

Meeting Date: April 24, 2007



| ACTION | TYPE OF ITEM |
|--|--|
| <input type="checkbox"/> Approved Recommendation | <input type="checkbox"/> Info/Consent |
| <input type="checkbox"/> Ord. No(s). _____ | <input checked="" type="checkbox"/> Report |
| <input type="checkbox"/> Res. No(s). _____ | <input type="checkbox"/> Public Hearing (Info/consent) |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other: Study Session |

Prepared By: Kathleen Mallory, AICP, Contract Planner *K. Winegar* Agenda Item No. 0-1

Reviewed By: City Manager *YRB* City Attorney *Kimbrell* Finance *JA* Other (Specify) _____

DATE: April 10, 2007

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director
Susan L. Martin, AICP, Planning and Environmental Services Manager *SMate*

SUBJECT: **Development Agreement for the Redevelopment of the Wagon Wheel Project Area with a Variety of Land Uses to be Located South of the 101 Freeway, West of Oxnard Boulevard, North of the Railroad Tracks, and East of Ventura Road. Filed by Oxnard Village Investments, LLC. 31304 Via Colinas, Suite 103, Westlake Village, CA 91362.**

RECOMMENDATION

That City Council direct the City Manager to appoint a negotiating team to negotiate a development agreement with Oxnard Village Investments, LLC for the redevelopment of the Wagon Wheel project area.

DISCUSSION

The project is referred to as "The Village" and is a mixed-use, residential and retail commercial redevelopment project on approximately 63 acres within the Wagon Wheel area (see attached vicinity map). The site is bounded by the 101 freeway to the North, Oxnard Boulevard to the East, the railroad tracks to the South and Ventura Road to the West.

Residential components within The Village include a variety of product types identified below:

| Product Type | Number of Dwellings | Number of Building Types | Number of Floors | Building Height |
|------------------------------|---------------------|--------------------------|------------------|-----------------|
| Townhomes/ Stacked Townhomes | 679 | 2 | 3 | 38-43 feet |
| Live/Work | 32 | 1 | 4 | 50 feet |
| Towers | 14 | 1 | 3 | 38-43 feet |
| Mixed Use Apartments | 442 | 2 | 25 feet | 270 feet |
| Mixed Use Condos | 118 | 2 | 4 | 50 feet |
| Condo Flats | 135 | 2 | 4 | 50 feet |
| Total | 80 | 1 | 4 | 50 feet |
| | 1,500 | | | |

In addition to an EIR, a specific plan will be prepared for the project. Residential density for the flats and high rise condos will exceed the residential densities allowed by the 2020 General Plan, and will be an issue that the City Council will consider in the future. Currently, the General Plan allows a maximum of 30 dwelling units per acre under the high density residential land use designation.

Other Land Uses

The project will also include a neighborhood commercial center, recreation and open space uses. The Village will provide several recreation/open space opportunities throughout the project site. A village green, large playfields for active play, and several private recreation/open space areas will be provided throughout the site to create a sense of community and public gathering places.

The village green will include a private neighborhood swim club with a 25-yard junior Olympic pool and children's pool and will serve as the primary focal point. Four neighborhood parks will serve the town house villages and will provide a variety of recreational amenities, including an additional swimming pool and pool house, tot-lot, open turf areas and barbeque and picnic areas. The 4-story flats will include interior courtyards and private swimming pools. Amenities within the high-rise towers will include a swimming pool and tennis courts.

A summary of the commercial and recreation/open space building areas are as follows:

| Type of Commercial Use | Square footage | Number of Floors | Building Height |
|------------------------|----------------|--|-----------------|
| Stand-alone commercial | 12,000 sq. ft. | 1 | 25 feet |
| Mixed-use commercial | 38,000 sq. ft. | 1, ground floor or mixed use area | 50 feet |
| Live-work commercial | 4,000 sq. ft. | 1, ground floor of live/work townhomes | 38-43 feet |
| Total | 54,000 sq. ft. | | |

Public education services will be provided to The Village project area and surrounding areas by two school districts: The Rio School District for K-8 and The Oxnard Union High School District. The developer is proposing to pay school impact fees and design pedestrian pathways throughout the project to provide safe linkage into public pathways to the north along Ventura Road to the River Park schools.

The proposed development agreement may focus on the following issues:

- Phasing of the construction of public infrastructure (e.g., streets, sewer, water, etc.), construction of school facilities and other public facilities including parks, other open space areas and public safety buildings.
- Payment of development fees in effect at the time of project approval.
- Timeframes for entitlements (e.g., life of tentative maps, etc.).
- Provisions for the development of affordable housing
- Project phasing for development on the project.

Prior to City Council approval of any development agreement, the developer shall demonstrate that the agreement provides significant additional benefits to the City which cannot be provided by conditions of approval of other land use entitlements. Examples of significant benefits include:

- Funding and/or facilities for schools above and beyond those required by state law.
- Community parks dedication and improvements above and beyond those required by the City's Subdivision Ordinance and General Plan.
- Contributions to the City's affordable housing fund.
- Dedication of property for public benefit.
- Funds for maintenance of parks.
- Public facility improvements, such as a new fire station or other service facility.

The applicant has submitted a list of project benefits that they feel justify commencement of Development Agreement negotiations (see attachment 2).

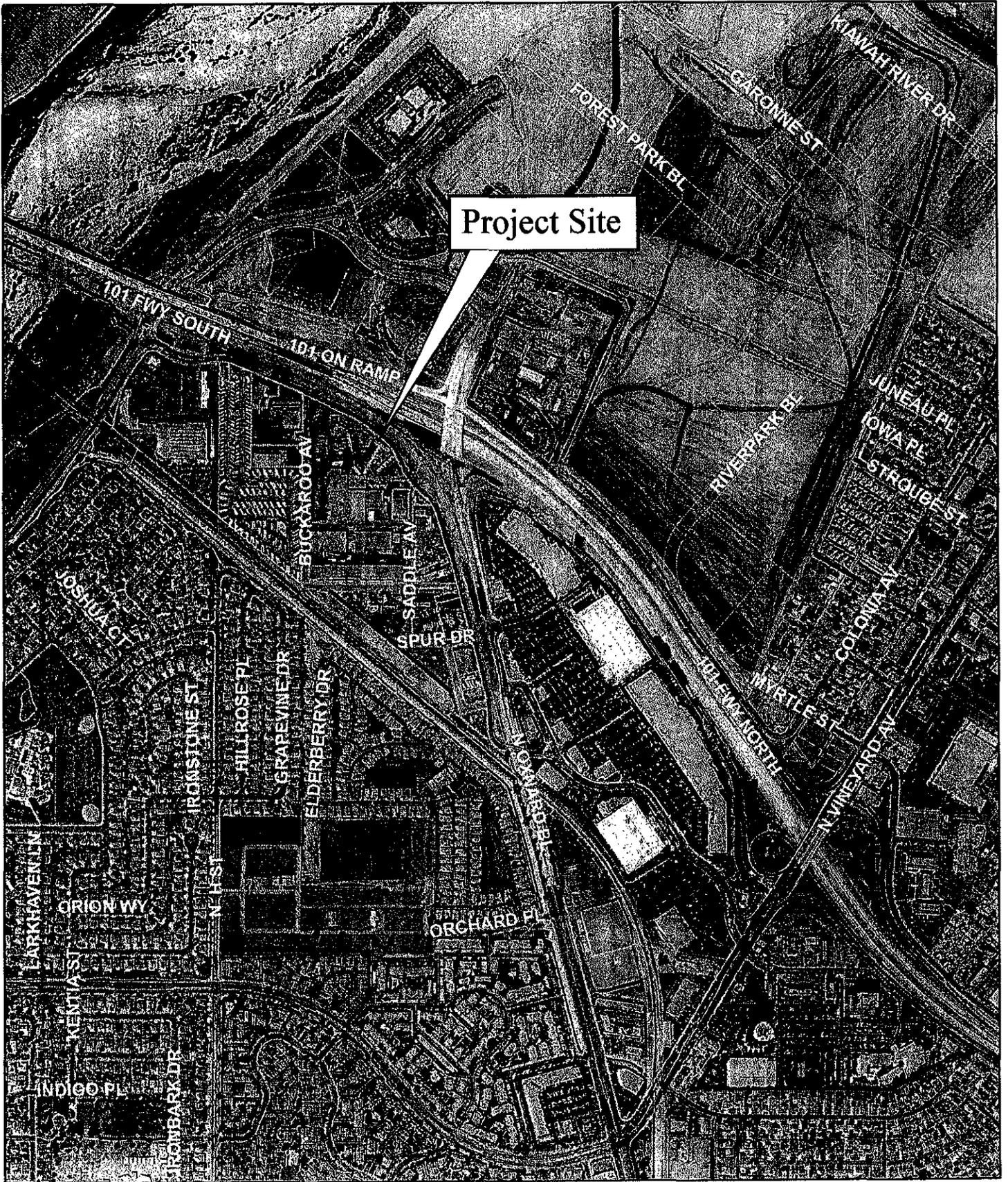
FINANCIAL IMPACT

The development agreement may address financial issues such as fee credits towards public facilities.

Attachments:

1. Property Vicinity and Location Map
2. Development Agreement justification

000043



Project Site

PZ 05-600-9

000044

Aerial Map



Feet
2,200 ATTACHMENT

January 20, 2006

PAGE OF



Planning & Environmental Services

DALY OWENS GROUP

Real Estate Development

February 13, 2007

Ms. Kathleen Mallory
City of Oxnard
305 West Third Street
Oxnard, CA 93030

Dear Ms. Mallory:

Rec 3-26-07

The City is authorized pursuant to Government Code sections 65864 through 65869.5 and City Council Resolution No. 10,448 to enter into binding development agreements with persons or entities owning legal or equitable interests in real property located within the City. DalyOwensGroup currently represents Oxnard Village Investments, LLC., the owner of the Wagon Wheel property, and therefore respectfully submits for your consideration, a list of direct project benefits that we feel justify commencement of Development Agreement negotiations.

1. Construction of the Spine Road (Village Parkway) through the project site. This new roadway will provide an efficient and safe vehicle and pedestrian connection between Oxnard Boulevard and Ventura Road.
2. Design and installation of prominent gateway landscaping along the project's US 101 Freeway frontage and along Oxnard Boulevard.
3. Enhancement of Wagon Wheel Road Bridge to establish a secondary gateway entrance into the City of Oxnard.
4. Creation of Sub-Transportation Center. This facility will include designated bus stops for both SCAT and VISTA bus lines, shuttle services, vanpool services, a "Park and Ride" lot with 50 designated spaces, a digital age mobility center, and designs for a future metro-link stop.
5. Construction of much needed market rate and affordable housing, and neighborhood serving commercial retail on-site. 15% of the residential dwellings proposed as part of the project will be set aside as on-site affordable housing.
6. The project will generate substantial tax increment revenue for use by the City of Oxnard.
7. The project will construct regional infrastructure improvements along Ventura Road, Oxnard Boulevard, and Village Parkway. These improvements include roadway improvements, construction of a formal drainage system, and construction of all required utilities.

8. Contribute portion of CFD funding towards construction of regional park. Up front payment based upon "net present value."
9. The property owners are already participating in the Oxnard Boulevard/Highway 101 Interchange Improvement District (Assessments 1 through 20).
10. Participation in the conceptual design of a "River Edge" trail along portions of the project fronting Ventura Road.

Please feel free to contact us directly at (818) 889-7252 if you have any questions.

Very Truly Yours,

Jasch Janowicz
DalyOwensGroup

CC: Matt Winegar, Planning Manager