



CHOW ALLEY @ COURTHOUSE PIAZZA

Community & Economic Development

City Council
December 8, 2015

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DOWNTOWN POTENTIAL





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CHOW ALLEY @ COURTHOUSE PIAZZA

1 CREATE INTERIM PUBLIC SPACE AS CHOW ALLEY
Activate with Food Stalls, Art & Shade


2 EMPHASIZE AS PEDESTRIAN PASEO
Limited Vehicular Use for Delivery and Parking

3 EXTEND MAIN STREET PEDESTRIAN MALL AS COURTHOUSE PIAZZA
Program Cafe Tables and Events

4 CELEBRATE COURTHOUSE ARCHITECTURE
Create Visual Axis from Market Street


CHOW ALLEY @ COURTHOUSE PIAZZA

LOCATION
MARKET STREET TO MAIN STREET
10TH STREET TO 11TH STREET



DOWNTOWN RIVERSIDE

A public-private partnership placemaking effort intended to extend the vitality of the Main Street Pedestrian Mall west of City Hall by celebrating the unparalleled architecture of the Riverside County Courthouse and activating an otherwise inactive midblock space and auto-oriented street.



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PRECEDENT PROJECTS












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CONCEPT RENDERINGS



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CONCEPT RENDERINGS



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LEASE AGREEMENT TERMS

1. The existing building located on the Premises will be demolished subject to a cultural resources study;
2. The term shall be for thirty years;
3. Rent shall be one dollar per year;
4. City, until such time as the Premises is leased to a developer, shall keep the Premises in good condition;
5. Any improvements to the Premises shall be undertaken subject to City standards



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RECOMMENDATION

1. Approve a Ground Lease Agreement with the County of Riverside for real property located at 4049-4053 Main Street and bearing Assessor Parcel Numbers 215-092-010 and 011;
2. Authorize the City Manager, or his designee, to sign all documents and instruments necessary to complete the transaction; and
3. Direct staff to issue a Request for Qualifications and Proposals



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