

*Introducing
The Olivia
on Marsh Creek*



*A Premier Land
Development Opportunity*

THE OLIVIA ON MARSH CREEK



ABOUT THE PROPERTY

6170 High Street, Clayton
30 Units + 2 ADUs

The Olivia on Marsh Creek presents an exceptional opportunity for a new-build multifamily development in the serene town of Clayton, home to approximately 11,000 residents and nestled at the base of the majestic Mt. Diablo State Park. This land sale offers entitled and permit-ready plans for an 81-unit + 6 ADUs multifamily development, with construction scheduled to commence in the summer of 2023.

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KEY FEATURES

6450 Marsh Creek Road, Clayton
26 Units + 2 ADUs

- 81 units consisting of 45 one-bedroom, one-bath units and 36 two-bedroom, two-bath units + 6 one-bedroom, one bath ADUs
- Surface parking accommodating 106 parking spaces
- Potential to transition from "for rent" to condominiums with underground utilities and Quimby fees paid
- Three separate buildings, each on its own acre of land and parcel number
- Elevator in each building
- Three-story wood frame construction
- Total land assemblage of 3 lots spanning 3.01 acres
- Flexibility to construct in three phases

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6490 Marsh Creek Road, Clayton
25 Units + 2 ADUs

OPPORTUNITY

The Olivia on Marsh Creek caters to various housing needs and community types, including but not limited to:

- Active adult community
- Senior housing
- Wellness community
- Supportive housing
- All-age residential development
- Affordable housing
- Specialty housing
- Transitional housing

ADDITIONAL UNITS

In accordance with state law, the project allows for the inclusion of 6 accessory dwelling units, subject to ministerial over-the-counter approval. This opens up the potential for a total of 87 units (81 primary units plus 6 accessory dwelling units).

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AFFORDABLE HOUSING COMPONENT

The Olivia on Marsh Creek includes a mandate for 7 very low-income units across the entire project for a period of 55 years. The current allocation includes 3 very low-income units at 6170 High St., along with 2 units each at 6450 and 6490 Marsh Creek Rd.

AMENITIES AND LOCATION

The Olivia on Marsh Creek benefits from its central Contra Costa location, offering close proximity to Walnut Creek and Concord while maintaining a small-town, rural atmosphere. The development enjoys convenient access to parks, schools, hiking trails, biking routes, and is walking distance to the town square, bus stop, shops, post office, library, and dog park. The idyllic surroundings enhance the quality of life for future residents.

FEATURES

- Comfortable living spaces with 10' ceilings on the first floor and 9' ceilings on the second and third floors
- Western-style architecture featuring built-out bay windows
- Aesthetically pleasing mix of horizontal siding, batten board, and stucco exteriors
- Each unit equipped with side-by-side washer and dryer
- Ample storage with walk-in closets
- On-site dog park to cater to furry companions
- Fitness Center with a fully equipped kitchen and bathroom
- Versatile classroom space with a full kitchen and bathroom
- One-bedroom units averaging 800 square feet, while two-bedroom units average 950 square feet
- Balconies attached to each unit
- Low-maintenance landscape to minimize upkeep requirements

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DESIGN CONSULTANTS

The development benefits from the expertise of renowned design consultants, including LCA Architects, BKF Civil Engineers, Placeworks Landscape Design, AG Schmidt Structural Design, A and S Mechanical Engineers, Uplight Electrical Engineers, Thorpe Fire Sprinkler, Bay Alarm, and Ashford Design. This collaborative effort ensures a well-planned and efficiently executed project. All designed under 2019 Building Code which is more relaxed over the current 2020 Building Code.

SUPPLEMENTARY APPROVALS AND REPORTS

Several crucial approvals have already been obtained, demonstrating the readiness of the project.

These include:

- PG&E design of gas and electric completed with contracts signed and paid
- Contra Costa Water District water meters designed, contracts complete, and approved
- Sewer approved
- CCC Fire District approvals
- SWPP + WDID approvals
- Market Study completed
- Appraisal completed
- Cost Schedule completed



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