

301 East 3rd Street Property

Oxnard CA

Receive Update



View in 2019 - Before Demolition



View in 2022 - site demolished

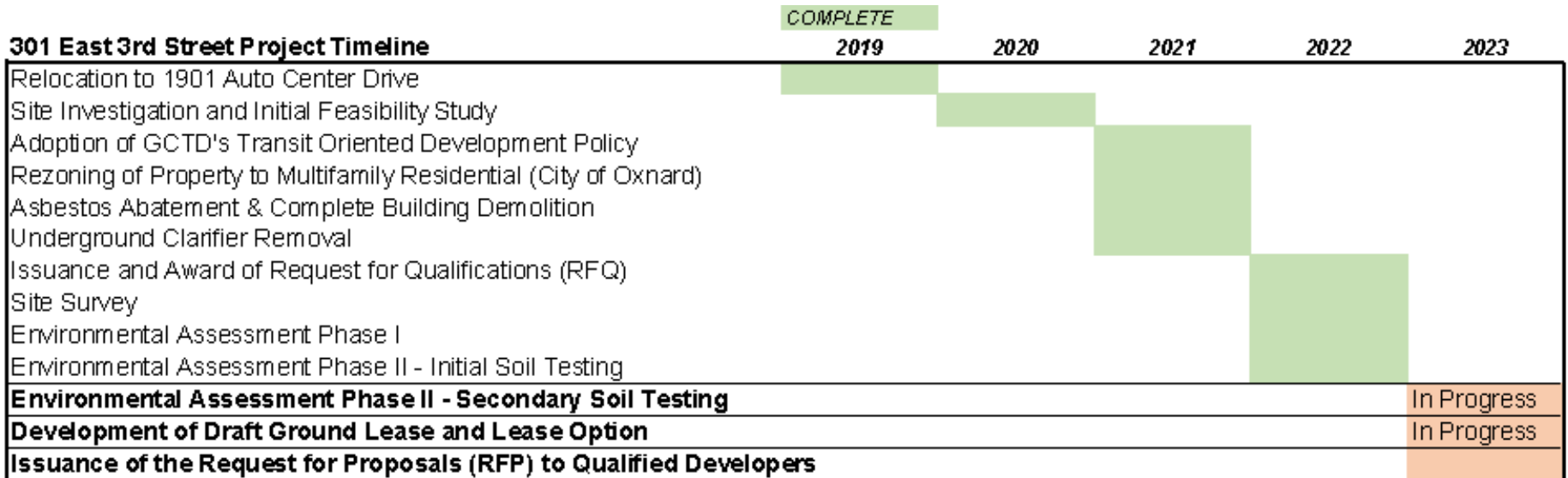


301 East 3rd Street Update

- GCTD using a two-Phase process to identify a qualified developer.
 - Phase I: Request for Qualifications (10 responses recieved)
 - Phase II: Request for Proposals

Key Project Milestones Reached

- Decision by Board to Pursue Development (Affordable Housing)
- GCTD Adoption of Transit Oriented Development Policy
- Selection of Four Qualified Developers invited to respond to RFP
- Currently working on completing Secondary Soil Testing
- Working with BBK on Draft Ground Lease



Request for Qualifications Developers List

Request for Qualifications

GCTD Received 10 Submittals

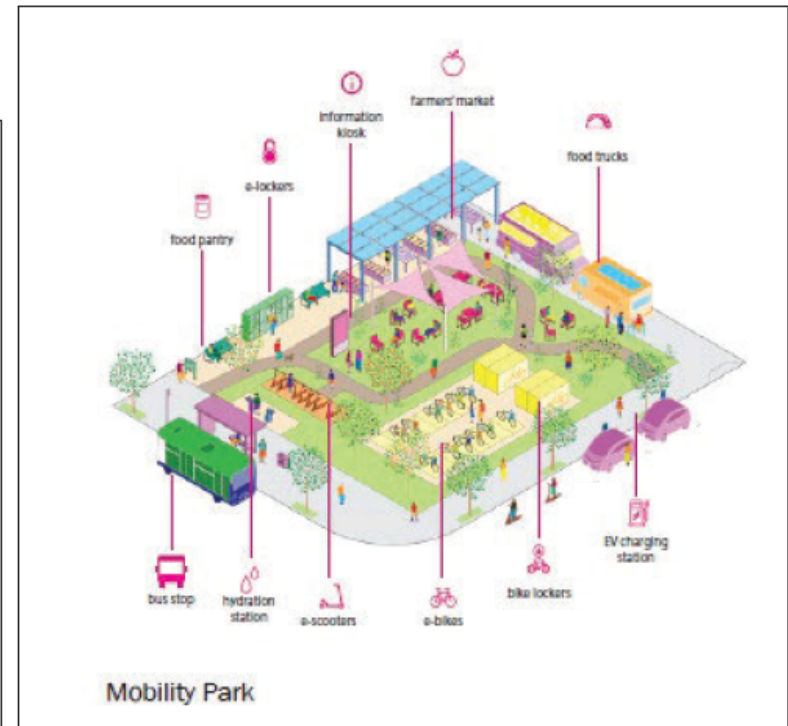
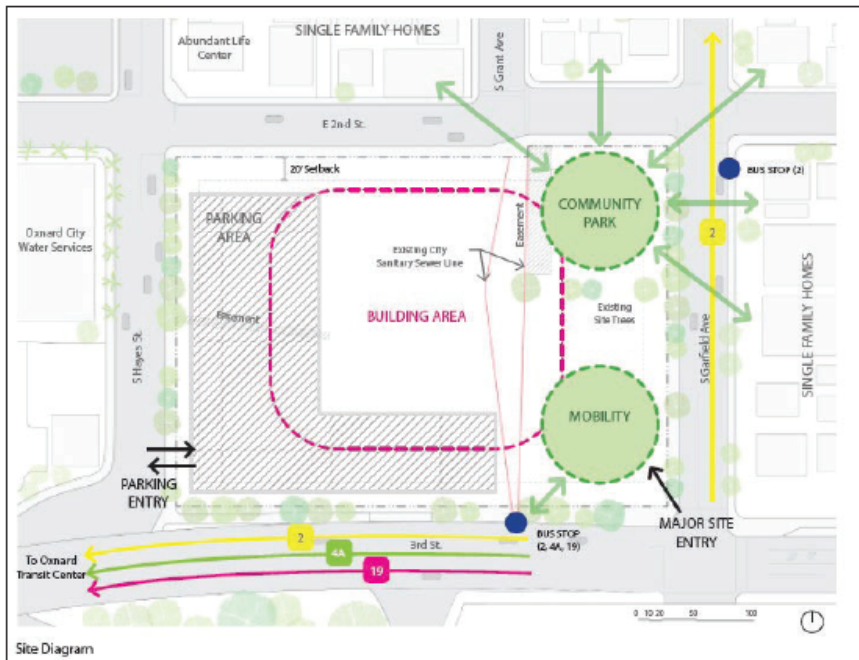
Top four proposals recommended for RFP Phase: (in alphabetical order)

- **Clifford Beers Housing**
- **Gold Coast Partners** (Century Housing + Cabrillo EDC)
- **Many Mansions**
- **McCormack Baron Salazar**

CLIFFORD BEERS HOUSING

Transit Oriented Design Elements

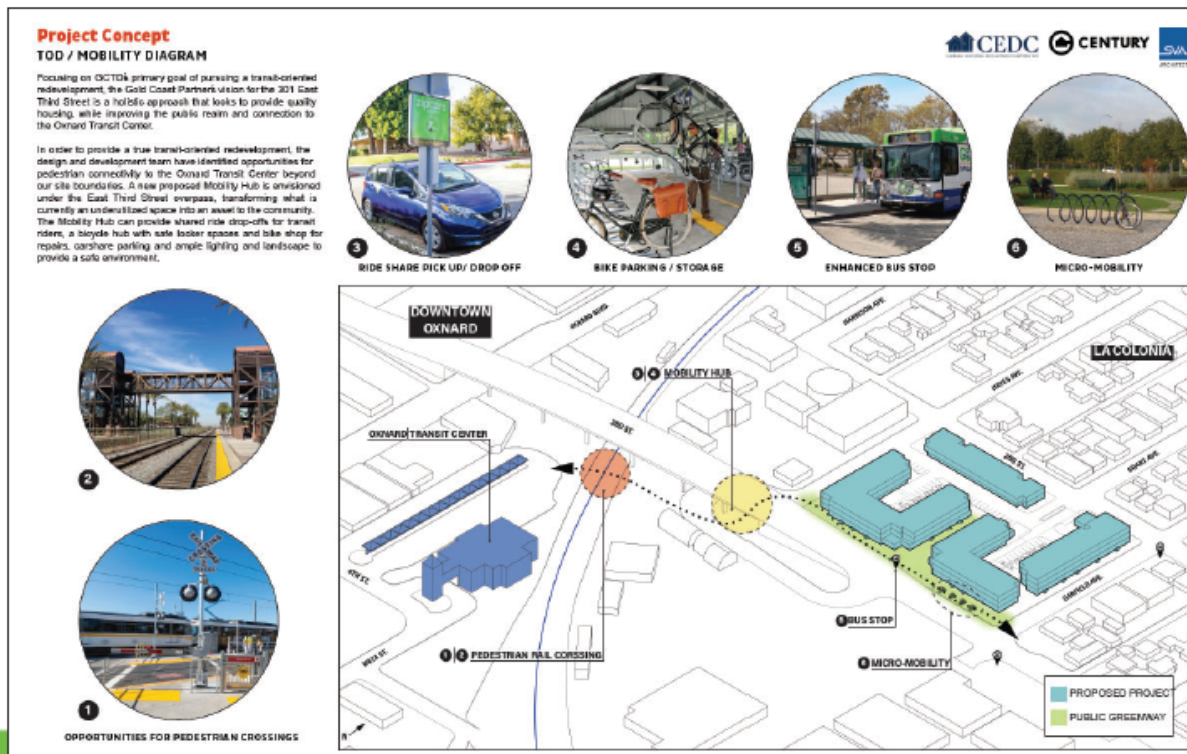
- **Mobility Park constructed within project site**
- **Includes variety of transit enhancements, alternative transportation opps**
- **Easy pedestrian accessibility to Third St & Mobility from dwelling units**



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



MANY MANSIONS

Transit Oriented Design Elements

- Bus pull-out on 2nd 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



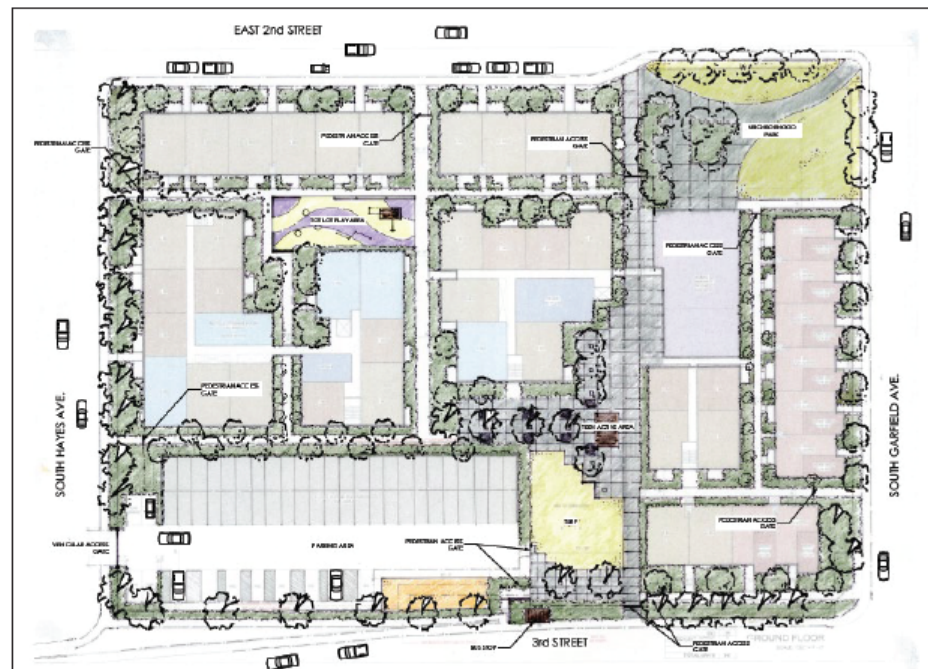
Typical Floor Plans



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



Next Steps:

- **March/April**
 - **Secondary Soil Testing**
 - **Complete Draft Lease Document Development**
 - **Meet with Ad Hoc**
- **May/June**
 - **Issue RFP to Developers**



This item is for information only.