



*City of Arts & Innovation*

# Utility Services/Land Use/ Energy Development Committee

**TO:** **UTILITY SERVICES/LAND USE/ENERGY  
DEVELOPMENT COMMITTEE MEMBERS** **DATE: OCTOBER 15, 2015**

**FROM:** **COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT** **WARD: 1**

**SUBJECT: PROPOSED CHOW ALLEY @ COURTHOUSE PIAZZA DEVELOPMENT  
CONCEPT - DIRECT SUBMITTAL**

## **ISSUE**

The issue for the Utility Services/Land Use/Energy Development Committee is whether to support the proposed Chow Alley @ Courthouse Piazza development concept.

## **RECOMMENDATIONS**

That the Utility Services/Land Use/Energy Development Committee:

1. Support the proposed Chow Alley @ Courthouse Piazza development concept;
2. Direct staff to negotiate a ground lease agreement with the County of Riverside and present for City Council consideration; and
3. Direct staff to proceed with a Request for Qualifications and Proposals seeking a developer for the proposed Chow Alley @ Courthouse Piazza development concept.

## **BACKGROUND**

One of Riverside's greatest assets, and one that continues to set the City apart from other municipalities throughout the region, is its downtown area. To ensure that the downtown area continues to be a focal point for the ever-changing community, visitors, and the architectural assets and public spaces that compromise it and others. It is important to create and activate new public spaces.

With this in mind, a plan has been conceived for the repurposing and activating of the environment surrounding Main Street between 10<sup>th</sup> and 11<sup>th</sup> Streets (Site Map – Attachment 1). Dubbed Chow Alley @ Courthouse Piazza (Development Concept Renderings - Attachment 2), the proposed public space development site is comprised of Main Street (between 10<sup>th</sup> and 11<sup>th</sup> street) as well as City and County of Riverside-owned properties, which includes public parking lot number 19, an empty commercial building, and a County parking lot.

In simple terms, Chow Alley @ Courthouse Piazza may be viewed as a public-private placemaking effort intended to extend the vitality of the Main Street Pedestrian Mall west of City

Hall by celebrating the unpatrolled architecture of the Riverside County Courthouse and activating an otherwise inactive midblock space and auto-orientated street. The overarching goals of the Chow Alley @ Courthouse Piazza development concept are to:

- Extend the successful Main Street Riverside Pedestrian Mall to between 10<sup>th</sup> and 11<sup>th</sup> Streets as the “Courthouse Piazza” to include café tables and areas for public events and potentially including an expansion of Festival of Lights and a weekday farmers market;
- Celebrate Riverside County Courthouse architecture by creating a visual axis from Market Street.
- Create a “Chow Alley” active with food vendors, public art and shade elements (which will include the demolition of the empty commercial building located at 4049 Main Street);
- Limit vehicular use for delivery and parking thus emphasizing a pedestrian paseo concept;

In order to accomplish these goals, a 30-year lease agreement is proposed with the County of Riverside for the County-owned portion of the site for \$1 per year. Once the lease agreement is completed, City staff will seek out a developer for Chow Alley via the Request for Qualifications and Proposals process. Once a developer has been identified, City staff will draft a ground-lease agreement between the City and the selected developer for City Council review and approval.

City staff estimates the following City-costs related to the Chow Alley @ Courthouse Piazza development concept:

**Alley Hard Costs**

Temporary Fencing	\$ 15,000
Site Clearing:	\$101,600
New Light Standards:	\$ 50,000
New Asphalt Paving:	\$115,968
Remedial Paving Work:	\$ 52,000
<u>New Traffic Signal:</u>	<u>\$225,000</u>
<b>Total:</b>	<b>\$559,568</b>

**Alley Other Costs**

Design:	\$ 55,956
Permits and Connections:	\$ 25,000
General Conditions:	\$ 27,978
Overhead:	\$ 55,956
<u>Contingency:</u>	<u>\$111,913</u>
<b>Total:</b>	<b>\$276,803</b>

**Main Street Costs**

Site Clearing:	\$120,000
New Asphalt Paving:	\$180,000
General Conditions:	\$ 15,000
<u>Contingency:</u>	<u>\$ 30,000</u>
<b>Total:</b>	<b>\$345,000</b>

**TOTAL ESTIMATED COSTS: \$1,181,371**

City staff estimates the following lease revenue related to the Chow Alley @ Courthouse Piazza to be as follows, subject to future negotiations with the selected developer:

Monthly revenue:	\$4,725
<u>Annual Revenue:</u>	<u>\$56,700</u>
<b>30-Year Revenue:</b>	<b>\$1,701,000</b>

City staff recommends that the Utility Services/Land Use/Energy Development Committee support the Chow Alley @ Courthouse Piazza development concept and direct staff to proceed with a RFQ/P seeking a developer for the proposed Chow Alley @ Courthouse Piazza development concept.

### **FISCAL IMPACT**

There is no immediate General Fund fiscal impact associated with the receipt of this report.

Submitted by: Emilio Ramirez, Community and Economic Development Deputy Director

Certified as to availability of funds: Brent A. Mason, Finance Director/Treasurer  
Approved by: Al Zelinka, FAICP, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Site 1 - Site Map
2. Development Concept Renderings