



Item # 11

DATE April 4, 2018
TO GCTD Board of Directors
FROM Reed Caldwell, Director of Fleet and Facilities *RC*
SUBJECT **Discuss and Provide Input to Staff on the Options for the Future of the 301 E. Third Street Site**

SUMMARY

As we are now 26 weeks or one-half year away from the substantial completion date of the Operations and Maintenance Facility at 1901 Auto Center Drive in Oxnard, we have been getting inquiries about our current site at 301 E. Third St. A number of options are available, and it is important that we obtain input and direction from the Board as we move forward.

DISCUSSION

The 301 E. Third Street site consists of four assessor parcels totaling approximately 2.93 acres. The current improvements on the property are public transportation and related administration and maintenance facilities and include an 4,500 sq-ft administration building, a 9,500 sq-ft maintenance building, and ancillary structures. The City of Oxnard General Plan designates the property as industrial while it is zoned M1-PD (Light Manufacturing – Planned Development).

301 Site Summary

| | |
|--------------------------|--|
| Assessor's Parcel Number | 201-0-116-045, 201-0-129-060, 201-0-129-070, 201-0-129-080 |
| Land Area (acres) | 2.93 |
| Building Area (sq-ft) | 14,000 |
| Zoning | M1-PD (Light Manufacturing – Planned Development) |
| General Plan | Industrial |
| Flood Hazard Zone | Zone X (Moderate Risk of Flooding, >500-year) |

GOLD COAST TRANSIT DISTRICT

Since the District began work on the new facility, numerous inquiries have been made by various entities as to our plans for the current site. The City of Oxnard Water Department has expressed a desire for the site to expand the current water campus located immediately west of our site on Hayes Street. The Oxnard Elementary School District is seeking a new site for the storage and maintenance of school buses. The GCTD ACCESS paratransit service contract will expire this fall and an RFP for the provision of that service will be issued in the next few weeks. One option for that contract would be to allow the new contractor to utilize this facility for the next 2-4 years while a longer-term plan for this facility is developed. This would provide upkeep and use of the facility while other options are explored. On-going maintenance and security of the site will be necessary under any option that does not include the sale of the property.

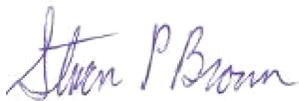
Given that 301 E. Third Street is in a residential area of the City, it may be desirable to the City of Oxnard to rezone the property and allow GCTD to consider partnering with a developer to construct a mixed-use residential development here that could provide critically needed affordable housing that is near transit service. Staff has begun researching this idea and will prepare an RFP for consultants to assist with this task in the future should the Board support such a possible use for this site. Such a development could provide a permanent source of revenue to the District that would be more desirable than a one-time funding infusion from the sale of the property to another user.

As we explore the alternatives for this site, staff will work with the City of Oxnard and the La Colonia Neighborhood to seek their input and understand their desires for the future use of this site.

RECOMMENDATION

It is recommended that the Board Discuss and Provide Input to staff about the future of the 301 E. Third Street property.

GENERAL MANAGER'S CONCURRENCE



Steven P. Brown
General Manager