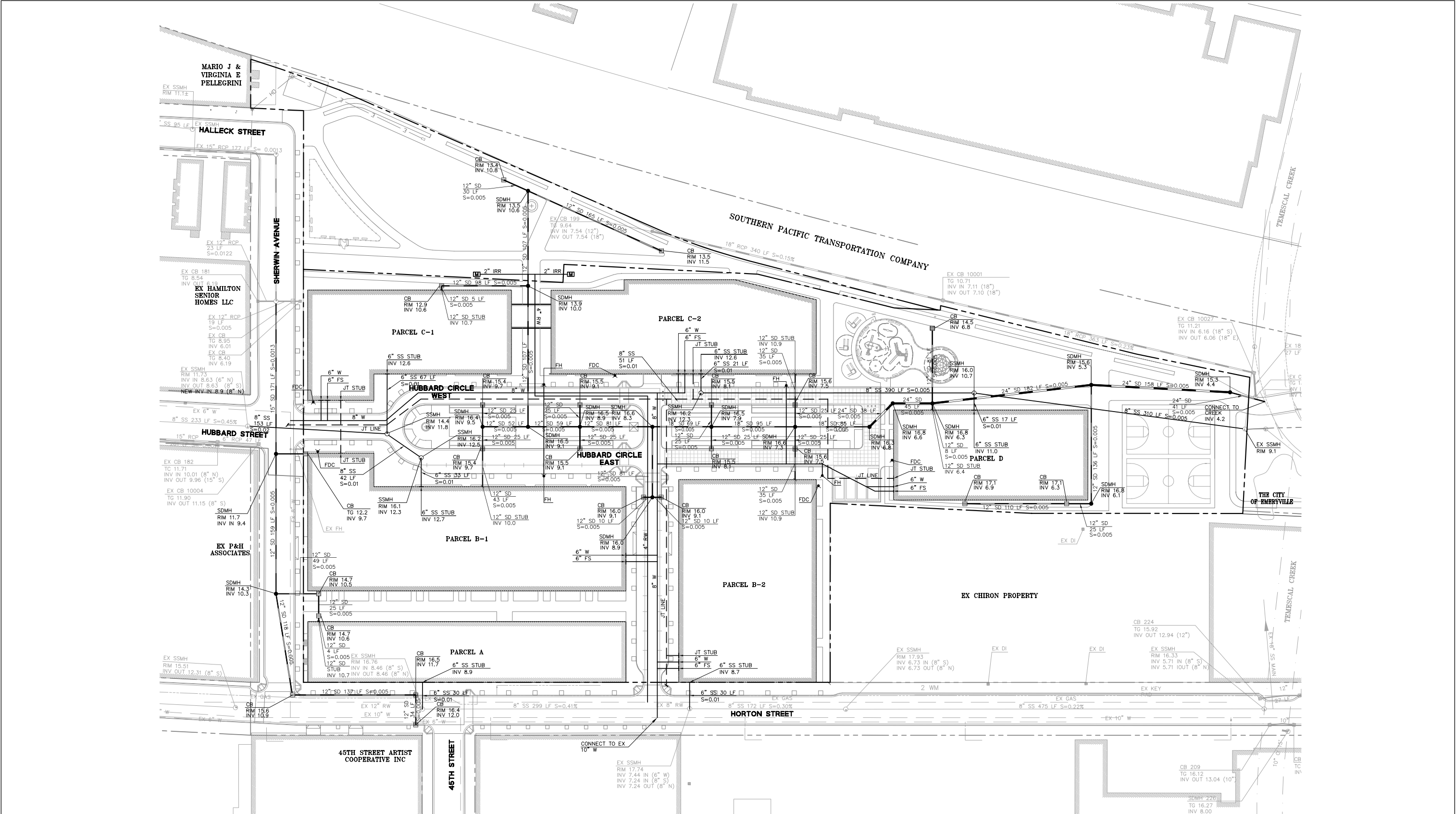
FIGURE III-13



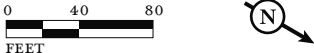


LSA

FIGURE III-14



LSA



SOURCES: ROMA DESIGN GROUP; LPAS & BKF, JANUARY 20, 2015.

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FIGURE III-15

Sherwin-Williams Project EIR
Conceptual Utility Plan - Option B

5. Grading, Phasing and Construction

Existing grades at the site vary in elevation between 10 to 12 feet above sea level within the existing Successor Agency parcel and between 11 and 16 feet within the Sherwin-Williams parcel. The proposed project frontages along Sherwin Avenue and Horton Street would conform to existing grades. From the intersection of Hubbard Street and Sherwin Avenue, the grade would slope up into the site from an elevation of approximately 12 feet to 16 feet. Elevations at Hubbard Circle would vary between 15 and 17 feet; proposed floor elevations at the first floor for Buildings B-1, B-2, C-1 and C-2 are 16.7 feet; and Building D is 17.2 feet. Elevations would slope away from Hubbard Circle and the proposed structures towards the property limits at the east and north.

The depths of the project excavation are as follows: five feet maximum for mass grading; eight to ten feet within the Sherwin-Williams parcel for utility trenching; and three to five feet for the Successor Agency parcel. Precast driven piles may be utilized for Parcel D if necessary to protect the on-site remediation features.

Option A includes a park at the Successor Agency parcel, which is relocated at the northwest corner of the Hubbard Street/Sherwin Avenue intersection. Elevations for the park would vary from 12 to 16 feet. Earthwork (cut and fill) for Option A requires a total volume of 14,600 cubic yards, including a net import of 6,500 cubic yards.

Option B includes a park at the existing location of the Successor Agency parcel. Elevations for the park would vary from 12 to 14 feet. Earthwork for Option B requires a total volume of 15,900 cubic yards, including a net import of 7,800 cubic yards.

The project is currently contemplated to be built in one phase with construction commencing in the third quarter of 2016 or as soon as all applicable permits are issued. The first units would be delivered in the second quarter of 2018.

D. DISCRETIONARY ACTIONS AND USES OF THIS EIR

Both development options will require a General Plan Amendment (GPA) to reconfigure the areas designated as Mixed Use with Residential and Park/Open Space, and the corresponding designations on the Residential Density map. For Option A, this reconfiguration would include the land swap of a portion of the Successor Agency parcel. For both options, this reconfiguration must result in no less open space than the current designations.

As the project site is over 5 acres, a Planned Unit Development (PUD) is required. A PUD is a rezoning, and must be approved by the City Council by ordinance, following a recommendation from the Planning Commission. The PUD would include a "Preliminary Development Plan" (PDP), which would govern the overall development of the site. After the PDP is approved by the City Council, the individual building designs would be approved by the Planning Commission through one or more "Final Development Plans" (FDPs). All of the buildings in the project can be approved in a single FDP, or they can be phased over time through multiple FDPs. The applicants have indicated that they intend to pursue a single FDP for the entire project following City Council approval of the PDP. This EIR evaluates the total project.

A number of additional permits and approvals, including discretionary actions, are listed in Table III-4 and would be required before development of the project could proceed. As lead agency for the proposed project, the City of Emeryville would be responsible for the majority of the approvals required for development. Other agencies may also have some authority related to the project and its approvals.

Table III-4: Required Permits and Approvals

Lead Agency	Permit/Approval
City of Emeryville	<ul style="list-style-type: none">• General Plan Amendment• Planned Unit Development and Preliminary Development Plan• Final Development Plan(s)• Encroachment Permits• Tentative Map and Final Map• Acceptance of Public Easements/Dedications• Grading Permit• Building Permit• Stormwater Permit for C.3. LID Measures• Private Sewer Lateral Permit• Any ancillary contracts or agreements between the City (or its agencies) and the developer, including for a land swap, development agreement, etc.
Other Agencies	
Department of Toxic Substances Control	<ul style="list-style-type: none">• Approval of Construction Plans
East Bay Municipal Utilities District (EBMUD)	<ul style="list-style-type: none">• Water Supply Assessment• Approval of reclaimed and potable water services
Alameda County Flood Control District	<ul style="list-style-type: none">• Approval of new storm drain connection to Temescal Creek

Source: LSA Associates, 2015.