

Community Development Department
Major Development Projects
October 2017

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
10	Christie Avenue Properties 5890, 5900 & 6150 Christie	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
17	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
28	3600 San Pablo Avenue Between 36th & 37th Streets	Supportive, low income, or mixed income family housing	CC study session 5/2/17. PC study session 5/25/17.						
12	5850 Shellmound Way Mixed Use NE Shellmound Way & Christie	Residential - 259 units Commerical - 10,000 s.f.	PC study session 9/28/17.						
26	Adeline Springs 3637 Adeline Street	Residential - 29 units Live/work - 4 to 6 units	PC study session 7/27/17. Second PC study session 10/26/17.						
21	Sherwin Williams Mixed Use 1450 Sherwin Avenue	FDPs for buildings and parks/open space	PC study session 1/26/17. Second PC study session 4/27/17. Third study session 10/26/17.						
23	Rug Depot Redesign 4045 Horton St./4056 Hubbard St.	Renovation for two medium-size retail stores and parking.	PC study session 8/25/16.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session 1/26/17. Second PC study session tentatively 12/14/17.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15.						
15	Doyle Street Mews 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC voted to recommend approval 9/28/17. CC public hearing 11/7/17.			PC - 9/28/17			
21	Sherwin Williams Subdivision 1450 Sherwin Avenue	New open space and building parcels, Hubbard & 46th Sts.	PC approved Vesting Tentative Map 5/25/17.				PC - 5/25/17		
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC study sessions 8/25/16 and 10/27/16. PC approved 12/8/16.				PC - 12/8/16		
1	"Nady Site" 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16. PC approved two-year extension 6/22/17.				PC - 3/24/16		
11e	Marketplace Subdivision UPRR/Shellmound	Shellmound St. realignment, new 62nd, 63rd, Market	PC approved 10/22/15.				PC - 10/22/15		
11a	Marketplace - Shellmound Site 5900 Shellmound Street	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.				PC - 7/23/15		
2	Baker Metal live/work 1265 65th Street	Residential/live/work - 17 units	PC approved 8/27/09.				PC - 8/27/09		

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
8	Artistry Emeryville Addition 6401 Shellmound Street	Add 6 units to 261-unit apartment approved in 1991.	PC approved 2/23/17. Building permit application submitted 4/25/17.			PC - 2/23/17			
11b	Marketplace - Parcel B 5950-6000 Shellmound Street	Retail - 26,000 s.f. Garage - 300 spaces	PC approved 6/23/16. Building permit application submitted 2/17/17.			PC - 6/23/16			
11c	Marketplace - Parcel C Residential 6251 Shellmound Street	Residential - 66 units	PC approved with grocery store 5/28/15. Building permit application submitted 8/30/17.			PC - 5/28/15			
9	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC approved 2/26/15. Building permit application submitted 5/2/17.			PC - 2/26/15			
16	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16. PC approved 8/25/16. Building permit issued 8/16/17.			PC - 8/25/16			
27	Estrella Vista Affordable Housing 3706 San Pablo Avenue	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Building permit issued 6/21/17.			PC - 1/22/15			
25	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Bldg permit issued 1/22/16; 2nd fire destroyed framing 5/13/17. Repair permit issued 8/17/17.			PC - 8/22/13			
25	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Commercial shell building permit issued 1/22/16. Demo permit for fire damage issued 7/7/17.			PC - 8/22/13			
6	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Demolition permit issued 6/2/17. Building permits issued 6/7/17.			CC - 4/17/07			
11d	Marketplace - Theater Site 6301 Shellmound Street	Residential - 223 units	Building permit issued 2/3/17.			PC - 6/25/15			
14a	EmeryStation West/Transit Center 5959 Horton Street	Office/lab tower - 250,000 s.f.	Building permit issued 11/4/16.			CC - 2/16/10			
22	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	Building permit issued 8/9/16.			PC - 2/25/16			
14b	Heritage Square Garage 6100 Horton Street	675 parking spaces Commercial - 3,620 s.f.	Grading and site demo permit issued 8/1/16. Building permit issued 9/16/16.			CC - 2/16/10			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Permit for revised scope of work approved 8/22/17.			PC - 8/27/09			
11c	Marketplace - Parcel C Grocery 6201 Shellmound Street	Grocery - 30,000 s.f. Parking structure	TI permit issued 3/13/17. TCO for garage issued 10/17/16.			PC - 5/28/15			
13	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	TCO issued 3/11/16. Final inspection approved 9/1/16. CO pending.			PC - 2/26/15			
18	Hyatt Place Hotel ("Site A") 5700 Bay Street	Hotel - 175 rooms	Building permit issued 6/12/15. TCO issued 11/18/16.			PC - 4/24/14			
20	Center of Community Life 4727 San Pablo Avenue	Multipurpose community recreation and school facility	School opened August 25, 2016. Ribbon cutting September 1, 2016.			PC - 8/22/13			
24	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15, 3/14/16, and 4/15/16. Bldg permit for fire damage repair issued			CC - 1/20/09			

Glossary of Abbreviations:

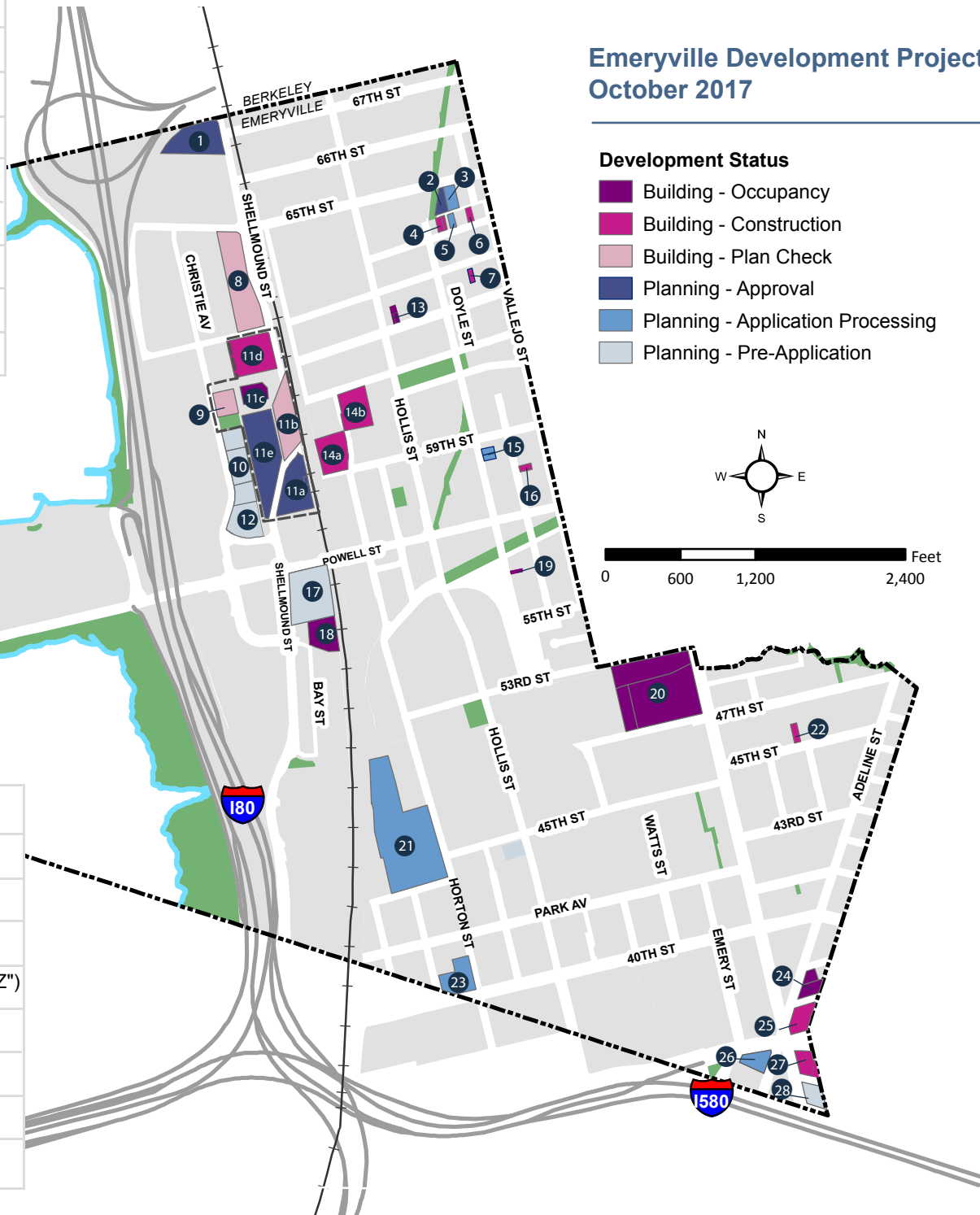
CBO =	Chief Building Official	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CEQA =	California Environmental Quality Act	GPA =	General Plan Amendment
CO =	Certificate of Occupancy	HQ =	Headquarters
CUP =	Conditional Use Permit	IS/MND =	Initial Study/Mitigated Negative Declaration
DA =	Development Agreement	MEP =	Mechanical, Electrical, and Plumbing
DCD =	Director of Community Development	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DR =	Design Review	PDP =	Preliminary Development Plan
DSA =	Division of the State Architect	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
ERN =	Exclusive Negotiation Rights Agreement	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FAR =	Floor Area Ratio	TI =	Tenant Improvement

PROJECT INDEX

1. "Nady Site"	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c. Marketplace - Parcel C
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	11e. Marketplace - Subdivision
8. Artistry Apartments Addition	12. 5850 Shellmound Way Mixed Use



13. LePort School	21. Sherwin Williams FDPs
14a. Emerystation West@Transit Ctr	22. 1056 45th St. - New Unit
14b. Heritage Square Garage	23. Rug Depot Redesign
15. Doyle Street Mews	24. 3900 Adeline Street
16. 5876 Beaudry Street - New Unit	25. The Intersection Mixed Use ("MAZ")
17. Bay Street "Site B"	26. Adeline Springs
18. Hyatt Place Hotel	27. Estrella Vista Affordable Housing
19. Doyle Street Lofts	28. 3600 San Pablo Avenue
20. Center of Community Life	



Emeryville Development Projects October 2017

Development Status

- Building - Occupancy
- Building - Construction
- Building - Plan Check
- Planning - Approval
- Planning - Application Processing
- Planning - Pre-Application

