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## **Cannery Place Apartments Groundbreaking Ceremony**

*Groundbreaking Set with City Leaders and Developers January 16*

**SACRAMENTO, CALIF. (January 16, 2013)** – The Cannery Place Apartments at Township Nine at the River District held its official groundbreaking today, Wednesday, January 16, 2013. Initial construction began in December 2012 and construction is scheduled to be completed in October 2014. This new project in downtown Sacramento is being developed by a partnership of UrbanCore-Integral, LLC and the John Stewart Company. The development will contain a total of 180 apartment homes, 90 of which will be one-bedroom units of approximately 750 square feet and the remaining 90 will be two-bedroom units of approximately 925 square feet.

This \$40 million development is being funded by Citibank N.A., RBC Capital Markets, Sacramento Housing & Redevelopment Agency, the City of Sacramento, and the Department of Housing and Community Development. The project is part of the Township Nine at the River District Master Plan, a 65-acre mixed-use development by NCRF Holdings LLC, located along the American River, that will become home to 2,350 housing units, 840,000 square feet of office space and 140,000 square feet of urban retail. The master plan sits on the first extension of the Regional Transit's light rail Green Line, connecting downtown Sacramento to the River District and eventually the airport.

Cannery Place will be a five-story building that surrounds a gated 185-car cast-in-place concrete parking garage. There will be two and three-stories of wood-framed apartments over a portion of the garage podium deck. The remainder of the garage podium will be a two-level plaza for residents. At grade level, there will be over 11,000 square-feet of retail space facing the public way. This will serve to vitalize the street frontage and will also serve the project residents. Thirteen of the first level apartments include stoops accessed from the public sidewalk by private exterior stairways. These stoops will further enliven the street experience.

The project will feature amenities such as a Community Center (including a fitness room, conference room and community room), an interior courtyard for residents, common laundry on each floor and high speed internet. Cannery Place will also share the block with a public park that is being integrated into the design of the project. Unit amenities will include balconies and patios, air conditioning, storage and dishwashers. All 180 units will be accessible to the disabled. On-site services will be provided by Pacific Housing Inc. to support and enrich the lives of the residents at Cannery Place and will include enrichment classes and afterschool programs.

The development team is a joint venture between UrbanCore-Integral, LLC and the John Stewart Company. UrbanCore-Integral comprises a partnership of San Francisco based developer UrbanCore Development, LLC ([www.UrbanCoreLLC.com](http://www.UrbanCoreLLC.com)) and Atlanta based The Integral Group (

[Online.com](#)). This partnership was formed in 2011 to undertake strategic urban infill projects with a community development focus – Cannery Place represents the first undertaking of this partnership in California. Together UrbanCore and Integral have completed over \$2 billion dollars of development activities across the country. The joint venture with the John Stewart Company ([www.JSCO.net](#)) brings together two companies that have completed several projects in the Bay Area to-date. The John Stewart Company with offices in five cities across California and a portfolio of over 350 properties and management of over 20,000 units will also serve as the property manager for the property once completed. Michael Johnson, President of UrbanCore-Integral said, “This project represents a true public-private partnership bringing together an experienced and committed development team with a layered funding program involving local government agencies to create much needed new affordable housing downtown.” The project architects are a joint venture of Kuchman Architects and Vrilakas Architects; the general contractor is Brown Construction.

“With its impressive size and appealing location, the Township Nine Plan and Cannery Place Apartments all promises to be a central catalyst in the redevelopment of the exciting, new River District,” said Scott Syphax, President of NCRF holdings and CEO of Nehemiah Corporation. “We look forward to welcoming in the site’s first residents and businesses in late 2014. With a light rail extension and many other exciting projects within Township Nine, the River District will add to the vibrancy of downtown Sacramento.

Cannery Place is just one of many exciting developments planned within Township Nine ([www.T9OnTheRiver.com](#)). Positioned along the American River, the 65-acre mixed-use urban development will blend a distinct variety of housing, office space and retail. In total, the development of Township Nine is expected to cost approximately \$2 billion and is scheduled to be completed within 10 years.