



**PURCHASE, SALE, AND DEVELOPMENT AGREEMENT WITH  
PELICAN COMMUNITIES, LLC FOR THE SALE OF PUBLIC  
PARKING GARAGES 1 AND 2 LOCATED ON ORANGE  
STREET, FOR THE DEVELOPMENT OF A MIXED-USE HOUSING  
PROJECT, TOTAL SALES PRICE OF \$920,000**

## **Community & Economic Development Department**

**City Council**  
March 19, 2023

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## **BACKGROUND**

- **February 12, 2021:** Financial Performance & Budget Committee direction received
- **May 25, 2021:** City Council declared Garages 1 and 2 surplus
- **June 1, 2021:** Notice of Availability (NOA) issued



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## BACKGROUND

- **July 31, 2021:** One joint proposal received from Pelican Communities and Greens Development
- **August 2021 to December 2021:** refined to address AB 1486
- **February 15, 2022:** Economic Development, Placemaking Branding/Marketing Committee approval to proceed with Agreement



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## PARKING GARAGE 1 PROPERTY



### Public Parking Garage 1 213-271-012

**Zoning:** Raincross District

**General Plan:** Downtown Specific Plan (DSP)

**Lot Size:** 0.46 acres

**Parking Stalls:** 170 public parking

**Year Constructed:** 1962



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## PARKING GARAGE 2 PROPERTY



**Public Parking Garage 2**  
213-301-006 & 213-301-015

**Zoning:** Raincross District

**General Plan:** Downtown Specific Plan (DSP)

**Lot Size:** 0.42 acres

**Parking Stalls:** 155 public parking

**Year Constructed:** 1962



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## DEVELOPMENT PROPOSAL

<b>Residential Units:</b>	59 total (Garage 2 Site - 25% affordable = 15 units)
<b>Bedrooms:</b>	Studios: 23 Units 1 Bedroom: 24 Units 2 Bedroom: 12 Units
<b>Parking:</b>	170 stalls (Garage 1 – to be fully renovated)
<b>Retail:</b>	3,900 – 9,000 sq. ft. (Garage 2 Site)
<b>Estimated Cost:</b>	\$20 million
<b>Estimated Construction Jobs Created:</b>	100
<b>Estimated Property Tax Generated:</b>	\$200,000



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## PRELIMINARY SITE PLAN

### Public Parking Garage 2 Conversion



Ground Floor



Floors 2 thru 5

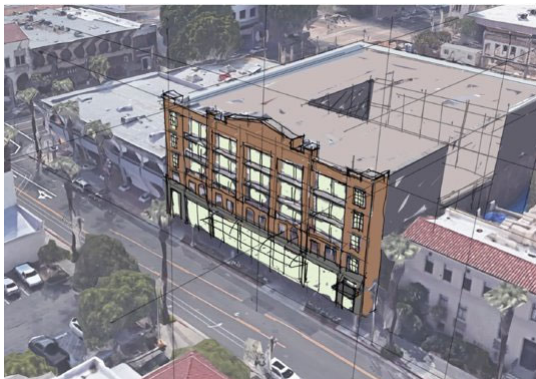


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## GARAGE 2 SITE - HOUSING/RETAIL

### Parking Provided in Garage 1



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## PARKING IMPACTS

### Parking Provided in Garage 1

- **Required parking** TBD during entitlements
- **Staff estimates 100 +/-** public parking stalls will remain available in Garage 1
- **Public parking rates** to align with City rates or higher
- **City maintains control** until building permit issuance



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## PARKING IMPACTS

- Garages 1 and 2 provide a combined 325 parking spaces
- **77 spaces are reserved** for permit holders, 8 spaces are unavailable pending structural repairs
- **240 spaces are available** to the general-public/visitors
- **Lot 52** (recently constructed) provides 144 parking spaces
- Combined with 100 retained stalls (for a total of 244 stalls), **parking availability for the general-public remains static**



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## PARKING GARAGE ACTION PLAN

- **Installation of new Parking Access and Revenue Control System** -approved by Council, scheduled for March 2024, removed upon transfer
- **Engineering Firm retained** to assess repairs
- **Safety and efficiency** will remain a priority
- **Staff advancing "Garage 8"** at new Parking Lot 52 location (Orange & 5th)



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## STRATEGIC PLAN ALIGNMENT

**Strategic Priority 2, Community Well-Being Goal 2.1:** facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

**Strategic Priority 3, Economic Opportunity Goal 3.3:** Cultivate a business climate that welcomes innovation, entrepreneurship, and investment

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &amp; Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the City Council:

1. **Approve the Purchase, Sale, and Development Agreement** with Pelican Communities, LLC for the sale of Parking Garages 1 and 2 located on Orange Street between Mission Inn Avenue and Ninth Street, bearing Assessor's Parcel Numbers 213-271-012, 213-301-006 and 213-301-015, total sales price of \$920,000; and
2. **Authorize the City Manager, or his designee, to execute the Agreement** with Pelican Communities, LLC, including making minor and non-substantive changes and to sign all documents necessary to complete the transaction.



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