



Item #8

**DATE** June 2, 2021  
**TO** GCTD Board of Directors  
**FROM** Vanessa Rauschenberger, Director of Planning and Marketing  
**SUBJECT** Receive Update on 301 East Third Street Property Ad Hoc Committee

---

## **SUMMARY**

In March 2021, the Board of Directors appointed an Ad Hoc Committee to meet with GCTD staff and consultant team, Dyer Sheehan Group (DSG), to provide input on the development of the 301 East 3<sup>rd</sup> Street Property and discuss goals for the RFQ/RFP to identify qualified developer candidates. For this item, staff will provide the Board an update on the 301 Property Project and discussions to date with the Ad Hoc Committee. This report is being provided for informational purposes only.

## **BACKGROUND**

The Third Street Property (former site of GCTD's bus yard vacated in July 2019) is an approximately 2.9-acre site located in the central portion of the City of Oxnard, just two blocks east of Oxnard Boulevard and Downtown Oxnard, and directly adjacent to multiple transit services. The Third Street Property is located in the southwesterly portion of the La Colonia community, a long-established neighborhood on the easterly periphery of Downtown Oxnard. To the immediate west (across Hayes Avenue), is an Oxnard City Water Services Facility (251 S. Hayes Avenue). To the north (across Second Street) and east (across Garfield Avenue) is a primarily residential neighborhood which includes single and multi-family residences, neighborhood-serving businesses, and churches. The Third Street Property is a transit-oriented site, with the Oxnard Transit Center ("OTC") located directly across the Third Street Bridge, and served by multiple bus, commuter bus and regional rail services.

To date, the consultant team has completed a comprehensive visual and photographic survey of the Third Street Property site, performed a detailed review and analysis of the available property information (provided by GCTD), and relevant jurisdictional regulations related to the potential redevelopment of the site, and has studied relevant market and economic factors to identify economically and politically feasible redevelopment strategies for the site. The consultant team also continued work with City of Oxnard staff to include the site on the list of potential housing sites in the City's 2021-2029 Housing Element Update, which was approved by the Oxnard City Council in April 2021 (subject to review and approval by the California Department of Housing and Community Development).

## **GOLD COAST TRANSIT DISTRICT**

## **AD HOC COMMITTEE UPDATE**

In March 2021, the Board of Directors appointed an Ad Hoc Committee to meet with GCTD staff and consultant team DSG to provide input on the development of the 301 East 3<sup>rd</sup> Street Property and provide input on goals for RFQ/RFP and development.

In late March, the Ad Hoc committee met with staff and consultant team to review and discuss the initial site investigation and preliminary feasibility report, as well and discuss preliminary goals such as transit-oriented development, affordable housing and revenue generation.

Based on completed extensive research of similar Transit District led projects, and in consultation with District's legal counsel, staff determined the need for the Board to adopt specific Transit Oriented Development (TOD) policy goals to guide the development of any current or future District-owned real property. The consultant team also conducted extensive research on various applicable state laws to determine applicability to the project such as "Surplus Land Act" ("SLA"). The SLA only applies to property that is no longer necessary for agency use. As this site is being disposed of for a TOD, which is an agency use, the SLA does not apply to this transaction.

The Ad Hoc Committee met in late May to discuss staff's approach and provide input on the TOD policy and concurred with staff recommendation to bring the proposed policy to the Board for consideration.

## **NEXT STEPS**

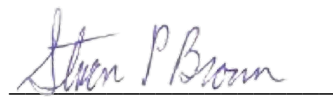
The next steps for this project include the following actions to be worked on over the coming months. Staff plans to periodically meet with the Ad Hoc Committee as needed to move the project forward as the steps below are completed.

- ✓ Issue Request for Qualifications ("RFQ") using GCTD's adopted TOD Policy Goals and Strategies to identify and select qualified developer candidates who will be invited to participate in the subsequent Request for Proposals process.
- ✓ Issue Request for Proposals (RFP) for the redevelopment of GCTD's 301 East 3<sup>rd</sup> Street property.
- ✓ Review and Recommended Qualified Developers to the Board for consideration and selection of a preferred developer.
- ✓ Negotiation of a long-term land lease and any other agreements with Preferred Developer
- ✓ Continue to work on clearing the site of all remaining items and is working toward the goal of demolition of the site to reduce maintenance cost.

## **RECOMMENDATION**

It is recommended that the Board received and file this report. This report is for information only.

## **General Manager's Concurrence**



Steven P. Brown