

Community Development Department
Status of Major Development Projects
 April 2022

Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
MIXED USE PROJECTS			
Public Market Parcels A, B, and F Shellmound Street between Shellmound Way and 63 rd Street FDP21-001 Map No. 11	New Final Development Plan for Parcels A, B, and F. Parcels A and B are proposed for 396,724 square feet of office/R&D space, 6,100 square feet of retail and a 953-space parking garage. Parcel F is proposed for 18 affordable housing units consisting of 10 multi-story townhouses and 8 apartment flats.	Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. No FDP was previously approved for Parcel F. FDP application for new proposal submitted April 9, 2021. Plans modified to address building and fire code issues; Planning Commission study session held October 28, 2021. City Council study session held November 2, 2021. Second City Council study session held April 19, 2022. Second Planning Commission study session scheduled for May 26, 2022.	Ofer Zer Oxford Properties Group (917) 887-3989 ozeroxfordproperties.com
Christie Avenue Mixed Use Project 5801-5861 Christie Avenue UPDR22-001 Map No. 13	New 464,000 square foot office/R&D building, 98-unit residential building, 748 space parking garage, and half acre public park.	Preapplication filed December 21, 2021. Planning Commission study session held January 27, 2022. Second Planning Commission study session tentatively scheduled for July 28, 2022.	Ofer Zer 5801 Christie Owner (DE) LLC c/o Oxford Properties Group (917) 887-3989 ozeroxfordproperties.com
Sherwin Williams Existing Building FDP 4383 Horton Street FDP20-001 Map No. 17a	Final Development Plan for reuse of existing "Building 1-31" for approximately 74,000 square feet of office/R&D space, including pedestrian and bicycle "pass through" from 45 th and Horton Streets to new City park.	FDP application submitted September 1, 2020. Planning Commission study session held October 22, 2020. Planning Commission approved on December 10, 2020. Planning Commission reapproved on February 25, 2021 due to notification defect for December 10, 2020 meeting. Building permit for interior non-structural demolition issued on April 30, 2021. Building permit application for warm shell improvements for life sciences received on June 4, 2021. Building permit for selective demolition and seismic upgrade issued on September 20, 2021. Building permit for adaptive reuse alterations for warm shell issued October 26, 2021. Building permit application for 1 st and 2 nd floor speculative tenant improvements issued on February 7, 2022.	Bridget Metz Steelwave LLC (925) 364-0898 bmetz@steelwavellc.com

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<p>Sherwin Williams New Buildings FDP 1450 Sherwin Avenue FDP17-001 Map No. 17b1-17d</p>	<p>Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.</p>	<p>FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018. Building permit applications for Buildings C and D received on September 24, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received permit application for hot spot soil remediation and partial slab demolitions on July 26, 2019; permits issued on August 9, 2019. Pre-construction meeting with Building Official and Lennar held on January 21, 2020. Issued rough grading and soil improvement permits on February 6, 2020. Building permit for Building B2 issued on April 7, 2020; Building permit for Building D issued on April 22, 2020; Building permits for Building B1 issued on May 6, 2020; Building permit for Building C issued on May 21, 2020.</p>	<p>Desiree Morgan Lennar Multifamily Communities (415) 975-4985 Desiree.Morgan@livelmc.com</p>
<p>Sherwin Williams Park/Open Space FDP 1450 Sherwin Avenue FDP17-002 Map No. 17e-17f</p>	<p>Final Development Plan for 3.53 acres of new public park, greenway, and other open spaces, plus new 46th Street and extension of Hubbard Street.</p>	<p>Community meetings on parks/open space design held at ECCL on December 13, 2016 and April 6, 2017. FDP application submitted January 5, 2017. Planning Commission study sessions held on January 26, 2017, April 27, 2017, and October 26, 2017. Planning Commission approved on December 14, 2017. Received permit applications for rough grading on April 24, 2018 and for fine grading (i.e., park and open space design) on May 16, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received building permit application for public park improvements on March 18, 2019. Fine grading permit for open space improvements issued on April 7, 2020. Building permit for public park improvements issued January 24, 2022.</p>	<p>Desiree Morgan Lennar Multifamily Communities (415) 975-4985 Desiree.Morgan@livelmc.com</p>

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Nellie Hannon Gateway 3600 San Pablo Avenue ZC20-002 Map No. 23	Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens' Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on "objective development standards" and no maximum density within half-mile of transit.	On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020. Building permit application submitted on November 30, 2021. Received demolition permit applications on February 18, 2022 for three existing commercial buildings.	Jake Rosen Resources for Community Development dba Evoy, L.P. (510) 841-4410 x329 jrosen@rcdhousing.org
RESIDENTIAL AND LIVE/WORK PROJECTS			
Baker Metal Live/work 1265 65 th Street UP07-09, DR07-15 Map No. 2	Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot cafe/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot high wall at east side submitted on December 2, 2021.	Sasha Shamszad MRE Commercial (510) 849-0776 sshamszad@yahoo.com
Multi-Unit Residential Project 1225 65 th Street UPDR15-001 Map No. 3	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study sessions held March 26, 2015 and October 22, 2015. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021.	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
Group Residential 5876 Doyle Street UPDR20-003 Map No. 14	Renovation of former single-family residential unit into Group Residential facility with 12 rooms.	Application is incomplete; Planning Commission study session deferred until required information is submitted.	Jean Williams Owner's Representative (913) 593-8703 jwilliams@a-bconstruction.net

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Duplex Conversion 1291 55 th Street UPDR21-007 Map No. 18	Conversion of existing single family home into two units with additional floor area.	Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021. Planning Commission approved on January 27, 2022.	Elias Horat Creates Cool LLC (415) 299-2722 elias@createscool.com
Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 Map No. 20	New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.	Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022. Second Planning Commission study session tentatively scheduled for July 28, 2022.	Bianca Neumann EAH Inc. (415) 295-8886 Bianca.Neumann@eahhousing.org
Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of three new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session on four-unit proposal held January 26, 2017. Commission directed that project be reduced in size. Community meeting on smaller three-unit proposal held at ECCL on April 5, 2017. Second Planning Commission study session held December 14, 2017. City Council study held January 16, 2018. Planning Commission voted to recommend approval on June 28, 2018; City Council approved on July 24, 2018. Building permit application submitted April 9, 2019. Approved building permit application on July 23, 2021.	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com
3637 Adeline Supportive Housing 3637 Adeline Street ZC21-005 Map No. 22	Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.	Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net

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<p>Bayview Emeryville Apartments 6701 Shellmound Street (“Nady Site”) UPDR17-006 Map No. 1</p>	<p>Redevelopment of former industrial site for 186 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/ Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Subsequently, it was decided to prepare an Environmental Impact Report; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016. Subsequently, additional soil contamination issues arose, which applicant is addressing with Alameda County Department of Environmental Health. Conditional closure anticipated in Summer 2017, which will allow project to proceed to demolition and building permit application submittal. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Property “red-tagged” and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018. Residential developer AMCAL is now in contract with the owner to demolish the existing buildings and develop the project. Staff negotiated Compliance Agreement with the property owner and AMCAL effective December 18, 2018. Demolition permit issued January 18, 2019; demolition completed in February 2019; demolition permit received final inspection March 13, 2019. As a result of demolition, planning permits are considered vested. AMCAL is now pursuing site remediation work with Alameda County; permits for that work issued on August 19, 2019. Compliance Agreement requires the continual maintenance of the property. Demo, grading, and building permit applications for new 186-unit apartment building submitted July 9, 2020. Demolition permit issued March 17, 2021. Rough grading permit issued March 31, 2021. Drilled Displacement Column (DDC) ground improvement permit issued April 7, 2021. Building permit issued May 28, 2021.</p>	<p>Carol Schwartz AMCAL Housing (818) 706-0694 cschwartz@amcalhousing.com</p>

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<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6</p>	<p>Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed on February 15, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Permit to remove street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently "sold" several times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to "place the property rights back into position held as of March 8, 2011." Thus, planning and building permits are still considered valid, and have been reactivated after a temporary suspension. Building permits were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018.</p>	<p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p>

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<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live/work project (see above). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013. Met with applicant on October 29, 2015 to discuss third floors added to Units 3 and 4 without permits; applicant was directed to remove third floor from Unit 3 and legalize third floor in Unit 4 by submitting a building permit application, including enlargement of windows in all units to comply with egress requirements. Letter to this effect was sent to applicant on October 30, 2015. Revised plans for work without permits were submitted on December 16, 2015. First review comments sent on January 6, 2016. Revised plans received May 13, 2016; second review comments sent on June 6, 2016. Revised plans received October 20, 2016; third review comments sent on November 11, 2016. Revised plans received December 27, 2016; fourth review comments sent January 31, 2017. Fire Department approved fifth review plans on February 3, 2017. Revised plans received June 2, 2017; sixth review comments sent June 16, 2017. Revised plans approved on August 22, 2017; permit for revised scope of work issued on April 23, 2018 when fees were paid. Peabody Lane Emergency Vehicle Access and "No Build" easement signed by City Manager on February 11, 2020 and recorded on March 4, 2020. Temporary certificate of occupancy issued on March 8, 2022.</p>	<p>Sasha Shamszad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>
<p>2-Unit Replacement 1270 64th Street UPDR20-004 Map No. 7</p>	<p>Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners.</p>	<p>Planning Commission study session held May 27, 2021. City Council study session held July 6, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved on December 21, 2021. Approved demolition permit applications on April 11, 2022.</p>	<p>Leonardo Escaroz Baran Studio Architecture (510) 520-4860 lescaroz@baranstudio.com</p>

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<p>4-Unit Replacement 1271 64th Street UPDR21-005 Map No. 8</p>	<p>Construction of four new units and demolition of four existing units. Demolition requires City Council approval. Previously approved as addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom. During construction, it was discovered that the existing building had been entirely demolished.</p>	<p>Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017. Building permit approved on July 3, 2019 and ready to issue pending payment of permit fees. Fees paid and building permit issued on December 15, 2020. Stop work order issued on May 18, 2021 when it was discovered that existing building had been demolished, which required City Council approval. Application for new building and demolition of existing residential units submitted on June 23, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved with conditions on December 21, 2021. Received demolition and 4-unit replacement building permit applications on March 3, 2022. Approved demolition permit applications on April 19, 2022.</p>	<p>Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com</p>
<p>47th Street Homes 1034-1042 47th Street UPDR18-002 Map No. 19</p>	<p>Demolition of four single unit houses and construction of six new duplex units.</p>	<p>Community Meeting held September 5, 2019. Planning Commission study session held October 24, 2019. City Council study session held January 21, 2020. Planning Commission public hearing held June 25, 2020, at which Commission voted to recommend denial. City Council held public hearing on September 15, 2020 and continued the item to October 6, 2020, with direction to staff to provide the date the application was deemed complete. City Council held new public hearing on October 6, 2020, after which they approved the project with a requirement for a regulatory agreement with the City for the provision of one deed-restricted, two-bedroom affordable unit, for a period of 20 years, on the adjacent parcel to the north. Related lot line adjustment withdrawn by applicant on May 19, 2021.</p>	<p>Mark Forbes c/o Rhoades Planning Group (510) 526-7933 mforbes@feforbes.com</p>

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OTHER			
Bay Center Life Science Building 6425, 6455 and 6475 Christie Avenue PUD21-002 Map No. 9	New 210,000 square foot lab building and 1,114 space parking garage.	Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022.	Tom Wagner Bay Center Investors LLC c/o Harvest Properties (510) 808-5224 twagner@harvestproperties.com
EmeryStation Overland 1580 62 nd Street UPDR21-001 Map No. 10	New 300,000 square foot lab building and 450 space parking garage.	Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021. Follow-up City Council study session held November 16, 2021. Second Planning Commission study session held March 24, 2022. Planning Commission public hearing scheduled for May 26, 2022; City Council public hearing scheduled for July 5, 2022.	Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com
Life Sciences Tower 5850 Shellmound Way UPDR21-004 Map No. 12	Construction of new 265-foot tall 385,740 square foot life science office building, 6 townhouse residential units, and approximately 2,300 square feet of ground floor retail/amenity space. Project requires General Plan Amendment to retain Shellmound Way at its current location.	Pre-application submitted on May 10, 2021. First Planning Commission study session held August 26, 2021. Application fees paid October 6, 2021. Community meeting held October 21, 2021. Second Planning Commission study session held February 24, 2022; third study session held April 28, 2022. City Council study session scheduled for May 17, 2022.	Mike Lee CA Ventures (312) 994 1880 MLee@ca-ventures.com
Bay Street Grocery Store 5615 Bay Street FDP21-002 Map No. 16	Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B.	Pre-application submitted on July 7, 2021. Planning Commission study session held September 23, 2021. City Council study session held October 19, 2021. Planning Commission study session on revised design held January 27, 2022. Planning Commission approved on February 24, 2022, with condition that northern ramp to rooftop parking be removed and Bay Street not be open to motor vehicle traffic between Ohlone Way and surface parking lot south of grocery store. Received demolition permit application for the existing retail Building B and building permit application to relocate the existing AT&T utility hut on March 25, 2022. Approved demolition permit application for existing retail Building B on April 29, 2022. Received building permit application for site improvements and to construct shell structure for future grocery store on April 26, 2022.	Eric Price Lowney Architecture (510) 836-5400 eric@lowneyarch.com

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<p>Emeryville Center of Innovation Vicinity of 53rd and Hollis Streets FDP19-002 Map No. 15</p>	<p>Build-out of former Novartis portion of Chiron Life Sciences Center Planned Unit Development, consisting of four new lab buildings totaling approximately 911,800 square feet and a parking structure with approximately 1,991 spaces.</p>	<p>Novartis portion of Chiron PUD acquired by BioMed Realty in March 2019. Planning Commission study sessions held December 12, 2019; April 23, 2020; and August 27, 2020. Planning Commission approved February 25, 2021. Two building permit applications submitted on October 21, 2021 to demolish the existing surface parking lot and for rough grading for future Buildings 2 and 14. Received three building permit applications on November 23, 2021 to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B. Received foundation-only building permit application on November 24, 2021 for Building 14. Received foundation-only building permit application for Building 2 on December 6, 2021. Issued rough grading and demolition permit for existing parking lot at future Building 14 on February 16, 2022. Approved building permit application for rough grading and demolition permit for existing parking lot at future Building 2 on February 17, 2022. Approved foundation-only building permit application for Building 14 on March 1, 2022. Received superstructure building permit application for Building 14 on March 1, 2022. Approved foundation-only building permit application for Building 2 on March 2, 2022. Issued permit to demolish existing surface parking lot and for rough grading for future Building 2 on March 10, 2022. Received superstructure building permit application for Building 2 on March 18, 2022. Approved three permit applications to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B on March 8, 2022. Issued foundation-only building permit on April 11, 2022 for Building 14. Issued foundation-only building permit on April 19, 2022 for Building 2. Issued three permits on April 11, 2022 to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B.</p>	<p>Salil Payappilly Biomed Realty (858) 705-8076 salil.payappilly@biomedrealty.com</p>

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<p>Emeryville Center for the Arts 4060 Hollis Street UPDR18-006 Map No. 21</p>	<p>Conversion of former industrial building into City art center.</p>	<p>City Council study session held January 16, 2018. RFP issued February 12, 2018, with nine proposals received. City Council selected Orton Development, Inc. as developer on September 17, 2018, and authorized City Manager to enter into Exclusive Right to Negotiate on November 13, 2018. Planning application submitted on December 11, 2018. Planning Commission study session held February 28, 2019. Second Planning Commission study session held May 28, 2020. Planning Commission approved on August 27, 2020. Received building permit application for warm shell and structural improvements on December 3, 2020. Planning Commission unanimously denied “value engineering” revisions on June 24, 2021. On July 6, 2021, City Council voted to appeal Planning Commission decision; City Council considered disposition of appeal on September 13, 2021, and scheduled public hearing for October 5, 2021. City Council unanimously upheld Planning Commission’s decision to deny modifications on October 5, 2021.</p>	<p>David Dial Orton Development, Inc. (510) 833-6250 ddial@ortondevelopment.com</p>

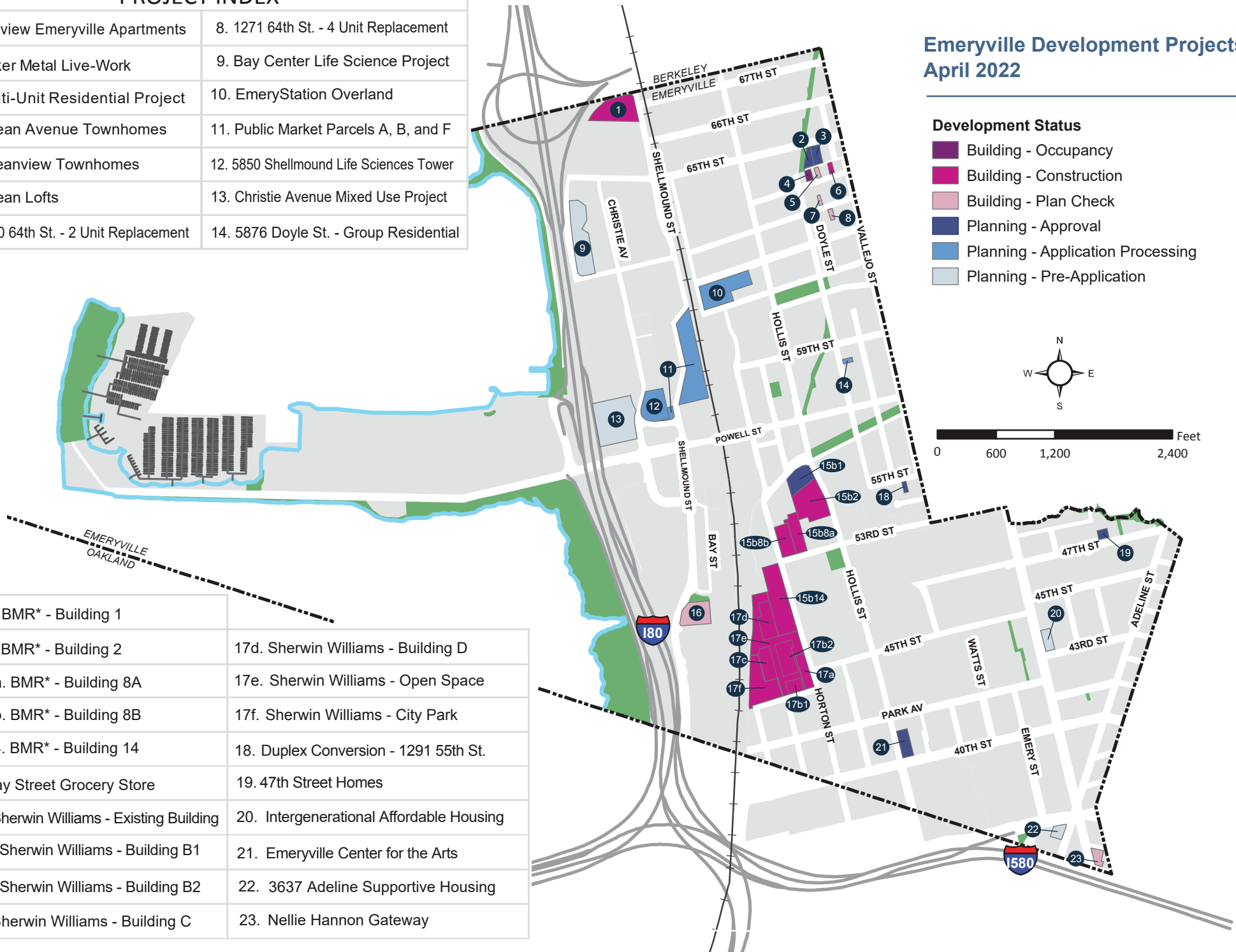
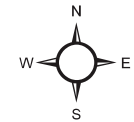
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Emeryville Development Projects April 2022

Development Status

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



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*BMR = BioMed Realty Emeryville Center of Innovation