

# Redefining the Core: Major projects in midtown Sacramento

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*Note: This story is part of Redefining the Core, our look at construction projects in the urban core. Here's a roundup of major projects in midtown Sacramento. The numbers correspond to locations on the accompanying map.*

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## IN THE WORKS

### 1. Midtown Quarters

**Developer:** SKK Developments, The Grupe Co.

**Description:** Multiphase project of mostly new residential units. One phase consists of 32 for-sale townhomes. A second phase, Q19, consists of 68 apartments and about 2,000 square feet of retail space. A third phase, the Press Building, involves redeveloping a Sacramento Bee parking garage into 253 residential units, plus retail and parking.

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

**Cost:** Not disclosed

**Status:** Townhomes are expected to be completed this summer. Q19 should be finished in early 2018, and the Press Building should be completed by late 2018.

### 2. 2101 Capitol Ave.

**Developer:** Pappas Investments

**Description:** A six-story parking garage with about 13,000 square feet of ground-floor retail and commercial space. Once complete, an older parking structure nearby on L Street is planned to make way for a mixed-use project of 141 apartments, parking and a ground-floor retailer of 41,000 square feet. Whole Foods was slated for the space but pulled out of the project last year.

**Location:** 2101 Capitol Ave.

**Cost:** Not disclosed

**Status:** Now under construction, the garage and retail space is expected to be finished this summer.

### 3. 19th J St.

**Developer:** Mohanna Development Co.

**Description:** A mixed-use, 11-story building with 173 apartments above 6,600 square feet of first-floor retail.

**Location:** 1827-1831 J St.

**Cost:** Developer paid \$2.5 million for the property. Total project costs not determined.

**Status:** Groundbreaking is scheduled for June. Completion is expected in fall 2018.

### 4. B Street Theatre

**Developer/owner:** B Street Theatre

**Description:** The 45,000-square-foot complex will have two theaters, one with 270 seats and the other with 380. It will replace the theater's current location at 27th and B streets and will include 2,814 square feet for a restaurant.

**Location:** Corner of 27th Street and Capitol Avenue

**Cost:** \$29 million

**Status:** Construction is underway. Completion is estimated for the first quarter 2018.

### 5. Yamanee

**Developer:** Ryan Heater

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

**Location:** Southeast corner of 25th and J streets



**Cost:** Not determined

**Status:** City Council approved the project last June. After the existing structure is demolished, anticipated by year-end, construction would take 18 to 24 months.

#### **6. Olde Ritual**

**Developer:** Burgers and Brew owners Derar Zawaydeh and Philippe Masoud

**Description:** Ground-floor restaurant, rooftop lounge and basement brewery at the site of a former nightclub.

**Location:** 1616 J St.

**Cost:** Not disclosed

**Status:** Completion expected this summer.

#### **7. 1900 S St.**

**Developer:** Potter-Taylor Co.

**Description:** Midtown office building partially occupied by the Lionakis architectural firm was purchased in January 2016 by Potter-Taylor with plans to convert part of the building to retail space.

**Location:** 1900 S St.

**Cost:** Potter-Taylor paid \$3.5 million for the building.

**Status:** Work underway, with completion expected summer 2017.

#### **8. Lavender Courtyard**

**Developer:** Mutual Housing California

**Description:** A 53-unit, affordable housing project for LGBT-friendly seniors age 62 and older

**Location:** Southeast corner of 16th and F streets

**Cost:** Not known

**Status:** Received city approval in March 2016. Now in the planning and design phase, also applying for financing.

PROPOSED

#### **9. 2115 21st St.**

**Developer:** Real estate broker and property owner Max Boyko

**Description:** Proposal for a five-story mixed-use project with 15 apartment units, about 5,000 square feet of office space and 925 square feet of retail in a 21,426-square-foot building.

**Location:** 2115 21st St. with retail on the corner of 21st and U streets

**Cost:** Not known

**Status:** Proposal submitted to the city in September, reviews underway.

#### **10. Senior Artist Community at Mansion Flats**

**Developer:** Pacifica Cos.

**Description:** Entitlements obtained for a four-story, mixed-use project on the former Clarion hotel site with 160 residential units and 8,500 square feet of ground-floor commercial space. But the building is on the market again, and once sold, a different project could be proposed.

**Location:** 700 16th St.

**Cost:** Not known

**Status:** Building is being actively marketed for sale.

#### **11. Paragary Hotel**

**Developer:** Randy Paragary

**Description:** A 108-room six-story boutique hotel

**Location:** Capitol Avenue and 28th Street

**Cost:** About \$25 million

**Status:** Approved April 2016 by the city's planning commission. Building permits and plan reviews pending. The project still needs financing, a contractor and hotel brand.

Complete

#### **12. Eviva**

**Developer:** Integral Communities LLC

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

**Location:** 1531 N St.

**Cost:** \$41.6 million

**Status:** Completed summer 2016.

### **13. Sacramento Natural Foods Co-op**

**Developer:** Separovich/Domich Real Estate Development, Ravel Rasmussen Properties

**Description:** New store has 26,000 square feet on the ground floor plus a 16,000-square-foot mezzanine with office space for the co-op.

**Location:** 2820 R St.

**Cost:** About \$25 million, which includes roughly \$14.5 million in developer funds and \$10.5 million in co-op money.

**Status:** Store opened in October.

### **14. 1813 Capitol Ave.**

**Developer:** Young Clifford LLC

**Description:** Infill project with four high-end condos above almost 3,000 square feet of retail space and an adjoining courtyard.

**Location:** 1813 Capitol Ave.

**Cost:** Not disclosed

**Status:** Pushkin's Bakery & Cafe opened on the ground floor in December.