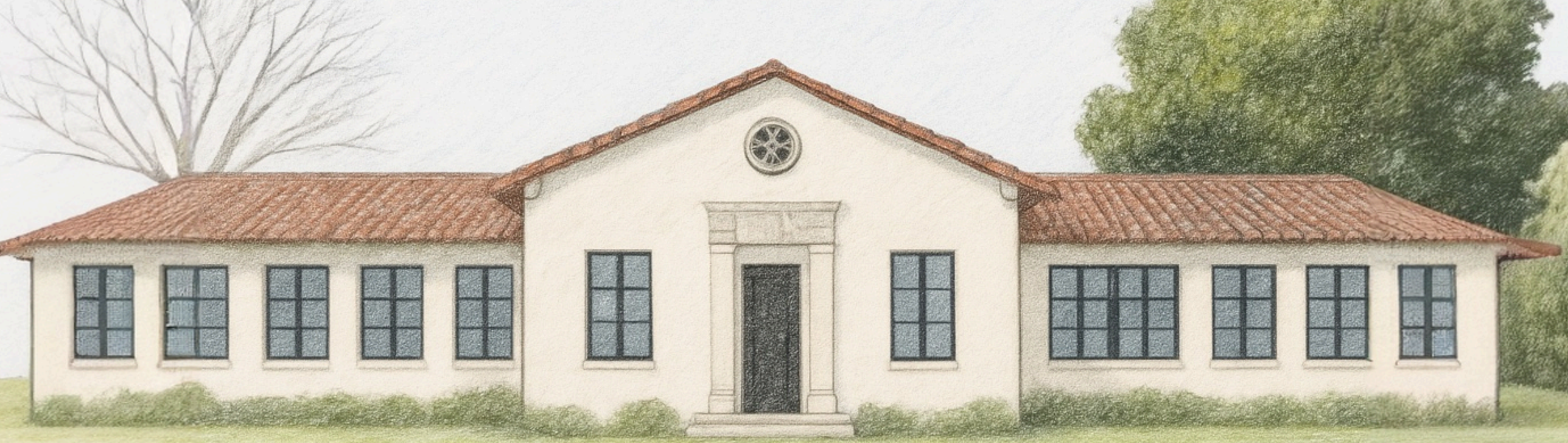


RFP: Ventura Unified School District

Purchase - 2647 N. Ventura Avenue, 7.44 Acres

SUBMITTED BY:

VANDERWOLF DESIGN, LLC - LARRY & KRISTA WOLF

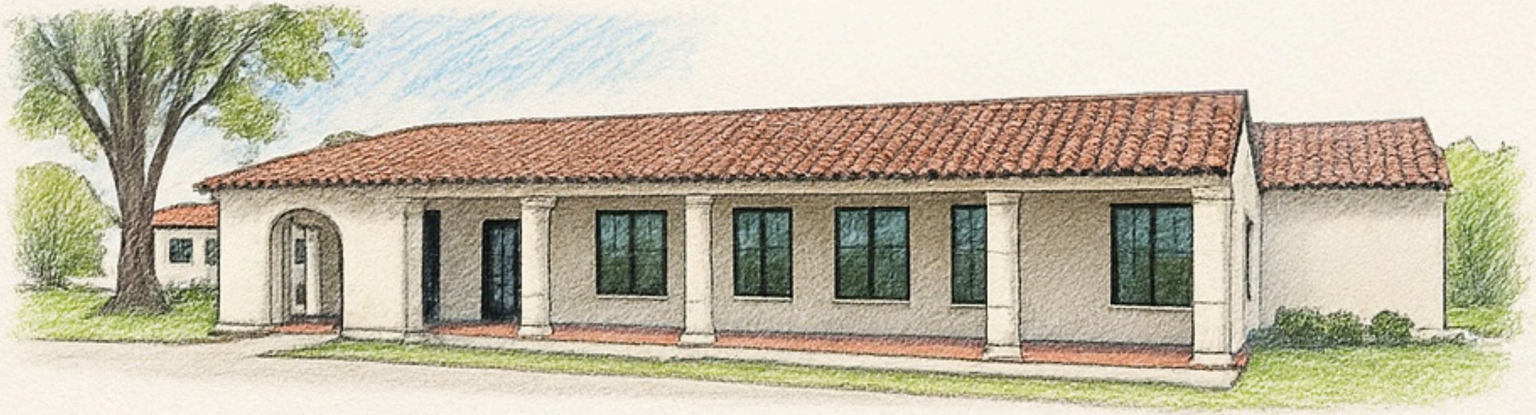
NOTE: ALL MATERIALS IN THIS DOCUMENT ARE CONFIDENTIAL AND PROPRIETARY TRADE SECRETS.





TABLE OF CONTENTS

03..... (1)LETTER OF INTENT
04..... DEVELOPMENT PROGRAM
05..... PROJECT TIMETABLE/ ENTITLEMENT ISSUES
06..... KEY TEAM MEMBERS/EXPERIENCE
07-08..... INDOOR SPACES, POTENTIAL SHOPS
08.....OUTDOOR SPACES
09.....SPANISH VILLA COURT
10..... COMMUNITY CONNECTIONS
11..... COMPARABLE PROJECTS
12.....PURCHASE OFFER
13.....(5)FINANCIAL QUALIFICATIONS

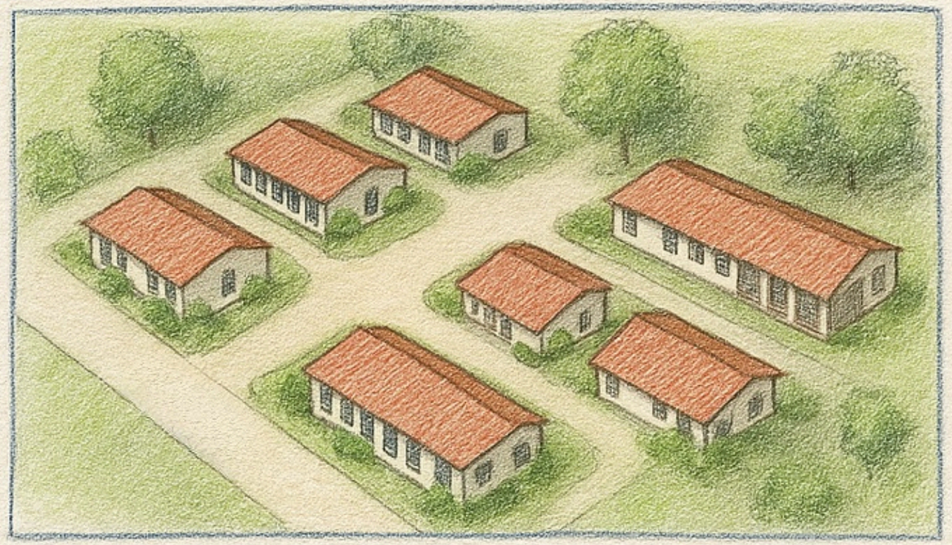


DEVELOPMENT PROGRAM

Our vision for the former Ventura Avenue Elementary School and its grounds is to restore the main buildings, preserving the Spanish Colonial Revival style, and convert the space into a **mixed-use commercial building** with local shops and multi-use spaces. Outdoor spaces would be developed into **community gathering spaces, gardens, courtyards, and entertainment venues.**

Additionally this proposal includes building of a new **Spanish Villa Court** with 8-10 residential homes for lease, with 40% reserved for VUSD teachers/staff. The site for the Villa Court would be near the former E.P. Foster home and would incorporate this legacy into the site design plan.







THE NEED

The North Ventura Avenue Corridor has a need for a commercial development with local amenities, shops and community gathering spaces to service newer residential developments (homes, condos, apartments), and local businesses. With a growing population of remote workers, there is an increased need for '**third places**' to work, or meet someone for lunch, a coffee, beer or glass of wine. Simultaneously, spaces like this create a sense of place where residents and businesses can gather for trainings, work events, or to take in local entertainment in the evenings or weekends.

There is also a need for **outdoor shared spaces** such as courtyards, community gardens, and venues for outdoor activities and gatherings, cultivating community, providing access to healthy foods and encouraging healthy living.

In consideration of the City of Ventura's General Plan, and existing residential and commercial development in the North Ventura Avenue corridor, restoring a historic building as **pedestrian friendly destination** for cultural activity, amenities and community life would vitalize the community and support local economic growth in Ventura.

INDOOR SPACES

The indoor spaces in the commercial building would be restored into a collective of **local shops** such as a coffee roastery, bakery, local healthy market, farm to table restaurant, brewery or wine bar; **a small hall** for special events (educator trainings or meetings, ESL classes), possible makerspace**,** and a **co-working space**.

The indoor common areas would showcase **historic photography** and memorabilia of the property and the Ventura Avenue corridor throughout the building. Interior spaces will consider exterior spaces in their design for a seamless integration of the building's features with the surroundings.

The unifying theme of the building's use would be to **promote entrepreneurship, health and wellness, cultural development and community education**.



POTENTIAL SHOPS

(Collection of Old World shops offering simple, clean products)

- Coffee Shop / Roastery
- Bakery / Pasteries
- Apothecary Collective
- Country Store / Market
- Brewery / Beer Garden
- Wine Cellar Shop
- Farm to Table Dining
- Mercantile store
- Burger Stop
- Vinyl Record shop
- Small Gathering Hall
- Entrepreneur Maker Shops
- Co-working Space
- Grief Counseling Center



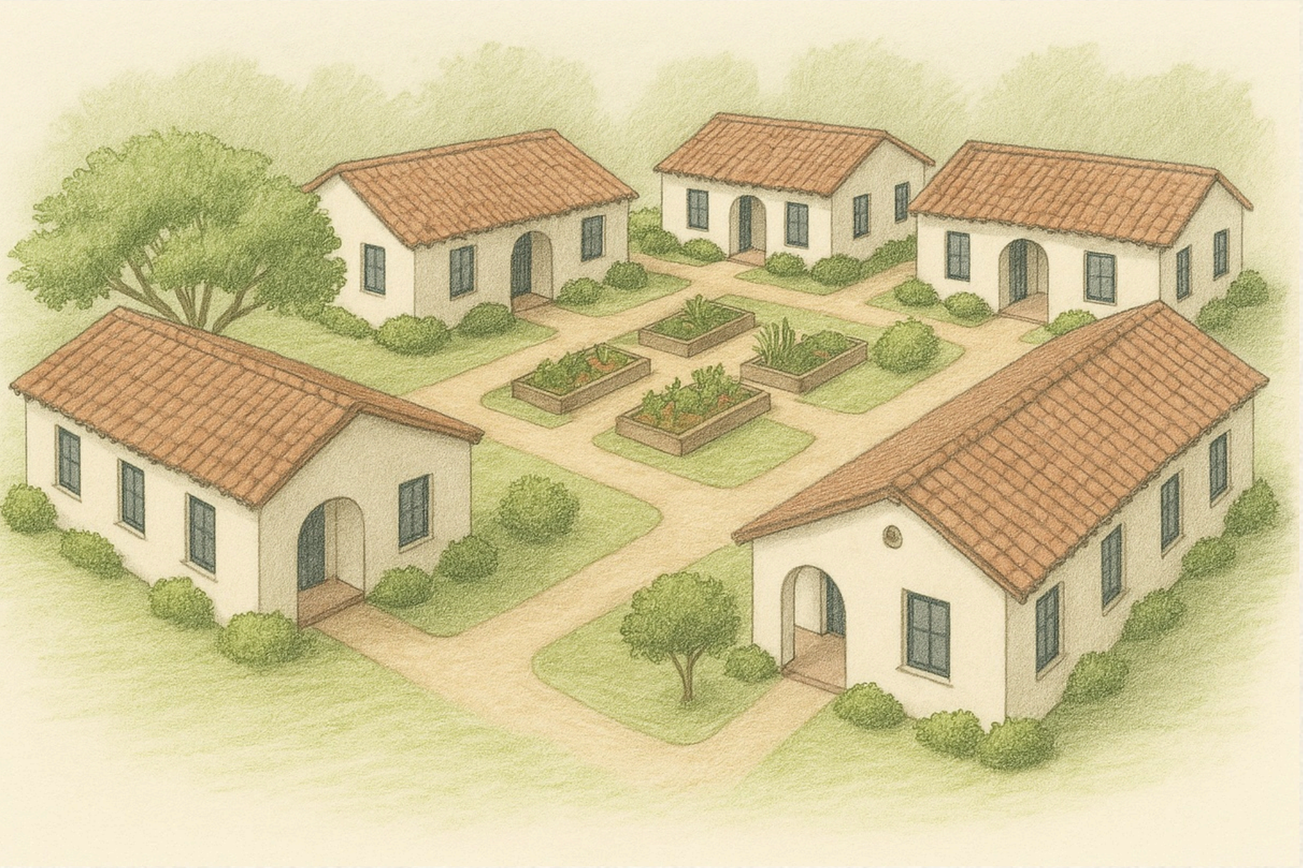
OUTDOOR SPACES

The outdoor spaces will be designed to foster **community, wellness** and to honor the **heritage** of the site. Some concepts include a tiny farm or ranch, modeled after a hacienda design, in keeping with the Spanish revival style of the late 1800s early 1900s.

Motifs will be incorporated to reference the citrus and agriculture industries, oil industry, and Hispanic heritage. The grounds will hold **courtyards and corridors**, featuring sitting areas and greenspaces for activities, such as corn hole, spike ball, walking areas, with hanging lights for ambiance, and an outdoor climbing wall.

The grounds will feature **community gardens**, with raised bed planters for small crops, a small orchard of **fruit trees** including apricots, and **hitching posts** as memorabilia. Materials such as decomposed granite will be used for meandering pathways. Exterior spaces will be designed to integrate the protected **Moreton Bay Fig tree**.

SPANISH VILLA COURT



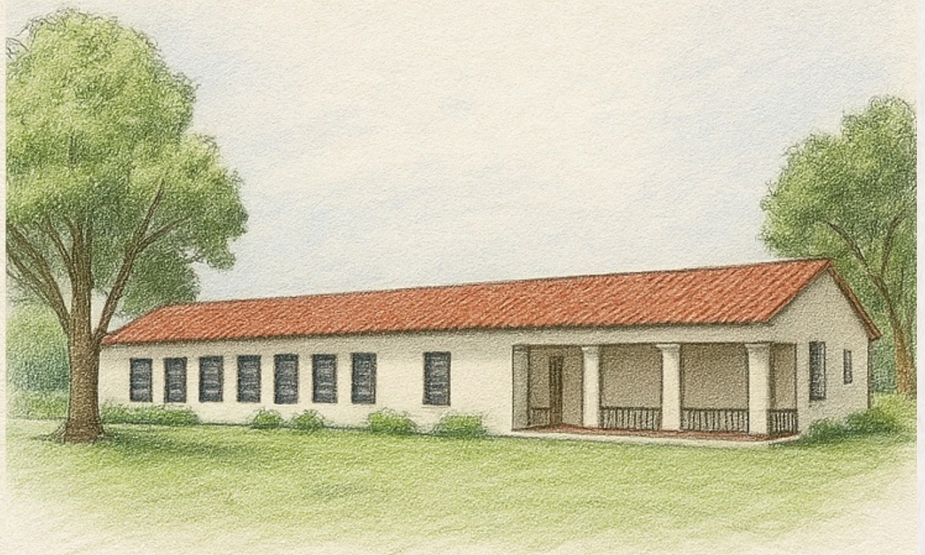
On the north side of the property, this proposal includes developing a **Spanish Villa Court - a cluster of 8-10 small villas or duplexes**, which will be available for lease. These homes will share a central courtyard, and carry the Spanish Colonial revival style, similar to the other structures on the property.

The villa **courtyard** will feature shared, edible gardens maintained by a master gardener/groundskeeper. We propose reserving 40% of the leased homes for VUSD teachers/ staff housing.

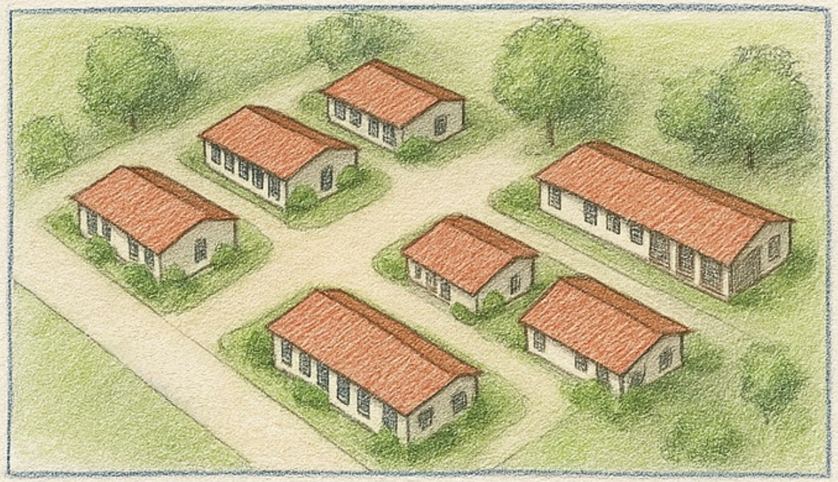
This residential court will be built near the site of the former **E.P. Foster home** site (2717 Ventura Avenue), and will incorporate existing trees and other historic items (fountains, etc,) in the design. A memorial marker would be placed to commemorate the contributions of the Foster family to the city of Ventura.

COMMUNITY CONNECTIONS

In addition to commercial business development, the property will be a destination for cultivating the history and culture of Ventura. This would include **historic tours** of the facility, a destination for **educational activities** (examples include poetry readings, kids workshops, ESL classes, other educational events, etc.), and the arts (concerts on the lawn, art shows, etc.)



In honoring the contribution of educators, the property will feature **homes for lease to school district teachers & staff**.



The space will also be used for **private events** such as weddings, reunions, corporate events, religious events, and a grief counseling center.

KEY TEAM MEMBERS, PAST EXPERIENCE

Vanderwolf Design, LLC

is a local residential and commercial design company. Residents of Ventura, Oxnard and Camarillo for the past 39 years, we have a heart for architectural heritage, restoring distressed properties, cultivating local business and encouraging entrepreneurship. Krista is a real estate agent, interior designer, and former high school Art and English teacher. Larry is a small business owner and entrepreneur.

DEVELOPMENT PARTNER

We are currently in conversation with select development partners to support the delivery of this project. We are in discussions with both established local Ventura developers—whose on-the-ground knowledge and community relationships strengthen project execution—as well as developers with proven experience delivering comparable commercial building types. This flexible partnership approach ensures we align with a team whose expertise, scale, and track record best support the vision and requirements of this project.

COMMUNITY ADVISORS:

Andrew Ortega - Former Fire Chief, Ventura County Fire Department

Clint Garman - Former Mayor, City of Santa Paula

Peter VanderWal - Principal, Sargent Town Planning

Joseph Haeussler - EVP, Pendulum Property Partners

Matt Kingsley - Becker Group

Ceci Frost - Local Business Owner, Coastal Coworking

Kyle Frost - Registered Civil Engineer

Matt & Sierra Stockamp - Entrepreurs, Ventura Residents

COMPARABLE PROJECTS

Developments With Similar Design Scope / Aesthetic:

Agritopia - Gilbert, AZ
https://www.agritopia.com/

Vail Ranch - Temecula, CA
https://www.vailhq.com/

Claremont Packing House - Claremont, CA
https://www.claremontpackinghouse.com/

The Stonehaus - Westlake Village
https://the-stonehaus.com/

The Hanger Tap Room - South Lake Tahoe, CA
https://www.thehangarlaketahoe.com/

Liberty Station (and Stone Brewery) - San Diego, CA

Santa Barbara Courthouse and Gardens (Spanish style & gardens)
https://www.sbcourthouse.org/

Hobson Heights (Spanish Revival Homes and Buildings)
https://hobsonheights.com/



LETTER OF INTENT & TIMELINE

PURCHASE

AS IS Condition
$2.5 million - Purchase Price

TERMS

Ventura Unified School District to carry a note, interest only, for 18 months, while we seek zoning changes, environmental reports and entitlements with City of Ventura.

TIMELINE

12-24 months - Phase 1, entitlements, permits, renovation
Get 70% of space ready for leasing, 8-10 lease agreements

MAJOR ITEMS

- Earthquake retrofit
- Mold, Asbestos, animal mitigation
- Plaster repair
- Structural / Flooring / Roof
- MEP Upgrades
- ADU Compliance
- Moreton Bay Fig Tree - encroachment/mitigation
- Parking lot / egress
- Drainage / culvert

COMMERCIAL COMPARABLES

Dudley Professional Center
93% leased, 16k sqft space, 1 acre lot
Listed for $4.25 Mil

(5) FINANCIAL QUALIFICATION

CONFIDENTIAL & PROPRIETARY

VANDERWOLF DESIGN, LLC

Funding will be provided through a mix of products including...

- Existing Property leverage & sales
- Commercial & Construction Loans
- Downtown Local Commercial Developer
- Ventura City Multi-Family Developer

PENDING LITIGATION

No pending litigation, no bankruptcies.