



Table 4-2: Planned and Approved Residential Developments with updates through December 2019

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹				STATUS DECEMBER 2019
						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	456	-	-	22	28	Construction
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	-	-	Approved
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	-	9	76	-	Approved
10	3706 San Pablo Avenue Estrella Vista	3706 San Pablo Avenue	1.1	76	86	26	44	16	-	Construction
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	Application
22	New Residential Unit	5876 Beaudry Street	0.11	26	1	-	-	-	-	Construction
23	Doyle Street Lofts	5532 Doyle Street	0.07	29	2	-	-	-	-	Construction
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	-	-	-	-	Approved
28	1036 45th Street Second Unit (Not ADU)	1036 45th Street	0.11	9	1	-	-	-	-	Construction
29	Duplex Conversion	1291 55th Street			2					Approved
30	58Fifty Shellmound Residential Project	NE Shellmound Way/Christie Av	1.49	164	244	-	9	14	18	Application
Total			22.22		2,754	26	137	168	114	
Completed or Under Construction					1,137	26	87	40	50	
Regional Housing Need Allocation					1,498	-	138	211	259	
Remaining Building Permits needed to meet Regional Housing Needs Allocation					361	-	51	171	209	

Source: Original table from Housing Element 2014, updates from City of Emeryville Community Development Department through 2019

- 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 include affordable units, subject to the City's Affordable Housing Program, pursuant to the Development Agreement for the project.
- Sites 13-21 on the map are in Housing Element Table 4-3, Vacant and Underutilized Residential Sites. They are not in this table because they do not have planned or approved residential developments.