

City of Emeryville

INCORPORATED 1896

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NOTICE OF PREPARATION

ATRIUM LONGFELLOW MIXED USE PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

To: State Clearinghouse
Governor's Office of Planning and Research
Alameda County Clerk
Responsible Agencies
Interested Individuals and Organizations

From: Miroo Desai, AICP
Senior Planner
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

The City of Emeryville will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Atrium Longfellow Mixed Use Project (project). The City is requesting comments from responsible agencies regarding the scope and content of the environmental document. The public is also invited to submit comments regarding the scope of the EIR and issues that should be addressed as the document is prepared.

Responses should be directed to: Miroo Desai, AICP, Senior Planner, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608, mdesai@emeryville.org, (510)596-3785.

Due to time limits mandated by the California Environmental Quality Act (CEQA), responses must be received within the 30-day comment period (October 12, 2021 to November 10, 2021) and **no later than 5:00 p.m. on November 10, 2021**. Public agencies should indicate a contact person in their response to this Notice of Preparation.

A scoping session for the preparation of the EIR will be held at **6:30 p.m. on November 3, 2021** virtually via Zoom. The public and public agencies are invited to attend the scoping session to provide verbal comments regarding the scope and content of the EIR. If you would like to participate in the meeting, please use the information provided here:

Please click the link below to join: <https://us02web.zoom.us/j/89447354023>

Or Telephone: +1-669-900-6833

Webinar ID: 894 4735 4023

International numbers available at: <https://us02web.zoom.us/j/89447354023>

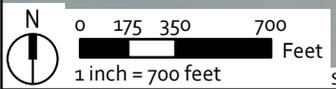
Project Location. The 7.28-acre project site is located within the City of Emeryville and in the County of Alameda. The project site consists of three parcels and is developed with three buildings: one that accommodates office and life science uses and two that house SAE Expressions College. The site is bounded by Interstate 80 on the west, 65th Street on the south, and the existing Public Storage facility on the east. The adjacent property to the north at 6701 Shellmound Street (also known as the “Nady” site) is the site of the 186-unit Bayview Apartment project, currently under construction by AMCAL Multi-Housing, Inc. Across 65th Street are the Bridgewater condominiums and the Bay Center office complex. Across Shellmound Street to the east is the Union Pacific main line railroad tracks. See Figure 1 for a project location map.

Project Description. The project involves demolition of three existing buildings: a one-story, approximately 127,260-square-foot office and life sciences building (known as the Atrium Building) and two SAE Expressions College buildings totaling 33,619 square feet and 29,700 square feet, respectively, along the northern property line. There are no existing tenants in the Atrium Building and SAE Expressions College has a two-year lease.

The project proposes constructing two office and lab towers and one residential tower. The three existing parcels would be merged and then redivided into two parcels. The first parcel would include a 144-unit residential tower and 144 podium parking spaces. The second parcel would include two towers totaling approximately 750,000 square feet of office/lab space, 1.66 acres of public open space, and 1,497 podium parking spaces. The table below provides the division of uses and height of buildings in the proposed development.

	Residential Units (#)	Residential Space (sq. ft.)	Office/Lab Space (sq. ft.)	Height/stories (ft/#)	Parking (spaces)
Residential Tower	144	216,000	-	185'/16	144
Laboratory/Office Building 1 (North)	-		351,119	203'/8	1,497
Laboratory/Office Building 2 (South)	-		398,203	223'/9	
TOTAL	144	216,000	749,322	-	1,641

Potential Environmental Effects. It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluation in the Draft EIR: land use and planning; population and housing; cultural and tribal resources; transportation; air quality; greenhouse gas emissions; energy; hazards and hazardous materials; hydrology and water quality; geology and soils; noise and vibration; aesthetics; and public services, recreation and utilities.



Source: Google Earth, 2021.

 Project Location

Project Location
—Atrium Longfellow Mixed Use Project