



Item #11

DATE March 3, 2021
TO GCTD Board of Directors
FROM Vanessa Rauschenberger, Director of Planning and Marketing
SUBJECT Receive Update on status of GCTD's 301 East Third Street Property and Consider Forming Ad Hoc Sub-Committee to meet with GCTD staff and consultants

SUMMARY

GCTD's real estate consultant team Dyer-Sheehan Group (DSG) is preparing a Draft Initial Site Investigation & Feasibility Study to help identify an appropriate and economically efficient use of the 301 Property for the GCTD Board to Consider. In particular the consultant team is tasked with looking into potential uses that could provide GCTD with a future ongoing income stream to support transit services in the District. To accomplish this, Dyer Sheehan Group is following a three-phase approach:

Phase I: Site Investigation and Initial Feasibility Study (In Progress)

Phase II: Preparation & Implementation of the Request for Qualifications ("RFQ") Process

Phase III Services: Preparation & Implementation of the Request for Proposals ("RFP") Process

For this item, staff will provide a status update on GCTD's property located at 301 East Third Street, Oxnard, CA (former facility site) and provide an update from GCTD's real-estate consultants who are working on a draft Feasibility Study to identify future uses for the site.

At this time, staff recommends that the Board consider appointing an ad hoc subcommittee to meet with GCTD's real-estate consultant team to review specific detailed findings from the *DRAFT* feasibility study and advise staff on recommended next phase of this project.

BACKGROUND

Property Location

The Third Street Property (approximately 2.93 acres) is 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 Third Street. The OTC is a regional multi-modal transportation facility offering local and regional service, including Metrolink and Amtrak rail service, Greyhound bus service, VCTC

GOLD COAST TRANSIT DISTRICT

Intercity Service, and Gold Coast Transit District service. The total OTC facility is over five (5) acres in size and includes parking lots, bus and rail loading facilities and landscaped areas. Additionally, there is convenient access from the Third Street Property to Highway 101 (Ventura Freeway), located just over two miles to the north (via Oxnard Boulevard). Site Map Attached.

Current Condition of 301 East Third Street Property

GCTD officially vacated the 301 East Third Street site in July 2019, when all operations were relocated to the new facility located at 1901 Auto Center Drive. Since that time, GCTD's staff have been working to clear the site of all remaining surplus equipment and furniture. This work is substantially complete except for a few in-ground pieces of equipment that remain in place. In order to minimize much of GCTD's ongoing site security costs and risks, and reduce the time and cost for future redevelopment DSG recommends staff proceed with site demolition as soon as possible. GCTD is currently using contract security officers to ensure that the site is safe. At this time, GCTD staff is currently in the process of seeking site demolition quotes to remove vacant buildings and remaining pieces of equipment on the site.

FTA Regulations/Guidelines re: Joint Development Projects

One of the initial issues DSG investigated, in conjunction with GCTD staff, was to determine if redevelopment of the Third Street Property would be subject to compliance with the Federal Transit Administration ("FTA") Joint Development Program. Based on the research completed, along with detailed discussions with FTA personnel, it has been determined that there is no remaining "Federal Interest" in the Third Street Property.

Oxnard Water's Previously Expressed Interest in the Third Street Property

The City of Oxnard Water Division ("Oxnard Water") has in the past expressed an interest in acquiring the Third Street Property for its long-term use as an expansion to the Oxnard City Water Services facility located at 251 S. Hayes Avenue (directly west of the Third Street Property). Subsequently, after further discussion between GCTD and the City, it was determined that Oxnard Water will not be pursuing acquisition of the Third Street Property.

Preliminary Site Report and Feasibility Study

With the assistance of GCTD staff, DSG conducted a comprehensive visual and photographic survey of the Third Street Property site, and its surrounding neighborhoods on 09/16/2020. DSG has also performed a detailed review and analysis of the available property information (as provided by GCTD, and/or available from public sources), and relevant jurisdictional regulations, related to the potential redevelopment.

Although the site is currently zoned for Industrial use, there appears to be support from the City for rezoning the site to allow for multi-family residential development to help the City meet its future housing needs. DSG's preliminary draft findings conclude that there should be strong interest from multi-family developers in creating new housing on the *Third Street Property*. This transit-oriented site is also a strong candidate to secure funding for affordable housing, which would help the City meet its RHNA housing requirements. DSG is prepared, upon the direction of GCTD, to initiate the RFQ, and subsequent RFP processes, towards GCTD's ultimate selection of a preferred redevelopment candidate.

However, there are some critical open items that the consultants and staff would like input from the Board on. To accomplish this, staff recommends that the Board consider appointing an ad hoc subcommittee to meet with GCTD's real-estate consultant team to review the detailed

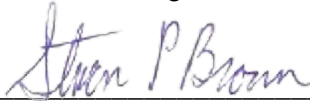
information identified in the Feasibility Study findings and work with GCTD's consultant team on next steps.

After meeting with the Ad Hoc Committee, and upon completion of the Phase I: Site Investigation and Initial Feasibility Study, DSG would then work with GCTD staff, based on the consideration and direction from the Board, to create and implement the subsequent RFQ and RFP processes for identification and evaluation of qualified developer candidates, and subsequent selection of one or more qualified redevelopment entities for the Third Street Property.

RECOMMENDATION

It is recommended that the Board of Directors consider appointing an ad hoc subcommittee who would meet with real-estate consultants to review preliminary report findings and provide input to staff on draft recommendations related to 301 East Third Street Property.

General Manager's Concurrence



Steven P. Brown

Attached "Exhibit A – City of Oxnard with GCTD Property Location"

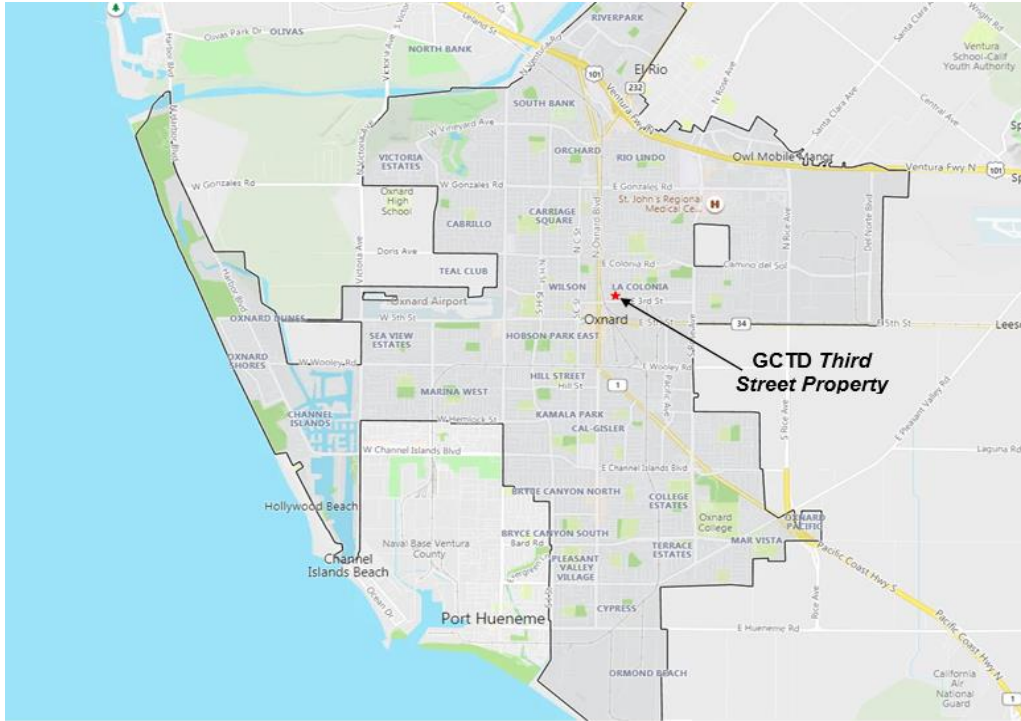


Exhibit A: City of Oxnard Map with GCTD Third Street Property Indicated

