

DECEMBER 2020

FIGURE 4-1

Residential Site Inventory • Updated

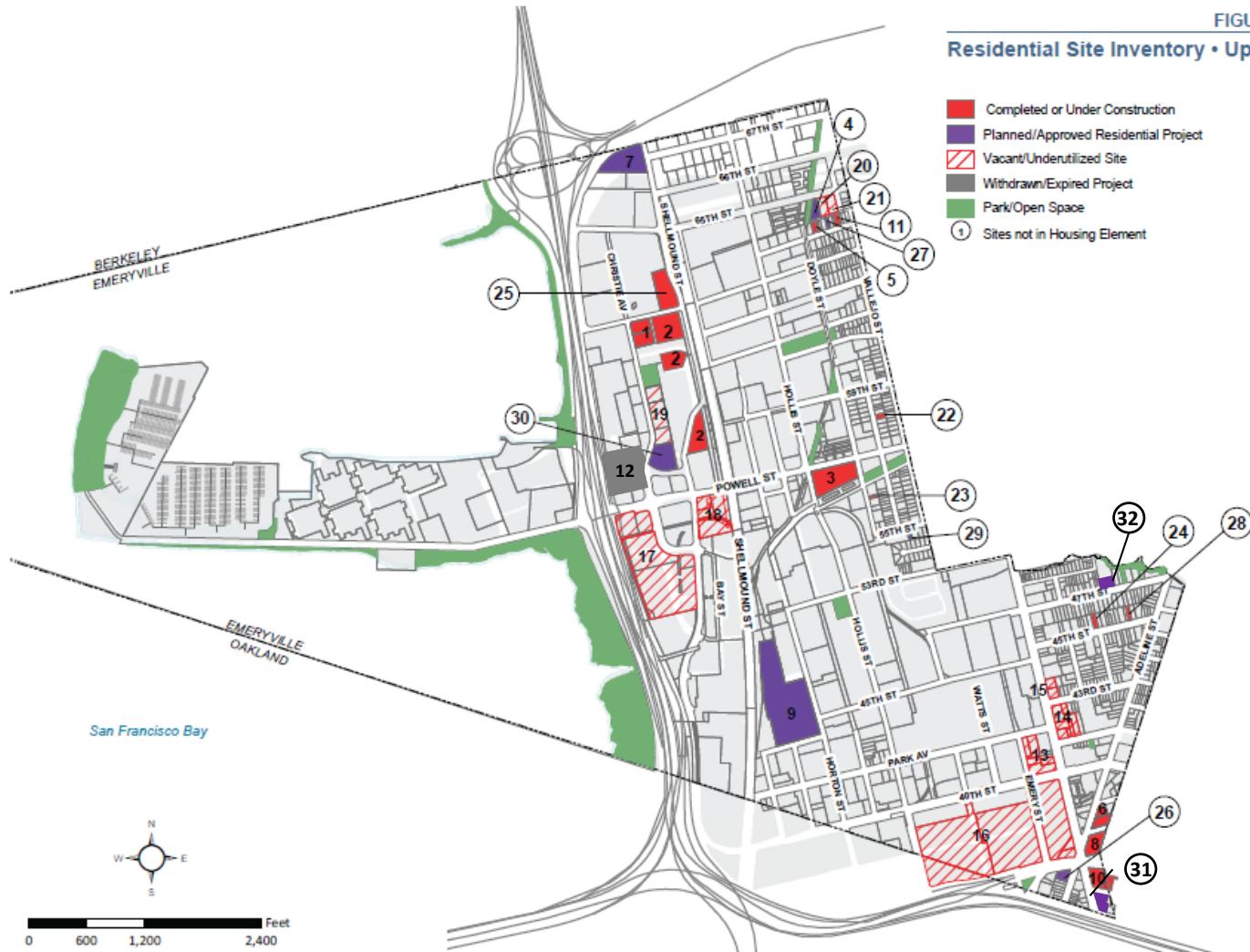


Table 4-2: Planned and Approved Residential Developments with updates through December 2020

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹				STATUS DECEMBER 2020
						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 (Parcel C2 and Parcel D)	Shellmound Street	2.23	217	456	—	—	22	28	Completed
3	Parc on Powell (formerly "Parkside")	1303-1333 Powell Street	2.4	75	176	—	8	—	13	Completed
4	Baker Metal Live/Work without Ocean Ave	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	Completed
7	Anton Evolve (Nady Site)	6701 Shellmound	2.3	81	186	—	8	—	—	Construction
8	The Intersection Mixed-Use ("Maz")	3800 San Pablo Avenue	1.1	96	105	—	—	—	—	Construction
9	Sherwin Williams Urban Village	1450 Sherwin Avenue	5.4	93	500	—	20	30	35	Construction
10	3706 San Pablo Avenue Estrella Vista	3706 San Pablo Avenue	1.1	76	86	26	44	16	—	Completed
11	Two-Unit Development Ocean Lofts	1258 Ocean Avenue	0.13	15	2	—	—	—	—	Construction
12	Onni Christie Mixed-Use Project	5801-5861 Christie Avenue	2.07	308	638	—	24	38	46	Withdrawn
22	New Residential Unit	5876 Beaudry Street	0.11	26	1	—	—	—	—	Construction
23	Doyle Street Lofts	5532 Doyle Street	0.07	29	2	—	—	—	—	Completed
24	New Residential Unit	1056 45th Street	0.17	17	1	—	—	—	—	Construction
25	Artistry Addition	6401 Shellmound	NA	NA	6	—	—	—	—	Completed
26	Adeline Springs Residential and Live/Work	3637 Adeline Street	0.29	114	33	—	1	2	2	Approved
27	Ocean View Replacing Single with Triplex	1270 Ocean Avenue	0.13	15	2	—	—	—	—	Plan Check
28	1036 45th Street Second Unit (Not ADU)	1036 45th Street	0.11	9	1	—	—	—	—	Completed
29	Duplex Conversion-	4291-55th Street	0.09	22	2	—	—	—	—	Expired
30	58Fifty Shellmound Residential Project	NE Shellmound Way/Christie Av	1.49	164	244	—	9	14	18	Application
31	San Pablo Affordable Apartments	3600 San Pablo Avenue	0.38	237	90	—	51	38	—	Approved
32	47th Street Homes (demolition of four units, construction of 6 units)	1034-1042 47th Street	0.3	1.8	6	—	—	—	—	Approved
Total			22.22	20.83	2,754-2,210	26	137-175	25-122	114-103	
Completed or Under Construction					1,818	26	114	68	83	
Regional Housing Need Allocation					1,498	—	276	211	259	
Remaining Building Permits needed to meet Regional Housing Needs Allocation					0	—	162	143	176	

Source: Original table from Housing Element 2014, updates from City of Emeryville Community Development Department through 2020

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 financers.

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. No affordable units are included in this analysis as units may be rentals (not subject to the inclusionary requirement). The Development Agreement includes affordable units.