

301 East 3rd Street Property

Oxnard CA

Receive Update



GCTD owned site on 2.93 Acres in Downtown Oxnard vacant since July 2019



301 Property Status Update

- In March, the Board formed an Ad Hoc Committee to work with staff and consultant team working on an RFQ/RFP
- In June, Board Approved TOD Policy to help guide future use
- GCTD using a two-Phase process to identify a qualified developer.
 - Phase I: Request for Qualifications
 - Phase II: Request for Proposals

Recent Progress

- Removal of Clarifier - **Complete**
- Phase I Site Environmental Report - **Complete**
- Site Demolition RFP Awarded – **Abatement Started**
- RFQ Request for Qualifications – **Under Review**

Abatement in Progress –

Annex building during the abatement process



Request for Qualifications In Progress

- 10 Developers submitted qualifications
- Staff conducting initial review
- Meeting with Ad Hoc Committee December 10th to review

GOLD COAST TRANSIT DISTRICT (GCTD) REQUEST FOR QUALIFICATIONS (RFQ) FOR REDEVELOPMENT OF GCTD'S THIRD STREET PROPERTY (RFQ 21-15)

PROPERTY LOCATION: 301 EAST THIRD STREET, OXNARD CA
PROPERTY SIZE: ± 2.93 Acres

Development Goals: Gold Coast Transit District's (GCTD) primary goal is to pursue a transit-oriented redevelopment strategy that would result in appropriate and economically efficient use of the Third Street Property, enhance transit ridership, and provide GCTD with an acceptable ongoing income stream. GCTD intends to retain ownership of the Third Street Property and envisions entering into a long-term Land Lease Agreement with a qualified developer(s) to create an urban infill, transit-oriented, multi-family rental housing (or mixed-use) development.



Click to View and Download the RFQ from GCTD's Public Purchase Page:

https://www.publicpurchase.com/gems/goldcoasttransit.ca/buyer/public/home?ss_o=ea8380a8cc90861d6104bd50ae7f5897

- NON-MANDATORY PRE-SUBMITTAL RFQ ORIENTATION CONFERENCE:
Thursday, September 14, 2021 from 1:00 PM to 3:00 PM (via ZOOM)
- DEADLINE FOR RFQ QUESTIONS AND INQUIRIES: **(DUE DATE EXTENDED)**
Thursday, October 14th, 2021 at 3:00pm.
- DEADLINE FOR RFQ RESPONSE SUBMITTALS: **(DUE DATE EXTENDED)**
All RFQ Responses must be electronically submitted to www.publicpurchase.com by 3:00 PM Pacific Daylight Time on Thursday, October 28th, 2021 at 3:00pm.

City Zoning & General Plan: City of Oxnard staff has stated its intention to assign new zoning and General Plan designations to the Third Street Property, which would allow for a residential density of at least 30 du/acre (prior to any allowable affordable housing Density Bonus).

Type of Solicitation: This RFQ is being issued as the initial step in an RFQ/RFP process to identify a qualified developer(s) who will enter into an Exclusive Negotiating agreement with GCTD to negotiate the terms of a long-term (99 year) land lease to develop, construct, manage, and operate a quality Transit Oriented Development residential rental project on the Third Street Property. GCTD Ad Hoc Committee will make Recommendations to the GCTD Board of Directors regarding the Selection of RFQ Respondents invited to participate in the subsequent Request for Proposals (RFP).

PLEASE SUBMIT ALL QUESTIONS AND INQUIRIES REGARDING THE RFQ TO:
MARLENA KOHLER, PURCHASING MANAGER/DBE OFFICER, GCTD
E-MAIL: MKOHLER@GCTD.ORG OR VISIT
[HTTPS://WWW.GCTD.ORG/CONTACT/DOING-BUSINESS/](https://www.gctd.org/contact/doing-business/)

Next Steps:

- **November**
 - **Staff Initial Review RFQ Responses**
- **Dec/January –**
 - **AD Hoc Committee Meet - Dec 10th**
 - **Demo Buildings**
 - **Phase II Environmental**

Early 2022 - Issue RFP to qualified developers early 2022

This item is for information only.