

Community Development Department

Major Development Projects

February 2018

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
18c	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	Awaiting FDP application; anticipated by summer 2018.						
10	Christie Avenue Properties 5890, 5900 & 6150 Christie Avenue	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
16	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
24	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 Ave.	Residential - 259 units Commerical - 10,000 s.f.	PC study session 9/28/17. Second PC study session 3/22/18.						
22	Adeline Springs 3637 Adeline Street	Residential - 29 units Live/work - 4 to 6 units	PC study sessions 7/27/17, 10/26/17 and 1/25/18. PC hearing 3/22/18.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study sessions 1/26/17 and 12/14/17. CC study session 1/16/18. PC hearing 4/26/18.						
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.						
18b	Sherwin Williams New Buildings FDP 1450 Sherwin Avenue	Residential - 500 units Retail - 3,185 s.f.	PC study sessions 1/26/17, 4/27/17, 10/26/17, and 1/25/18. PC approved 2/22/18.			CC - 2/22/18			
18a	Sherwin Williams Open Space FDP 1450 Sherwin Avenue	3.5 acres of public park, greenway, and open space	PC study sessions 1/26/17, 4/27/17, and 10/26/17. PC approved 12/14/17.			CC - 12/14/17			
14	Doyle Street Mews 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC voted to recommend approval 9/28/17. CC approved 11/7/17.			CC - 11/7/17			
18	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			
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 Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	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			

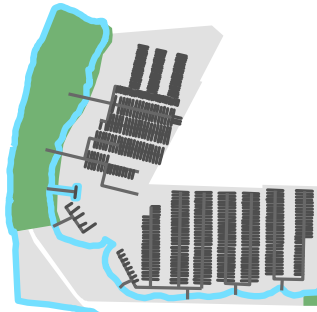
Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC approved 12/8/16. Building permit application submitted 12/7/17.			PC - 12/8/16			
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			
8	Artistry Emeryville Addition 6401 Shellmound Street	Add 6 units to 261-unit apartment approved in 1991.	PC approved 2/23/17. Building permit issued 2/6/18.			PC - 2/23/17			
15	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			
11b	Marketplace - Parcel B 5950-6000 Shellmound Street	Retail - 26,000 s.f. Garage - 300 spaces	PC approved 6/23/16. Building permit issued 1/12/18.			PC - 6/23/16			
9	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC approved 2/26/15. Building permit issued 1/11/18.			PC - 2/26/15			
23	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			
21	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			
21	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			
19	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			
13a	EmeryStation West/Transit Center 5959 Horton Street	Office/lab tower - 250,000 s.f.	Building permit issued 11/4/16.			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			
13b	Heritage Square Garage 6100 Horton Street	675 parking spaces Commercial - 3,620 s.f.	Building permit issued 9/16/16. TCO issued 12/8/17.			CC - 2/16/10			
20	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 10/27/16.			CC - 1/20/09			

Glossary of Abbreviations:

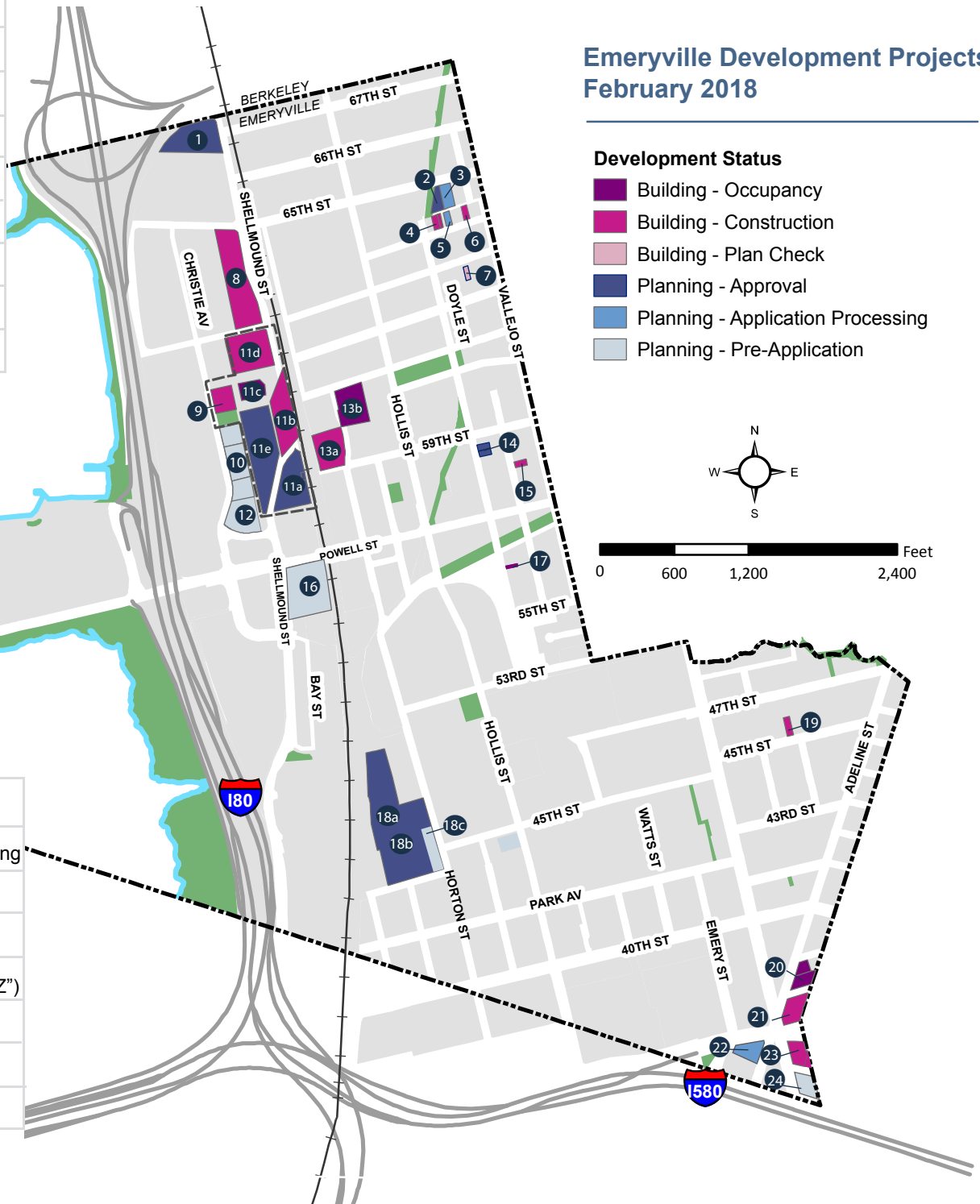
CBO =	Chief Building Official	FDP =	Final Development Plan
CC =	City Council	FEIR =	Final Environmental Impact Report
CEQA =	California Environmental Quality Act	GPA =	General Plan Amendment
CO =	Certificate of Occupancy	HQ =	Headquarters
CUP =	Conditional Use Permit	IS/MND =	Initial Study/Mitigated 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. Anton Evolve ("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



13a. Emerstation West@Transit Ctr	18b. Sherwin Williams - New Buildings
13b. Heritage Square Garage	18c. Sherwin Williams - Existing Building
14. Doyle Street Mews	19. 1056 45th St. - New Unit
15. 5876 Beaudry Street - New Unit	20. 3900 Adeline Street
16. Bay Street "Site B"	21. The Intersection Mixed Use ("MAZ")
17. Doyle Street Lofts	22. Adeline Springs
18a. Sherwin Williams - Parks and Open Space	23. 3706 San Pablo Avenue
	24. 3600 San Pablo Avenue



Emeryville Development Projects February 2018

Development Status

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

