

# COMMONWEALTH CORPORATE CENTER

---

Presented to the  
Planning Commission

March 24, 2014



# Purpose of the Meeting

- To Conduct a Public Hearing to Receive Public Comments on the Draft Environmental Impact Report (#E3)
- To Review and Comment on the Draft Fiscal Impact Analysis Report (#F1)
- To Provide Direction and Comments on the Project Plans for the Commonwealth Corporate Center (#G1)

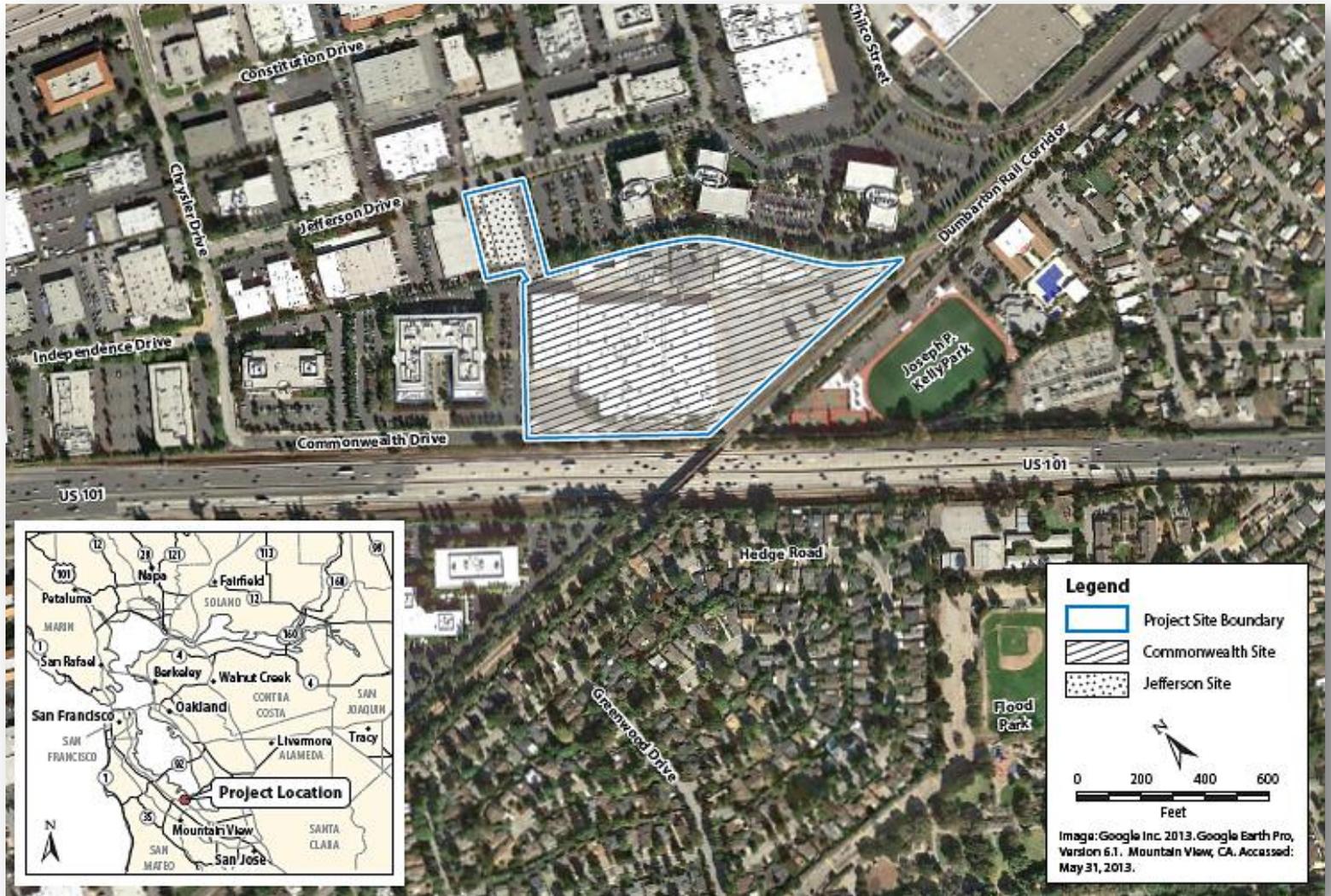


# Outline of Public Hearing on DEIR (#E3)

- Staff Presentation
- Planning Commission Questions
- Public Hearing:
  - Public comments on the Draft EIR
  - Planning Commission comments on the Draft EIR



# Project Location



# Project Summary

## Commonwealth Corporate Center

- 13.28 acres
- 2 Four-Story Office Buildings
- 259,920 square feet
- FAR = 44.9
- 867 Parking Spaces (1 space / 300 sf)



# Proposed Project – Site Plan



# Proposed Project - Elevations



View from US 101\*



# Environmental Impact Report

- Notice of Preparation – August 6, 2012
- Scoping Meeting – August 20, 2012
- Public Comment Period Begins – February 28, 2014
- Public Hearing on the Draft EIR – March 24, 2014**
- Public Comment Period Ends– April 14, 2014
- Preparation of Final EIR – Spring 2014
- Certification of EIR – Summer 2014



# Issues Analyzed in the Draft EIR

- Land Use
- Aesthetics
- Transportation
- Air Quality
- Greenhouse Gases
- Noise
- Cultural Resources
- Geology & Soils
- Hydrology & Water Quality
- Hazardous Materials
- Population & Housing
- Public Services
- Utilities & Service Systems
- Biological Resources

Not Analyzed – Agricultural, Forestry, and Mineral Resources.



# Summary of Significant Impacts

- Air Quality – Project Construction
- Noise/Vibration – Project Construction
- Transportation – Project Operation  
(after the Project is built and occupied)



# AIR QUALITY IMPACT SUMMARY

---

## **During Construction:**

Exceeds Air Quality Management District (BAAQMD) Threshold for Oxides of Nitrogen (NO<sub>2</sub> & NO) during Grading Phase after mitigation

## **During Operation:**

No Significant Impacts



# NOISE \ VIBRATION ANALYSIS SUMMARY

---

## **During Construction:**

Excessive Vibration during Building Demolition and Grading Phases on a nearby sensitive use after mitigation

## **During Operation:**

No Significant Impacts



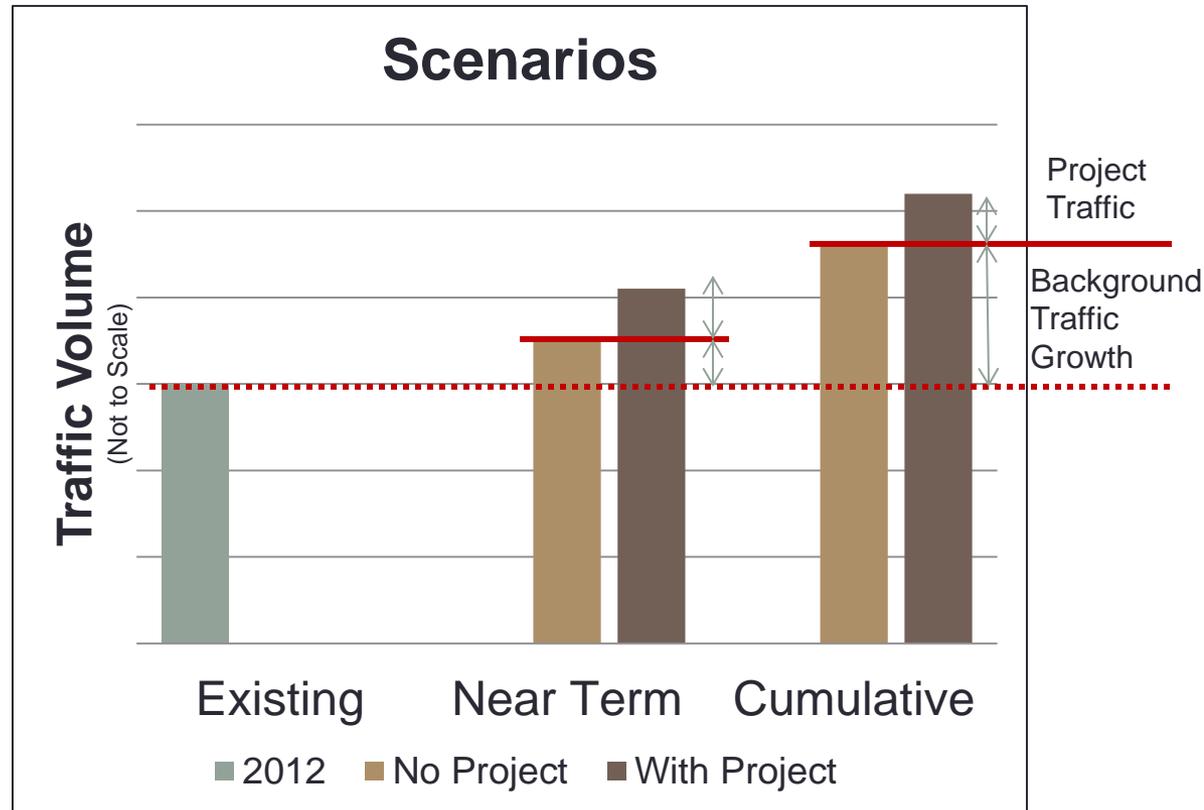
# TRANSPORTATION ANALYSIS SUMMARY

---

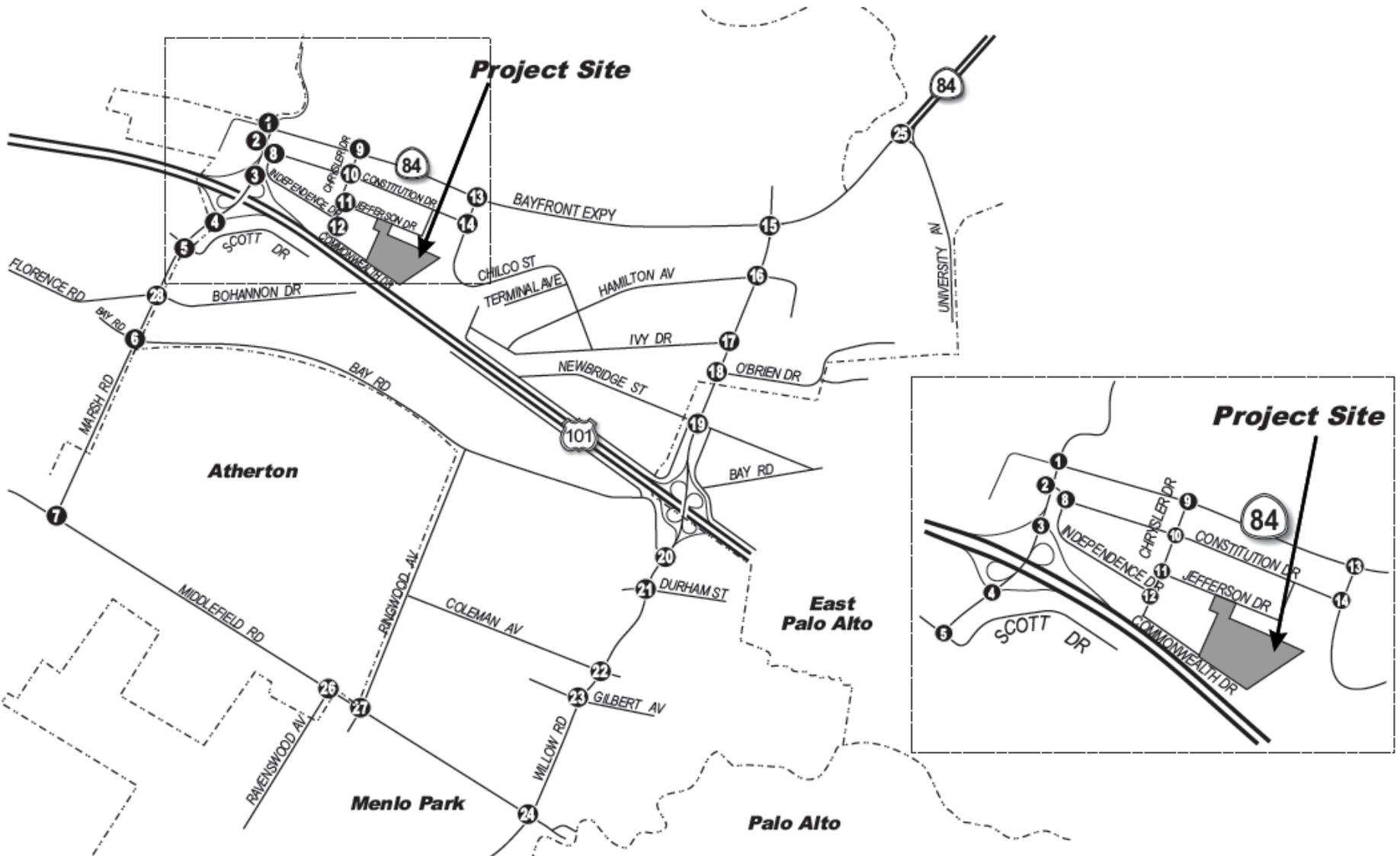


# Analysis Scope

- 28 Intersections
- 12 Roadways
- 9 Regional Roadways
- Transit Service
- Pedestrian Facilities
- Bicycle Facilities



# Study Area

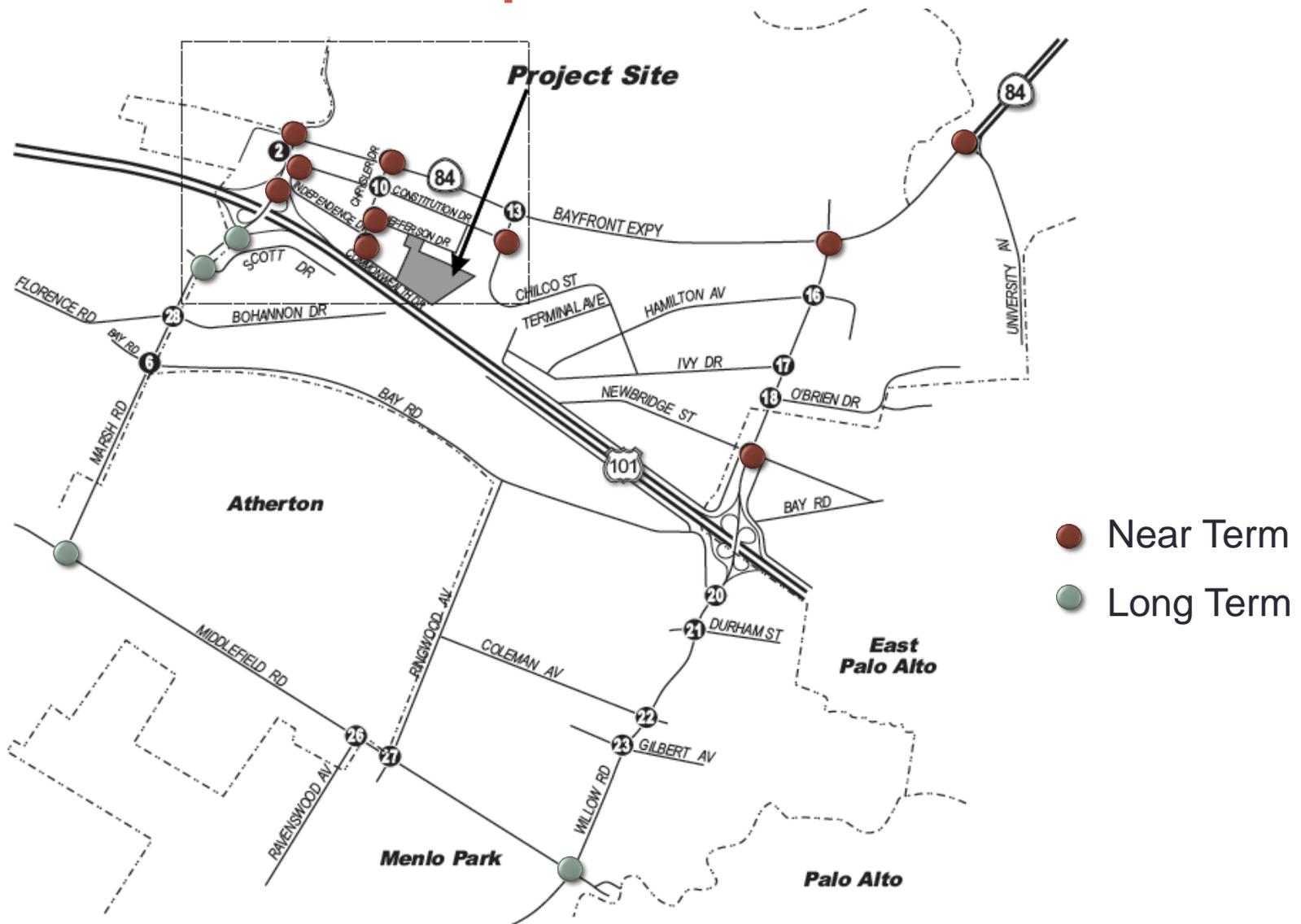


# Study Findings

Impact Summary		
	Near Term Impacts	Long Term Impacts
<i>Intersections</i>	10	13
<i>Roadway Segments</i>	10	10
<i>Regional Roadways</i>	5	5
<i>Transit Service</i>	Less than Significant	
<i>Pedestrian Facilities</i>	Less than Significant	
<i>Bicycle Facilities</i>	Less than Significant	

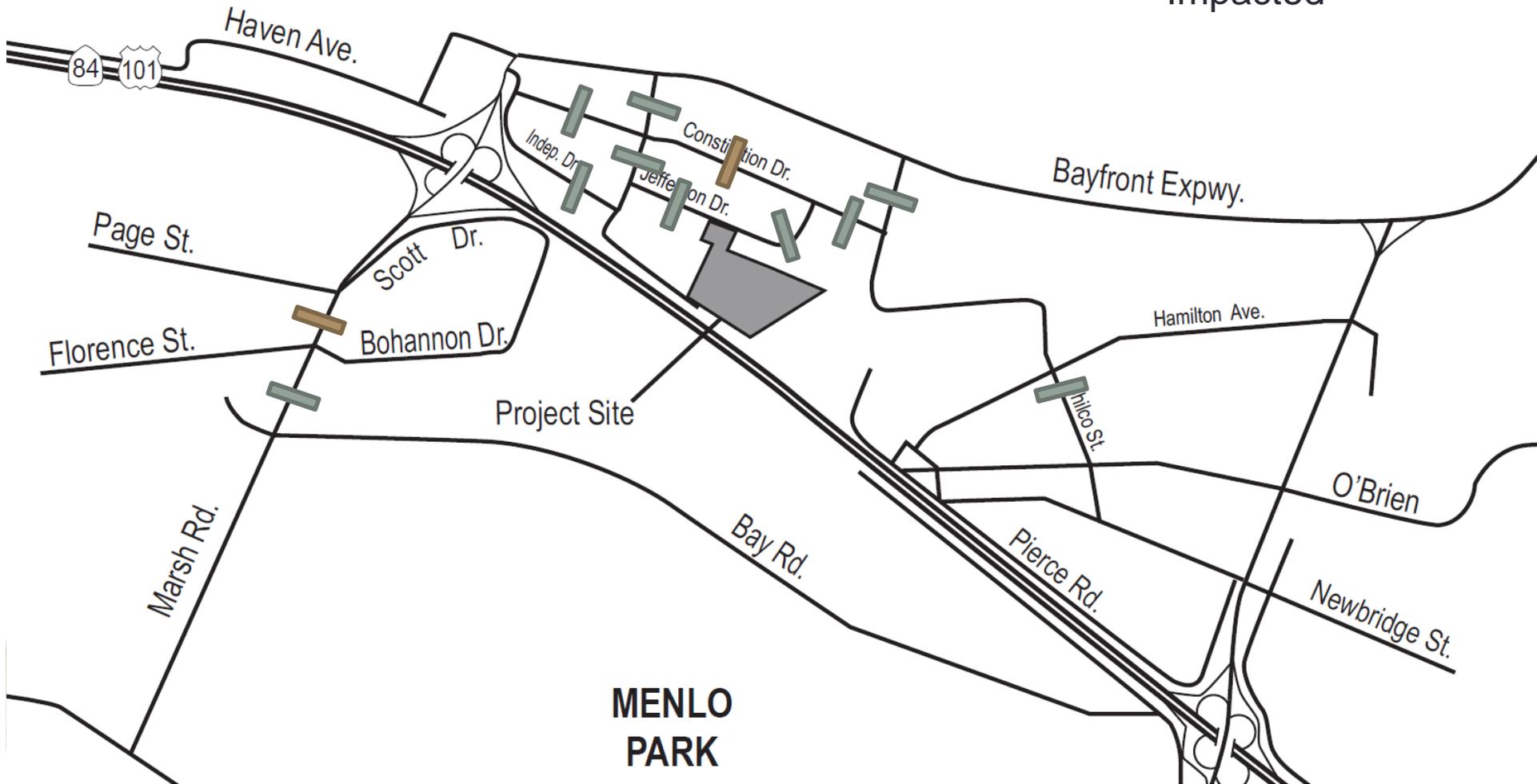


# Intersection Impacts



# Roadway Segment Impacts

-  No impact/exempt
-  Impacted



**MENLO  
PARK**

# Regional Routes Impacts

- **US 101 between:**

- Marsh Road and Willow Road
- Willow Road and University Avenue
- South of University Avenue

- **Bayfront Expressway between:**

- Willow Road and University Avenue
- University Avenue to County Line (Dumbarton Bridge)

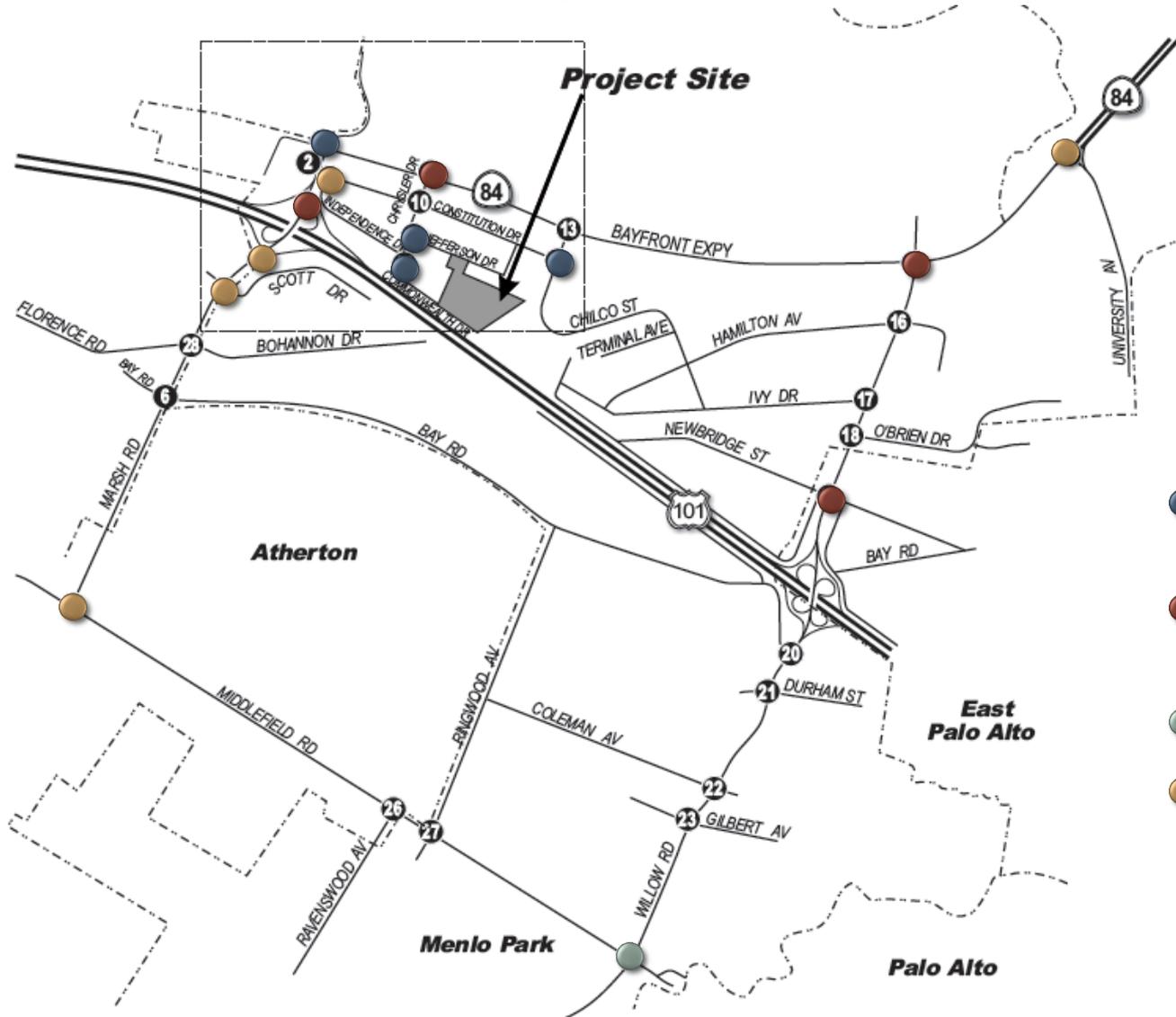


# Mitigation Measures

- Intersection Improvements
- Bicycle and Pedestrian Facility Improvements
- Transportation Impact Fee (TIF) Payment



# Intersection Improvements

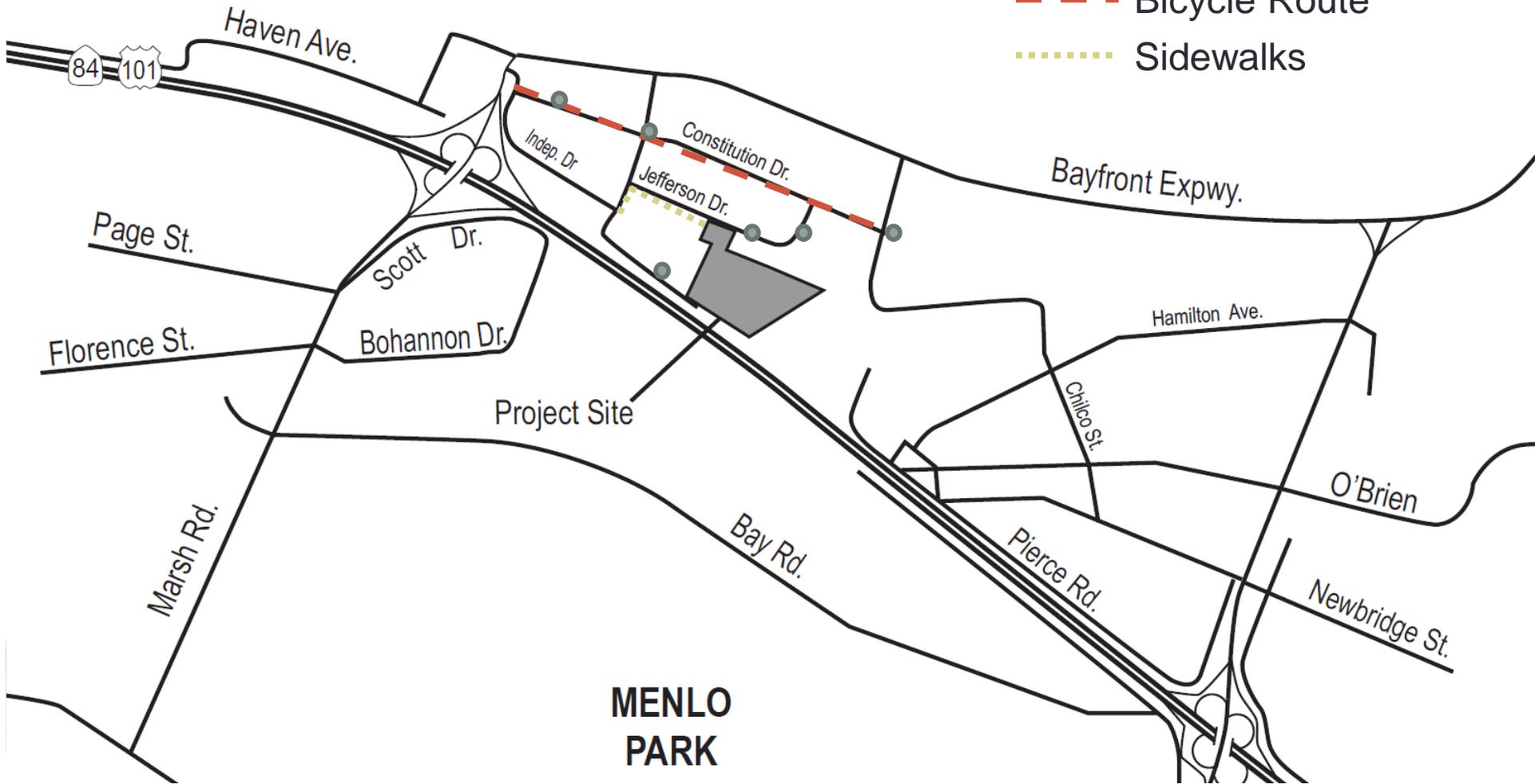


- Commonwealth Responsible
- Other Project Responsible
- TIF Payment
- Infeasible



# Pedestrian and Bicycle Facilities

- Marsh Shuttle Stop
- - - Bicycle Route
- ⋯ Sidewalks



# Project Alternatives

- **Considered and Rejected:**

- Alternate Location
- Alternate Land Use

- **Considered and Analyzed:**

- No Project Alternative
- Reduced Development Alternative (*194,940 square feet*)



# Statement of Overriding Considerations

- Required whenever there are Significant and Unavoidable Impacts
- Do Project Benefits outweigh Project Impacts?
- City Council will decide with input from Planning Commission



Questions and Clarifications  
on the Draft EIR  
for Staff and City Consultants



# Public Hearing on Draft EIR

- Public Comments
- Commission Comments

*(These comments will be responded to as part of the Final EIR.)*



# Next Topics

- Presentation on and Review of the Draft Fiscal Impact Analysis Report by City Consultant (#F1)
- Study Session on the design and layout of the proposed Commonwealth Corporate Center Project by Applicant's Project Design Team (#G1)

