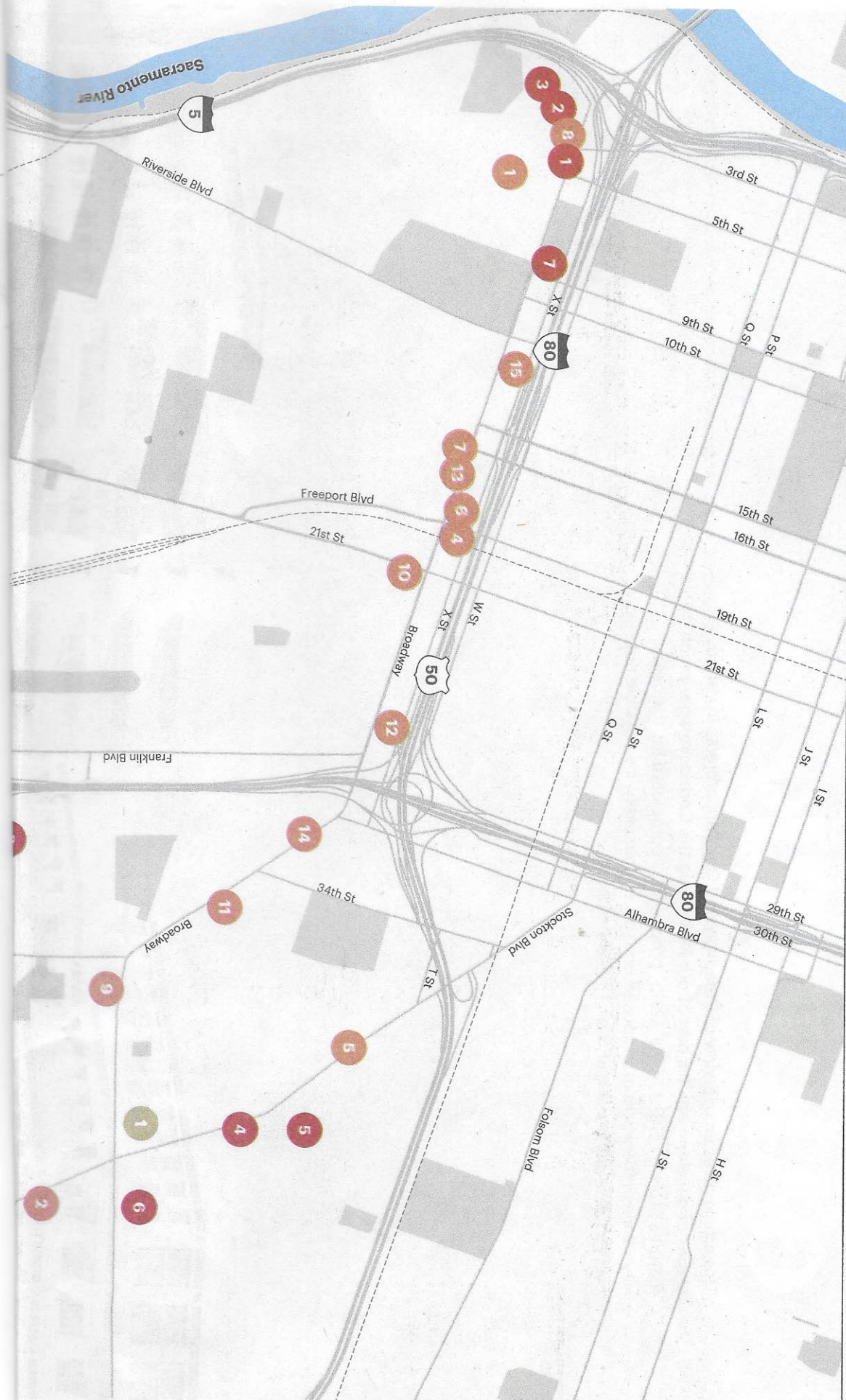


**REDEFINING THE CORE**

**BROADWAY/OAK PARK**







DENNIS MCCOY | SBJ

An exterior view of apartments at the Maven on Broadway.

## IN THE WORKS

### 1 The Mill At Broadway

**Developer:** Bardis Homes

**Description:** Construction of a residential project with more than 450 homes and condominiums. It includes a 3.4-acre park and 11,000-square-foot community center.

**Location:** South of Broadway between Third and Fifth streets.

**Cost:** \$250 million at build-out.

**Status:** The first three phases of the project, which consist of 472 condominiums, are complete and occupied. The final phase of the development, the Central Lofts condos, comprise four buildings with six condos in each building. Two of the four buildings are complete; the last two will be completed in June and July.

### 2 Maven On Broadway

**Developer:** 29th Street Capital

**Description:** Construction of 408 market-rate apartments across 13 buildings in the northwestern corner of the Mill at Broadway. Amenities will include barbecue pits and bike storage at the south end of the project and a clubhouse and amenity center with a pool, fitness facility and business center at the north end. Residents also will



The first phase of the The Mill consisted of 201 homes and condos.

DENNIS MCCOY | SBJ

have access to amenities at the Mill, including a park and bike trail.

**Location:** 2570 Third St.

**Cost:** \$100 million.

**Status:** Construction is underway. The amenity building should be completed by September 2022, and the apartments finished by December 2022.

### 3 The Market at the Mill

**Developer:** CSI Construction Co.

**Description:** Adaptive reuse of a 19,000-square-foot industrial building into a mixed-use project. Formerly proposed as the Market Club, the new project will have 9,000 square feet of central commercial space. Eight studio loft apartments will be built in the eastern end of the existing building, and a new three-story building with 13 studio and one-bedroom apartments will be built at the west end.

**Location:** 2630 Fifth St.

**Cost:** About \$5 million. CSI bought the 19,000-square-foot building in November 2020 for \$1.9 million.

**Status:** Construction started in February 2022 and should be completed by the end of the year.

### Aggie Square

**Developer:** Wexford Science and





Located near Aggie Square, amenities would include a gym, business center and parking.

**Location:** 4722 Ninth Ave., 4601-4625 10th Ave.

**Cost:** Not determined.

**Status:** Both projects have been approved and are going through the permitting review process. Construction is likely to begin in the summer or fall of 2022.

**3 4995 Stockton Blvd.**

**Developer:** Mercy Housing

**Description:** Construction of 200 affordable housing units in 21 buildings, ranging from triplexes to a four-story central building.

**Location:** 4995 Stockton Blvd., near Aggie Square.

**Cost:** About \$55 million for construction costs

**Status:** The project received a \$15 million loan commitment from the Sacramento City Council in May 2021 and was awarded tax credits in December 2021. Construction will start in June 2022, with a phased-completion starting in December 2023.

by the city in April 2019 and followed by a revised development proposal in October 2020. Building permit reviews are underway, and construction is expected to start in the second quarter of 2022. The hotel is slated to be completed in late 2023.

**6 The Fitzgerald**

**Developer:** Trondheim Properties

**Description:** Construction of a five-story building with 47 market-rate apartments above ground-floor retail.

**Location:** 1827 Broadway.

**Cost:** Not determined.

**Status:** Developer has received entitlements. It submitted construction drawings in March 2022 and hopes to break ground this summer.

**7 1600 Broadway**

**Developer:** Jon Gianulias

**Description:** Construction of a five-story building with 68 market-rate apartments and 7,947 square feet of ground-floor commercial space at the former site of Tower Records. Other features would include 45 parking spaces and outdoor



BRIAN HOLLOWAY



STANTON ARCHITECTURE

starting in December 2023.

#### 4 On Broadway

**Developer:** EAH Housing

**Description:** Construction of two five-story buildings with 140 affordable-housing units and 3,500 square feet of ground-floor retail space. Amenities would include two community rooms, bicycle storage, playgrounds, picnic areas, a dog park and landscaped courtyards.

**Location:** 1901 Broadway.

**Cost:** About \$70 million. EAH acquired the 1.25-acre project site in 2020 for \$5.6 million.

**Status:** City of Sacramento approved the project in August 2020. In January 2022, the project received a \$29 million grant from California's Strategic Growth Council. EAH expects to start construction in the first quarter of 2023.

#### 5 Element Hotel

**Developer:** Leeland Properties

**Description:** Adaptive reuse and expansion of a former Coca-Cola Co. bottling plant into an extended-stay hotel with about 150 rooms. A new five-story building would connect to a renovated two-story section of the former plant, built in 1936. The former plant would house the hotel's meeting rooms, bar, restaurant and fitness center. Element Hotels are in the Westin portfolio of Marriott International Inc.

**Location:** 2200 Stockton Blvd.

**Cost:** Not disclosed.

**Status:** Initial plans were approved

include 45 parking spaces and outdoor balconies. An earlier proposal called for 53 market-rate apartments and about 14,000 square feet of commercial space.

**Location:** 1600 Broadway, at the southeast corner of Broadway and 16th.

**Cost:** About \$15 million to \$20 million.

**Status:** Application was submitted on March 21 under ministerial review, which means it could be approved within 60 days of submittal. Building plans also have been submitted to the city. Construction is expected to start in fall 2022.

#### 8 401 1st Ave Apartments

**Developer:** N8 Community Inc.

**Description:** Construction of a three- or four-story project with 49 apartments and 938 square feet of retail space. Designed in a U-shape, there would be a central courtyard, communal roof decks, private balconies, and a garage with 21 parking spots.

**Location:** 401 First Ave.

**Cost:** \$10 million. 401 1st Ave LLC bought the property in June 2021 for \$775,000.

**Status:** Design plans were approved in April 2022. Construction should begin in November 2022 and take about 11 months to be completed.

#### 9 39th and Broadway senior apartments

**Developer:** Related Cos.; Sacramento Housing and Development Agency owns the land and is providing gap financing.

**Description:** Construction of a three-



VRILAKAS GROEN ARCHITECTS

Above: An exterior rendering of the Element Hotel. Left: An exterior of a project at 1827 Broadway called The Fitzgerald.



**REDEFINING THE CORE**

**BROADWAY/OAK PARK**

story apartment building with 43 affordable apartments for seniors. Residents would pay rents equivalent to those making 60% of area median income. Amenities would include a community room, laundry facilities, community garden and courtyard patio.

**Location:** 3023, 3025, 3031 39th St.; 3900 and 3908 Broadway.

**Cost:** About \$21 million. Related would acquire the land for about \$65,000. In addition, it would receive \$630,000 from SHRA for remediation of soil contamination and \$500,000 for pre-development. It also would receive a \$5.62 million loan from SHRA for construction.

**Status:** Construction could begin in early 2023 and be completed in 2025.

**10 21B**

**Developer:** Indie Capital LLC

**Description:** Construction of a three-story building with 10 apartments and about 1,000 square feet of ground-floor retail, plus eight detached, three-story single-family homes to the south on Burnett Way. The project fronts both Broadway and Burnett.

**Location:** 2010 Broadway. 2015/2017





single-family homes to the south on Burnett Way. The project fronts both Broadway and Burnett.

**Location:** 2010 Broadway, 2015/2017 Burnett Way.

**Cost:** \$5 million for construction costs. Indie Capital purchased the vacant site in 2019 for \$665,000.

**Status:** The project has been approved and is expected to break ground in summer 2022 and be completed in summer 2023.

### 11 3/36 Mixed-Use

**Developer:** Bhandal Construction Inc.

**Description:** Construction of a three-story mixed-use building with 12 apartments and about 1,689 square feet of commercial space

**Location:** 3560 Third Ave.

**Cost:** Not determined.

**Status:** Construction documents are under review and should be approved by fall 2022. Once started, construction should take about nine to 10 months.

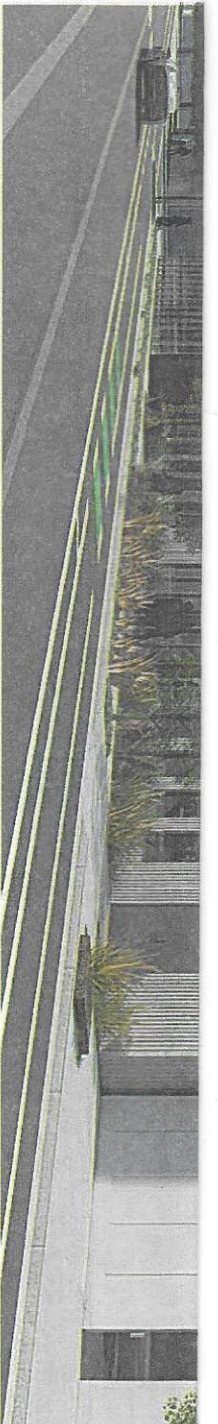
### 12 2701 Broadway

**Developer:** 27th St. LLC is owner

**Description:** Construction of a four-story building with 32 apartments. Amenities would include some private decks, common decks, bike storage and parking. A Subway and parking lot currently on the site would be demolished. A previous plan called for five stories above 2,000 square feet of commercial space.

**Location:** 2701 Broadway.

**Cost:** Not disclosed. Owner bought the property in April 2021 for \$500,000.  
**Status:** Project has been approved.



BARAN STUDIO ARCHITECTURE

Five-story project of apartments above commercial space at 2701 Broadway.



HRGA

Oak Park Place, a three-story mixed-use project in Oak Park neighborhood.

and construction is expected to begin in early 2023. It should take 12 to 18 months to complete.

### 13 1700 Broadway

**Developer:** Wong Family Benevolent Association

**Description:** Renovation of a two-story "front" building and construction of a three-story "rear" building. The

two buildings would be attached and would house nine residential units, ground-floor retail and office space for the association.

**Location:** 1700 Broadway, on the southeast corner of 17th Street and Broadway

**Cost:** Not determined.

**Status:** The project has been approved and is in permit review with the city.

### 14 Oak Park Place

**Developer:** Oleg Artshuk of Artshuk Development & Holdings

**Description:** Construction of a three-story mixed-use building with about 21 apartments and 1,847 square feet of first-floor retail.

**Location:** 3204-3206 Broadway.

**Cost:** About \$4.15 million. In spring 2021, Artshuk paid \$595,000 for the property and its associated entitlements.

**Status:** Construction schedule not disclosed.

### 15 Broadway Complete Streets

**Developer:** City of Sacramento

**Description:** The project would convert part of Broadway from a commuter corridor to a community street by decreasing traffic and making it more pedestrian- and bike-friendly. Work would include eliminating a lane of traffic in each direction, adding a center lane for left turns and adding bike lanes in each direction. Sidewalks, pedestrian crossings and pedestrian lighting also would be improved.

**Location:** Broadway between Third and 29th streets.

**Cost:** About \$15 million.



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**Location:** 2010 Broadway, 2015/2017 Burnett Way.

**Cost:** \$5 million for construction costs. Indie Capital purchased the vacant site in 2019 for \$665,000.

**Status:** The project has been approved and is expected to break ground in summer 2022 and be completed in summer 2023.



Five-story project of apartments above commercial space at 2701 Broadway.

BARAN STUDIO ARCHITECTURE

**14 Oak Park Place**