



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: October 5, 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 Urban Planning Partners (UPP) In An Amount Not To Exceed \$524,033 For Preparation Of An Environmental Impact Report For The Atrium Longfellow Mixed Use Project Located At 1650 65th Street And Appropriating \$524,033 In Expenditures To Division 1725, "Planning Reimbursables", Account 80050, Professional Services, And Adding \$524,033 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 Urban Planning Partners (UPP) for a total amount not to exceed \$524,033 for preparing an Environmental Impact Report (EIR) consistent with the California Environment Quality Act (CEQA) for the Atrium Longfellow Mixed Use Project proposed by Longfellow Real Estate Partners at 1650 65th Street, and appropriating \$524,033 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and adding \$524,033 in revenues to Account 58760, Planning Reimbursements.

BACKGROUND

On June 2, 2021 Longfellow Real Estate Partners submitted an application for a Planned Unit Development/Preliminary Development Plan (PUD/PDP) at 1650 65th Street, including a new 16-story, 185-foot tall, 144-unit high-rise residential tower over podium parking, and two laboratory and office buildings over podium parking totaling approximately 750,000 gross square feet. The two commercial buildings will be eight stories (203 feet) and nine stories (223 feet) tall. The proposal will also include 1.66 acres of public open space. The project assembles three parcels and creates a 7.3-acre site. The existing single story commercial building ("Atrium" building) and the SAE Expression College building would be demolished. A Planning Commission study session was held on July 22, 2021 and a City Council study session is scheduled for October 5, 2021.

The California Environmental Quality Act (CEQA) requires that all projects be reviewed for their environmental impacts. In this case, it has been determined that an Environmental Impact Report (EIR) is required. As the City does not have in-house staff to do such analysis, it routinely enters into contracts with consultants to conduct environmental analysis of projects. The cost of the environmental analysis is borne by the applicant as part of permit/entitlement process.

DISCUSSION

UPP will prepare an environmental impact report that will evaluate the potential impacts of the proposed project. Their analysis will include an assessment of the project's impacts on land use, biological resources, cultural resources, traffic and transportation, air quality and greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, geology and soils, noise and vibration, aesthetics (including wind, shade, and shadow), and public services and utilities. The EIR will also include other sections that are required by CEQA, including project alternatives.

It may be noted that UPP staff have prepared several CEQA documents for Emeryville, including the EIR for the Marketplace Redevelopment Project Planned Unit Development, the EIR for a 186-unit residential project on the "Nady Site" at 6701 Shellmound Street, and a Mitigated Negative Declaration for the Pixar Animation Studios Planned Unit Development. UPP more recently also was involved in preparation of the EIR document for the now withdrawn Onni Mixed Use project.

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, which has already been accounted for by other projects. Therefore, the attached resolution appropriates an additional \$524,033 to this line item, and adds \$524,033 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 Urban Planning Partners for an amount not to exceed \$524,033, and appropriating \$524,033 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and adding \$524,033 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:**



Christine Daniel, City Manager

ATTACHMENT:

- Draft Resolution, Including Exhibit A, Professional Services Contract with Urban Planning Partners