



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 (<i>EMME</i>) | 64th Street and Christie Avenue | 1.2 | 158 | 190 | – | 29 | – | – | Completed |
| 2 | Marketplace Redevelopment ² - Phases II and III (<i>Parcel C2 and Parcel D</i>) | 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 | <i>Anton Evolve (Nady Site)</i> | 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| 12 | Onni Christie Mixed-Use Project | 5801-5861 Christie Avenue | 2.07 | 308 | 638 | - | 24 | 38 | 46 | Withdrawn |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

- 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.
- 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.