

Development Activity

1612 (1612 Sisk Road, Modesto, CA)

The contractor has resumed the final work on the exterior of the building since the break in the weather. Exterior painting is in progress and the Metal Roof Panels that line the upper portion of the building are being installed. The exterior concrete work and asphalt is close to completion, landscaping is in progress, and the electricians are continuing to install the electrical system throughout the administrative and staff offices. Main electrical power has been installed by MID; now moving forward with final interior painting and flooring installation. The contractor is projecting full completion of Phase I towards the end of May. Staff will be working during the interim period to set up offices for staff to begin working as offices are completed.

1612 Workforce Housing (144 units - 1612 Sisk Road, Modesto, CA):

Phase II of The 1612 Development is renovating 144 hotel rooms into residential apartment units. The plans are in the final review, the first phase of project funding has been approved by California Housing Finance Agency (CalHFA), and the final application for the remaining project financing will be submitted in May 2023. Staff and development partners plan to start construction in November 2023 and complete the project in 12-15 months.

Central Valley Homes Development:

King Kennedy Cottages (23 units) & Helen White Court (12 Units), at Vine Street in Modesto; and, Park Cottages in Turlock (3-units at 1143-1145 Park Street)

Due to the recent rain events, the ground was over-saturated and the grading of the site was delayed. The contractor has since started turning and working the soil with heavy machinery to shorten the dry time of the soil in efforts to start grading and scrapping this week.

Kestrel Ridge (8 units - 416 E. Coolidge Ave, Modesto, CA)

The units are complete and ready for occupancy. The contractor is preparing to pour the final asphalt parking area the week of April 3, 2023 followed by the final landscaping installation. The final occupancy permit is expected to be received the week of April 10, 2023

Edwards Estates at Village One (33 SFR - 2313 Bellingham Way, Modesto, CA)

Staff continues to work on finalizing the construction finance documents. Construction is projected to start in the next 30 to 60 days.

Parque Rio (92-96 units - 1500 Robertson Road, Modesto, CA)

Parque Rio Development Plans are continuing to move through the entitlement and lot split process and will move forward with respective agencies/councils for approval.