



**Table 4-2: ~~Planned and~~ Approved Residential Developments with updates through December 2017**

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS <sup>1</sup>				STATUS DECEMBER 2017
						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 <sup>2</sup> - Phases II and III	Shellmound Street	2.23	217	<del>484</del> 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	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	<del>93</del> 81	<del>211</del> 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	<del>5.8</del> 5.4	<del>79</del> 93	<del>460</del> 500	–	20	30	35	Approved
10	3706 San Pablo Avenue Estrella Vista	3706 San Pablo Avenue	1.1	76	87	<del>9</del> 26	<del>51</del> 44	<del>25</del> 16	–	Construction
11	Two-Unit Development Ocean Lofts	1258 Ocean Avenue	0.13	15	2	–	–	–	–	Construction
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	–	–	–	–	Construction
Total			<del>18.18</del> 18.13		<del>1,837</del> 1,835	<del>9</del> 26	<del>93</del> 103	<del>25</del> 114	<del>20</del> 48	
Completed or Under Construction					1,131		42		20	
Remaining to meet number in Housing Element					706	17	51	-89	-28	

Source: Original table from Housing Element 2014, updates from City of Emeryville Community Development Department through 2017

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. ~~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.