301 East 3rd Street Property Oxnard CA Receive Update





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



The Third Street Property is a transit-oriented site, with the Oxnard Transit Center (OTC) located directly across the Third Street bridge. The OTC is a regional multimodal transportation facility offering local and regional service, including Metrolink and Amtrak rail service, Greyhound, and Gold Coast Transit bus service.

View in 2019 - Before Demolition



View in 2022 - site demolished



301 East 3rd Street Update

- GCTD using a <u>two-Phase process to identify</u> 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

	COMPLETE				
301 East 3rd Street Project Timeline	2019	2020	2021	2022	2023
Relocation to 1901 Auto Center Drive			_		
Site Investigation and Initial Feasibility Study					
Adoption of GCTD's Transit Oriented Development Policy					
Rezoning of Property to Multifamily Residential (City of Oxnard)					
Asbestos Abatement & Complete Building Demolition					
Underground Clarifier Removal					
Issuance and Award of Request for Qualifications (RFQ)					
Site Survey					
Environmental Assessment Phase I					
Environmental Assessment Phase II - Initial Soil Testing					
Environmental Assessment Phase II - Secondary Soil Testing					In Progress
Development of Draft Ground Lease and Lease Option					In Progress
Issuance of the Request for Proposals (RFP) to Qualified Develop) ers				

Request for Qualifications Developers List

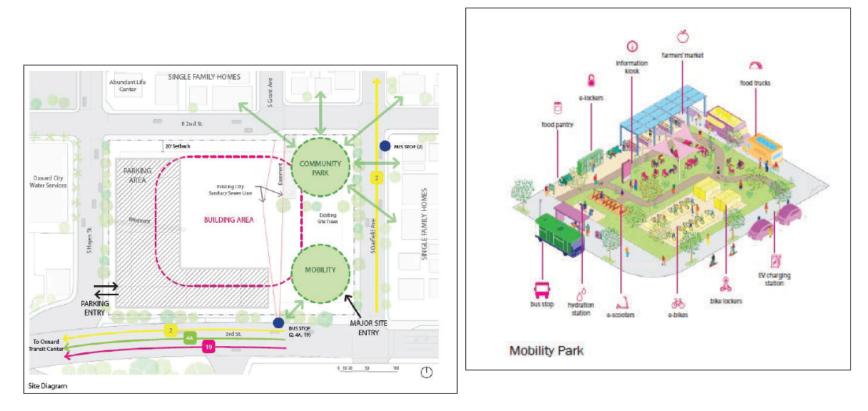
Request for Qualifications GCTD Received 10 Submittals

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

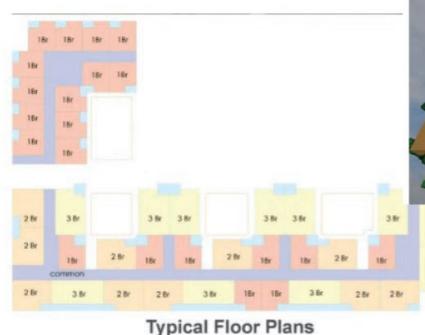
- Mobility Hub under Third St bridge with connected pedestrian network to OTC
- New pedestrian rail crossing under Third St bridge for easier accessibility to OTC
- Enhanced Bus Stop at Third St/Garfield
- Space for future micro-mobility parking
- Plaza Anchors with retail space on corner of Third St/Garfield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



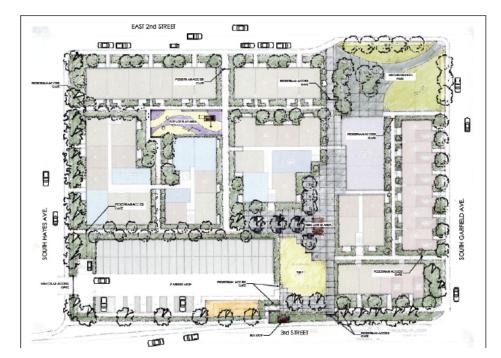




MCCORMICK BARON SALAZAR

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.