



# City of Emeryville

CALIFORNIA

## MEMORANDUM

**DATE:** June 15, 2021

**TO:** Christine Daniel, City Manager

**FROM:** Charles S. Bryant, Community Development Director

**SUBJECT:** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Contract With Fehr and Peers In An Amount Not To Exceed \$133,397 For Preparation Of A Transportation Impact Assessment For The EmeryStation Overland Project Located At 1580 62nd Street And Appropriating \$33,397 In Expenditures To Division 1725, "Planning Reimbursables", Account 80050, Professional Services, And \$33,397 In Revenues To Account 58760, Planning Reimbursements

### RECOMMENDATION

Staff recommends that the City Council approve the above-entitled resolution authorizing the City Manager to enter into a professional services contract with Fehr and Peers for a total amount not to exceed \$133,397 for providing a Transportation Impact Assessment study for the EmeryStation Overland project proposed by Wareham Development, and appropriating \$33,397 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and \$33,397 in revenues to Account 58760, Planning Reimbursements.

### BACKGROUND

On March 1, 2021, Wareham Development submitted an application for a Conditional Use Permit and Design Review permit to construct a new 300,000 square foot Research and Development building and a six-level parking structure accommodating 495 parking spaces on an approximately 172,560 square foot parcel bounded by Overland Avenue and 62<sup>nd</sup>, 63<sup>rd</sup> and Hollis Streets. The proposal includes preservation of the existing Hollis Street Building that accommodates Ruby's Café and 41 live-work units, and demolition of all other structures on the western portion of the site. A Planning Commission study session was held on April 22, 2021.

The California Environmental Quality Act (CEQA) requires that all projects be reviewed for their environmental impacts. In this case, a Transportation Impact Assessment is necessary to determine the project's qualification for an in-fill exemption permitted under CEQA. As the City does not have in-house staff to do such analysis, it routinely enters into contracts with consultants to conduct such specialized analysis. The cost of the study is borne by the applicant as part of the entitlement process.

## **DISCUSSION**

Fehr and Peers has an on-call contract with the City of Emeryville to provide such analysis on development proposals. However, as this is a large and complex project requiring analysis that is beyond the scope of the on-call contract, a separate contract has been prepared. Fehr and Peers will prepare a Transportation Impact Assessment by analyzing the project's trip generation and trip distribution, intersection counts and volumes, vehicle miles of travel (VMT), congestion management, and local circulation.

## **FISCAL IMPACT**

The cost of this contract will be offset by planning fees charged to the applicant. The contract expenditures will be charged to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and reimbursed by the project applicant through the City's cost recovery program. The fiscal year 2021-22 budget adopted by the City Council on June 1, 2021 included \$100,000 for Professional Services in Division 1725. Therefore, the attached resolution appropriates an additional \$33,397 to this line item, and an additional \$33,397 to revenues in Account 58760, Planning Reimbursements, to cover the cost of this contract.

## **CONCLUSION**

Staff recommends that the City Council adopt the attached Resolution authorizing the City Manager to enter into a Professional Services Contract with Fehr and Peers for an amount not to exceed \$133,397, and appropriating \$33,397 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and \$33,397 in revenues to Account 58760, Planning Reimbursements.

**PREPARED BY:** Miroo Desai, Senior Planner

**APPROVED AND FORWARDED TO THE  
CITY COUNCIL OF THE CITY OF EMERYVILLE:**



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Christine Daniel, City Manager

## **ATTACHMENT:**

- Draft Resolution, Including Exhibit A, Professional Services Contract with Fehr and Peers