

# Redefining the Core: Major projects in the Railyards/River District

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May 17, 2018, 3:35pm

*This article is part of our Redefining the Core coverage, which focuses on new developments in and around downtown Sacramento.*

The Railyards/Richards Boulevard corridor is home to Sacramento Valley Station, a transportation hub that dates back to 1926. The city of Sacramento restored the train depot in 2016, and city officials continue to make development plans for the surrounding acreage. But that project, like many in the Railyards, has not yet gotten off the ground. While the new Sutter Health Adult Health Center is scheduled to be completed this summer, other projects, like the Kaiser Permanente Medical Center, have faced multiple delays.

## **IN THE WORKS**

### **1. Sutter Health Adult Health Center**

**Developer:** Sutter Health

**Description:** Transformation of a 45,000-square-foot office park into an outpatient treatment center for seniors. Facility will include a full commercial kitchen and 10,000 square feet of courtyards for recreational and physical therapy.

**Location:** 444 N. Third St.

**Cost:** About \$11.6 million

**Status:** Construction began in December and is expected to be completed by the summer.

## **PROPOSED**

### **2. Mixed use at 7th and Railyards**

**Developer:** Downtown Railyard Venture LLC

**Description:** A six-story, 406,382-square-foot building with 277 residential units. The building would include a four-story garage, fitness studio, swimming pool and two ground-floor retail spaces.

**Location:** Railyards Boulevard between Sixth and Seventh streets in Township Nine

**Cost:** Not disclosed

**Status:** Plan were submitted to the city of Sacramento in November 2017. Developer says the project is likely to get underway in the next year or two.

### **3. Twin Rivers**

**Developers:** Sacramento County Housing Authority, McCormack Baron Salazar Inc.

**Description:** Project would transform the Twin Rivers public housing development into a site with both affordable and market-rate units. It would entail demolishing the 215 units on the 24-acre site and replacing them with 468 residential units.

**Location:** 1209 Sitka St. in the River District

**Cost:** \$291 million, including the construction of a new light-rail station

**Status:** Demolition should begin later this year, with the project slated to be finished in fall 2021.

#### 4. Victory Park

**Developer:** Anthem United Homes

**Description:** Residential project with 72 detached townhouses located around an open space in Township Nine, a 65-acre mixed-use site. Township Nine would include two apartment complexes.

**Location:** On Richards Boulevard just west and southwest of Cannery Place Apartments at 601 Cannery Ave.

**Cost:** Not disclosed

**Status:** Still in the planning stages

#### 5. Powerhouse Science Center

**Developer:** Nonprofit Powerhouse Science Center, doing business as Discovery Museum Science and Space Center

**Description:** Educational science center with interactive exhibits, planetarium, science labs and classrooms. The first phase will involve new construction, while the second involves revamping a former Pacific Gas and Electric power station. The 50,000-square-foot center will replace an existing 4,000-square-foot museum on Auburn Boulevard.

**Location:** 400 Jibboom St.

**Cost:** \$50 million

**Status:** After more than nine years of planning, construction is expected to begin early this summer. The project should take about two years to complete.

#### 6. Sacramento County Courthouse

**Developers:** Judicial Council, state of California

**Description:** In October 2014, the state bought 2.4 acres for \$10 million to build a new courthouse. Plans call for an 18-story building with 53 courtrooms, plus parking.

**Location:** Northwest corner of H and Sixth streets in the Sacramento Railyards

**Cost:** \$10 million for land, \$450 to \$460 million for courthouse building

**Status:** Judicial Council hopes to start construction in mid-2019 for a completion date in 2022.

#### 7. Luxury Motorcars

**Developer:** Luxury Motorcars

**Description:** Proposal calls for converting a 19,980-square-foot warehouse into an events center and high-end auto dealership selling used Ferraris, Audis and Porsches.

**Location:** 840 Richards Blvd.

**Cost:** Not disclosed

**Status:** Project has been approved; the developer is currently interviewing contractors.

#### 8. Soccer Stadium

**Developer:** Sac Soccer and Entertainment Holdings, which includes the Sacramento Republic FC soccer club

**Description:** Intended primarily for a Major League Soccer team, the stadium also could be used for concerts and other events. With about 450,000 square feet, the stadium would accommodate up to 25,000 people.

**Location:** Northeast corner of the Railyards

**Cost:** About \$180 million; would be privately financed

**Status:** Preliminary site work began last summer, but further progress is uncertain until the city gets an MLS team.

### **9. Kaiser Permanente Medical Center**

**Developer:** Kaiser Permanente

**Description:** A new medical center on 18 acres in the northwest corner of the Railyards. The 1.2-million-square-foot complex would replace Kaiser's current hospital on Morse Avenue.

**Location:** North of Railyards Boulevard and west of Fifth Street

**Cost:** Not determined but has been projected to cost up to \$1 billion

**Status:** Kaiser is in the due-diligence and entitlement phase for the project. No start date for construction has been announced, but the project is expected to be completed in about seven years.

### **10. Pintworks**

**Developer:** Touchstone Climbing and Fitness

**Description:** Plans call for a microbrewery and restaurant to be built in what's now two storage buildings next to Sacramento Pipeworks, a climbing and fitness gym. The brewpub, tasting room and microbrewery would total about 4,800 square feet. In addition, a new 3,000-square-foot building would house a facility for manufacturing climbing equipment.

**Location:** 116 N. 16th St.

**Cost:** Not disclosed

**Status:** An application was filed with the city in April 2016.