

Township Nine planning 72 townhomes for sale on site

Sep 17, 2014, 7:12am PDT

Ben van der Meer

Staff Writer

Sacramento Business Journal

The next phase of **Township Nine's** development is drawing closer, with developers seeking approval to build 72 for-sale townhouses on the Richards Boulevard site. The townhouses would offer urban living within a master-planned community, according to **Al Esquivel**, a project manager with Township Nine.

“There’s a lot of demand for urban owner-occupied housing, and not a lot of supply,” he said. “What we offer will be the same type of amenities, but also a master planned community.”

An application submitted to the city shows the townhouses situated just west and southwest of **Cannery Place Apartments**, an affordable housing project opening within the next month. With five different floor plans, the detached townhouses would range from 1,200 to 1,873 square feet, two and three stories tall with architecture meant to evoke the property’s past as an industrial area.

A 40-foot wide, 475-foot-long “paseo” open space called Victory Park would be in the middle of the townhomes, which would be split into four quadrants. Esquivel said prices for the townhomes would range from the \$300,000s to \$500,000, with likely buyers being young professionals, couples with two incomes and no children, and active retirees. With access to the American River along Township Nine’s northern side and a light-rail station to go downtown on Richards, there’s more than one selling point, Esquivel said.

Depending on city approvals, construction of the townhomes could get underway next spring. If sales are good, that could lead to the development of about 100 more townhomes in **Township Nine**, Esquivel said.

Township Nine’s developers also will be submitting plans for two apartment complexes within the project during the next few months, and hope to begin construction on at least one of them next year, he said.