



Riverside Sports Complex and Entertainment District Exclusive Negotiating Agreement (ENA)

**Community & Economic Development
Department**

August 19, 2025

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OVERVIEW AND NORTHSIDE SPECIFIC PLAN (NSP) VISION



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NORTHSIDE SPECIFIC PLAN HISTORY

July 2015

City Council directed Staff to develop NSP and Program Environmental Impact Report (PEIR)

2017-2019

Community Engagement and Outreach, Draft NSP and PEIR

Nov. 2020

City Council Adoption of NSP and PEIR

Fall 2023

Master Developer RFP for Northside Neighborhood and Pellissier Ranch – no responsive proposals were received



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COMMUNITY VISION



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COMMUNITY VISION



Sense of Place



Sustainability



Connectivity



Parks/Trails/Recreation



Neighborhood Retail



Community well-being

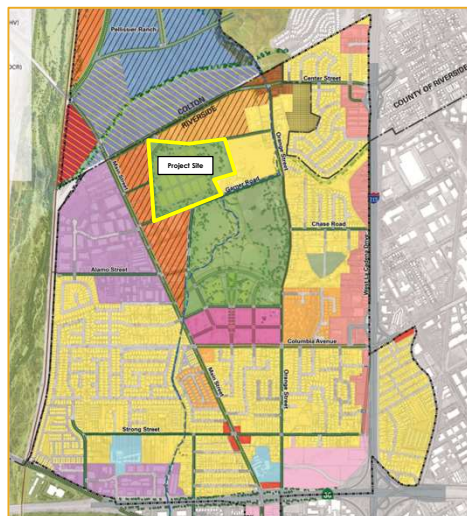


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NORTHSIDE SPECIFIC PLAN



Open Space, Parks, and Trails



Vision Statement

"The Northside Specific Plan has been designed to accommodate a safe, healthy, and balanced community celebrating the history and culture of the greater Riverside area (NSP - 2.2)."

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NOA HISTORY

Fall 2023

Master Developer RFP for three city owned sites within the NSP area, including the 56-acre Project site – no responsive proposals were received

Apr. 23, 2025

The City received an unsolicited proposal from GCS Development to develop the Project site with a Sports Complex & Entertainment District

Jun. 11, 2025

Recommendation to Council



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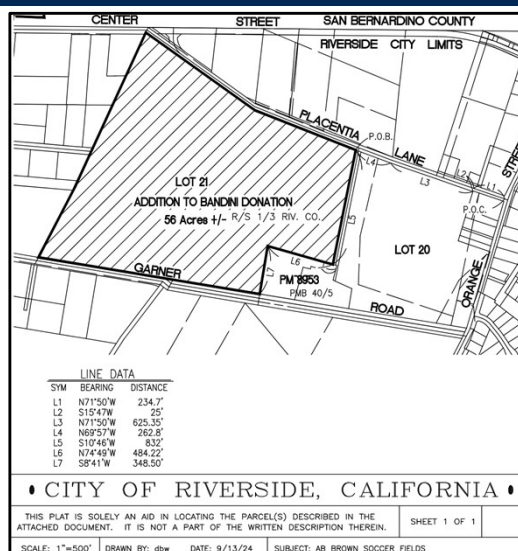
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56-ACRE SITE

Open Space/Recreation

- South of Placentia Lane, North of Garner, and West of Orange Street
- Currently vacant/underutilized; Previously used as the Ab Brown Sports Complex
- NSP envisioned a revitalization of the former Sports Complex that will draw regional participation.



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EXISTING SITE CONDITIONS



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PROPOSAL



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SOCCER FIELDS



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INDOOR SPORTS COMPLEX



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INDOOR/OUTDOOR ENTERTAINMENT VENUE



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MIXED-USE – RESIDENTIAL & COMMERCIAL



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CENTRAL PARK AND PASSIVE OPEN SPACE



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DEVELOPMENT TEAM

- Team is led by GCS Development, partnered with Labella Associates (Architect/Engineer) and InProduction (Stadium)
- Ambitious project presented in proposal that revitalizes entire 56 acres



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AN OPPORTUNITY FOR PLACEMAKING



Open Space/Recreation

Youth Programs

Shopping/Dining Experience

Housing

Jobs/Employment

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COMMUNITY BENEFITS



Low-Cost Access to public fields, parks, and programming

Team Building and Community


Pedestrian-oriented retail/restaurants

Diversity in Housing in the City

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NEXT STEPS AND TIMELINE

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EXCLUSIVE NEGOTIATING AGREEMENT (ENA)



- Initial 12-month term, with one 6-month extension option
- DDA Negotiations
 - Off-Ramps to be included
 - Community Benefits
 - Infrastructure

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COMMUNITY ENGAGEMENT

July 2025	<ul style="list-style-type: none"> ➤ Local Soccer Clubs/Organization ➤ Northside Community
Aug 2025	<ul style="list-style-type: none"> ➤ City Council
Sep 2025	<ul style="list-style-type: none"> ➤ Northside Improvement Association
Oct 2025	<ul style="list-style-type: none"> ➤ Open House @ Springbrook Clubhouse
Nov 2025 - Ongoing	<ul style="list-style-type: none"> ➤ Future Community Engagement Events



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Proposed Timeline

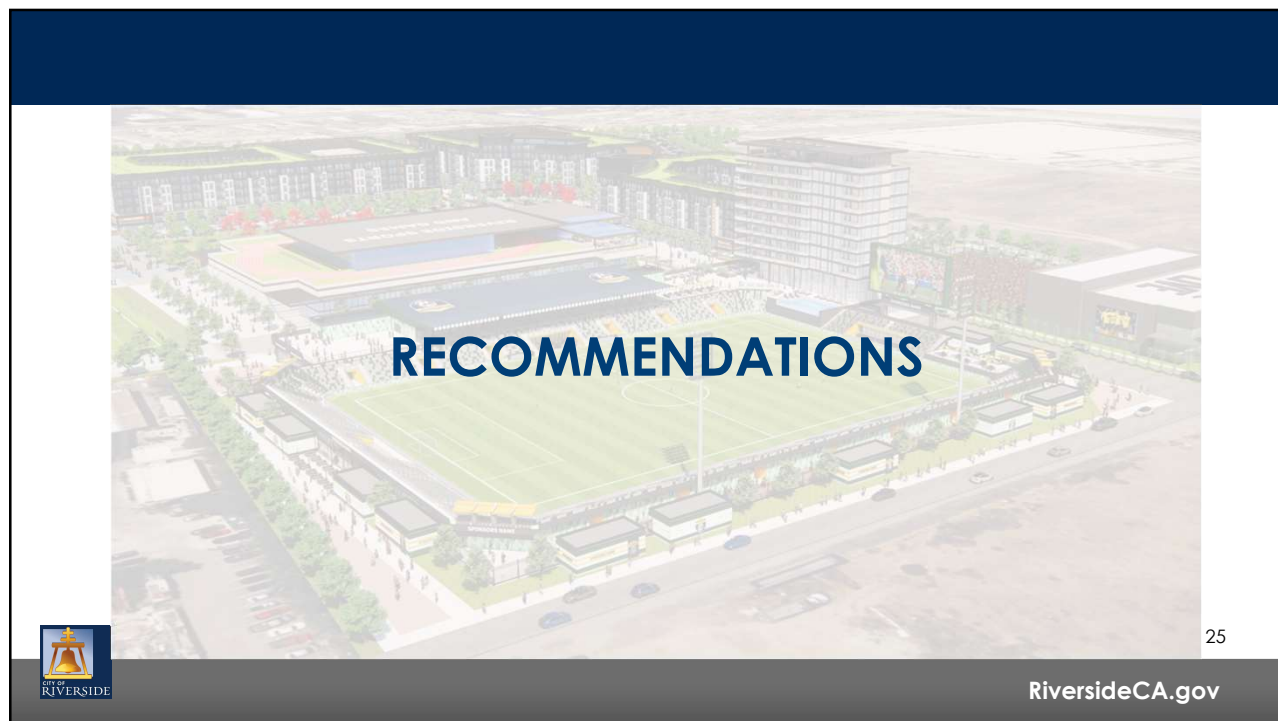
Aug 19, 2025	City Council Hearing for Exclusive Negotiation Agreement (ENA)
Sep 2025	Appraisal Complete
Aug 2025- Jul 2026	Community Engagement, Negotiations/DA, CEQA, Entitlements, Permits, Approvals
Jul 2026 – Jul 2027	Construction thru Opening



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STAFF RECOMMENDATIONS



That the City Council:

- **Approve** the Exclusive Negotiation Agreement with GCS Development for the acquisition and development of 56-acres of City-owned property; and
- **Authorize** the City Manager, or his designee, to execute the Agreement with GCS Development, including making minor and non-substantive changes and executing the first six-month extension.

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REFERENCE SLIDES



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SURROUNDING USES (EXISTING AND PROPOSED)



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