

DOWNTOWN METROLINK STATION TRANSIT ORIENTED DEVELOPMENT ACTION PLAN

Community & Economic Development Department

City Council
June 23, 2026

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GRANT BACKGROUND



Regional Early Action Planning Grants of 2021 (REAP 2.0)

- Awarded SCAG \$231.5 million to support local agencies with 6th cycle Housing Element implementation



Western Riverside Council of Governments (WRCOG) Technical Assistance Request

- TOD Action Plan for Downtown Metrolink SOW prepared
- Placeworks INC. selected from WRCOG on-call consultant firms to support



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BACKGROUND

- February 2026
 - Project kick-off
- March 2026
 - Audit of existing planning documents and TOD studies
 - Project area site visit and stakeholder engagement
- April – May 2026
 - Meetings with property owners, agencies, and other stakeholders within project area
 - Action plan and conceptual development program
- June 2026
 - Project grant deadline
 - City Council adoption



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PROJECT GOAL

Develop a roadmap for TOD in the Downtown Metrolink station area that support housing, jobs, mobility, and community-serving amenities



EXAMPLE: VISTA CANYON, SANTA CLARITA TOD PROJECT



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PROJECT AREA

LEGEND

- Riverside Downtown Station Area Plan Boundary
- Railroad
- Interstate and Highway
- Parks and Open Space
- Downtown Riverside Metrolink Station

Scale (Miles): 0, 0.13, 0.75

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PREVIOUS PLANNING EFFORTS & STUDIES

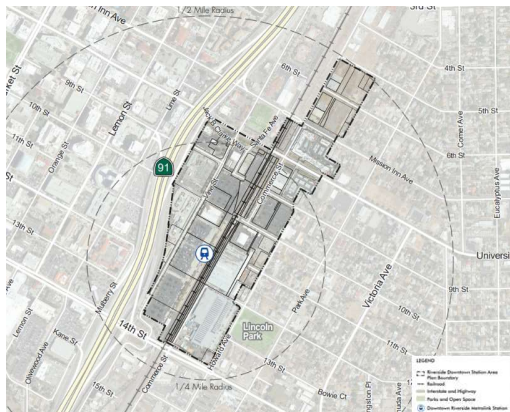
- Despite ambitious TOD visions, implementation has been limited by market conditions, infrastructure constraints, and funding challenges
- Prior recommendations lacked realistic implementation strategies, phasing plans, and coordinated pathways to execution
- Zoning constraints for TOD residential development

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TRANSIT ORIENTED DEVELOPMENT ACTION PLAN



Recommendation and Next Steps:

- Identify key development opportunities and residential capacity
- Strengthen public-private-community partnerships.
- Modernize the Marketplace Specific Plan to support TOD
- Advance connectivity, streetscape, and placemaking projects
- Preserve industrial and cultural character



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RECOMMENDATIONS

That the CITY COUNCIL:

- 1. RECEIVE AND FILE** an update on the preparation of a Transit Oriented Development Action Plan for the area surrounding the Downtown Metrolink Station; and
- 2. ADOPT** the attached resolution approving the Transit Oriented Development Action Plan for the Downtown Metrolink Station project consistent with the REAP 2.0 grant requirements



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