

# 301 EAST THIRD STREET PROPERTY UPDATE

**PROVIDING AN UPDATE ON THE STATUS AND PROGRESS OF GCTD'S REDEVELOPMENT EFFORTS**  
PRESENTATION TO GCTD BOARD OF DIRECTORS FEBRUARY 5, 2024



# Site Location

- The 301 East Third Street (is the site of GCTD's former bus yard (vacated in 2019)
- 3 Acre Site - the site is two blocks east of Oxnard Boulevard, with the Oxnard Transit Center (OTC) located directly across the Third Street bridge.
- Property provides an attractive opportunity for redevelopment as an Affordable Transit-Oriented Multi-Family Rental Housing site

## SITE GOALS:

- Transit Oriented Development
- Support Land Use Goals / Support Ridership
- Long Term Ground Lease / Revenue
- Provide Affordable Housing



# Work Completed to Date

- **SITE INVESTIGATION AND INITIAL FEASIBILITY STUDY**
- **ADOPTION OF TRANSIT ORIENTED DEVELOPMENT POLICY**
- **REZONING OF PROPERTY**  
Worked with the City of Oxnard to rezone the property (from its former industrial use designation) to allow for multifamily residential development on the site.
- **ASBESTOS ABATEMENT**
- **COMPLETE BUILDING DEMOLITION/  
UNDERGROUND CLARIFIER REMOVAL**
- **ISSUANCE OF REQUEST FOR QUALIFICATIONS (RFQ)**
- **SELECTION OF QUALIFIED DEVELOPERS**
- **DRAFT LEASE AGREEMENT TEMPLATE**

- **ENVIRONMENTAL SITE ASSESSMENT PHASE I**

The Phase I report identified past on-site uses:

- a former beet processing facility;
- five underground storage tanks (removed);
- bus maintenance operations;
- two hydraulic lifts and one bus maintenance
- trench/pit inside the maintenance building;
- one 1,400-gallon clarifier (bus wash); and
- metals separator

- **ENVIRONMENTAL SITE ASSESSMENT II**

Performed initial on-site soil, soil vapor, and ground water assessment to further investigate environmental conditions.

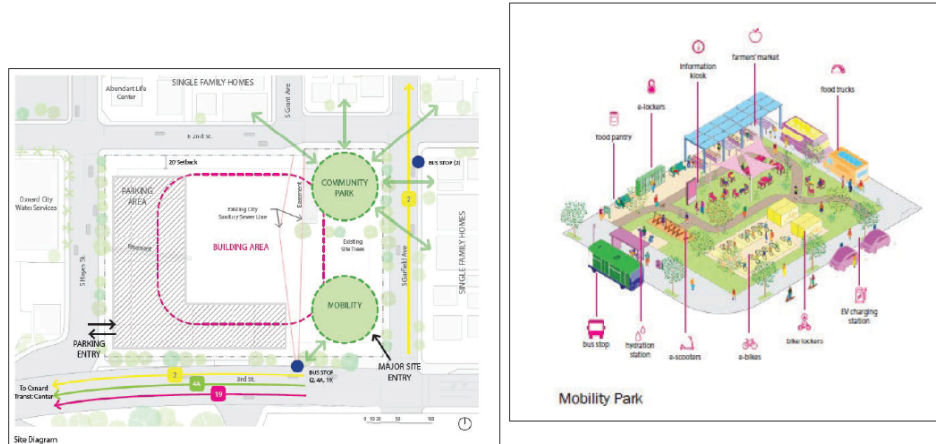
- **PREPARATION OF DATA GAP ASSESSMENT PLAN**

Dept of Toxic Substance Control (DTS) reviewed assessment and identified data gaps, with recommended additional investigation of soil and groundwater to determine the extent of these releases, and to aid in creating of future clean up plan.

# DEVELOPERS SELECTED TO RESPOND TO RFP

## CLIFFORD BEERS HOUSING Transit Oriented Design Elements

- Mobility Park constructed within project site
- Includes variety of transit enhancements, alternative transportation opps
- Easy pedestrian accessibility to Third St & Mobility from dwelling units



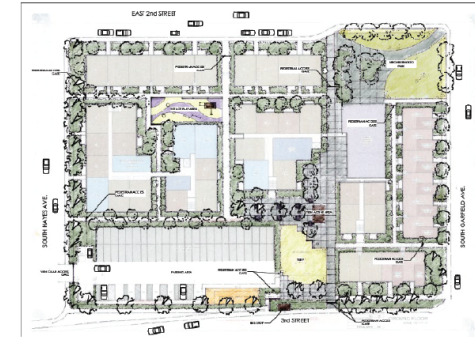
## MANY MANSIONS Transit Oriented Design Elements

- Bus pull-out on 2<sup>nd</sup> between Hayes and Garfield
- Enhanced pedestrian connection to Third St bridge
- Bike Storage with Bike Mechanic Station
- EV Sharing Parking
- Pedestrian Plaza at the corners



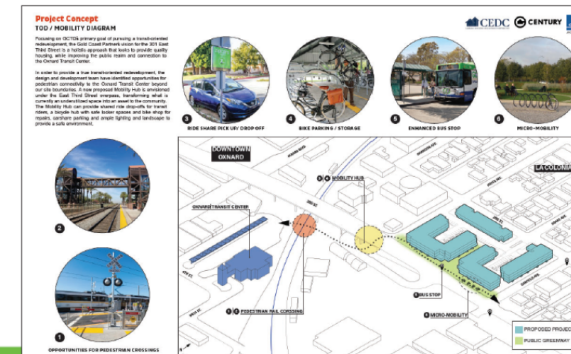
## MCCORMICK BARON SALAZAR Transit Oriented Design Elements

- New bus stop at Third St/Garfield
- Improved pedestrian access to bus stop from Hayes Ave
- Car Share program (electric);
- free monthly transit pass for each household;
- bike parking & workshop



## GOLD COAST PARTNERS (Century and Cabrillo EDC) Transit Oriented Design Elements

- Mobility Hub under Third St bridge with connected pedestrian network to OTC
- New pedestrian rail crossing under Third St bridge for easier accessibility to OTC
- Enhanced Bus Stop at Third St/Garfield
- Space for future micro-mobility parking
- Plaza Anchors with retail space on corner of Third St/Garfield
- Easy pedestrian accessibility to Third St & Mobility Hub from dwelling units



# CURRENT WORK IN PROGRESS



## DTCS Approved Data Gap Assessment

### *Field Work*

**January 28 - February 7, 2025**

- 21 borings around site completed
- Installed 11 nested soil vapor probes
- Installed four groundwater monitoring wells
- Collected discrete soil samples from the 15 borings above and from an additional seven borings
- Results are expected by end of February

Rincon (Consultant) will prepare a Data Gap Report with results and submit back to DTSC for review.





# Next Steps

- **Data Gap Assessment Work (Soil Testing) (Currently In Progress)**
- Issuance of Data Gap Report and Submit to DTSC (Review TBD)
- **Re-Establish Ad Hoc Committee (At least two Board Members) (future meeting)**
- Finalize RFP Document / Issuance of Request for Proposals (RFP)
- Evaluation of Proposals



**RECOMMENDATION: Receive and File Report and/or Provide Direction to Staff.**