

Community Development Department
Major Development Projects
November 2022

| Map Number | Project Location | Description | Status/Comments | Planning | | | Building | | | Housing Units | | | | | | | | |
|------------|--|--|--|-----------------|------------------------|----------------|------------|--------------|-----------|----------------------|-----------------|------------|-----------------|-----------|-------------|-------------|---------------|---------------|
| | | | | Pre-Application | Application Processing | Approval | Plan Check | Construction | Occupancy | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Total BMR | Market Rate | Total Units | Units Removed | Net New Units |
| 11 | Christie Sites 5890, 5900 and 6150 Christie Avenue | Residential - 367 units | City Council selected EAH Housing as first choice developer on 11/15/22. | | | | | | | 0 | 268 | 96 | 0 | 364 | 3 | 367 | 0 | 367 |
| 15 | 9 Anchor Drive Residential Project 9 Anchor Drive | Residential - 54 units | PC study session 1/26/23. | | | | | | | 0 | 2 | 3 | 3 | 8 | 46 | 54 | 0 | 54 |
| 22 | 3637 Adeline Supportive Housing 3637 Adeline Street | Residential - 90 units | Preapplication filed 2/9/21. PC study session 3/25/21. | | | | | | | 0* | 44* | 45* | 0 | 89 | 1 | 90 | 0 | 90 |
| 8 | Bay Center Life Science Building 6445 Christie Avenue | Office/lab - 210,000 s.f. | Preapplication filed 12/6/21. PC study sessions 3/24/22 and 12/8/22. | | | | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 13 | 5801 Christie Mixed Use Project 5801-5861 Christie Avenue | Office/lab - 425,100 s.f. Residential - 94 units | PC study sessions 1/27/22, 7/28/22 and 1/26/23. | | | | | | | 0 | 4 | 5 | 7 | 16 | 78 | 94 | 0 | 94 |
| 20 | Intergenerational Affordable Hsg. 4300 San Pablo Avenue | Residential - 68 units | PC study sessions 3/24/22 and 7/28/22. SB330 prelim. application submitted 5/31/22. | | | | | | | 23 | 22 | 22 | 0 | 67 | 1 | 68 | 0 | 68 |
| 12 | Life Sciences Tower 5850 Shellmound Way | Office/lab - 353,540 s.f. Residential - 30 units | PC study sessions 8/26/21, 2/24/22, 4/28/22 and 10/27/22. CC study sessions 5/17/22 and 1/17/23. | | | | | | | 0 | 20 | 10 | 0 | 30 | 0 | 30 | 0 | 30 |
| 14 | Group Residential 5876 Doyle Street | Renovate existing house into 12 rental rooms. | PC study session deferred until required information is submitted. | | | | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 10 | Public Market Parcels A and B 5900-6000 Shellmound Street | Office/lab - 432,158 s.f. | CC approved PDP and DA amendments 10/4/22. PC approved new FDP 10/27/22. | | | PC - 10/27/22 | | | | 0 | 0 | 0** | 0** | 0** | 0 | 0** | 0 | 0** |
| 9 | EmeryStation Overland 1580 62nd Street | Office/lab 300,000 s.f. 496 space parking structure. | PC recommended approval without parking over max on 6/8/22. CC approved 7/19/22. | | | CC - 7/19/22 | | | | 0 | n/a | n/a | n/a | 0 | n/a | n/a | n/a | n/a |
| 3 | Multi-Unit Residential Project 1225 65th Street | Residential - 24 units, all 2- and 3-bedrooms | PC study sessions 3/26/15, 10/22/15, and 4/22/21. PC approved 12/9/21. | | | PC - 12/9/21 | | | | 0 | 1 | 1 | 2 | 4 | 20 | 24 | 0 | 24 |
| 16b1 | Emeryville Center of Innovation Building 1 | Office/lab - 300,000 s.f. | PC approved 2/25/21. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 21 | Emeryville Center for the Arts 4060 Hollis Street | Convert former industrial building into City Art Center. | PC approved 8/27/20. PC denied modifications 6/24/21. CC denied modifications 10/5/21. | | | PC - 8/27/20 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 19 | Duplex Conversion 1291 55th Street | Convert single unit to duplex, increase FAR. | PC approved 1/27/22. Building permit application submitted 6/30/22. | | | PC - 1/27/22 | | | | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |
| 7 | 4-Unit Replacement 1271 64th Street | Residential - 4 units Demo 4 existing units | Demo and building permit applications received 3/3/22. Demo permit approved 4/19/22. | | | CC - 12/21/21 | | | | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 | 0 |
| 23 | Nellie Hannon Gateway 3600 San Pablo Avenue | Residential - 90 units Commercial (ECAP) - 3,600 | CDD approved 10/20/20. Building permit application submitted 11/30/21. | | | CDD - 10/20/20 | | | | 29 | 30 | 30 | 0 | 89 | 1 | 90 | 0 | 90 |
| 4 | Oceanview Townhomes 1270 Ocean Avenue | Residential - 3 units Demo 1 existing unit | CC approved 7/24/18. Building permit approved 7/23/21. | | | CC - 7/24/18 | | | | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 1 | 2 |

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|--------------------|---|---|--|-----------------|------------------------|---------------|------------|--------------|-----------|----------------------|-----------------|------------|-----------------|-----------|-------------|-------------|---------------|---------------|
| | | | | Pre-Application | Application Processing | Approval | Plan Check | Construction | Occupancy | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Total BMR | Market Rate | Total Units | Units Removed | Net New Units |
| 17 | Bay Street Grocery Store 5615 Bay Street | Grocery store - 48,500 s.f. | Issued grading permit 6/16/22. Issued building permit 9/28/22. | | | PC - 2/24/22 | | | | n/a | n/a | n/a | n/a | 0 | n/a | n/a | n/a | n/a |
| 6 | 2-Unit Replacement 1270 64th Street | Residential - 2 units Demo 2 existing units | Demo permits issued 5/10/22. Building permits issued 10/13/22. | | | CC - 12/21/21 | | | | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 |
| 16b8a | Emeryville Center of Innovation Building 8A | Office/lab - 221,000 s.f. | Issued permits for demo and rough grading 4/11/22. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 16b8b | Emeryville Center of Innovation Building 8B | Office/lab - 129,500 s.f. | Issued permits for demo and rough grading 4/11/22. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 16b2 | Emeryville Center of Innovation Building 2 | Office/lab - 261,300 s.f. | Issued demo permit 3/10/22. Issued foundation permit 4/19/22. Issued superstruc permit 9/15/22. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 16b14 | Emeryville Center of Innovation Building 14 | Parking structure - 1,991 spaces | Issued demo permit 2/16/22. Issued foundation permit 4/11/22. Issued superstruc permit 9/26/22. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 18f | The Emery City Park 1450 Sherwin Avenue | 2 acre City park | PC approved 12/14/17. Building permit issued 1/24/22. | | | PC - 12/14/17 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 18e | The Emery Open Space 1450 Sherwin Avenue | Greenway and open space associated with 4 new bldgs | PC approved 12/14/17. Building permit issued 4/7/20. | | | PC - 12/14/17 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 2 | Baker Metal Live/Work 1265 65th Street | Residential/live/work - 17 units | PC approved 8/27/09. Building permit for foundation and east wall issued 8/3/22. | | | PC - 8/27/09 | | | | 0 | 0 | 0 | 0 | 0 | 17 | 17 | 0 | 17 |
| 18a | The Lab 4383 Horton Street | Reuse of existing Bldg 1-31 Office/lab - 74,000 s.f. | Building permit issued 10/26/21. Building permits for speculative TIs issued 2/7/22 and 9/12/22. | | | PC - 2/25/21 | | | | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 18d | The Emery Building D 4610 Hubbard Street | Residential - 184 units | Rough grading permit issued 2/6/20. Building permit issued 4/22/20. | | | PC - 2/22/18 | | | | 0 | 6 | 12 | 13 | 31 | 153 | 184 | 0 | 184 |
| 18c | The Emery Building C 4515 Hubbard Street | Residential - 122 units Retail - 944 s.f. | Rough grading permit issued 2/6/20. Building permit issued 5/21/20. | | | PC - 2/22/18 | | | | 0 | 5 | 5 | 11 | 21 | 101 | 122 | 0 | 122 |
| 1 | Bayview Emeryville Apartments 6701 Shellmound Street | Residential - 186 units | Building permit issued 5/28/21. | | | PC - 3/24/16 | | | | 0 | 8 | 0 | 0 | 8 | 178 | 186 | 0 | 186 |
| 18b1 | The Emery Building B1 4310 Hubbard Street | Residential - 64 units Retail - 2,241 s.f. | Building permit issued 5/6/20. Issued TCO 6/3/22. | | | PC - 2/22/18 | | | | 0 | 2 | 4 | 5 | 11 | 53 | 64 | 0 | 64 |
| 18b2 | The Emery Building B2 4510 Hubbard Street | Residential - 130 units Gallery - 3,025 s.f. | Building permit issued 4/7/20. Issued TCO 6/3/22. | | | PC - 2/22/18 | | | | 0 | 7 | 8 | 7 | 22 | 108 | 130 | 0 | 130 |
| 5 | Ocean Lofts 1258 Ocean Avenue | Residential - 2 units Demo of existing house | Building permits issued 6/7/17. Issued TCOs 8/19/22. | | | CC - 4/17/07 | | | | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 |
| TOTAL UNITS | | | | | | | | | | 52 | 419 | 241 | 48 | 760 | 772 | 1,532 | 8 | 1,524 |

Glossary of Abbreviations:

| | | | |
|--------|--|----------|--|
| CBO = | Chief Building Official | FDP = | Final Development Plan |
| CC = | City Council | FEIR = | Final Environmental Impact Report |
| CDD = | Community Development Director | GPA = | General Plan Amendment |
| CEQA = | California Environmental Quality Act | HQ = | Headquarters |
| CO = | Certificate of Occupancy | IS/MND = | Initial Study/Mitigated Negative Declaration |
| CUP = | Conditional Use Permit | MEP = | Mechanical, Electrical, and Plumbing |
| DA = | Development Agreement | 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 |

* Exact breakdown of affordability levels is speculative at this time.
** Applicant is making a \$20 million contribution to City's affordable housing fund in lieu of providing units in project.

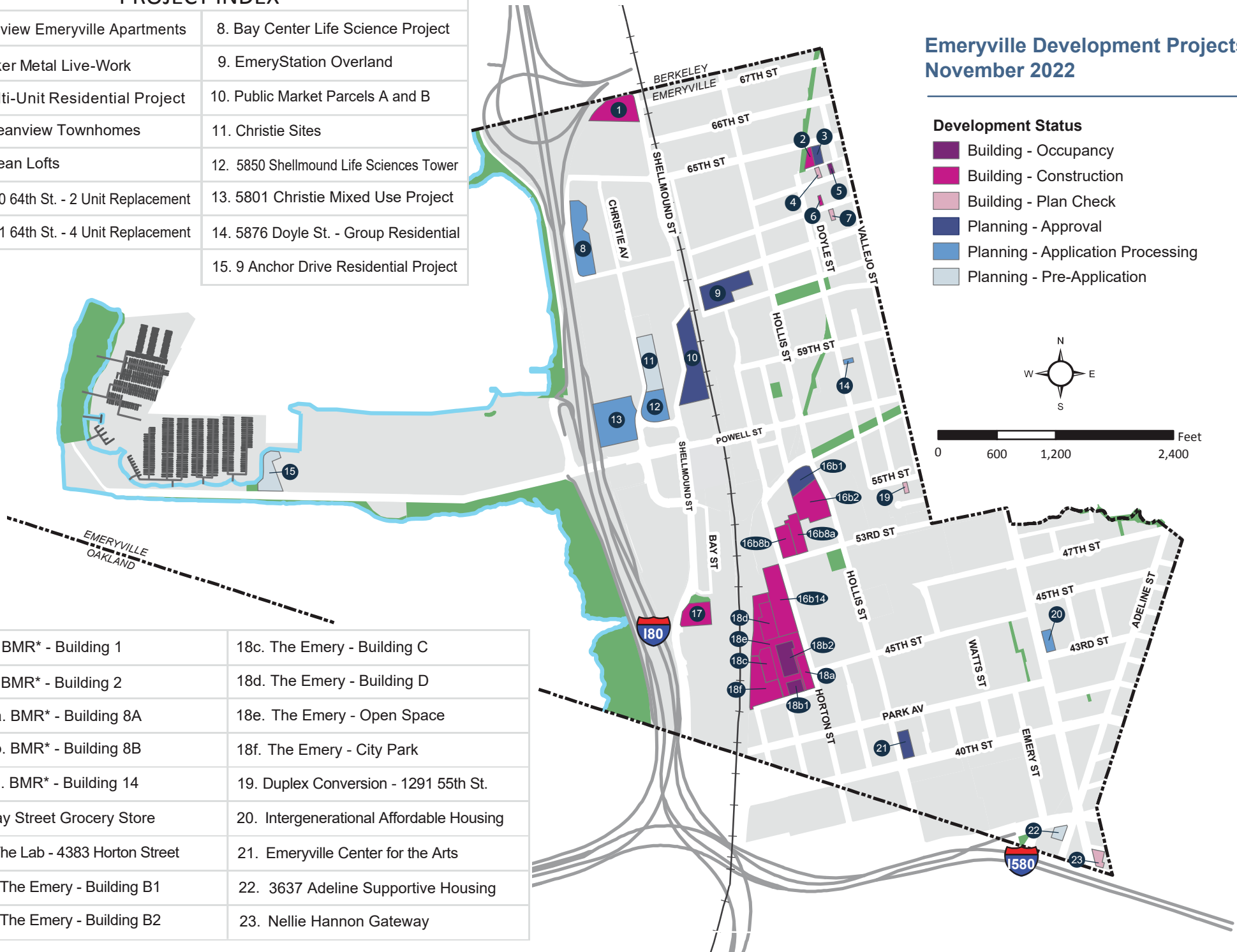
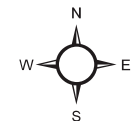
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| 6. 1270 64th St. - 2 Unit Replacement | 13. 5801 Christie Mixed Use Project |
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| | 15. 9 Anchor Drive Residential Project |

Emeryville Development Projects November 2022

Development Status

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



| | |
|-----------------------------------|--|
| 16b1. BMR* - Building 1 | 18c. The Emery - Building C |
| 16b2. BMR* - Building 2 | 18d. The Emery - Building D |
| 16b8a. BMR* - Building 8A | 18e. The Emery - Open Space |
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| 16b14. BMR* - Building 14 | 19. Duplex Conversion - 1291 55th St. |
| 17. Bay Street Grocery Store | 20. Intergenerational Affordable Housing |
| 18a. The Lab - 4383 Horton Street | 21. Emeryville Center for the Arts |
| 18b1. The Emery - Building B1 | 22. 3637 Adeline Supportive Housing |
| 18b2. The Emery - Building B2 | 23. Nellie Hannon Gateway |

*BMR = BioMed Realty Emeryville Center of Innovation