

REQUEST FOR PROPOSALS FOR:

7.6 Acre Development Site in Downtown Riverside

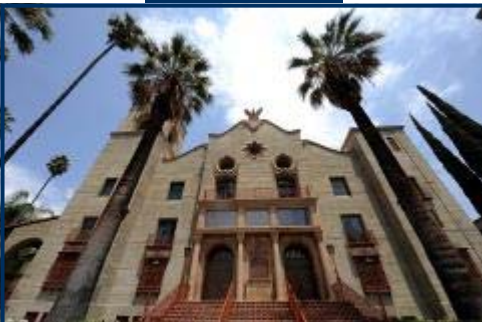
**Mixed-Use Hotel, Residential, Commercial &
Convention Center Expansion Development Opportunity**

**Issued by: City of Riverside, Community & Economic
Development Department**

Issue Date: September 18, 2018
Proposal Due Date: December 18, 2018



RiversideCA.gov



Contents

01	<u>Introduction</u>
03	<u>Downtown Riverside Description/ Demographics</u>
07	<u>The Opportunity</u>
10	<u>Preferred Development</u>
11	<u>Submittal Requirements</u>
15	<u>Developer Conditions</u>
16	<u>Selection Process</u>
17	<u>Inquiries</u>
18	<u>Instructions & Schedule</u>

Exhibit A:	Site Map
Exhibit B:	Preferred Development Artist Renderings
Exhibit C:	Downtown Development Map



Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, "Riversiders", and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 327,728 people, the City is ranked the 59th largest city in the United States. It is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the recent awards and recognitions that Riverside has received include: 20th Best Performing Large City by the Milken Institute (2017); 4th Place—Top Cities for Minority Entrepreneurs by Entrepreneur.com (2017); 10th Place—Top Small Business Cities in the US by Biz2Credit.com (2017); Ranked 22nd in yearly report of Top 100 Metro Areas for Growth by the Brookings Institute (2017); Ranked 38th in Growth Entrepreneurship and 13th in Startup Activity by the Kaufman Index (2017); 1st Place—Where It Pays Most to be a Teacher in the US by Indeed.com (2017); 8th Place—Large Metros at Retaining College Graduates (2- and 4-year institutions) and 2nd Place—Large Metros at Retaining College Graduates (four-year institutions) by Citylab (2016).

Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riversiders enjoy many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.

Downtown Riverside Description



Downtown Riverside is the location of multiple attractions oriented toward arts and culture, including the Historic Mission Inn Hotel and Spa, Mission Inn Museum, the Riverside Metropolitan and Art Museums, the University of California – Riverside Arts Block, Culver Center for the Arts, the recently renovated Fox Performing Arts Center, Main Street Riverside, and the Riverside Municipal Auditorium. Special events in downtown include the annual Festival of Lights, which includes holiday decorations with more than three million lights along Mission Inn Avenue, horse-drawn carriage rides, and live entertainment. The Festival of Lights runs from late November through early January and draws an estimated 250,000 people to the downtown.

The downtown area has, of recent, undergone a major transformation with new projects and investment as part of the Riverside Renaissance initiative, a \$1.57 billion program to improve infrastructure and quality of life in Riverside. The effort represented a significant investment in the quality and pride of the City and has ensured that Riverside is a city of choice for generations to come, as well as a catalyst for private investment. As a result of the initiative, Riverside has become a more attractive location for new job, retail, and entertainment opportunities, all of which enhance the wealth of the community and ensure Riverside's position as the economic, governmental and cultural capital of Southern California's Inland Empire region.

Downtown Riverside has also benefited from more than \$1 billion in public and private investment with the completion of the 132,000-square-foot Citrus Tower office building; Riverside Community Hospital Expansion; Riverside Community College (RCC) Coil School for the Arts, Culinary Academy and District Office, Raincross Promenade apartments; new downtown Fire Station No. 1; 29,000-square-foot Riverside Convention Center expansion, 125-room Hyatt Hotel; Fox Performing Arts Theater renovation; Fox Entertainment Plaza and downtown Parking Garage No. 7; widening of Interstate 215 and 91 Freeways; and Riverside Municipal Auditorium renovation.

Downtown Riverside Description Cont.



Moreover, over 1,000 urban housing units are coming to the downtown core to support local businesses and add to the economic vibrancy. The Imperial Hardware Lofts project, which held its grand opening on August 16, 2018, includes 91 apartments and approximately 8,000 square feet of ground floor retail—to be anchored by the Salted Pig Restaurant. This project, coupled with at least five other planned downtown residential developments over the next five years, will result in a more successful city with a vibrant downtown where people want to live, work and play.

The aforementioned projects created the need for a comprehensive evaluation of downtown's current strengths and opportunities for continued growth, as well as the development of a strategy to ensure the continued success of this key area of the City. As such, the City previously engaged Jones Lang La Salle to facilitate the development of a Retail Entertainment Strategy for downtown. The City has undertaken many of the suggestions contained in the strategy, which includes, but is not limited to, encouraging the expansion of eating, drinking and entertainment establishments (including the recent opening of the Riverside Food Lab project and the future Chow Alley project); increasing linkages within and to the downtown; increasing events/programming to activate the street scene; integrating multi-family housing into the downtown land use mix; streamlining and making user-friendly the process for opening a business downtown; and developing a plan to bring more rooftops to the downtown area.

Moreover, the City Council recently approved the Cheech Marin Center for Chicano Art, Culture & Industry, which will replace the current downtown library with a museum and academic center that will display Marin's 700-piece Chicano art collection (including paintings, sculptures and photography by Chicano artists from throughout the United States). This exciting endeavor is expected to open in 2020.

Lastly, the University of California-Riverside (UCR) is planning to construct approximately 6,000 new student housing units over the next few years. The City envisions that 3rd Street, adjacent to the project site, will provide a direct arterial linkage from UCR to downtown and the convention center area.



Imperial Hardware Lofts



The Mission Inn Hotel & Spa



Riverside Food Lab

Fox Theater Performing Arts Center





Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile
Population		
2023 Projected Population:	118,508	252,559
2018 Population:	112,987	240,219
2018 Median Age:	28.8	31.5
Housing		
2023 Projected Households:	35,529	76,791
2018 Households	32,246	72,985
2018 Avg. Household Size:	3.09	3.16
2018 Owner Occupied Units:	15,065	38,195
2018 Renter Occupied Units:	17,181	34,790
Income		
2018 Avg. Household Income:	\$65,948	\$79,605
2018 Med. Household Income:	\$47,380	\$56,326
2018 Per Capita Income:	\$20,770	\$24,868
Employment		
2018 Daytime Workers:	75,285	116,569

The Opportunity



The City of Riverside is seeking a highly-qualified developer to develop, **without any City subsidies**, a vibrant mixed-use development, on 7.6 acres of City-owned land, which will bring more hotel rooms, market rate housing, retail/restaurant space, and structured parking to the area. A portion of the site, located at 3460 Orange Street, is currently occupied by Encore High School until May 2020. The Encore-occupied building is approximately 21,500 square feet and the City expects the selected proposer to demolish the structure upon Encore's vacation.

The specific purposes of this project are to:

- Meet the growing demand for additional hotel rooms (by constructing 1-2 convention-style hotels with a preference of 200 rooms and no less than a 4-star rating for the hotel brand), residential units (the City does not have a preference regarding for-rent vs. for-sale units), and commercial space (by extending the existing Main Street commercial pedestrian mall) in downtown;
- Expand the existing Riverside Convention Center, **under a Public Private Partnership (P3) model**, by 100,000 square feet (preferred—budget permitting), to improve the City's ability to attract larger conferences and group meeting business and be more competitive vs. immediate convention center competition (i.e. Palm Springs, Ontario, etc.). Please note, the City envisions the project's hotel being constructed over the convention center expansion area;
- Construct a new parking garage to replace existing surface parking stalls (for public use at prevailing rates) and provide sufficient parking for the comprehensive development; and
- Improve the overall economics of downtown through greater transient occupancy tax (TOT) generation, increased sales tax, and job creation for Riverside residents.

The City also encourages (but does not require) prospective proposers to include civic uses as potential tenants and cultural attractions (such as a Veteran's memorial) into its development proposal.

CBRE Hotels Study



In 2018, the City engaged CBRE Hotels of Los Angeles to review and analyze downtown's existing hotel market and estimate the impacts new hotels would have on it. New/planned hotel projects in the downtown area include:

- Hampton Inn by Hilton (under construction - 140 rooms) generally located on the northwest corner of Market and 5th Streets;
- Home 2 Suites by Hilton (conceptual - 119 rooms) generally located at the northwest corner of 5th Street and Fairmount Boulevard;
- R Hotel by Hilton (conceptual - 160 rooms) generally located on Mission Inn Avenue between Lime and Lemon Streets;
- La Quinta Inn (conceptual – 120 rooms) and an undetermined hotel flag (proposed 109 rooms), proposed to be located at the intersection of Orange Street and the 60 freeway; and
- Undetermined hotel flag (conceptual – 126 rooms) for Pad K within the University Village shopping center, generally located on Iowa Avenue near University Avenue.

Moreover, as part of the Report, CBRE Hotels also considered the existing downtown area lodging market, which currently features the following four existing hotel properties:

Marriott Riverside:	291 rooms;
Mission Inn Hotel and Spa:	239 rooms;
Hyatt Place Riverside:	125 rooms; and
Courtyard by Marriott UCR:	163 rooms.

CBRE Hotels Study Cont.



When factoring in new hotel development, the Report concluded that market occupancy, for the downtown area, is anticipated to remain at 80% by year-end based on year-to-date information and is projected to remain at 80% in 2019 due to current demand in the market, despite the opening of the Hampton Inn in August 2019. Moreover, occupancy rates are anticipated to decrease to 75% in 2020 as the Hampton Inn's rooms are annualized and the anticipated opening of the Home 2 Suites in December 2020. Occupancy rates are estimated to continue to decrease to 72% in 2021 with the opening of the R Hotel and the proposed University and Iowa Avenue hotel project near UCR. Lastly, occupancy rates will further decrease to 70% due to the opening of the proposed two-hotel project at Orange Street and the 60 Freeway. However, as the market absorbs the new supply, the Report estimates that occupancy rates will increase to 74% by 2022 and 76% in 2025.

While the market may, per the Report, fluctuate above and below this number, CBRE Hotels is of the opinion that an occupancy of 76% is appropriate for the downtown area market. This stabilized occupancy is in line with the average historical occupancy of the competitive market and the current market dynamics.

In conclusion, per the Report, the downtown area lodging market has shown significant growth since 2011, with the addition of the Hyatt Place in 2012, to an occupancy rate of 79.8% in 2017, which is well above long-term historical averages. The new hotel projects represent high-quality brands with an international presence. As such, the Report affirms that the market can successfully absorb the new and future hotel projects and, as noted above, reach a stabilized occupancy rate of 76%, with 3% Average-Daily-Rate (ADR) growth, by 2025. Moreover, assuming a successful ramp-up and absorption period through 2025, the market will command more rooms in the long-term.

Lastly, per the Riverside Convention Bureau, who is responsible for the booking and maintenance of the existing Riverside Convention Center, there are approximately 190 bookable rooms from the 3 major downtown hotels. In order to be competitive in the Southern California convention market, the Riverside Convention Bureau has indicated that approximately 350-400 committable/bookable rooms are necessary through new hotel development.



Preferred Development

As previously noted, the City will consider a mixed use development to include a hotel (or hotels), for-rent/for-sale multi-family residential, commercial, a new parking garage and an expanded convention center (preferred 100,000 square feet, budget permitting, under a P-3 model) and civic and cultural uses (preferred but not required). Other development projects may be proposed that differ from the noted preferred uses. However, proposers should be aware that public support may or may not allow for alternative development projects to be approved by the Riverside City Council.

The subject property is located in close proximity to major institutions, public facilities as well as landmark historic structures, including the historic Mission Inn Hotel and Spa, the popular Fox Theater Performing Arts Center, the newly renovated Riverside Convention Center, the Riverside City College, and the County, State and Federal Courts just to name a few.

The proposed Project must be consistent with the City's parking requirements, design standards and guidelines of the Raincross District of the Downtown Specific Plan.

More information regarding the Downtown Specific Plan—Raincross District can be accessed via:

www.riversideca.gov/planning/cityplans-csp-downtown.asp

Submittal Requirements



The following summarizes requirements for the submittals in response to this Request for Proposals (“RFP”). Responses to the RFP must be sufficiently detailed and descriptive according to the City’s sole discretion to permit the City to assess the viability of the proposal. Responses must include:

1. Structure and Management of the Legal Entity Submitting the Proposal:

Provide the legal name, address, and telephone/e-mail information of the entity submitting a response to this RFP. Describe the composition, organizational structure, and legal form of the entity. Identify the responsibilities and relevant experience of key individuals, both “in-house” staff and consultants for the entity.

2. Relevant Experience:

- a. Provide examples or descriptions of relevant project experience. Information should include the following: (a) name, location, and dates of the project(s); (b) project(s) detailed descriptions and c) references for the cited project(s).
- b. Provide a description of the proposer’s and team’s experience, qualifications, and capabilities specifically related to: (a) development experience; (b) design and planning experience; (c) financing (debt and equity) experience; (d) construction and project management experience; and (e) public/private project experience. Please also provide the same information for the project architect, contractor and hotel manager.
- c. Provide a description of the proposer’s experience developing, managing, and operating similar projects. Provide a description, if any, of the proposer’s experience developing projects in a convention center/ downtown setting.
- d. List any lawsuit or litigation and the result of that action resulting from (a) any public project undertaken by proposer or by its subcontractors where litigation is still pending or has occurred within the last 5 years or (b) any type of project where claims or settlements were paid by the proposer or its insurers within the last 5 years.

Submittal Requirements Cont.



3. Statement of Financial Capability:

- a. Provide a description and evidence of financial capability of the entity submitting the response to this RFP including ability to: (1) provide necessary capital to fund predevelopment activities; (2) purchase of the property (exclusive of the to-be-determined Convention Center expansion location); (3) secure construction and permanent loan financing; (4) provide required equity either directly or with capital partners; and (5) provide funding for ongoing operations (including maintenance, reserves, etc.).
- b. Provide information on financial roles, responsibility, and strength of members of the legal entity.
- c. Provide a description of examples of financing sources (with no City subsidies), structures or mechanisms for projects completed by the proposer similar to the type of financing envisioned by the proposer for the proposed project.
- d. Provide a description of current relationship with lending or financial institutions or equity sources which have demonstrated interest in providing financing for the proposed project.
- e. Provide a description of any relevant or similar projects which proposer has completed or is in the process of pursuing, acquiring, developing, or proposing to pursue, acquire, or develop.

4. Development Narrative:

The proposer shall provide a preliminary development narrative for the Project, which shall include, but not be limited to, a proposed layout including a site plan and conceptual elevations, a pro-forma, project phasing (if necessary), an anticipated investment amount, community benefit including estimated annual sales and transient occupancy tax revenue and number of jobs to be generated, and projected occupancy dates, and a long-term investment strategy.

Submittal Requirements Cont.



5. Hotel(s) Operating Plan:

The proposer shall provide a detailed business plan to operate, maintain, staff and market the hotel(s). As a component of the business plan, please also provide a proposed management structure to include local management and staffing. Include a description of the experience and capability of the hotel(s) operator. Proposers may also include any proposed amenities that will enhance the customer experience.

6. Development Timeline:

The proposer shall indicate whether the following requirements are acceptable or propose a different timeline for due diligence/entitlements and construction period:

- 1) Due Diligence/Entitlements Period—It is anticipated that the selected developer will review the condition of the Property within ninety (90) days after opening of escrow. The proposer shall provide a timeline for project entitlements. It is preferred that the selected developer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the Agreement. An extension may be granted at the City discretion (if necessary).
- 2) Construction Period—The proposer shall provide a timeline for the Project from the close of escrow including construction start and completion dates. It is anticipated that the buyer shall complete construction of the Project within eighteen (18) months from close of escrow. Project completion shall be defined as the buyer receiving a Certificate of Occupancy from the City's Building and Safety Division.

Submittal Requirements Cont.



7. Preferred Development: The proposer shall indicate whether its proposed development concept is compliant with the City's preferred development (as detailed on page no. 10) and if not, the proposer should indicate why its proposed development concept is better suited for the site. Prospective proposers should note, the collective site must be developed concurrently and cannot be constructed, rehabilitated, or developed independently.

8. Purchase Price, Deposit & Closing Costs: The proposer shall submit a purchase price that will be subject to a fair market appraisal. Deposit Amount: Should the proposal be accepted by the City, a deposit in the amount of 2% of the proposed purchase will be required. The selected proposer shall submit the required deposit amount upon execution of a single Purchase and Sale Agreement. Please note that the deposit is non-refundable after 90-days from the effective date of an executed Purchase and Sale Agreement. Closing Costs: The City shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected proposer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.

9. P3 Proposal/Terms & P3 Experience: Each proposer shall provide the term (s) in which it would construct 100,000 square feet (preferred—budget permitting) of new convention center space, for the benefit and continued ownership of the City, under a Public Private Partnership (P3) model. The proposer shall also provide examples of P3-type work it has undertaken in the past ten (10) years.

10. Parking Plan: The proposer shall provide its parking plan for the proposed development and replacement of existing stalls currently available on the site. As noted, the City prefers the selected developer construct a parking garage that would sufficiently park the proposed development and provide for additional public parking (at prevailing rates).



Developer Conditions

Upon City Council approval, the following conditions will be imposed as part of a Purchase and Sale Agreement (PSA):

1. Proposed Use: The Project must be compliant with all local, state, and federal code, laws and regulations.
2. Restricted Uses: The following uses are restricted:
 - a. Adult-oriented business or adult entertainment establishment;
 - b. Convenience store;
 - c. "Off-premises" sale of alcohol. The sale of "on-premises" alcohol may be permitted by the City via a Minor Conditional Use Permit (MCUP) and approval by the State of California - Department of Alcoholic Beverage Control (ABC);
 - d. Personal services (i.e. tattoo parlor, vape store, etc.) subject to staff discretion;
 - e. Sale of weapons; and
 - f. Sale of marijuana or marijuana related products.
3. Site Maintenance: The selected proposer will, at his or her sole cost and expense, maintain the appearance and safety of the subject property; remove all graffiti within 72 hours of its appearance; and promptly remove and replace all dead and diseased landscaping material .

Selection Process



The City will conduct the selection process. During the selection process, the City reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to City staff or others.

1. Selection Criteria: At a minimum, all proposals will be evaluated and scored based on the following selection criteria as previously described on pages 9-12:
 - (a) sale price (20%); (b) relevant experience (20%); (c) financial capability (10%); (d) development narrative and timeline (30%); (e) hotel operating plan (10%); (f) compliance with the City's preferred development (5%) and (g) P3 proposal/terms and P3 Experience (5%).
2. Interviews: The City may choose commits to interview the top two responsive proposers at a minimum. After the interviews, the City will re-score the interviewee's proposal using the aforementioned scoring criteria. The subsequent re-scoring of proposals shall be the basis for the selection of a proposer and a recommendation to the Development Committee and City Council.
3. City Council Approval: Staff is required to present the selected proposer and a Purchase and Sale Agreement to the City Council for approval.

All proposals submitted in response to the RFP become the property of the City and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposal to a public agency is not a trade secret.

Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Nathan Freeman
nfreeman@riversideca.gov

The receipt of questions from the proposer shall be received by the City before 5 PM on November 19, 2018. To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. All questions received by the due date will be logged and reviewed and, if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with the Mayor, any City Councilmember or City staff other than the individual indicated above (specific to this Request for Proposals), prior to award of a contract by City Council, is strictly prohibited and the proposer shall be disqualified from consideration.**

Please note: The City shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposal or related information in response to this RFP; negotiations with the City on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any proposer in relation to the preparation or submittal of the proposal. Additionally, the City shall not be liable for expenses incurred as a result of the City's rejection of any proposals made in response to this RFP.

Instructions & Schedule



All proposals are due by or before 5:00 PM on December 18, 2018. This time and date is fixed and extensions may not be granted. The City does not recognize the United States Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposal. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to nfreeman@riversideca.gov by November 19, 2018 at 5:00 PM and will be answered and posted to www.riversideca.gov/cdd/rfp.asp by November 26, 2018.

Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

City of Riverside
Community & Economic Development Department
Attn: Nathan Freeman
3900 Main Street, 5th Floor
Riverside, CA 92522
nfreeman@riversideca.gov

Please note: The City reserves the right to amend, extend, withdraw or cancel this RFP. The City also reserves the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, the City reserves the right to request or obtain additional information about any and all submittals.

EXHIBIT A – SITE MAP

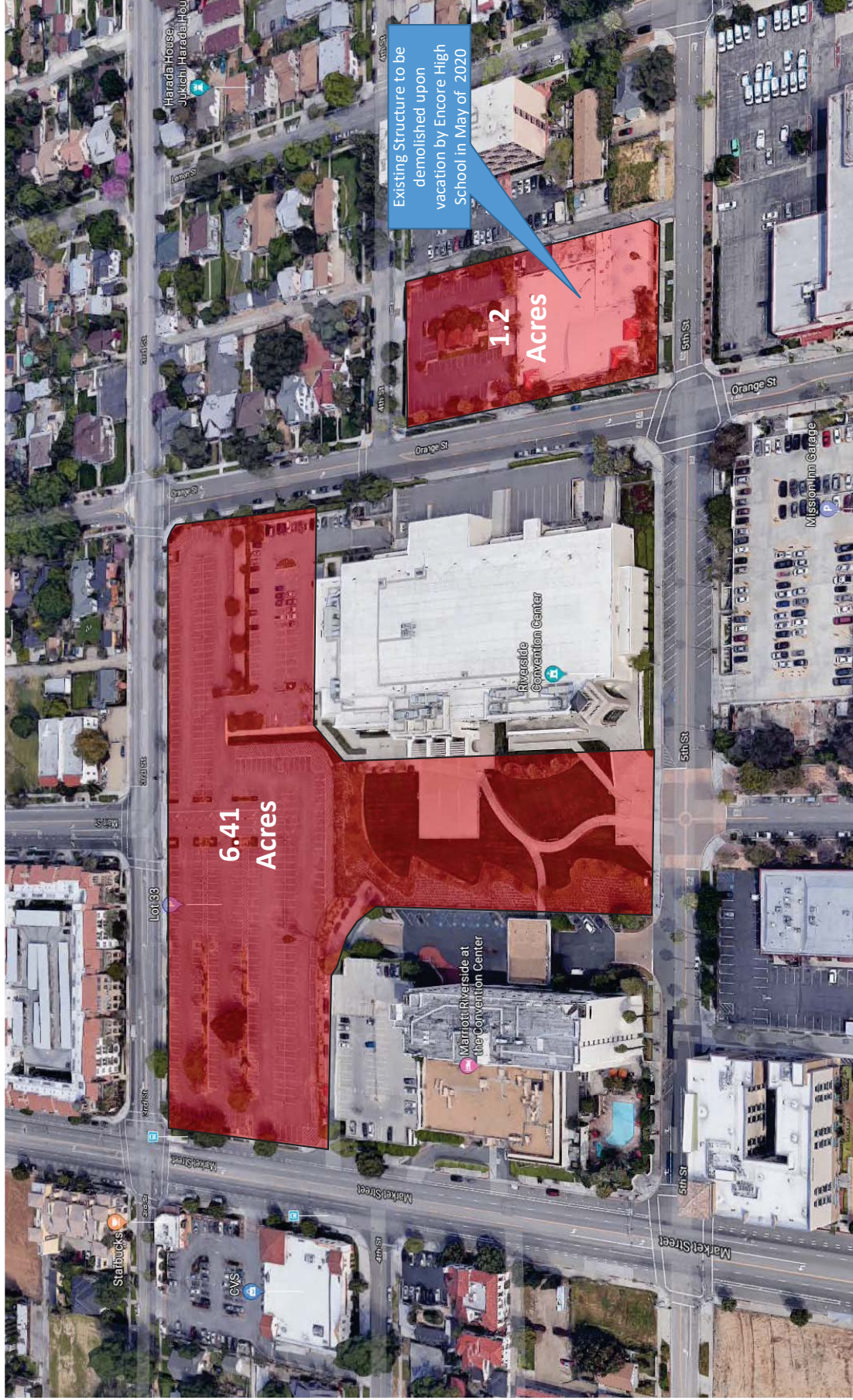


EXHIBIT B -- ARTIST RENDERINGS



Exhibit C – Downtown Development Map



DOWNTOWN DEVELOPMENTS



Riverside's One-Stop-Shop consolidates development permitting services into a single location—one building, one floor, one stop means faster permits, less time in lines and greater convenience. Services provided at the One Stop Shop include: Planning and Zoning, Building, Fire, Public Works Engineering and Traffic Engineering, Public Utilities Water, Public Utilities Electrical, and Business License. A state-of-the-art customer queuing application allows customers to check-in to monitor service lines remotely, make appointments and allows staff to provide customers with a streamlined customer experience.

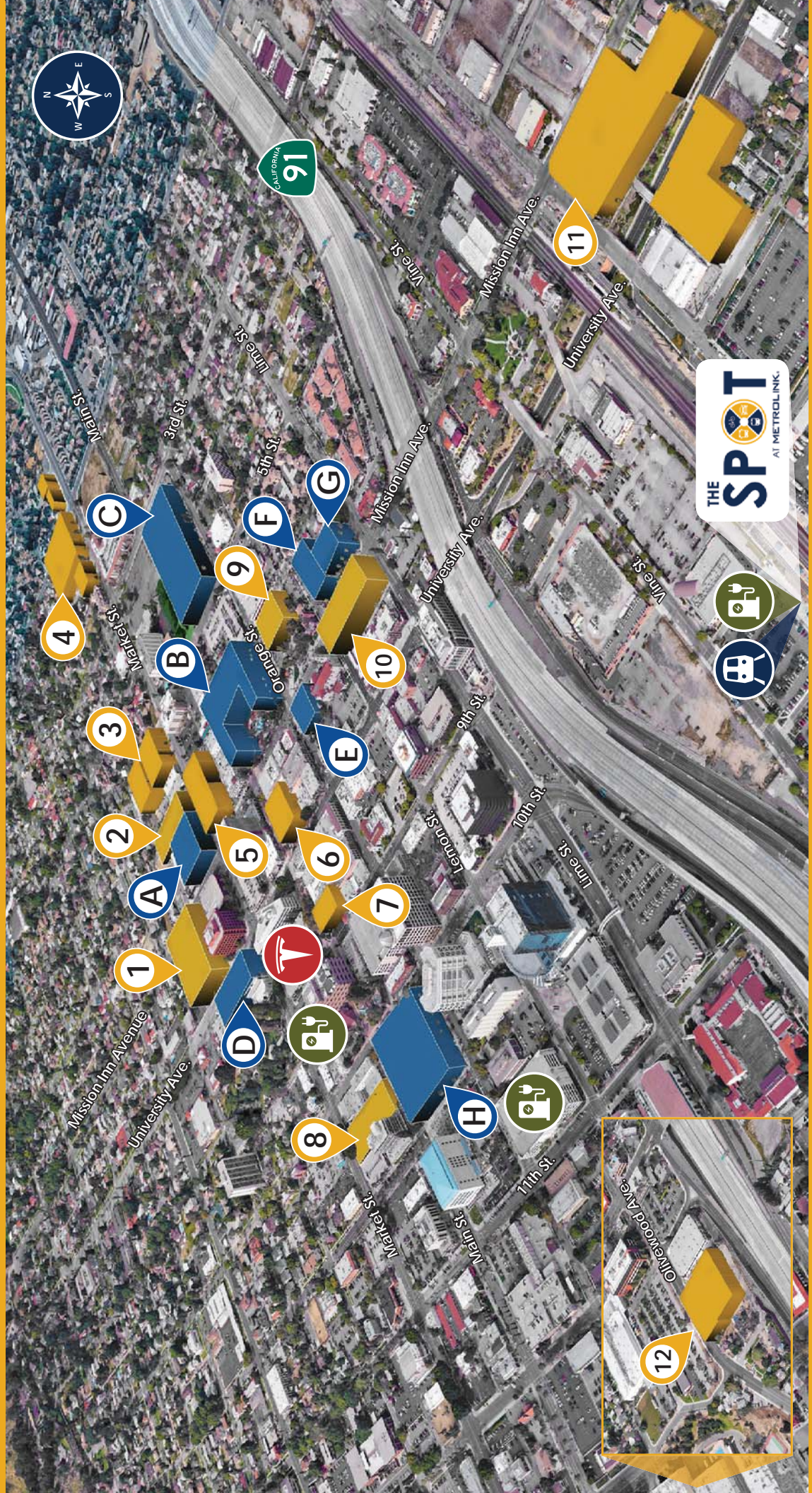


STREAMLINE RIVERSIDE

Streamline Riverside is a comprehensive program intended to facilitate investment by removing obstacles at all levels of the development review process, developing and implementing new business practices to improve the customer experience and fostering a culture of continual improvement within the City's development review departments.

RiversideCA.gov/StreamlineRiverside.asp

DOWNTOWN DEVELOPMENTS



NEW DEVELOPMENTS



Riverside Downtown Library



Riverside Food Lab

Riverside Food Lab will be a culinary showcase bringing together multiple independent eateries that specialize in locally-grown, artisanal, organic, and handcrafted foods and beverages.



Hampton Inn



Centerpointe



Stalder Building



Imperial Lofts

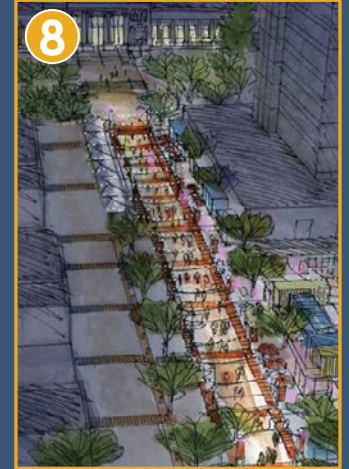


Main and 9th



Cheech Marin Center

The Cheech Marin Center for Chicano Art, Culture and Industry will be a permanent home for more than 700 works of Chicano art, including paintings, sculptures, and photography, making up the most renowned collection in the United States.



Chow Alley

Chow Alley will be a walkable outdoor and active urban dining venue to include multiple foods and commercial vendors, which could blend individual retired and refurbished shipping containers, carts and quasi-permanent micro-kitchens with ample shared seating areas.



Hilton Riverside



Mission Lofts



Radnet Medical Building

CULTURAL ATTRACTIONS



Fox Performing Arts Center



The Mission Inn Hotel & Spa



Riverside Convention Center



Centennial Plaza



Riverside Metropolitan Museum



Riverside Municipal Auditorium



Riverside Art Museum



Riverside County Courthouse

AMENITIES & INFRASTRUCTURE



Riverside-Downtown
Metrolink Station
4066 Vine St,
Riverside, CA 92507



Electric
Charging
Station



Tesla
Charging
Station



The Single Point
of Transit
at Metrolink



3900 Main Street, Riverside, CA 92522
CDDInfo@RiversideCA.gov
(951) 826-5371
RiversideCA.gov/CDD