

The Olson Company



Providing Creative Solutions for California Cities

The Olson Company



- 35 years of designing and building urban housing communities
- Built almost 50 housing communities in the San Gabriel Valley
- Number One in the Nation for Customer Service
- Number One in the Nation for Overall Homebuyer Purchase and Ownership Experience

Challenges to Developing Urban Housing



- Regulatory
- NIMBY & YIMBY
- High Upfront and At Risk Investments
- Antiquated Zoning Codes
- Perceived Burden on Services
- Concerns over Loss of Sales Tax
- Market Demand vs. Governmental Objectives

Mission Walk



Previous Use: 9.18 acre site
170,000 sf Industrial Building
Crossed 2 Jurisdiction

Current Use: 84 Townhomes + 4 Single Family
82,000 sf Industrial Building



Aerial: Before Development



Aerial: After Development



Photo: Before Development



Photo: Before Development



Photo: After Development



Photo: After Development



Regulatory Obstacles Overcome

(working with jurisdiction)



- Environmental Impact Report (EIR)
 - Start to Expired Appeal Period - 9 Months
- Alameda Corridor - East
 - Coordinate the EIR
 - Resolve Temporary and Permanent Easements
 - Coordinate Construction Sequencing
 - Coordinate Construction Traffic Plans
- Break the Industrial Building

NIMBY / YIMBY



- Community Outreach
 - Generally Positive
 - Concern of ACE
 - We had to provide all the communication about ACE
 - Timing
 - Traffic Detours
 - Lane Closures

Burden on Services

(or Lack Thereof)



- Population on site is almost unchanged
 - Former Population
 - 170,000 sf Industrial Building - 200 people
 - Current Population
 - 88 Homes - 198 People
 - 82,000 sf Industrial Building - 12 people
- Safety Standard are Improved
 - Homes have current fire safety - sprinklers
 - Industrial has not been upgraded
 - Homes have 24 hour “eyes on the street”

Loss of Sales Tax or Property Tax



- Property Tax - Local Jurisdiction Share

Prior

- Industrial Building \$5,000

Current Uses

- 88 Homes \$80,000
- Industrial \$6,800

- Shopping Power Locally to Generate Sales Tax

Prior

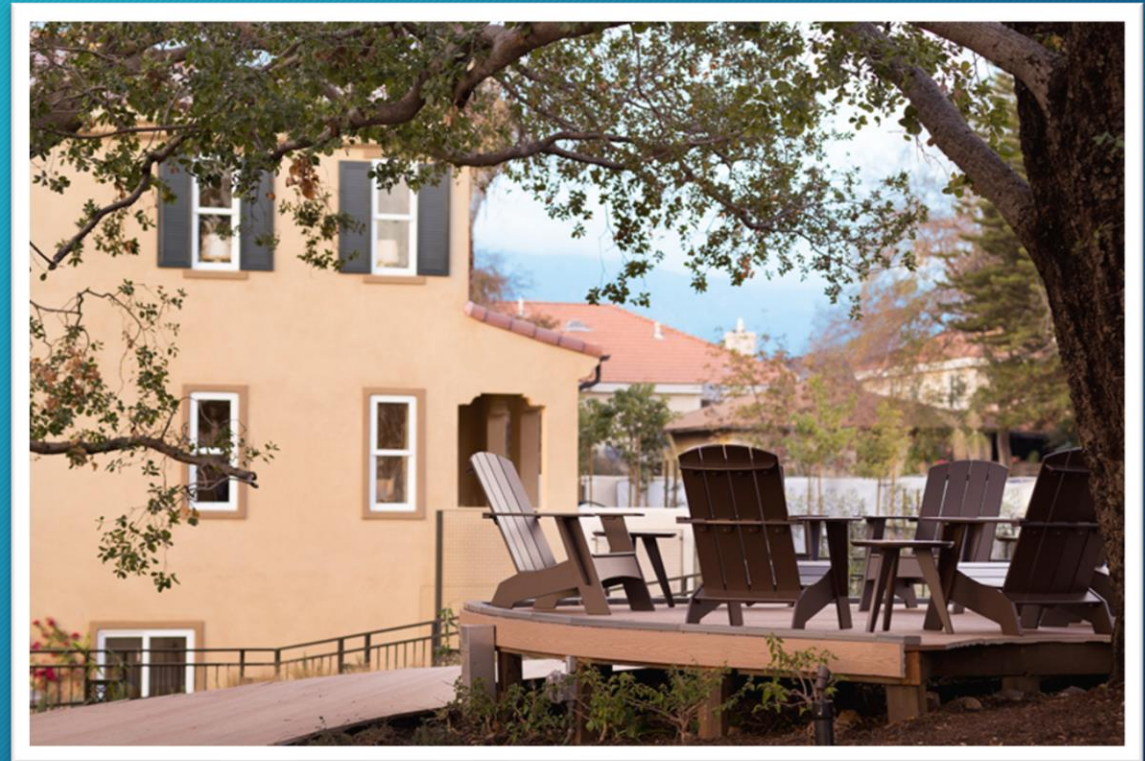
- Total Annual Incomes - Prior Industrial \$7,600,000

Current

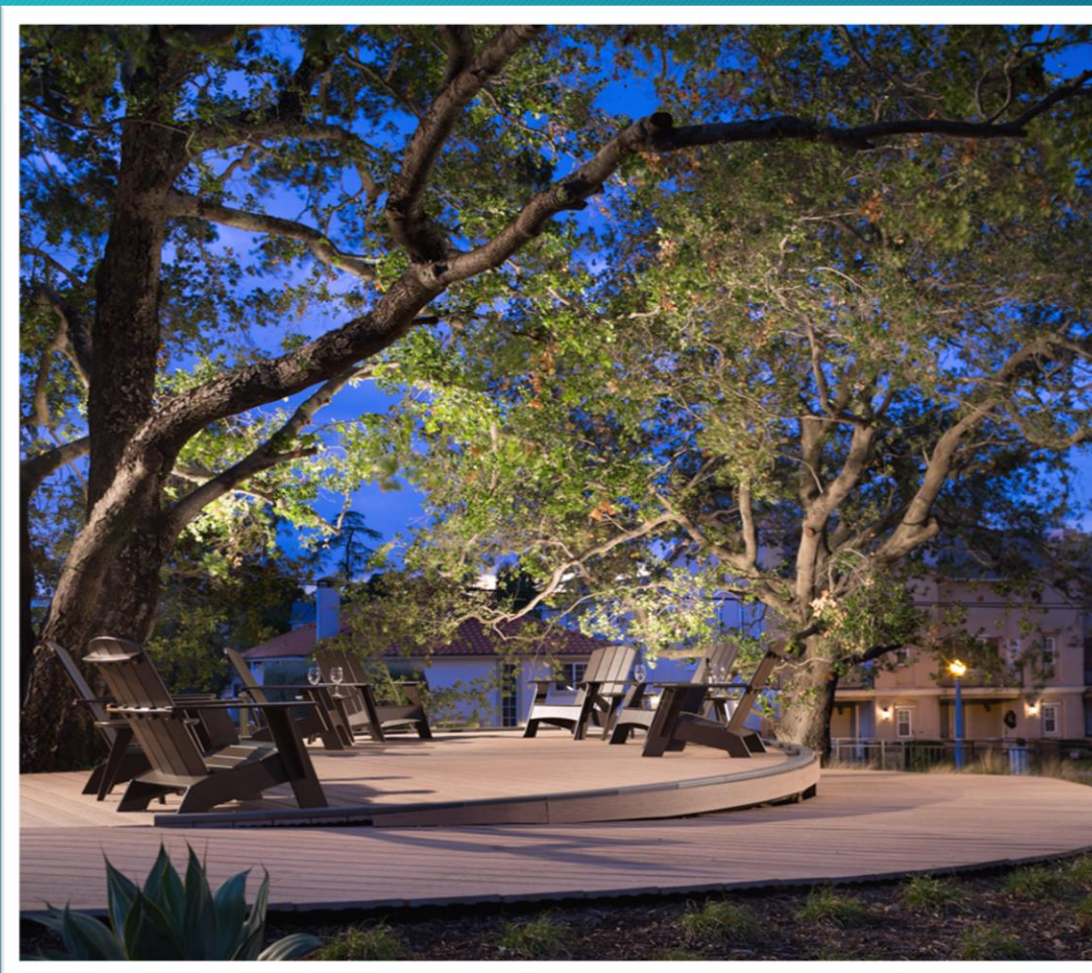
- Total Annual Income - Housing \$12,000,000
- Total Annual Income - Current Industrial \$660,000

Arroyo Walk

(Before & After)



Arroyo Walk



Contact Information



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