

Marinwood Apartments Project Frequently Asked Questions (FAQ)-updated June 24, 2026

Project Summary

On June 23, 2026, the developer received final building permit approval from the County's Community Development Agency to build four, three-story residential apartment buildings, at the site of the former Marinwood Plaza Shopping Center.

The project includes:

- Four three-story apartment buildings
- 125 total apartments
 - 124 affordable homes
 - 1 apartment for the property manager
- A public café
- The existing Marinwood Market will remain open

On October 23, 2025, the Regional Water Quality Control Board determined that no further active remediation of the site is required, and construction can begin.

Construction

What is the project status and how can neighbors be aware of construction parameters?

As part of the building permit review, the County's Department of Public Works as approved a [construction management plan](#) . The plan explains:

- How neighbors will be notified of construction activities
- The construction schedule and phases
- Where construction equipment and materials will be stored
- How construction traffic will be managed

Questions about construction can be directed to:

- Kerry Eldredge – Field Superintendent (916) 202-1381
- Sriram Kora – Project Manager (408) 677-6654

With any construction project, there will be impacts to neighbors, and the developer is committed to minimizing disruptions.

What are the construction hours?

Monday - Friday

- 7 am to 6 pm
- Construction crews and trucks may arrive at 7:00am
- Noise-producing work will not begin before 8:00 am, in compliance with County regulations

Saturday

- 9 am to 5 pm

No construction is allowed on Sundays or certain holidays (including Independence Day, Labor Day, Thanksgiving Day, and Christmas Day).

When will on-site work begin?

Beginning the week of June 21, 2026, the developer will begin:

- Clearing vegetation and existing site elements
- Installing construction fencing
- Preparing the site for future construction activities

As described in the construction management plan, the project will be constructed in phases. After site preparation work, the next phase will consist of grading and installation of ground improvements such as building pads.

Housing and Affordability

The units are being constructed by Impact Residential Development and Pacific Housing. Homes will be available to rent for households earning between 30% to 70% of the area median income. For a family of three, this translates to annual income between approximately \$52,890 and \$123,410. Examples of local jobs that fit in this income range are a para-educator at the Marin County Office of Education, a teacher at Miller Creek Middle School, a Marin County Fire dispatcher, and other local workforce employees.

How can I apply for an apartment at Marinwood?

The developer is required to follow affirmative marketing requirements so that units are marketed in a fair and transparent way. The project sponsor will set up

a website, telephone number, email, and a banner on site to assist with building the interest list, that will likely be launched around October 2026. Eligibility can be based on factors such as income and household size. Applicants should be prepared to provide documentation verifying eligibility.

Parking and Roadway

Has a parking study been completed?

Yes. The applicant provided a "Parking Needs Assessment" that was reviewed by the Department of Public Works.

The development will include:

- 125 parking spaces (1 space per residential unit)
- 64 onsite parking spaces shared with Marinwood Market
- Available street parking in the surrounding area

How will parking be enforced?

On public streets in unincorporated Marin, the parking regulations require that vehicles be moved every 72 hours and at least 500 feet. This is enforced by the Marin County Sheriff's Office Traffic Division.

Are improvements planned on Marinwood Avenue?

Yes. The County is currently in the final design phase for improvements to Marinwood Avenue.

Planned upgrades include:

- A separated bicycle and pedestrian path
- New landscaping
- Street lighting
- Parking improvements
- Traffic-calming features

These improvements will be constructed by the County within the County right-of way to enhance pedestrian and cyclist safety, and meet the County's Bike and Pedestrian Plan goals.

Construction is expected to take 2–3 months once started, with completion targeted before January 2028, when the apartments are expected to open. If you have feedback on the design, please [email Nick Ngyuen](#).

Stay Informed

For project updates and subscription information, visit the [County's project webpage](#).

This webpage will be updated regularly as new information is available.

For general questions, please contact:

Michelle Levenson

Phone: (415) 473-3615

Email: Michelle.Levenson@MarinCounty.gov