

Look inside Cannery Place Apartments, first development in Township Nine

Dec 3, 2014, 1:51pm PST **UPDATED:** Dec 3, 2014, 4:44pm PST



Noel Neuburger | Sacramento Business Journal

View of Cannery Place Apartments at Township Nine. About 70 of the 180 units are already occupied.

Ben van der Meer

Staff Writer- *Sacramento Business Journal*

Township Nine has been [in development for years](#); now it's a place people live. About 70 of the 180 units are occupied at Cannery Place Apartments, the first project in the redevelopment master plan community on Richards Boulevard in Sacramento. By next summer, property managers think, all the units will be.

"We've been really busy, and we have a lot of ads out there," said [Tracy Balderas](#), regional director for **John Stewart Co.**, which owns and manages Cannery Place. "And some of the views are just fantastic."

Surrounding a parking garage, the units all include some outdoor space and views

SACRAMENTO BUSINESS JOURNAL

of the river, downtown Sacramento and mountain ranges to the east and west on clear days. Corner units have more than one impressive view.

With both one- and two-bedroom units, Cannery Place is an affordable housing project that's getting interest from state workers, baristas, restaurant staff and **California Highway Patrol** employees. Balderas said many of them work nearby, as in the case of the CHP headquarters next door, or use the light-rail stop on Seventh Street to get to jobs in midtown or downtown.

Each floor in the five-story project has its own laundry room and separate chutes for trash and recycling. Through a partnership with Greenfield Communications, every unit is wired for fiber-optic Internet connections.

The project also has an indoor communal space and neighboring meeting room, and three large outdoor plazas with tables, chairs and planters meant to resemble the crates used for fruits and vegetables at the former cannery on the property.

That and other architectural touches came from [Ron Vrilakas](#) and Bob Kuchman, who wanted Cannery Place to have an "industrial chic" feel.

Still, Cannery Place has some additions to come. A fitness room still awaits equipment, and both a mural and photographs of the cannery eventually will decorate the lobby and hallways. The owners also plan painting and adding other features to make each floor distinct.

After Jan. 1, marketing will gear up to fill about 8,000 square feet of retail space on the first floor of the complex, said [Steve Goodwin](#), the main developer for Township Nine.

"I'm always getting calls about where they can put a sandwich shop or deli," Goodwin said. Though Township Nine will be largely residential, its neighbors along

SACRAMENTO BUSINESS JOURNAL

Richards are mostly industrial and office uses with hundreds of workers and few lunch options. More recently, even some restaurant operators have inquired about Township Nine because of its proximity to a potential **Major League Soccer stadium in the railyard**, he said.

"Filling this up; I don't see it as a big problem," Goodwin said.

Plans are underway to fill the rest of Township Nine as well. Next spring, work should get **underway on 72 townhomes**, separated by paseos, immediately west and northwest of Cannery Place. Goodwin said unlike the first project, the townhomes and other future Township Nine project will all be market rate.

"Every study we've done, as long as studies have been done, say people are screaming for them," he said of townhomes. In Township Nine's case, units are planned to be between 1,200 and 1,873 square feet.

Beyond that, Goodwin said, another developer may take on a walk-up apartment project toward the north side of Township Nine, and he will pursue developing more apartments toward the project's center.