

# NORTHSIDE MASTER DEVELOPER – REQUEST FOR PROPOSALS

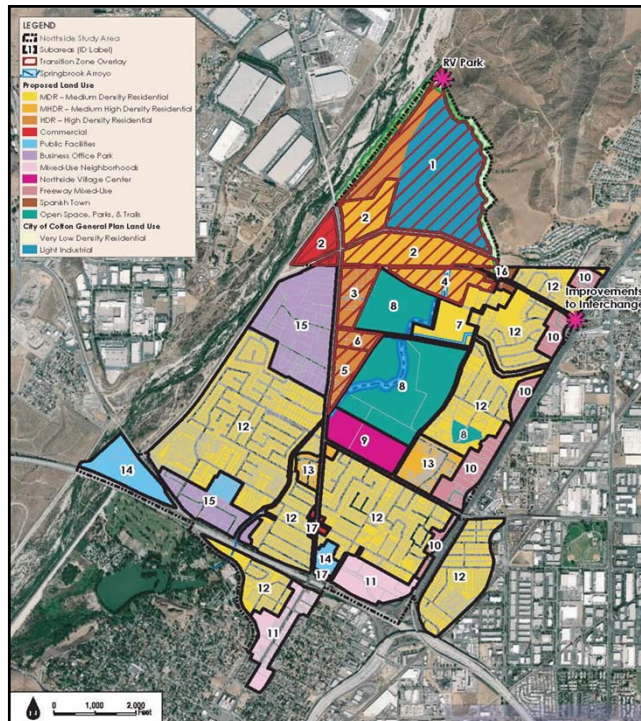
## Community & Economic Development

Economic Development, Placemaking and Branding/Marketing Committee

March 18, 2021

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## NORTHSIDE SPECIFIC PLAN

- Approximately 2,000 acres
- Interjurisdictional plan:
  - City of Riverside
  - City of Colton
  - County of Riverside
- City of Riverside/RPU properties:
  - Former Riverside Golf Club
  - Ab Brown Sports Complex
  - Pellissier Ranch

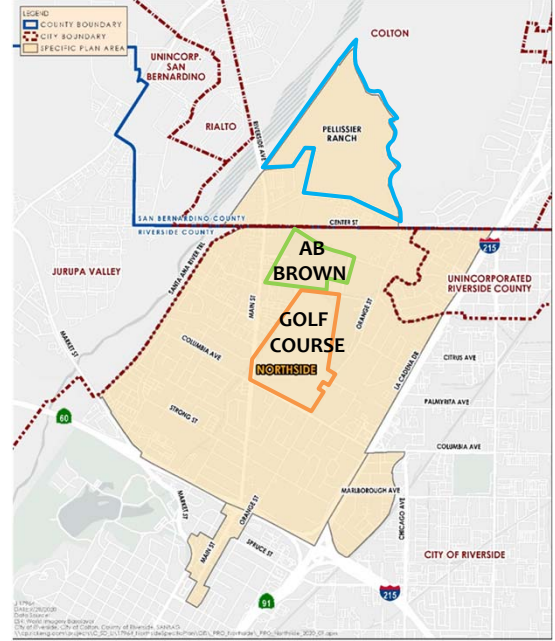
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# SUBJECT PROPERTIES

- Former Riverside Golf Club
  - 129 Acres (approximate)
  - Vision: mixed-use and open space, parks & trails
- AB Brown Sports Complex
  - 56 Acres (approximate)
  - Vision: open space, parks & trails
- Pellissier Ranch
  - 227 Acres (approximate)
  - Vision: high density residential, light industrial, and commercial recreation – currently zoned M-1 Light Industrial by Colton



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# WHAT IS A MASTER DEVELOPER?

More recently, the master developer approach has become more common with larger, more-urban infill sites, as well as sections of communities.



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## WHAT IS A MASTER DEVELOPER CONT.?

### A Master Developer IS

- A team that has dealt with all aspects of large-scale developments;
- A partner that will work with the City and the community; and
- An entity that will bring resources, planning, development and finance to create a detailed community-driven plan to facilitate and implement projects.

### A Master Developer IS NOT

- A builder or contractor that will bring all of their own resources at the expense of local contractors and builders;
- *A single person* – no one person has the experience or knowledge on his/her own; and
- *Going to dictate the process* – the community will always be in charge of its future.



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## WHAT IS A MASTER DEVELOPER RESPONSIBLE FOR?



Contract negotiations  
(all agreements required for implementation)



Development schedule and scope of work



Public engagement and community outreach (as necessary)



Planning and design, including feasibility studies



Financing

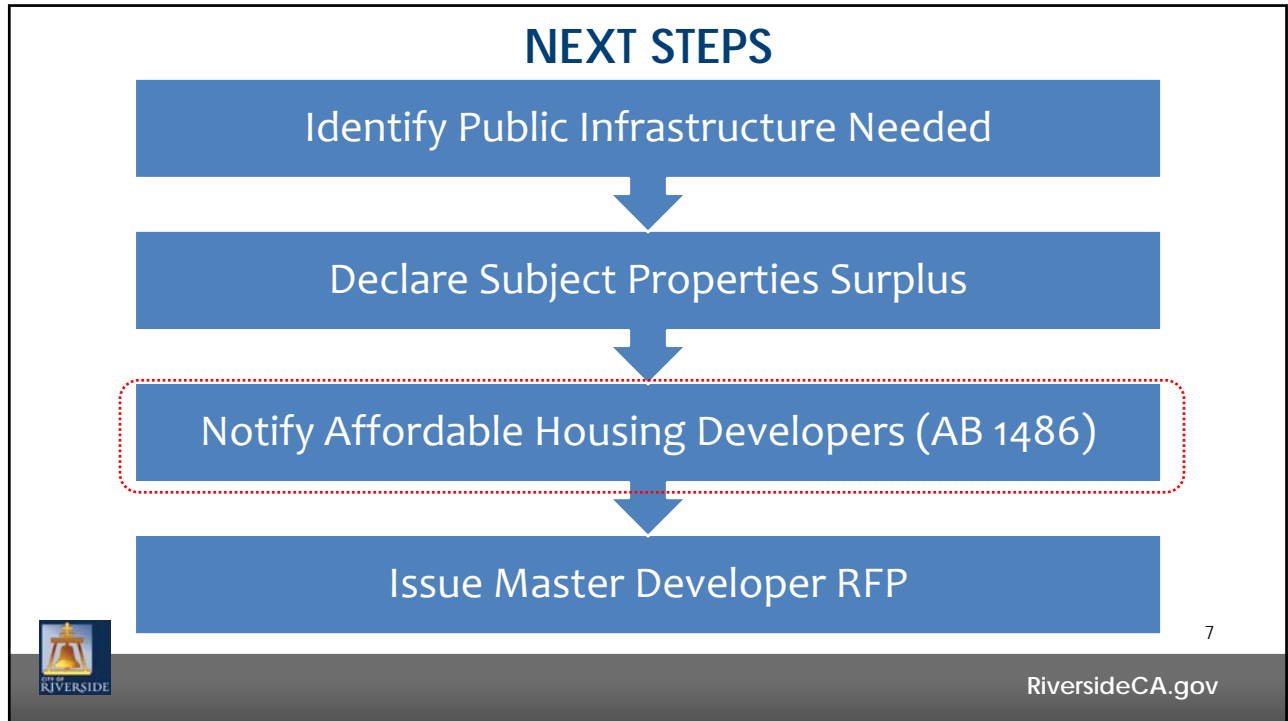


Construction

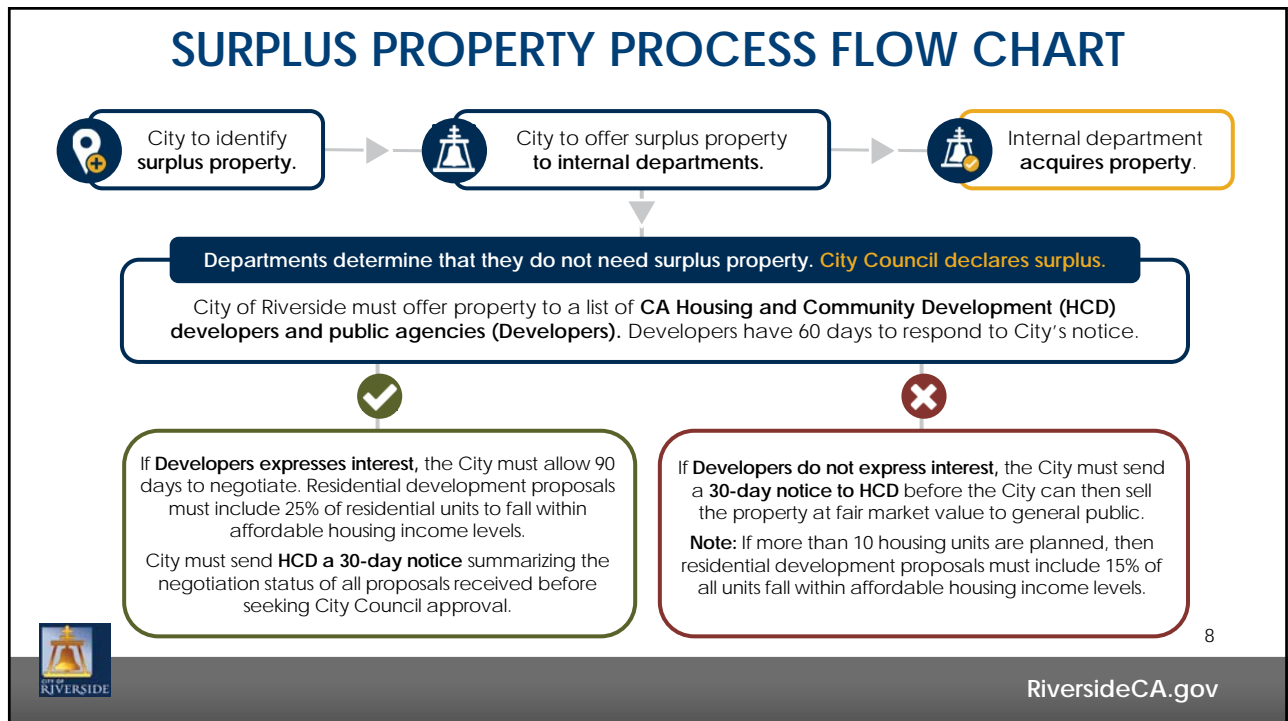


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## EXEMPT SURPLUS PROPERTY PROCESS FLOW CHART

 City to identify surplus property.



If **Developers do not express interest**, the City must send a **30-day notice to HCD** before the City can then sell the property at fair market value to general public.

**Note:** If more than 10 housing units are planned, then residential development proposals must include 15% of all units fall within affordable housing income levels.



## RECOMMENDATION

That the Economic Development, Placemaking and Branding/Marketing Committee:

1. Recommend the City Council approve the issuance of an RFP seeking a Master Developer for the former Riverside Golf Club, AB Brown Sports Complex, and Pellissier Ranch properties in the Northside Neighborhood; and
2. Recommend the City Council and the Board of Public Utilities declare the Riverside Golf Club, Ab Brown Sports Complex, and Pellissier Ranch properties as "Exempt Surplus" pursuant to Assembly Bill 1486.

