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Bishop Ranch scales back housing goal: '8,000 units is achievable'

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Bishop Ranch
TODD JOHNSON | SAN FRANCISCO BUSINESS TIMES

By Hannah Kanik – Reporter, San Francisco Business Times
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When Sunset Development Co. unveiled its plans to transform Bishop Ranch from a corporate office park into a mixed-use, walkable community, it set an eye-catching goal: to build 10,000 new homes there in the next two decades.

While the San Ramon-based company's overall vision remains the same, it has scaled back the total number of housing units it plans to build there down to 8,000 units.

CEO of Sunset Development Company Alex Mehran Jr. called the 2,000-unit reduction a much more achievable goal for the company that he's confident they can deliver.

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"You set these goals, you do block plans for the buildings and you say 10,000 is achievable. Then, when you actually design the projects, there's always something that makes them smaller," Mehran Jr. told the Business Times Wednesday. "I've tried to meter back from 10,000 to 8,000 [units] because it's achievable."

Mehran Jr. said infrastructure elements like stormwater basins, parking, set backs, landscaping and transformers all serve to shrink projects and bring down the total possible unit counts.

Sunset Development has publicly announced plans for roughly 4,200 units – about half of its new goal – and has already welcomed its first 130 homeowners to Bishop Ranch in SummerHill Homes' 404-unit development, City Village. The project, which is being built in phases over the next four years, features a mix of townhomes and detached homes.

Belmont Village, a 181-unit senior housing development, finished construction in January and is currently 50% leased.

Related California is also slated to build a 380-unit luxury apartment building at 6201 Bollinger Canyon Road, which Mehran Jr. said is permit ready and is expected to break ground sometime this year.

Sunset Development is also clearing out a 10,000-square-foot office property to make room for a 200-unit affordable housing development for seniors and families with incomes ranging from 30% to 60% of AMI, partnering with affordable housing developer Eden Housing on the project.

The project will be built out across two phases: first an 80-unit, five-story senior housing structure, followed by a 120-unit, six-story building for families.

Virginia-based AvalonBay is developing a 457-unit project at 6200 Bollinger Rd, across the street from City Center, Bishop Ranch's 300,000-square-foot retail complex.

More than 2,600 homes are set to rise on the site of Chevron's former 92-acre headquarters at 6001 Bollinger Canyon Road, as well as 125,000 square feet of retail and a 2.5-acre park. The project is slated to feature a range of housing types, including a pair of seven-story apartment buildings along Bollinger Canyon Road with ground-floor retail space, four- to five-story mid-rise townhomes and two to three-story for-sale homes.

Bishop Ranch has been owned and operated by the Mehran family since 1978. It is among the largest privately owned, master-planned communities in the country.

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Square feet leased

Rank	Prior Rank	Date signed
1	1	County of Alameda, 7200 Bancroft - 01/01/2024
2	2	Spring Education Group, 7950 Dublin - 01/01/2024
3	3	Science Corp., 300 Wind River - 01/01/2024

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