

**Project Narrative**  
**AC & Residence Inn By Marriot**  
**3466 Mission Inn Avenue, Riverside**  
**Greens Development**

**Background:**

The project site is located within the Downtown Specific Plan, Raincross District, and Mission Inn Historic District in the City of Riverside. The parcel is primarily surrounded by public, semi-public, and commercial uses. Adjacent uses include the Riverside Municipal Auditorium and Riverside Art Museum to the north; First Congregational Church and commercial uses to the west; Riverside Fire Station No. 1 and Life Arts Center to the south; and, commercial uses to the east. An existing public alley separates the project site from the southern adjacent uses. The project site's frontage is on the southern side of Mission Inn Avenue, eastern side of Lemon Street and western side of Lime Street.

**Hotel:**

The proposed development is a dual branded, eight story, Marriot Hotel incorporating both AC and Residence Inn brands together in the same building. These two Marriott flags are an important mix with the existing hotel supply in the downtown core. The AC is Marriott's highest end boutique hotel catering to the business traveler and the Residence Inn will be the first extended stay product with kitchenettes in this area. The hotel mix is comprised of 138 AC by Marriot guest rooms and 88 Residence Inn guest rooms spread throughout seven above grade levels, with the ground floor including two separated lobby areas, one for the AC hotel portion, and one for the Residence Inn Hotel portion. Guests would be able to access each lobby via the interior vehicle drop-off area as well as a rideshare drop off location along Mission Inn Avenue. The two separate lobbies will feature a breakfast area, buffet and market for purchasing sundries and grab & go food. The AC lobby will be accompanied by Marriot's signature AC Lounge Bar, which is open to both guest and the general public. The AC Lounge Bar will serve light snacks and small food portions and is open Sunday from 2:00 p.m. – 9:00 p.m. and Monday – Saturday from 4:00 p.m. – 9:30 p.m. The AC Restaurant is only available to hotel guest and is open for breakfast only. Back of house areas proposed on the ground floor would include offices, kitchen/food prep area, data, electrical and mechanical rooms. Exterior tables and seating for hotel guests would be located on both the Mission Inn Avenue and Lemon Street frontages. The hotel will also incorporate a historic view deck located on the eighth floor providing a casual meeting area which would be open to hotel guests and the general public. The second story of the proposed project would have a pool deck, covered lounge area and exterior patio with views of Mission Inn Avenue as well as Lemon Street.

The AC and Residence Inn both meet different market demands in the Riverside downtown hospitality environment. The AC is expected to cater to the higher end business guest who travels with the Marriot Rewards program. This product is for the traveler that isn't spending much time in their room and needs a very simple and streamlined setup. The typical business guest staying at the AC will be here for Convention Center events, or public / private business with many of the government and private businesses in the area.

The Residence Inn caters to a different guest than the AC. These rooms are much larger inside and include kitchenettes for longer staying guest. These guest typically are staying 3 days and longer and will be spending more time in their rooms. While the downtown core has many great places to eat, some guest prefer to visit a grocery store and stock their rooms with food to prepare their own meals. The expectation is that these guest are here to stay close to a friend or relative undergoing treatment at Riverside Community Hospital or perhaps as a travelling professor for one of the local colleges or universities. Even private companies will locate temporary employees on a special assignment that last longer than a typical short stay. This will be the first extended stay product in the downtown core and Residence Inn is one of Marriott's best performing flags nationwide. Marriott has strict prototypical management of this product and typically will not allow for stays over 30 days without changing rooms and ensuring that the guest experience is managed appropriately.

The hotels will be staffed with the approximate mix of 50 employees;

- 5 Food/Bar
- 10 Front Desk (two front desks)
- 3 Maintenance
- 2 Sales
- 28 Housekeeping

Both the AC and Residence Inn will be open 24 hours to serve guests.

### **Creative Office at the Historic Fire Station:**

The project will feature an adaptive re-use of the historic fire station to allow for a creative office space. The adaptive re-use of the fire station will include only minor and non-invasive alterations such as repainting of the building to restore to its original condition and the removal of the metal roll up doors on the north and south facades to be replaced with new store front glazing system.

### **Parking:**

A total of 179 parking spaces would be provided as a part of the Proposed Project. Of the proposed parking, (21) would be designated for the historic resource's use. An additional eight (8) spaces would be assigned for the Riverside Fire Department, thus leaving 150 parking spaces for hotel guest. All project related parking will be located in the proposed subterranean parking structure. The proposed parking structure of the project would include six (6) ADA compliant parking spaces, with one (1) van accessible ADA space; ten (10) electric vehicle (EV) charging spaces, with one (1) van accessible EV space and one (1) EV space with ADA accessible loading area; and, 16 spaces would be allocated for fuel efficient vehicles such as vanpool and/or carpool. In addition to vehicle spaces, the proposed project would include ten (10) short-term bicycle spaces. All hotel guest parking will be valet served.

The Project is requesting a parking variance of 76 parking spaces from the City's Municipal Code. The City's Code anticipates the parking demands of a suburban single-use site, wherein this is an urbanized downtown mixed-use site. The Marriott AC and Residence Inn flags typically cater to business travelers that rely on air travel and they are unlikely to deal with a rental car. It is easier, quicker and less expensive to arrive at Ontario International Airport and hail a ride sharing service then pay for a rental car and the nightly parking rates. A parking variance has been submitted with this Project and provides the appropriate justifications to support this variance request.

**Public Art:**

This area is known for the density of art venues and installations along Mission Inn Avenue. Art is defined by not just paintings, but by a wide genre, such as: live music, theatre, galleries, museums, entertainment and other creative outlets. This development will be a contributor to the art scene by defining the corridor with a sign over the historic fire station that welcomes guest as entering Riverside's, "Art District". In addition, this development has committed and engaged with the Riverside Arts Museum to establish a place on the corner of Lime and Mission Inn Avenue to display outside statues and art boards facing Mission Inn Avenue on the hotel building between the AC and Residence Inn lobbies. Also, the old apparatus doors on the fire station will be repurposed and mounted on the hotel building lining the public alley and will be commissioned to local artist for murals.

**Demolition & Construction:**

Lot 27 will be demolished to accommodate the excavation of the below grade parking structure. This is estimated at 6 months in order to complete the earthwork removals and construct the below grade concrete parking structure back to street grade. The below grade construction is the most sensitive construction phase and a soils investigation and vibration analysis were commissioned to study this in detail. The preferred method will be caisson drilling versus pile driving to decrease noise and vibration to surrounding structures during this phase of construction. The next phase will entail a concrete podium with a wood framed structure on top of that. Total construction time is estimated at 28 to 30 months due to the complexity and Type 1 and Type V construction types. The historic fire station will serve as construction offices and laydown areas. During this time the historic building will be protected from all construction activities. Once the hotel is completed and the fire station is no longer required for construction administration, the façade improvements will be completed which are predominantly the removal of the steel apparatus doors and installation of the glass store front. There is no time line associated to any interior improvements at this time inside the fire station, and those will be handled on a separate permitting process.