



# RESIDENTIAL PIPELINE

AS OF NOVEMBER 2022

HECTOR ROJAS, AICP

PLANNING MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT

# RESIDENTIAL PIPELINE SUMMARY

<b>TYPE:</b>	<b>UNITS:</b>
Under Construction	361
Approved	4,095 – 5,825
Under Review	1,295
<b>Total:</b>	<b>5,751 – 7,481</b>



# **UNDER CONSTRUCTION**

## RESIDENTIAL PIPELINE

# COUNTRY CLUB SUBDIVISION

- PLN19-264
- **Location:** 3900 Giant Rd
- **Developer:** MLC Holdings
- **New Residential Units:** 94  
above moderate income  
units
- **Site:** Vacant lot
- **Status:** Under  
construction



# HACIENDA SENIOR APARTMENTS REHABILITATION

- PLN19-049
- **Location:** 1300 Roosevelt Ave
- **Developer:** Mercy Housing California
- **New Residential Units:** 150 total units
  - 148 very low income units
  - 2 above moderate income units
- **Site:** Rehabilitation of vacant building
- **Status:** Under construction



# NEW SRO - MULTIFAMILY BUILDING

- PLN18-345
- **Location:** Barrett Ave
- **Architect:** Bacilia Macias
- **New Residential Units:** 17 very low income units
- **Site:** Vacant lot
- **Status:** Under construction



# CHERRY BLOSSOM

- **PLN20-331**
- **Location:** 2301 Columbia Blvd
- **Developer:** City Ventures
- **New Residential Units:** 100 total units
  - 10 moderate income units
  - 90 above moderate income units
- **Site:** Vacant lot
- **Status:** Under construction





**APPROVED**  
RESIDENTIAL PIPELINE

# GARRITY WAY APARTMENTS

- **PLN14-338**
- **Location:** Garrity Way & Blume Drive
- **Developer:** Compass Acquisition Partners
- **New Residential Units:** 98 above moderate income units
- **Site:** Vacant lot
- **Status:** Approved



# HILLTOP APARTMENTS

- PLN14-211
- **Location:** Hilltop Mall Road
- **Developer:** LCA Architects
- **New Residential Units:** 180 above-moderate income units
- **Site:** Surface parking lot
- **Status:** Approved



# QUARRY SUBDIVISION

- **PLN21-327**
- **Location:** 1135 Canal Blvd
- **Developer:** New West Communities
- **New Residential Units:** 76 total units
  - 8 moderate income units
  - 68 above moderate income units
- **Site:** Vacant lot
- **Status:** Approved



# VILLAS AT RENAISSANCE APARTMENTS

- PLN20-156
- **Location:** Colusa Avenue
- **Developer:** Sandige Urban Group
- **New Residential Units:** 105 total units
  - 7 very low income units
  - 98 Low income units
- **Site:** Vacant lot
- **Status:** Approved (per SB 35)



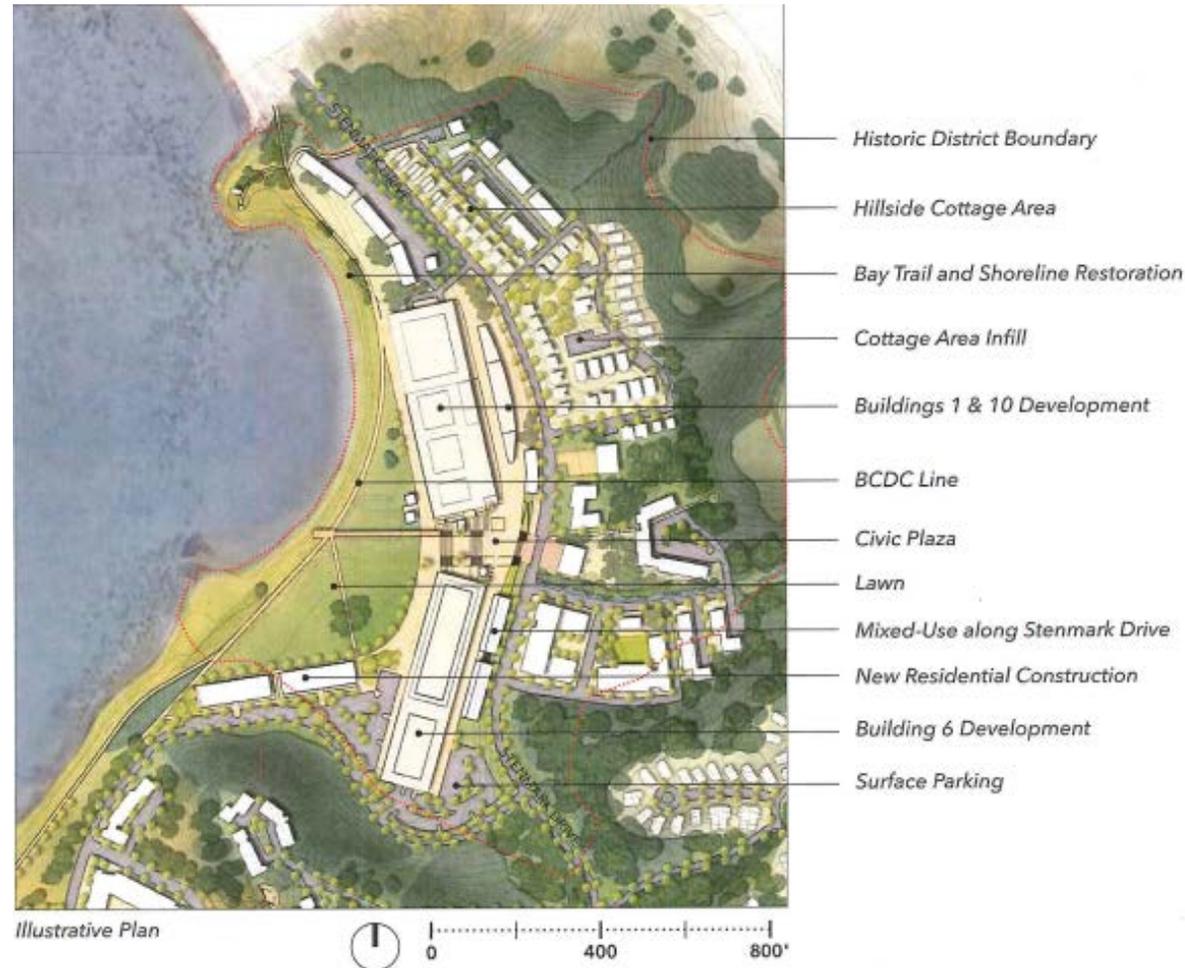
# CAMPUS BAY MIXED USE PROJECT

- PLN20-310
- **Location:** 1390 S. 49th Street
- **Developer:** HRP Campus Bay Property
- New Residential Units: 2,000 – 4,000 total units
- **Site:** Vacant and underutilized sites
- **Status:** Approved



# POINT MOLATE MIXED USE DEVELOPMENT PROJECT

- **PLN20-057**
- **Location:** 2100 Stenmark Drive
- **Developer:** Winehaven Legacy, LLC
- **New Residential Units:** 1,269 total units
  - 63 moderate income units
  - 1,193 above moderate income units
- **Site:** Vacant and underutilized sites
- **Status:** Approved in 2020, but City Council recently decided not to move forward with sale of property to Winehaven, LLC



# MIRAFLORES RESIDENTIAL DEVELOPMENT

- **PLN16-401**
- **Location:** S. 47th Street
- **Developer:** Miraflores Community Devco
- **New Residential Units:** 190 total units
  - 38 low income units
  - 152 moderate income units
- **Site:** Former Sakai, Oishi, and Endo family nurseries
- **Status:** Approved



# NEVIN PLAZA REHABILITATION

- PLN21-468
- **Location:** 2400 Nevin Avenue
- **Developer:** Richmond Housing Authority
- **Residential Units:** 140 existing units
- **Site:** Existing building
- **Status:** Approved



## SUPPORTIVE AND FAMILY APARTMENTS

- **PLN21-023**
- **Location:** 100 38th Street
- **Developer:** Eden Housing Incorporated
- **New Residential Units:** 135 total units
  - 95 very low income units
  - 38 low income units
  - 2 above moderate income units
- **Site:** Vacant building
- **Status:** Approved
- Included a rezone from PCI to CM-3





**UNDER REVIEW**  
RESIDENTIAL PIPELINE

# METROWALK PHASE II

- PLN21-011
- **Location:** Eastside of Richmond BART Station
- **Developer:** AMG & Associates
- **New Residential Units:** 150 total units
  - 46 very low income units
  - 104 low income units
- **Site:** Surface parking lot
- **Status:** Under review



# 12TH & MACDONALD

- **PLN18-321**
- **Location:** 1101-1221 Macdonald Avenue
- **Developer:** Ernst Valery, SAA | EVI
- **New Residential Units:** 347 Total Units
  - 69 moderate income units
  - 278 above moderate income Units
- **Site:** Vacant Lot
- **Status:** Under review and may convert to 100% affordable



# CENTRAL AVE HOUSING

- PLN22-045
- **Location:** 5620 Central Ave
- **Developer:** AMG & Associates
- **New Residential Units:** 388 total units
  - 39 very low income units
  - 349 above moderate income Units
- **Site:** Vacant lot
- **Status:** Under review (per SB 35)



# BRICKYARD COVE SUBDIVISION

- PLN21-444
- **Location:** Brickyard Cove Road
- **Developer:** Republic Urban Properties
- **New Residential Units:** 94 total units,
  - 9 moderate income units
  - 85 above moderate income units
- **Site:** Vacant lot
- **Status:** Under review (DRB on 2/22/23)





# **SITE MAPS**

## RESIDENTIAL PIPELINE

# APPROVED OR PROPOSED PROJECTS (NW)

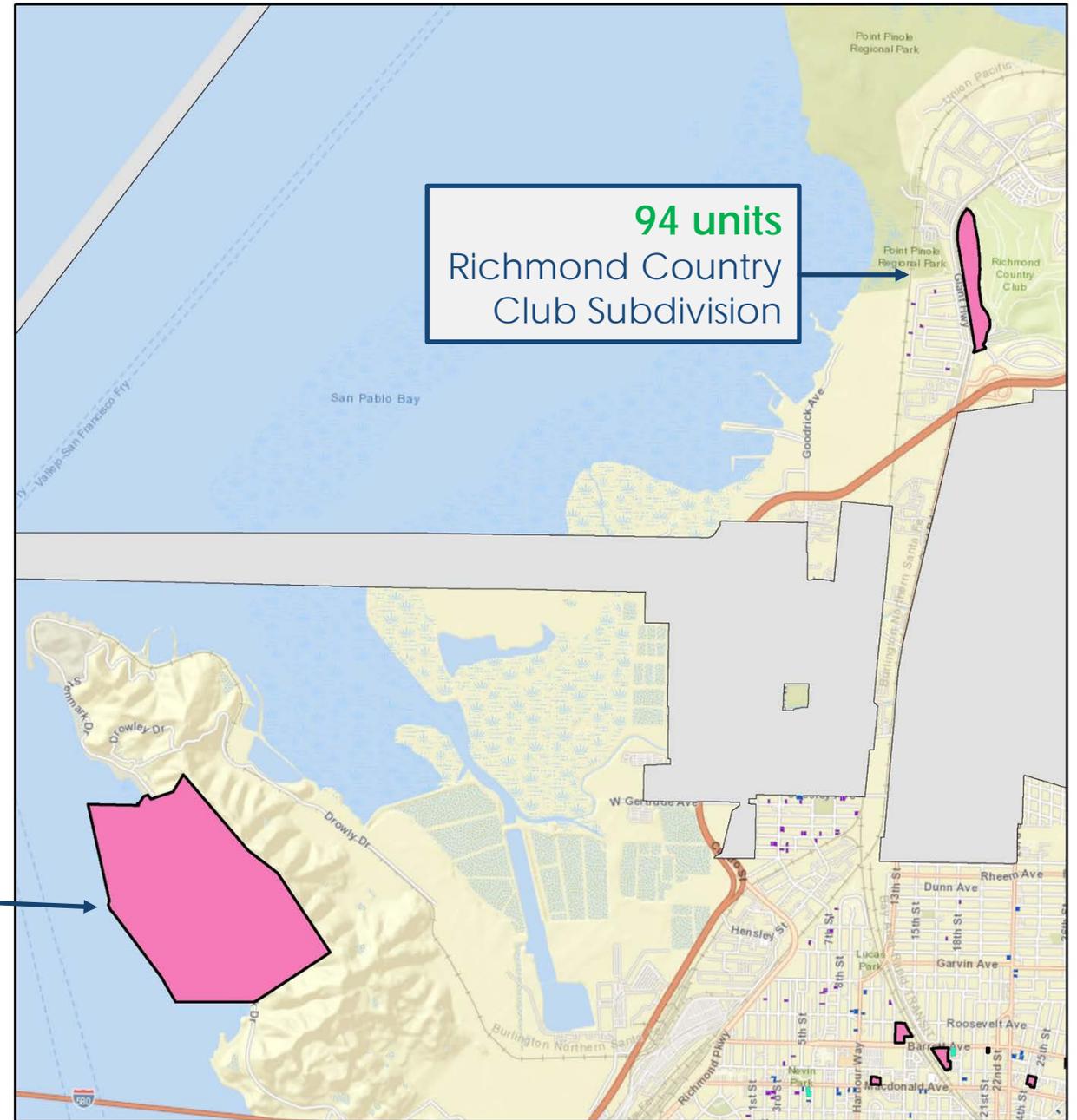
## Project Types Legend:

Grey = Preliminary

Gold = Under Review

Green = Approved

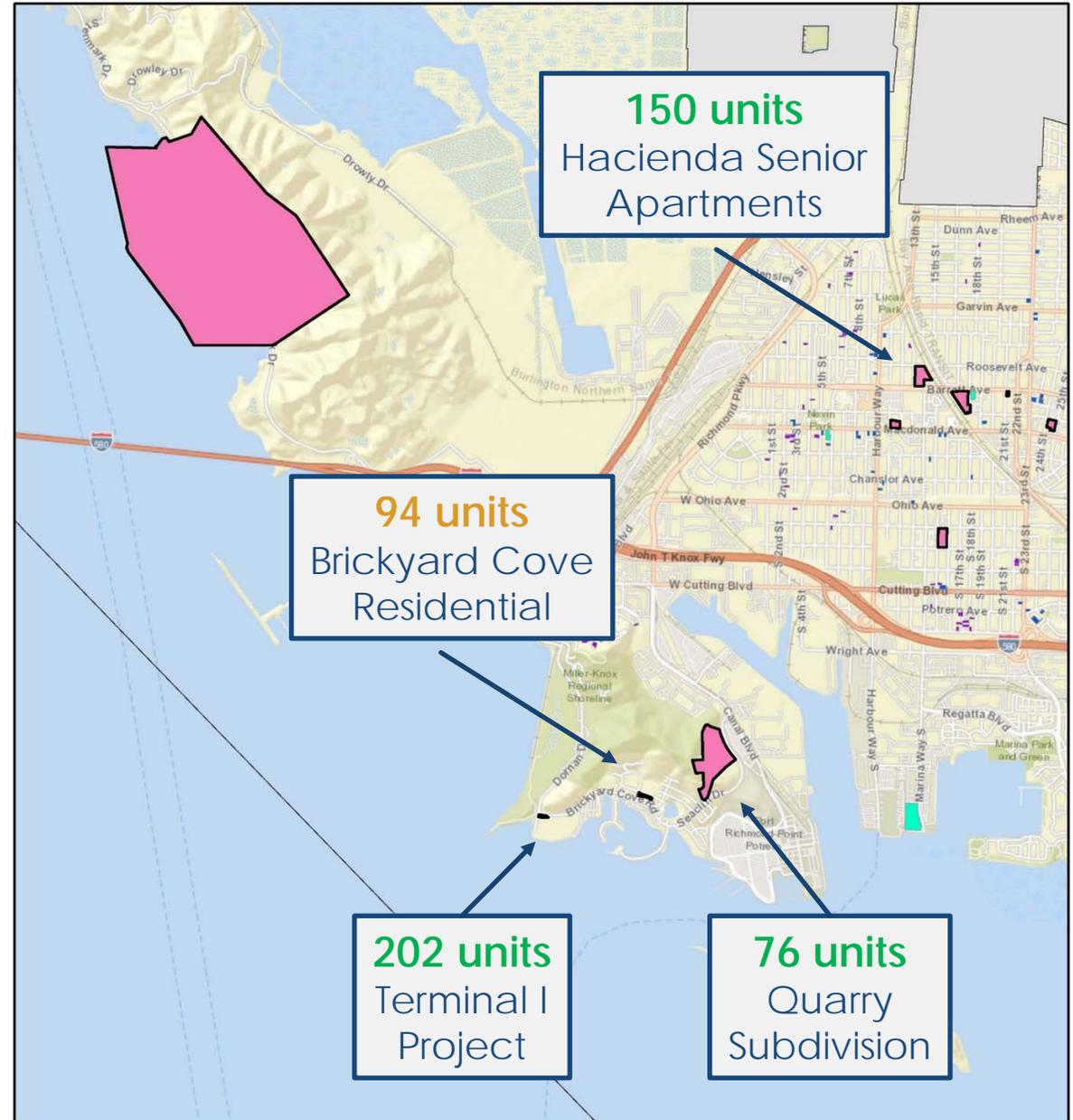
1,260 units  
Pt. Molate  
Mixed-Use Project



# APPROVED OR PROPOSED PROJECTS (SW)

## Project Types Legend:

- Grey = Preliminary
- Gold = Under Review
- Green = Approved



# APPROVED OR PROPOSED PROJECTS (SE)

## Project Types Legend:

- Grey = Preliminary
- Gold = Under Review
- Green = Approved

