

Redefining the Core 2016: Midtown projects to watch

🔑 **SUBSCRIBER CONTENT:** May 20, 2016, 3:00am PDT **Updated: May 23, 2016, 3:15pm PDT**

IN THE WORKS

1. 1 813 Capitol Ave.

Developer: Young Clifford LLC

Description: Infill project will consist of four high-end condos above almost 3,000 square feet of retail space and an adjoining courtyard. First planned in 2007, the condos range from 1,400 to 1,900 square feet.

Location: 1813 Capitol Ave.

Cost: Not disclosed

Status: Construction is underway with Pushkin's Bakery & Cafe moving into the retail space this summer.



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2. Sacramento Natural Foods Co-op

Developer: Sacramento Natural Foods Co-op

Description: New store will have 26,000 square feet on the ground level and a 16,000 square-foot mezzanine level with office space for the co-op.

Location: 2820 R St.

Cost: \$10.5 million

Status: Store is expected to open in August.

3. Eviva

Developer: Integral, LDK Ventures

Description: Six-story, market-rate project features 118 modular prefab apartment units and 5,000 square feet of ground-floor retail. The prefab units were built in Boise, Idaho, shipped to Sacramento and assembled on-site.

Location: 16 and N streets

Cost: Not disclosed

Status: Construction to be completed this summer.

4. Midtown Quarters

Developer: SKK Developments

Description: Multiphase project of mostly new residential units, including 32 for-sale townhomes and more than 200 apartments.

Location: Empty land around 19th, 20th, P and Q streets

Cost: Not disclosed

Status: The first phase, a mixed-use project called Q19, should get underway shortly on the northeast corner of Q and 19th streets. Construction should start on the second and third phases by late summer.

5. Whole Foods Market

Developer: Pappas Investments

Description: Grocer will occupy 40,000 square feet on the ground floor of a six-story mixed-use building. There will be 140 apartments on three floors, plus two floors of parking.

Location: 2001/2025 L St.

Cost: Not disclosed

Status: Construction is expected to begin this spring.

6. B Street Theatre

Owner: B Street Theatre

Description: The 45,000-square-foot complex will have two theaters, one with 250 seats and the other with 365 seats. The larger venue will replace the theater's current location at 27th and B streets.

Location: Corner of 27th Street and Capitol Avenue

Cost: \$29 million

Status: Financing is finalized, construction to start in May.

7. 1900-1914 S St.

Developer: Potter-Taylor Co.

Description: Midtown office building partially occupied by the Lionakis architectural firm was purchased in January and will be converted to include retail space.

Location: 1900-1914 S St.

Cost: Building was purchased for \$3.5 million.

Status: Work will get underway this year to convert part of the building to retail uses.

PROPOSED

8. Senior Artist Community at Mansion Flats

Developer: Pacifica Cos.

Description: Four-story, mixed-use project on the former Clarion hotel site with 160 residential units and 8,500 square feet of ground-floor commercial. Also will have a community arts center, two courtyards and a commercial kitchen.

Location: 700 16th St.

Cost: Not disclosed

Status: Entitlements have been obtained but no construction timetable yet.

9. Lavender Courtyard

Developer: Mutual Housing California

Description: A 54-unit, affordable housing project for LGBT-friendly seniors.

Location: Southeast corner of 16th and F streets

Cost: Not determined

Status: Received city approval in March. If other financial hurdles are cleared, construction could begin next spring.

10. Paragary hotel

Developer: Randy Paragary

Description: A 107-room hotel

Location: Capitol Avenue and 28th Street

Cost: Not determined

Status: Approved April 7 by the city's planning commission, project still needs financing, contractor, a name and a hotel brand.

11. Yamanee

Developer: Ryan Heater

Description: A 14-story mixed use tower with 134 for-sale condominiums above 11,000 square feet of retail.

Location: Southeast corner of 25th and J streets

Cost: Not determined

Status: Undergoing final review of entitlements.

12. 1717 S St.

Developer: Capitol Area Development Authority, CFY Development

Description: Mixed-used project with up to 150 residential units, with about 40 to 60 of them being affordable. Project also would include ground-floor retail.

Location: 1717 S St.

Cost: CADA is spending \$3.5 million on the 1.5-acre property, other costs not known.

Status: Construction would not begin for at least one year.

13. 1827-1831 J St.

Developer: Nikky and Mo Mohanna

Description: A mixed-use project with more than 100 apartments

Location: 1827-1831 J St.

Cost: Developer paid \$2.5 million for the property, which would be demolished.

Status: Property was purchased in early January. Construction could start by the end of the year and be completed in late 2017 or early 2018.

14. Olde Ritual

Developer: Burgers and Brew owners Derar Zawaydeh and Philippe Masoud

Description: Former midtown nightclub will be transformed into a three-story brewery, restaurant and rooftop deck. A second phase would add residential units.

Location: 1616 J St.

Cost: Not disclosed

Status: Construction to begin shortly, with a goal of opening in the fall.

COMPLETE

15. E. Claire Raley Studios for the Performing Arts (CLARA)

Developer: Studios for the Performing Arts Operating Co.

Description: Transformation of the 48,000-square-foot Fremont School building into an arts campus. Provides space for the Sacramento Ballet, Capital Stage Co., Alliance Francaise de Sacramento, the Brazilian Center for Cultural Exchange and other arts groups.

Location: 2420 N Street

Cost: \$6.5 million

Status: Opened in April

16. 16 Powerhouse

Developer: D&S Development

Description: Mixed-use, market-rate development features 50 apartments plus ground-floor retail. Tenants include Insight Coffee Roasters, Orchid Thai and Magpie Cafe.

Location: Southeast corner of 16th and P streets

Cost: Development cost was \$18.25 million.

Status: Completed May 2015

17. Sutter Medical Center Sacramento

Developer: Sutter Health, The Boldt Co.

Description: Construction of the 10-story, 400,000-square foot Anderson Lucchetti Women's and Children's Center, plus renovation of Sutter General Hospital, now known as the Ose Adams Medical Pavilion.

Location: 2825 Capitol Ave.

Cost: \$812 million over 14 years

Status: Anderson Lucchetti tower was completed in February 2015, other updates were completed by year end.

