

MEMORANDUM

DATE May 20, 2026, Updated June 3, 2026

TO Daniel Palafox, Associate Planner – City of Riverside

SUBJECT **Riverside Downtown Station TOD Action Plan Stakeholder Engagement Summary**

PROJECT NUMBER WRC-09.3

Stakeholder engagement was an important part of the Downtown Metrolink Station Area TOD Action Plan. The project team spoke to property owners, developers, agencies, and various city departments and leaders with property interests in the station area. Table 1 provides a list of the stakeholders, documents the date of meeting(s) and the key takeaways of discussions held throughout the project. To assist with this aspect of the project PlaceWorks also drafted an outreach email and list of questions which are attached to this memo for reference.

Table 1. Stakeholder Engagement

Stakeholder and Contact Information	Relationship to the Area	Meeting Date(s)	Key Take Aways
Philip Falcone City Hall	Council Member	3/18	A goal of this project should be to protect the neighborhoods to the east and not to expand downtown – station area TOD could be an in between area/ buffer.
Mike Futrell City Hall	City Manager	3/18	Area needs a vision, remove old Marketplace signage, create images that show what is possible for development. Noted including of Lincoln Park neighborhood group in next phase.
Blue Zones Erin Edwards Paloma Montes	Office in the Study area and City partner on Blue Zones Riverside Project initiative	3/18	Partner in the community for policy, people, and places that support healthy outcomes. Housing, physical mobility, shade, access to food and reducing tobacco uses are priorities. Also see the need for 3 rd spaces and public art in the station area. Recommended looking at UC Labor Center’s outward commuting study.
Jason Hunter	Representative for properties owned by Warren Diamond	3/26 and Follow up on 6/3	Team feels they bring an East Coast perspective to TOD here in Riverside. Wants large scale development possibly partnering with RCTC to make the most of the property along Vine Street. Would like a Specific Plan

			and focus of the study to be on the West side of the tracks. Parking lots for the site has a reciprocal parking agreement with the IronWorks building owner. Expects for redevelopment in the area to face significant soil remediation. Curious about pipe capacity for the area and other infrastructure, wondered if a WSA will be conducted. Ideas for senior housing on the site. Would like to think of this area as an extension of Downtown for entertainment.
Riverside County Transportation Commission (RCTC) Sheldon Peterson Lorelle Moe-Luna, Multimodal Services Director	Owns Station, Platforms and Parking Lots within the Study Area	4/15 and Follow up 5/29	Discussed the need for a vision and actionable plan with policy for joint development agreement or P3 development opportunities. Open to development on the surface parking lots as long as 1,000 spaces of dedicated parking is available for riders who use the station. At pre-pandemic ridership all spaces were utilized, still not quite to that level yet. Currently looking at expanded service that would need track expansion and platform for a future extension of Perris Valley Line, implementation of the SCORE program and other Metrolink/RCTC initiatives. RCTC has not built a parking structure since North Corona station. For this Downtown Station will be expanding layover facilities on the existing property that RCTC owns. Noted that this area does not have day time users so mixed use is not needed but housing is. But housing should have its own parking. Noise concerns and issues with horns blowing due to the layover facility and requirements for safety. To integrate better with housing new development should include designs that buffer the tracks with parking, sound deadening windows and insulation. Has marketing partnership with Mission Lofts promoting ridership.
Riverside Transit Authority (RTA) Jennifer Nguyen, Director of Planning	Owns and Operates the Vine Street Mobility Hub	4/17	Mobility Hub was a decades long project. Noted Riverside Public Utility easement at the end of the property. Contamination was an issue during development of the mobility hub would expect that throughout the area.

			<p>Metrolink riders can take RTA for free using the same pass. Buses sync with train times for connections and works closely with service to keep the transfer time consistent. Rapid link service was not brought back after COVID. Route 1 runs on Vine in this area and is heaviest ridership extending from Corona to UCR and utilizing the Magnolia corridor.</p> <p>Agency is currently working on its comprehensive 10-year service plan. Safety is important. Supportive of bike paths and pedestrian connections. Has also partnered with cities who have affordable housing units providing 1 pass per unit with travel training assistance, could be a program for new TOD units here.</p> <p>Transitioning to zero emission vehicles. 40' is largest bus for street geometry and median clearance; agency does not expect to introduce articulated buses. Omnitrans also uses the hub.</p>
Ian Davidson	Owens IronWorks Building and Associated Surface Parking	4/20	<p>Excited by new opportunities through this study and possibly re-look at the Marketplace Specific Plan. Brought Fullerton station project as idea for the RCTC parking lots. IronWorks building has reciprocal parking agreements with Applebee's and former College site. Would also like to see something new for the packing house site. Is seeing new development with structure parking, cited Mission Grove Project in comparison to Mission Lofts, suggested the parking structures would be needed for TOD. Recommends the following: 1. Initiate a Quiet Zone at Mission Inn Avenue for the trains; 2. Relocate the layover tracks and improve the Mission Inn crossing; 3. Consider Housing Health Risks between the freeway and train; 4. Focus on development along Vine Street; 5. Restore the Marketplace signage, lighting, etc. bring them back and identify this as a unique area of the City.</p>
Realm Darrin Olson	Owens Mission Lofts and proposed Iron	4/14	<p>Excited to be bringing Iron Lofts forward. Shared entitlement for Mission Lofts: GP Amendment, SP Amendment, Rezone</p>

	Lofts properties w/in the Focus Area		Certificate of Appropriateness, Historic Preservation- is a long process. Has 2 different housing types on site: Townhomes and 4-story, slab-on-grad, Type IV with elevators. All surface parking, structures do not pencil. For entitlement process would like to see City remove the ground floor commercial requirement - 80% building frontage/ active ground floor on an arterial street. Also should consider parking standards, even though state law support low/no parking financing/banks require it because tenants want it otherwise they won't rent. Parking ratio is around 1.29, on street parking helps.
Riverside Public Utilities Blake Yamamoto - Water Fady Megala - Electric	City Departments with property along Vine Street	4/30	<p>Water- Mulberry pump, well and booster station is located near Applebee's (share parking lot). The station is automated and is inspected weekly. The group discussed the possibility of relocating that testing well to open up the property to TOD opportunities (which would take additional coordination with surrounding owners). Has an abandoned well and easement on the RTA Mobility Hub property.</p> <p>Electric Substation has plans to expand on-site, within the existing walls of the substation. The utility may be looking to buy land nearby since this station will soon reach capacity. The substation feeds Downtown and is one of the largest in the City. No active Plans to underground electrical lines, they will remain on Vine Street.</p>
Riverside Public Utilities Blake Yamamoto - Water	Follow-up correspondence via email.	5/5	The Mulberry facility can be relocated; however, it also serves as an office and storage space for our Water Operations team and due to its central location, is used daily as a delivery point for our laboratory contractor and Water Operators to pick up water samples and drop off water sampling kits. In looking at relocating this facility, we would need to find a nearby site that would be able to account for these uses, offer easy access for deliveries and pick-ups to be made, provide similar floor space for storage, and be in close proximity to the 997 Zone and Chicago 1100 Zone water lines for the booster station. Regarding the well, only water levels are taken from the

			Mulberry Well, and this data could be collected from another nearby well.
Public Works- Traffic Nathan Mustafa Ethan Sun Craig Brett	City Department responsible for streets, sidewalks and other mobility related matters	5/18	<p>Working on RFP for study of alignment alternative for a bike and pedestrian bridge to connect downtown to the station over the 91 freeway- expected release summer 2026.</p> <p>3rd Street grade separation is an active project in the area.</p> <p>New/future development in the area should include raised crossings and curb extensions for pedestrians.</p> <p>Paving, bike lane and sidewalk improvements underway on Vine street from 14th to Mission Inn.</p> <p>Grade separation at Mission Inn is not likely to happen, should expect that to remain at grade crossing.</p> <p>Could partner on funding opportunities for TOD opportunities with HCD VMT mitigation bank.</p> <p>Supportive of Bus Rapid Transit service on University should RTA pursue it.</p>
Apple Bees	Not able to make contact with a property owner	N/A	N/A
Public Works- Advocacy Ethan Sun Plus Kimley Horn Associates	Advocacy for Planning	5/29	<p>Connect on Regional Transit Advocacy Plan</p> <p>UC Transit Service</p> <p>ONT Airport to Downtown w/trolley to UCR</p> <p>Advocacy to increase transit service in the City</p> <p>Tracking grant opportunities and partnerships</p>



Outreach Email

Dear [Property Owner/Agency]-

The City of Riverside has initiated a study in partnership with the Western Riverside Council of Governments (WRCOG) focused on the Downtown Metrolink Station area. The next step in our work plan is hosting discussions with property and business owners within the study area. As a local property/ business owner/operator in the area we would like to hear from you regarding topics such as future plans for your property, ideas that you have for the area (i.e. uses you would like to see nearby like restaurants, housing, etc.), and other feedback you have related to this project.

We will be coordinating meetings at your convenience via Zoom and/or are happy to meet in person if you would prefer.

Could you please confirm if you are interested in participating and/or if there is anyone else that you would like us to include in this discussion?

Once confirmed a member from our consultant team, PlaceWorks, will be reaching out to coordinate a day and time.

Kind regards- [or however you would like to end the correspondence]

Stakeholder Questions

The following list of questions was used to assist with discussions and learn more about the area, properties, and services. Questions were not asked as a checklist and some may not have been asked or may not have been applicable to the stakeholder, instead they were intended to provide a starting point for the project team to facilitate information sharing.

Area Property Owners/ Managers

- a. Tell us about your property or properties (location, existing uses, year built, current vacancy levels, tenant mix, etc.)
- b. What drew you to Downtown Riverside and this area?
- c. Do you see a synergy with other uses in this area?
- d. What are your long-term goals for your property?
- e. What are your observations about this area? Of other properties/businesses?
- f. What can/should the City be doing to boost economic development in the area?
- g. Do you think that housing or mixed-use that allows residential would benefit this area?
- h. Do you think a streetscape improvement project (new street trees and landscaping would improve the area?

Area Businesses

- a. Tell us about your business. How long have you been in Riverside? What drew you to the City?
- b. Do your employees live in the City?
- c. What other businesses do you or your employees buy from or get services from in the City?
- d. What are your observations about the area?
- e. What are your long-term growth goals? Do you have enough space where you are? If not, are you hoping to find a new location in the City?
- f. Tell us about your experience in getting entitlements/permits with the City?
- g. What are the top issues that need to be addressed by the City?
- h. Do you think a streetscape improvement project (new street trees and landscaping would improve the area?

Agencies

- a. Tell us about the service you provide.
- b. If your agency owns property in the area do you have any future plans for it?
- c. Do you have any plans for upgrades or service improvements in the Downtown Station area?

- d. Do you have long-term service improvements or changes to service that could impact this area?
- e. Do you have a joint development agreement or P3 policy for properties the agency owns?
- f. What would you need to maintain for operations in the area?

Operators/ Developers

- a. Tell us about your company and history in Riverside.
- b. Do you have any properties you are representing in the area? Location? Description? Status?
- c. What's been your experience working with the City? Are there barriers to new development that the City could address?
- d. What do you see as the major opportunity sites within this area of Riverside?
- e. Do you have any existing or planned projects in Riverside? If so, tell us about them (process, entitlement timeframe, etc.)
- b. Did you need a GPA or ZC Amendment? Were there any other barriers to getting entitlements?
- c. What are your impressions of the real estate market in Riverside?
- d. From a location standpoint, what are the advantages of the Downtown Station area?
- e. Based on your knowledge of the area, what's missing?
- f. Would you be interested in developing in the area? If so, what kind of use and under what conditions?