

# Sacramento

THE SACRAMENTO DOCKS AREA



The Olson Company

December 14, 2005

# Project Leadership

- **The Olson Company**



- **Mitch Solomon**  
*Vice President of Community Development*
- **Brian Schwalbach**  
*Director of Acquisitions*
- **Don Reber**  
*Director of Development*
- **Robert Chihade, AICP**  
*Director of Forward Planning*

- **RTKL**

The RTKL logo consists of a solid red square with the letters "RTKL" in a white, bold, sans-serif font.

- **Urban Design & Waterfront Planning**

# About The Olson Company

- **Revitalize California's cities**
- **Challenge conventional wisdom**
- **Create appealing urban environments**
- **Be a partner for local communities**
- **Design and build great places**
- **Take a completely different approach to development**

# About The Olson Company

- **170 infill projects to-date, 10,000 new homes**
- **Projects from 10 to 2,000 units**
- **Mid-rise condos to single family homes**
- **\$500 million in project capital from leading institutional investors**
- **Previously selected by SHRA for La Valentina RT Station redevelopment project**



**WELLS  
FARGO**

**Bank of America**  **Higher Standards**

# Trust Throughout the State

## ■ Partnerships with over 80 California Municipalities

Alhambra  
Anaheim  
Benicia  
Brea  
Buena Park  
Burbank  
Camarillo  
Carlsbad  
Carson  
Chula Vista  
Claremont  
Compton  
Concord  
Corona Del Mar  
Costa Mesa  
Covina

Cypress  
El Monte  
Fairfield  
Fountain Valley  
Fullerton  
Garden Grove  
Glendale  
Hayward  
Huntington Beach  
La Habra  
La Palma  
Lakewood  
Lomita  
Long Beach  
Los Alamitos  
Los Angeles  
National City  
Newport Beach

Oxnard  
Pacifica  
Pasadena  
Playa Vista  
Pleasant Hill  
Pittsburg  
Pomona  
Port Hueneme  
Rancho Mirage  
Richmond  
Riverside  
Sacramento  
San Buenaventura  
San Diego  
S Juan Capistrano  
San Jose  
San Marcos  
San Pedro

Santa Ana  
Santa Clarita  
Simi Valley  
Sylmar  
Torrance  
Tustin  
Valencia  
Valinda  
Vista  
Walnut Park  
Watsonville  
Westminster  
West Covina  
Community of  
Whittier  
Yorba Linda

# Keeping the Trust

- **Fairfield Redevelopment Agency – Providence Walk**
- **Fairfield Redevelopment Agency – Providence Walk II**
- **Hayward Redevelopment Agency – City Walk**
- **Hayward Redevelopment Agency – Renaissance Walk**
- **Pittsburg Redevelopment Agency – Marina Walk**
- **Pittsburg Redevelopment Agency – Mariner Walk**
- **Pleasant Hill Redevelopment Agency – Crescent Walk**
- **Pleasant Hill Redevelopment Agency – Katie Court**
- **San Leandro Redevelopment Agency – Town Hall Square**
- **Oakland Redevelopment Agency – City Walk**
- **El Cerrito Redevelopment Agency – Mayfair Block, del Norte BART**
- **Richmond Redevelopment Agency – Metro Walk**
- **Richmond Redevelopment Agency – Metro Walk II**
- **San Jose Redevelopment Agency – North San Pedro**
- **Sacramento Housing & Redevelopment Agency – La Valentina Station**

# The Community's Partner

- Immersion
- Research
- Building Trust
- Structured Involvement
- Education
- Communication



# Creating Great Places: An Experienced Partnership

- **RTKL: Waterfront Planning & Urban Design**



*Inner Harbor,  
Baltimore MD*



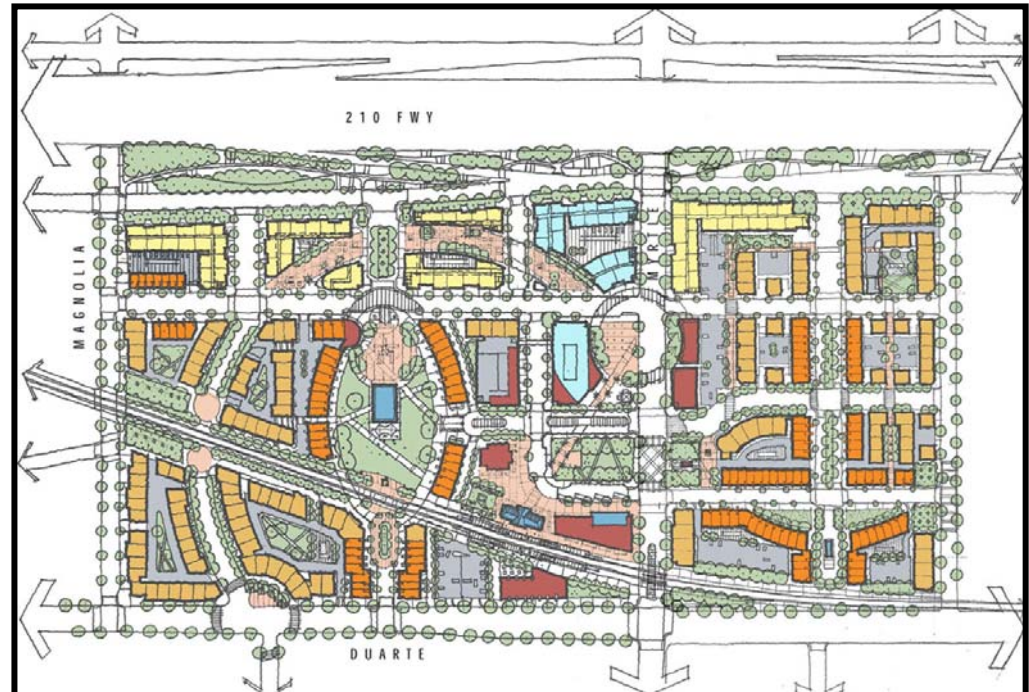
*Tampa Harbor,  
Florida*



*Redondo Beach Harbor,  
California*

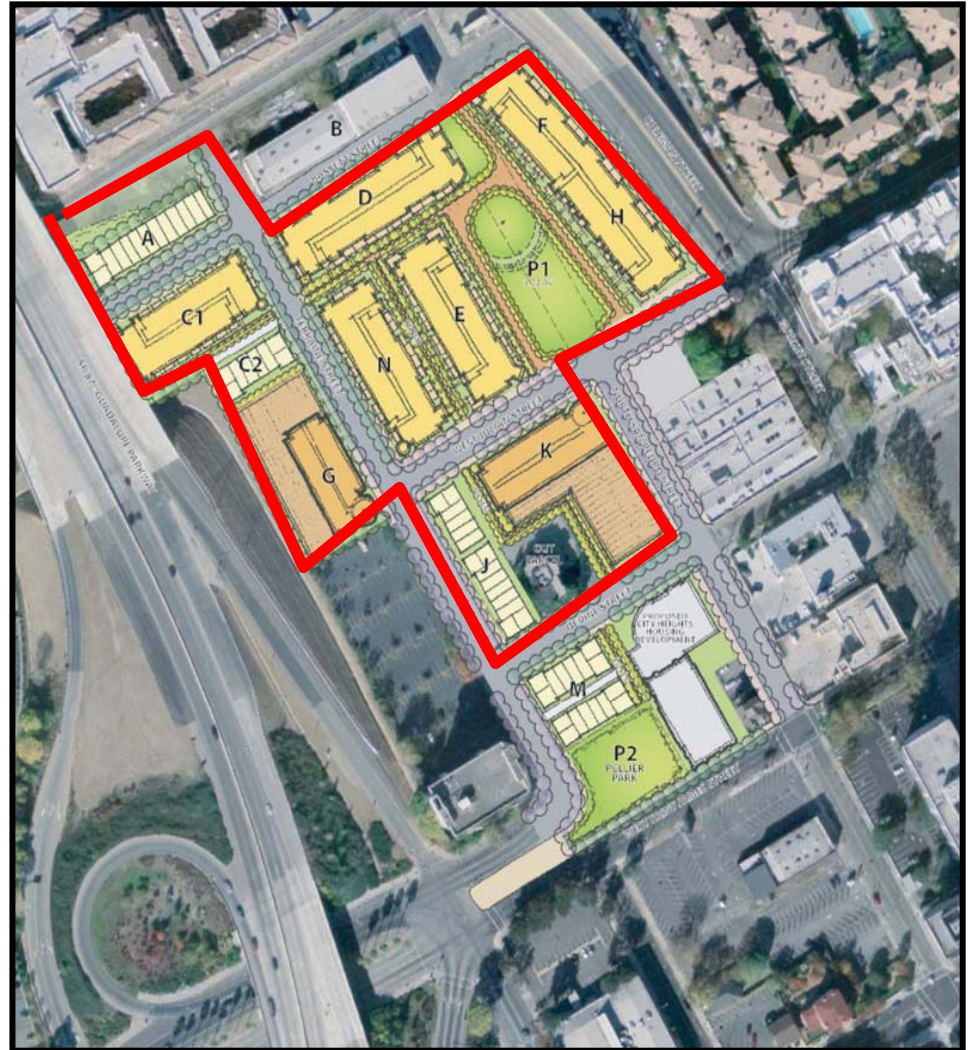
# Creating Great Places: Station Square, Monrovia

- **Twenty Three Acre Site**
- **Close Involvement of Redevelopment Agency & Development Partners**
- **Transit-Oriented**
- **Multiple Ownerships**
- **Mix of Retail, Residential, Hotel**



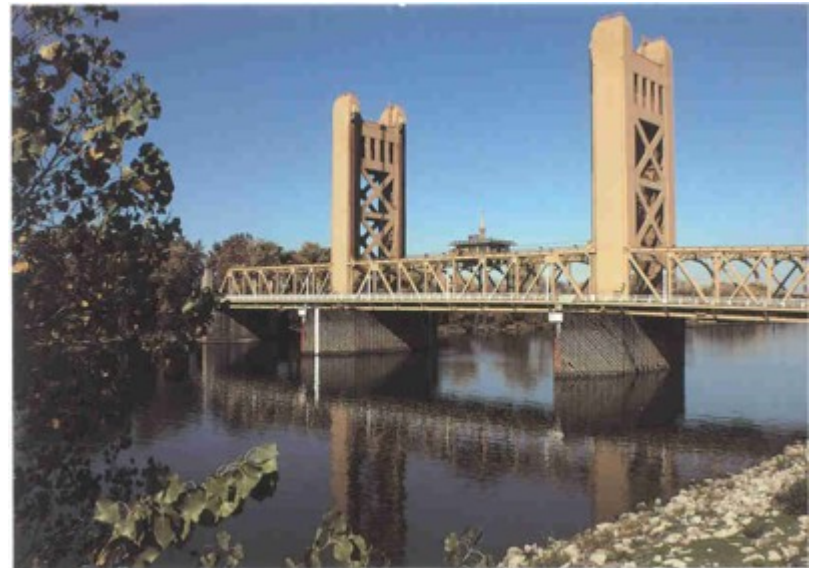
# Creating Great Places: North San Pedro Square, San Jose

- **Nine Acre Urban Site**
- **600 units + Safeway**
- **Important new city park**
- **Mid rise and high rise**
- **Partnership**



# Challenges Well Suited for The Olson Company

- **Brownfield cleanup**
- **Levees & flood control**
- **Mix of uses & ownerships**
- **Challenging adjacent uses**
- **Towe auto museum**
- **Integration into urban fabric**



# Deep Experience With High Density Projects



*Downtown Oakland Condos*



*Jack London Square Oakland Condos*



*Los Angeles Condos*



*Downtown Long Beach Condos*

# Deep Experience with Medium Density Projects



*Hayward Townhomes*



*Emeryville Lofts*



*Downtown Pasadena Condos*



*Downtown San Diego Condos*

# The Perfect Match

## ■ Docks Project

- Community centric
- Redevelopment
- Infill
- Complex
- Large
- Brownfield



## ■ The Olson Company

- Outreach leader
- Redevelopment leader
- Infill leader
- Experienced
- Deep pockets
- Cleanup expert