

## Item 8

# Receive Update on Status of 301 East 3<sup>rd</sup> Street Property & Ad Hoc Committee

Presentation to Board of Directors June 2, 2021

*Vanessa Rauschenberger, Director of Planning & Marketing*

*Dawn Dyer, Dyer Sheehan Group (DSG)*

*Paul Sheehan, Dyer Sheehan Group (DSG)*





**GCTD Third Street Property**



**GCTD Third Street Property**

**5 min walk**

**Transit Center**

Portillena la rancherita

California Car Wash

Offices of Aparicio

Precision Automotive

Pits Tires & Wheels

A-Burger

Mission Bargain Center

Ventura County Rescue

Abundant Life Center

Oxnard Full Gospel Church

2nd St

Radio Lazer 103.9 FM

3D Professional Retail Products

G & G Tires

El Puente Auto Care & Muffler

Oxnard City Water Services

Public Library Main Library

Performance Transmissions Service

Emmanuel Missionary Baptist

5 min walk

Spectrum

Firestone Complete Auto Care

United Church

ATM

Julie's Beauty Salon

Barquet Hall

Martinez Law Office

Tacos el Centro

Ruby's Cafe

La Colonial Market

Sunbist

Lak 103.9 FM

United States Postal Service

Oxnard Transit Center

GIATS Uniform Services

W 4th St

S Oxnard

E 4th St

3rd St

3rd St

3rd St

3rd St

3rd St

# **301 Property Ad Hoc Committee**

**In March 2021, the Board formed an Ad Hoc Committee to work with staff and consultant team who are working on an RFQ/RFP**

**The Ad Hoc has met twice with staff –**

- Reviewed Initial Site Report / potential use and valuation**
- Discussed input on goals for RFQ/RFP**
- Reviewed / discussed goals for TOD policy**
- Concurred with staff to bring Proposed TOD Policy to Board**

# 301 Property Ad Hoc Committee

Consultant team has completed...

## Phase 1: Initial Site Assessment (complete)

- Recommended use is housing with potential long-term land lease
- Consultant & staff worked w/ City of Oxnard to include the site on the list of potential housing sites in the 2021-2029 Housing Element approved by City Council in April 2021 (subject to Review/approval by California Dept. of Housing & Community Dev.
- Staff / Counsel concur that Surplus Lands Act not applicable due to site needed for Agency Use per adopted TOD Policy

# 301 Property Ad Hoc Committee

## Phase 2: **(In Progress)** Draft Request for Qualifications

- Issue Request for Qualifications (RFQ) Using GCTD's adopted TOD Policy Goals and Strategies to identify qualified developer candidates
- Continue to work on clearing the site of all remaining items / demolition

## Phase 3: **(Fall 2021)** Request for Development Proposals

- Issue Request for Proposals (RFP) for the redevelopment 301 East 3rd Street
- Review and Recommend 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

**THIS REPORT IS FOR INFORMATION ONLY.**

# GCTD Yard Location on 3<sup>rd</sup> St

View from top of 3<sup>rd</sup> Street Bridge

View to the West



View to the East

