



**REVISED**

## **Development Committee**

*City of Arts & Innovation*

---

**TO: DEVELOPMENT COMMITTEE MEMBERS                      DATE: JULY 23, 2015**

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

**SUBJECT: APPROVAL TO ISSUE TWO SEPARATE REQUEST FOR PROPOSALS**  
**FOR TWO SUCCESSOR AGENCY-OWNED PROPERTIES WITHIN THE**  
**DOWNTOWN SPECIFIC PLAN AREA**

### **ISSUE**

The issue for Development Committee consideration is whether to direct staff to issue two separate Request for Proposals for two Successor Agency-owned properties located at 3102-3250 Main and 3654 First Streets and 4019 Mission Inn Avenue within the Downtown Specific Plan (DSP) area.

### **RECOMMENDATIONS**

That the Development Committee:

1. Receive this update regarding the community outreach efforts for the Successor Agency-owned properties within the DSP; and
2. Direct staff to issue a Request for Proposals seeking a café for the historic former gas station at the corner of Main and First Streets and a medium-density multi-family neighborhood concept for the remainder of the property located at 3102-3250 Main and 3654 First Streets, and a separate Request for Proposals seeking a low-density Pocket Neighborhood concept for the property located at 4019 University Mission Inn Avenue.

### **BACKGROUND**

In order to determine the preferred development supported by the local community for each site, during the months of May and June 2015, staff conducted community outreach meetings to solicit ideas on the potential development of the following Successor Agency-owned properties within the DSP area:

- 1) 3102-3250 Main Street and 3654 First Street (Downtown Property 1)
- 2) 4019 Mission Inn Avenue (Downtown Property 2)

In efforts to reach a broad audience of community members, stakeholders, business owners, and residents on how these properties should be developed, meeting notices for the design workshops of the properties within the DSP area were distributed by mail or electronically via

the Community Calendar; Mind Mixer web site; E-Blast; electronic signs; nearby businesses, residents, and schools; different neighborhood groups; public facilities including libraries, parks, community centers and police stations; various City departments; the Press Enterprise; and the Greater Riverside Chambers of Commerce.

The design workshop meetings to seek input on how the properties should be developed were conducted on May 20, and June 17, at City Hall. Based on the feedback received from the design workshop meetings, the community prefers a café for the historic former gas station at the northeast corner of First and Main Streets and a medium-density multi-family neighborhood concept for the remainder of the site. Furthermore, the community prefers a low-density Pocket Neighborhood concept for the Downtown Property 2. The conceptual renderings presented to the community for the Downtown Properties 1 and 2 are shown on Attachments 1 and 2, respectively.

The Downtown Property 1 is located within the Raincross District of the DSP, which is intended to create and encourage opportunities for a variety of commercial, residential and entertainment uses, including retail, office, cultural, residential and visitor serving uses. The community supported café for the historic former gas station and medium-density multi-family neighborhood concept are allowable uses in the Raincross District.

The Downtown Property 2 is located within the Neighborhood Commercial District of the DSP, which is intended to promote a concentration of businesses that provide convenience goods and services frequented by local residents. Development within this district is intended to promote human scale elements while providing a sensitive transition between these uses and neighboring residences. The community supported Pocket Neighborhood concept is not allowed under the Neighborhood Commercial District and will require a zone change and specific plan amendment, which would be the responsibility of the selected development proposer.

## **FISCAL IMPACT**

There is no immediate General Fund impact associated with this report.

Submitted by:	Emilio Ramirez, Interim Community & Economic Development 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. Conceptual renderings for 3102-3250 Main and 3654 First Streets
2. Conceptual renderings for 4019 Mission Inn Avenue