

FIGURE 4-1

Residential Site Inventory • Updated

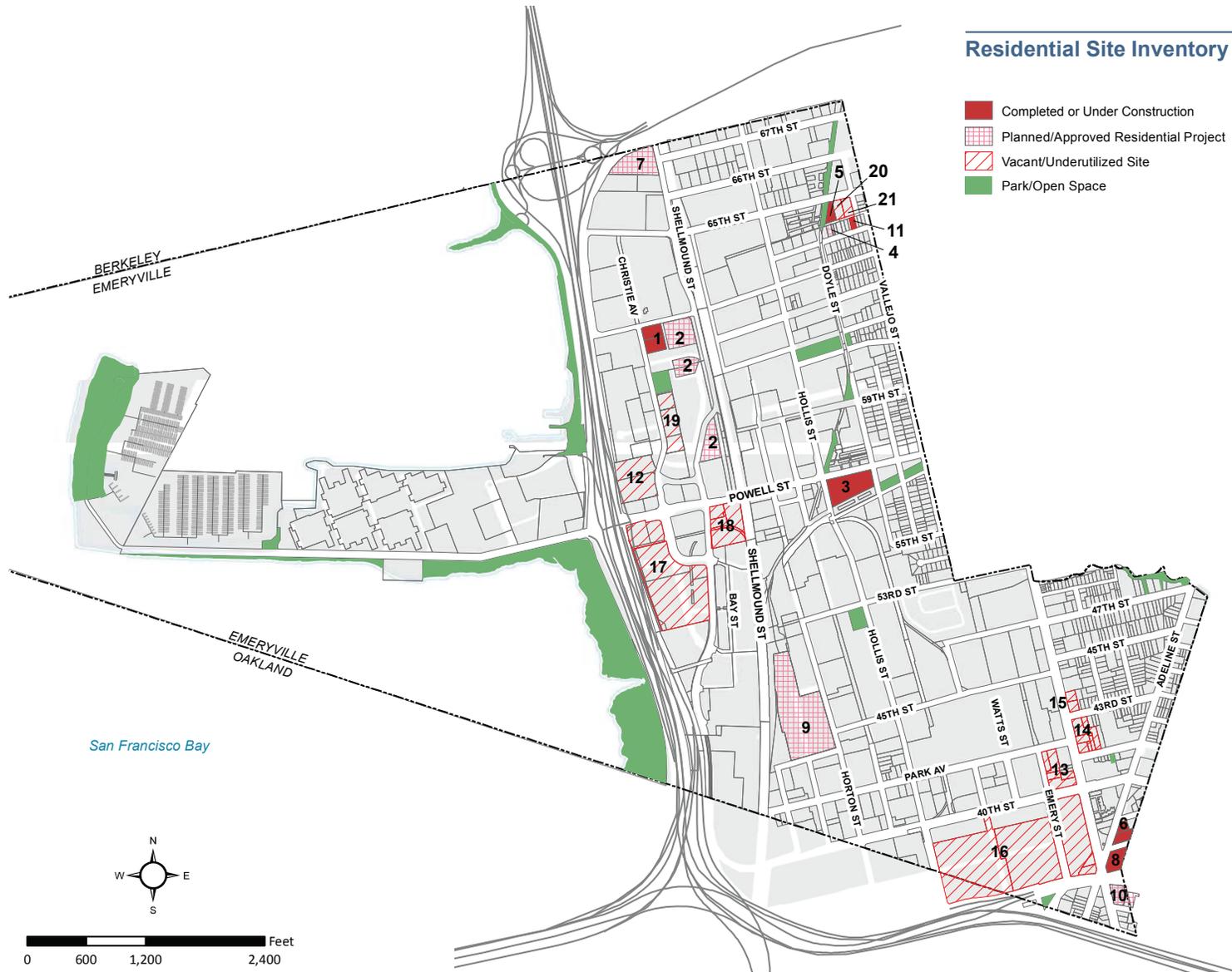


Table 4-2: Planned and Approved Residential Developments *with updates December 2015*

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹				STATUS DECEMBER 2015
						EXTREMELY LOW	VERY LOW	LOW	MODERATE	
1	Marketplace Redevelopment - Phase IA (EMME)	64th Street and Christie Avenue	1.2	158	190	–	29	–	–	Completed
2	Marketplace Redevelopment ² - Phases II and III	Shellmound Street	2.23	217	484	–	–	22	28	Approved
3	Parc on Powell (formerly "Parkside")	1303–1333 Powell Street	2.4	75	176	–	8	–	13	Completed
4	Baker Metal Live/Work	1265 65th Street	0.6	28	17	–	–	–	–	Approved
5	Ocean Avenue Townhomes	1276 Ocean Avenue	0.2	21	5	–	–	–	–	Construction
6	39th and Adeline	3900 Adeline Street	1.12	90	101	–	5	–	7	Construction
7	Nady Site (Anton)	Christie Avenue	2.3	93	211	–	–	–	–	DEIR done
8	The Intersection Mixed-Use ("Maz")	3800 San Pablo Avenue	1.1	96	105	–	–	–	–	Construction
9	Sherwin Williams Urban Village	1450 Sherwin Avenue	5.8	79	460	–	–	–	–	EIR preparation
10	3706 San Pablo Avenue	3706 San Pablo Avenue	1.1	76	87	26	44	16	–	Approved
11	Two-Unit Development	1258 Ocean Avenue	0.13	15	2	–	–	–	–	Completed
Total			18.18		1,838	26	86	38	48	
<i>Completed or Under Construction</i>					<i>579</i>		<i>42</i>		<i>20</i>	
<i>Remaining</i>					<i>1,259</i>	<i>26</i>	<i>44</i>	<i>38</i>	<i>28</i>	

Source: City of Emeryville Departments of Planning and Building and Economic Development and Housing 2014

1. Affordable units in Site 1, Site 3, and Site 6 will be income-restricted in compliance with the City's Affordable Housing Program. Affordable units in Site 10 will be developed on a City-owned site by a nonprofit housing developer and will be subject to affordability restrictions in accordance with the agreements with the City and other project financiers.
2. Residential development in phases II and III of the Marketplace redevelopment project may include affordable units, subject to the City's Affordable Housing Program. The Development Agreement includes affordable units.