

# 2025 Development Pipeline Overview

Community & Economic Development Department May 2025



# San Rafael – Major Projects Pipeline as of May 2025



## **North San Rafael**

1 5800 Northgate Dr.

Units: 1,422 Stories: 2 - 7

Phase: Building Permit Review

(Entitled)

555 Northgate Dr.

**Units: 200** 

Stories: 7 Phase: Formally Submitted

4040 Civic Ctr. Dr.

**Units: 223** Stories: 5 and 7

Phase: Formally Submitted

50 Merrydale Rd.

Units: 12 Stories: 2

Phase: Formally Submitted

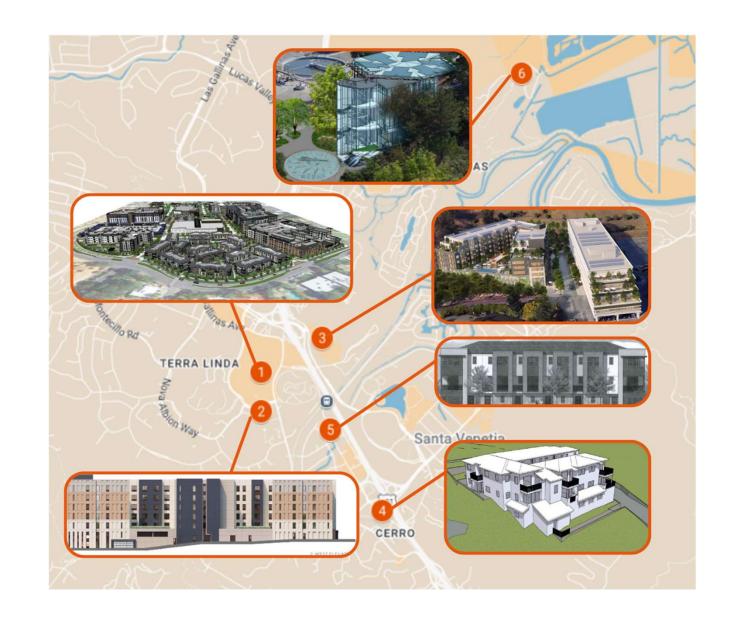
350 Merrydale Rd.

Units: 45 Stories: 3 - 4 Phase: Entitled

300 Smith Ranch Rd.

New multi-purpose building at the Las Gallinas Valley Sanitary District

Phase: Predevelopment



## Downtown (1 of 2)

1 800 Mission Ave.

Aegis Senior Living (assisted living)

Units: 103 Stories: 5

Phase: Under Construction

(2) 326 Mission Ave

Aldersly Senior Living (assisted living)

Units: 69 Stories: 1 – 2

Phase: Under Construction

3 703 3<sup>rd</sup> St.

Units: 120 Stories: 6 Phase: Entitled

4 1515 4<sup>th</sup> St.

Units: 155 (assisted living)

Stories: 7 Phase: Entitled

(5) **1230** Fifth Ave.

Units: 189 Stories: 12

Phase: Formally Submitted



## Downtown (2 of 2)

6 4<sup>th</sup> St. @ Grand Ave.

Units: 35 Stories: 6 Phase: Formally Submitted

7)930 Irwin St.

Units: 210

Stories: 8 Phase: Formally Submitted

8 Dominican Valley

Units: 50 Stories: Varies

**Phase: Formally Submitted** 

700 Irwin St.

Units: 200 Stories: 17

Phase: Formally Submitted

(10)1030 3rd St.

**Units: 131** Stories: 8

**Phase: Formally Submitted** 

(11)Wildcare Center

Facilities with new animal hospital, educational, and animal housing

facilities.

Phase: Building Permit Review



# **Loch Lomond**

1 110 Loch Lomond Dr.

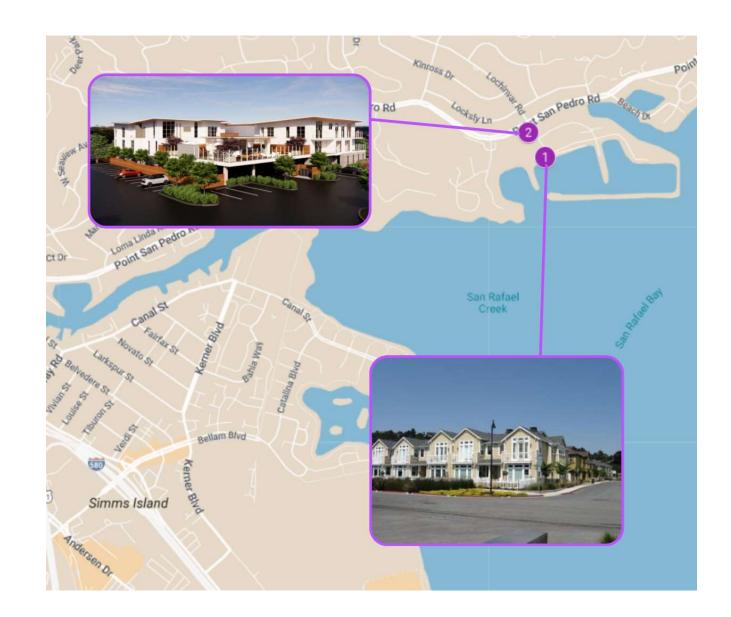
Units: 81 Stories: 1 - 2

Phase: Under Construction

2 25 Loch Lomond Dr.

Units: 14 Stories: 3

**Phase: Formally Submitted** 



# Development Project Pipeline Real Estate Development Process

For the purposes of this presentation, major projects are defined as new residential projects over 8 units and large commercial projects that have submitted a formal application seeking City review & permitting. Projects discussed in this presentation are grouped in four general categories based on their pipeline status as of January 2025.

### **Predevelopment**

# Formally Submitted

#### Entitled

### **Under Construction**

Developer has submitted a pre-application stating project intent and forthcoming Planning submission. Fees and rules are vested

Developers may seek City staff input on feasibility or project design for compliance with development standards Planning Permit
Application submitted

Application requirements: project narrative, project plans, proposals for compliance with affordable housing and density requirements, information for environmental review

Planning regulatory body has approved the project (staff, Planning Commission or Council)

Conditions for approval are outlined in the planning approval and environmental review documents

Developer is taking steps to construct, as indicated by one of the following: Building permit application anticipated or submitted for City review, or physical work has begun on development site

## **Contact Information**

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