



Request For Purchase and Development Proposals

2731-2871 UNIVERSITY AVENUE

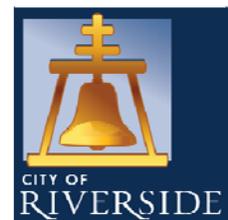
NE corner of University Avenue & Park Avenue
A 1.95 acre project site

A unique mixed-use development opportunity in the
University Neighborhood of the City of Riverside

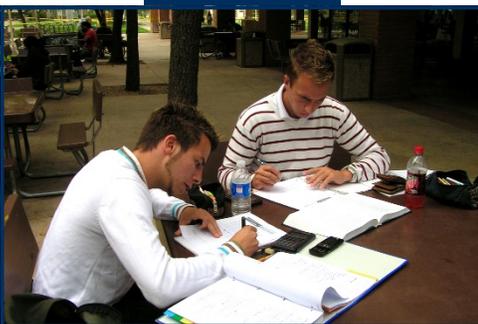
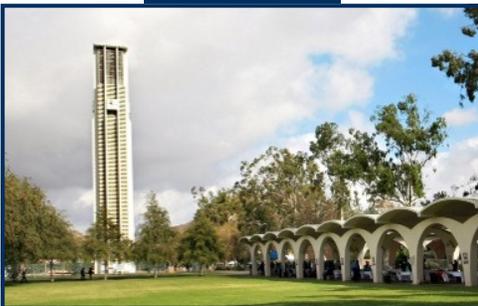
Issued by: Successor Agency to the
Redevelopment Agency of the City of Riverside

Issue Date: AUGUST 13, 2014

Proposal Due Date: DECEMBER 12, 2014



RiversideCA.gov



Contents

01	Introduction
03	The Opportunity
04	The Project Site
06	Demographic Information
07	Purchase Price & Terms
08	Developer Conditions
09	Preferred Uses
10	Sample Development Concept
11	Request for Purchase & Development Proposals
12	Development Experience
13	Financial Strength & Project Timeline
14	Selection Process
15	Inquiries
16	Instruction & Schedule
	EXHIBIT A: Legal Description & Site Location Map
	EXHIBIT B: Easement Map
	EXHIBIT C: Utility Location Map



CITY OF RIVERSIDE

Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the awards and recognition that Riverside has received include: No. 1 City for Small Business by Inc. Magazine (2014), No. 8 Coolest City in America by Forbes (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community Site of the Year, and 2011 Can-Do City (Newsweek).

Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riverside enjoys many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.

The Opportunity



The development site is approximately 1.95 acres located at the northeast corner of University Avenue and Park Avenue near the State Route 91 Freeway between Downtown Riverside, the heart of the City and the cultural and urban hub of the Inland Empire, and University of California, Riverside, which is widely recognized as one of the most ethnically diverse research universities in the nation.

The City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) is pleased to offer an exciting opportunity for the purchase and subsequent development of seven (7) parcels of vacant land, located at 2731, 2751, 2771, 2791, 2811, 2831, 2851, and 2871 University Avenue, also known as Assessor's Parcel Numbers 211-131-021, 022, 023, 024, 026, 031, and 032 (Property), as shown on Exhibit A. The former Redevelopment Agency remediated the former gas station located at 2871 University Avenue and obtained site closure from the Santa Ana Regional Water Quality Control Board. Please note that a 10.5' street dedication is required along University Avenue as shown on Exhibit B.

The Property has been approved by the California Department of Finance (DOF) for disposition as required by Assembly Bill X1 26 (the statewide redevelopment dissolution bill) and Assembly Bill 1484. An ideal proposer will have demonstrated relevant development experience and will construct a quality development which will enhance the surrounding neighborhood, provide job opportunities for local residents and ensure that the reestablishment of blight does not occur. Additionally, please note that a preferred project will encompass all of the seven (7) parcels, and the Successor Agency prefers that the parcels be consolidated.

The Project Site



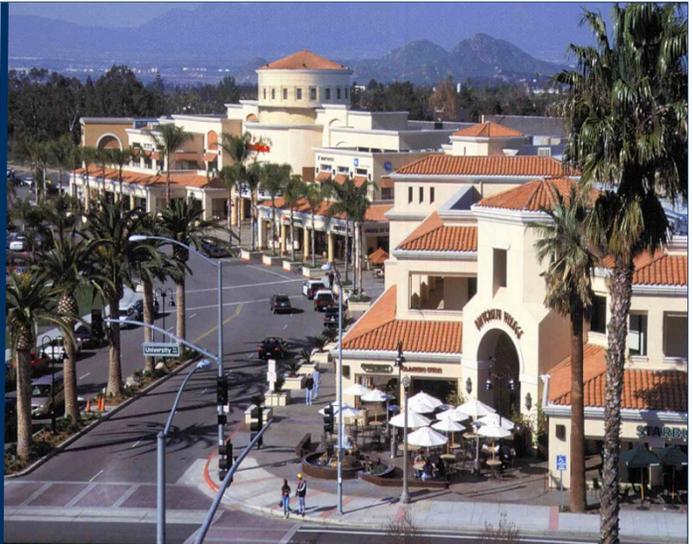
The Property is situated along one of the City's most important gateways with a four-lane thoroughfare linking Downtown Riverside and UCR, has excellent freeway access and located within a neighborhood that consists of a diverse, actively engaged community and is within the Eastside Neighborhood Plan (Plan). The intent of the Plan is to provide a blueprint to enhance and improve the quality of life in Riverside's Eastside Neighborhood. The area lies in the heart of the eastern portion of the City, bounded by the State Route 91 Freeway on the west, Third Street on the north, Chicago Avenue on the east and Fourteenth Street on the south.

The neighborhood is a vibrant community primarily composed of single-family and multi-family residential areas. Commercial areas are primarily located along University Avenue and Chicago Avenue. The neighborhood is home to the Downtown Metrolink Station within the Riverside Marketplace Specific Plan area. Between University Avenue and Downtown Riverside is the Riverside Marketplace, which consists of a pedestrian intensive mix of restaurants, office and retail uses having an historic ambiance. The Marketplace area features a number of professional offices, restaurants and light industry and retail uses. The Plan seeks to preserve and enhance all of these components.

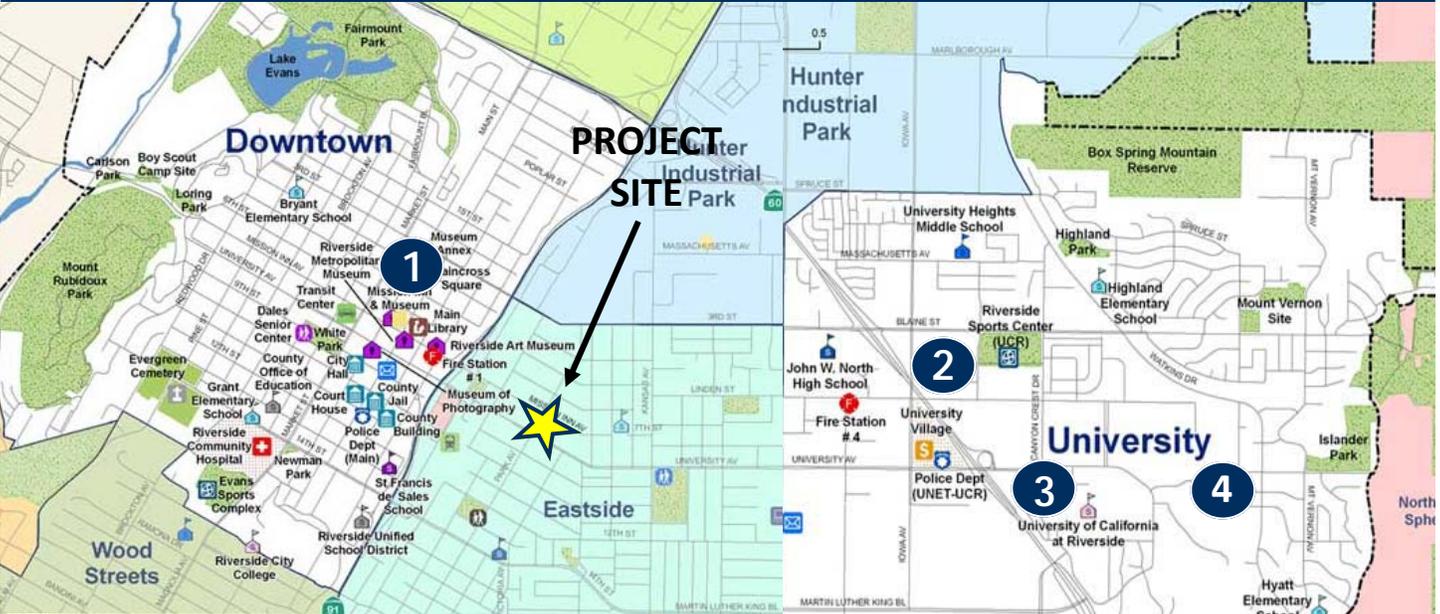
The neighborhood possesses an unparalleled community spirit, and the residents wish to maintain their neighborhood as a diverse, family-friendly setting with a variety of housing opportunities featuring distinctive historic character, creating a livable and enjoyable environment. The residents strive to expand diversity with regard to culture, businesses, and education through continued accountable leadership and public participation. The future of the neighborhood also includes diverse educational and business opportunities in a livable community with housing for all income levels, expanded recreation, education, arts, and cultural activities.



1 The Mission Inn Hotel & Spa



2 University Village



3 University of California, Riverside



4 UCR Botanic Gardens



Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile
Population		
2019 Projected Population:	127,652	246,411
2014 Population:	119,045	230,466
2014 Median Age:	30.0	31.40
Housing		
2019 Projected Households:	40,240	76,162
2010 Census Households:	34,895	67,131
2014 Avg. Household Size:	2.90	3.10
2014 Owner Occupied Units:	17,731	39,369
2014 Renter Occupied Units:	19,668	31,738
Income		
2014 Avg. Household Income:	\$60,280	\$65,857
2014 Med. Household Income:	\$43,759	\$48,525



Purchase Price & Terms

Purchase Price: The Property will be sold "as is" and at fair market value. Please note that the DOF may require a fair market appraisal to support the sales price. The proposer will have the opportunity to consider the appropriate value prior to entering into a Purchase and Sale Agreement once a proposer has been selected by the Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency). Please also note that the Purchase and Sale Agreement is subject to the approvals of the Successor Agency, the Oversight Board for the City of Riverside as Successor Agency (Oversight Board) and the DOF.

Deposit Amount: Should the proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or \$25,000, whichever is greater, will be required. The selected proposer shall submit the required deposit amount upon execution of a Purchase and Sale Agreement. Please note that the deposit is non-refundable after 90 days from the effective date of an executed Purchase and Sale Agreement.

Closing Costs: The Successor Agency shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected proposer shall be responsible for all recording fees, transfer taxes, and/or cost of documentary stamps and one-half of the cost of escrow charges.



Developer Conditions

Upon Successor Agency and Oversight Board approvals, the following developer conditions will be imposed on the selected proposer in the form of a Covenant, Condition, and Restrictions agreement, which will be recorded on the Property:

Proposed Use: The proposed use(s) for the Property must be compliant with all local, state, and federal zoning code, laws and regulations.

Restricted Uses: The following uses are restricted for the Property:

- Adult-oriented business or adult entertainment establishment;
- Sale of alcohol, except as allowed by the City after review and approval and permitted by the appropriate governmental agency; and
- Sale of weapons.

Site Maintenance: The selected proposer will, at his or her sole cost and expense, maintain the appearance and safety of the Property; remove all graffiti from the Property within 72 hours of its appearance; maintain in good order all landscape irrigation systems; and promptly remove and replace all dead and diseased landscaping material on the Property.

Transfer to Government Agency: The selected proposer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Property to any governmental or non-governmental tax exempt entity that would result in the Property becoming exempt from the payment of real property taxes.



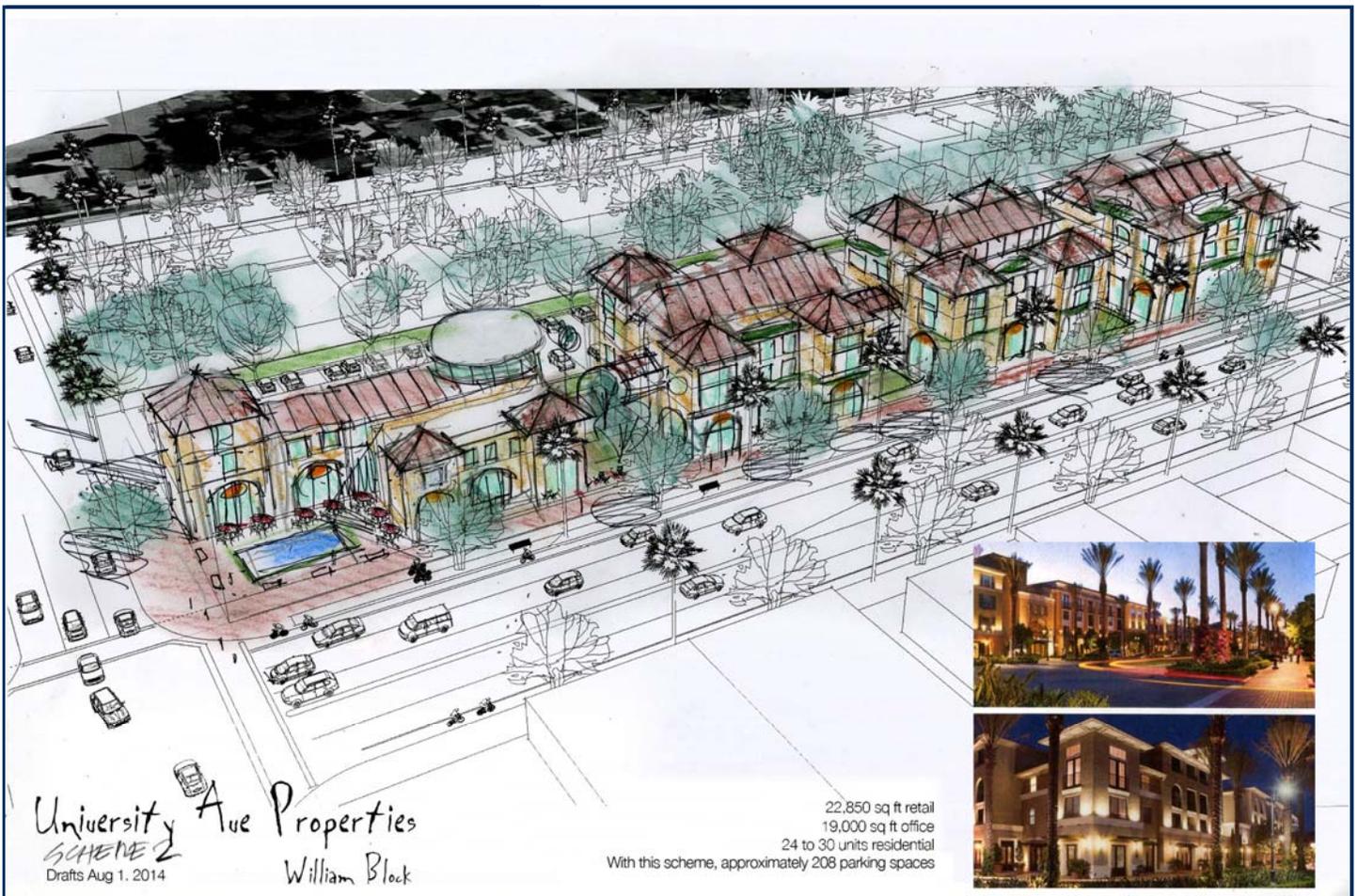
Preferred Uses

The Property is located within a neighborhood that offers a unique mix of land uses ranging from high-density student-oriented apartments to a thriving center of commerce and entertainment, to low density hillside housing and finally to large sections of farm land. Student housing dominates the region and business are concentrated along University Avenue, just a short walk from UCR. The Successor Agency would consider a high quality mixed-use residential/office/retail development including a neighborhood market for the Property.

The Property is located within the Commercial Retail Zone, which is intended to allow for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments. The General Plan for the Property is designated as Mixed Use – Neighborhood, which provides opportunities for primarily neighborhood-serving commercial uses with limited, low-intensity residential uses in a mixed-use environment. It is intended to preserve the existing housing stock and residential character of neighborhoods, while allowing for development of new housing opportunities and encouraging pedestrian-oriented retail and service uses.

The website link below provides additional information regarding the City's University Avenue Specific Plan. Each proposer is encouraged to review these documents and consult with the Planning Division to discuss proposed uses prior to submission of a proposal.

RiversideCA.gov/planning/cityplans-csp-universityave-sp.asp



The Development Concept above anticipates a development that promotes University Avenue's key role in the City as the major thoroughfare connecting Downtown Riverside and UCR. University Avenue and its adjacent development should have a vital, impressive image. The land uses adjacent to University Avenue must be revitalized in conjunction with streetscape and other improvements. University Avenue must become an active, lively, visually attractive thoroughfare. Rather than continuing to be a means for getting from one place to another, it needs to become a "destination" used by the community, the University and visitors. In order to unify the area, a bold urban design, landscaping and architectural concept based on the history of the region is envisioned. Additionally, the street must interrelate with a multi-modal circulation system serving local vehicular traffic, a shuttle system, bicyclists and pedestrians. This illustration represents an example of the type of development the Successor Agency envisions with the preferred uses mentioned previously for the site.

Request for Purchase & Development Proposals



Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this Request for Purchase and Development Proposals (RFP). The details of the proposal shall be limited to twenty (20) pages and must include the single person who will be the primary contact for the proposer. Résumés and company qualification brochure data may be added to the 20-page proposal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the proposal submitted must be clear and concise, and contain the following required information.

1. Development Narrative: The proposer shall provide a preliminary development narrative, which shall include, but not be limited to, the type of uses or mix of uses for development, a proposed layout for the Property including a site plan and conceptual elevations, a pro-forma, project statistics with building square-footage and height, parking, phasing, an anticipated investment amount, community benefit including estimated annual sales tax revenue, property tax revenue and number of jobs to be generated, a detailed list of intended users and projected occupancy dates, a long-term investment strategy, and an anticipated duration of holding period. If no intended users have been identified, please identify the development as speculative.

Development Experience



2. Development Experience: The proposer shall provide a summary of experience in developing complex projects that required interaction with a broad range of interested parties from both the public and private sectors.

The following information is required from the proposer:

- Name(s), address(es), telephone number(s) and e-mail address (es) of the proposer and identify the single person who will be the primary contact for the proposer.
- Description of experience within the most recent ten-year period related to projects that are similar in nature to the proposed development.
- Names and addresses of the key team members including architect and general contractor. For each project reference, include the development team member's role in the completed project and the time period of his or her involvement.
- Photographs showing completed projects that are similar in nature to the proposed development including construction costs, completion dates, locations, land uses, scales, scope of services, and the role of the proposer in these projects.
- Description of experience in completing projects of the scale and complexity of the proposed development.
- Any innovative aspects of previous development experience should be described in detail.
- Any relevant property management experience.

Financial Strength & Project Timeline



3. Financial Strength: The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the Successor Agency in determining whether the proposer has the capacity to secure the necessary financing or provide cash on hand to facilitate the purchase of the Property at the close of escrow and the subsequent development of the Property. The proposer shall also provide a list of assets for collateral he or she is willing to pledge (as necessary) for financing purposes.

4. Project Timeline: The proposer shall indicate whether the requirement below is acceptable or propose a different timeline for due diligence/entitlements and construction period.

- **Due Diligence/Entitlements Period:** It is anticipated that the selected proposer will review the condition of the Property within ninety (90) days after opening of escrow. For your convenience, a site map depicting the location of existing Public Utilities facilities/easement has been included as Exhibit C. The proposer shall provide a timeline for project entitlements. It is preferred that the selected proposer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the Purchase and Sale Agreement.
- **Construction Period:** The proposer shall provide a timeline for the construction phase of the proposed development from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed development be completed as soon as possible, but no later than two (2) years from the close of escrow.

Selection Process



The Successor Agency will conduct the selection process. During the selection process, the Successor Agency reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to Successor Agency staff or others.

Selection Criteria: At a minimum, all qualified proposals will be evaluated based on the following criteria as previously described in numbers 1 through 4:

- Development narrative (40%)
- Development experience (30%)
- Financial strength of the proposer (15%)
- Project timeline (15%)

Interviews: Selected proposers may be contacted for in-person interviews with the selection committee.

Successor Agency and Oversight Board Approvals: Staff is required to present the selected proposer and the fair market value as the purchase price along with a Purchase and Sale Agreement (PSA) to the Successor Agency and the Oversight Board for approvals. If these required approvals are received, staff will submit the PSA to the DOF for review and approval. Upon obtaining approval from the DOF, the Successor Agency will execute the PSA.

All proposals submitted in response to the RFP become the property of the Successor Agency and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposal to a public agency is not a trade secret.

Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Kaitlyn Nguyen
kpnguyen@riversideca.gov

To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the Proposer shall be disqualified from consideration.**

Please note: The Successor Agency shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposal or related information in response to this RFP; negotiations with the Successor Agency on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any proposer in relation to the preparation or submittal of the proposal. Additionally, the Successor Agency shall not be liable for expenses incurred as a result of the Successor Agency's rejection of any proposals made in response to this RFP.

Instruction & Schedule



All proposals are due by or before 4:00 P.M. on DECEMBER 12, 2014. This time and date is fixed and extensions will not be granted. The Successor Agency does not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposal. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to kpnguyen@riversideca.gov by NOVEMBER 14, 2014 and answers will be answered and posted to www.riversideca.gov/cdd/rfp.asp by NOVEMBER 28, 2014.

Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

**City of Riverside
Community Development Department
Attn: Kaitlyn Nguyen
3900 Main Street, 2nd Floor
Riverside, CA 92522
kpnguyen@riversideca.gov**

Please note: The Successor Agency reserves the right to amend, withdraw or cancel this RFP. The Successor Agency also reserves the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, the Successor Agency reserves the right to request or obtain additional information about any and all submittals.

EXHIBIT A: Legal Description & Site Location Map

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, City of Riverside, and described as follows:

Parcel 1: 211-131-021

Lot(s) 25 and 25, in Block 11 of Whites Addition to Riverside, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California.

Parcel 2: 211-131-024

Lot(s) 28, in Block 11 of Whites Addition, in the City of Riverside, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California.

Parcel 3: 211-131-032 and 211-131-026

Lot(s) 29 and 30, in Block 11 of Whites Addition to Riverside, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California;

Excepting therefrom the southwesterly 10.50 feet of said Lot 29 as granted to the City of Riverside by deed recorded November 17, 1989 as Instrument No. 404230 of Official Records of Riverside County, California.

Parcel 4: 211-131-031

Lot(s) 31 and 32, in Block 11 of Whites Addition to Riverside, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California;

Excepting therefrom those portions of said Lots 31 and 32, as conveyed to the City of Riverside, by document recorded October 30, 1981 as Instrument No. 204583 of Official Records of Riverside County, California.

Parcel 5: 211-131-022

Lot(s) 26, in Block 11 of Whites Addition, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California;

Parcel 6: 211-131-023

Lot(s) 27, in Block 11 of Whites Addition, as shown by map on file in Book 6 Page(s) 48, of Maps, Records of San Bernardino County, California;

(End of Legal Description)

Order: 1 Comment:
 Description: Riverside, CA Assessor Map 211-13 Page: 1 of 1

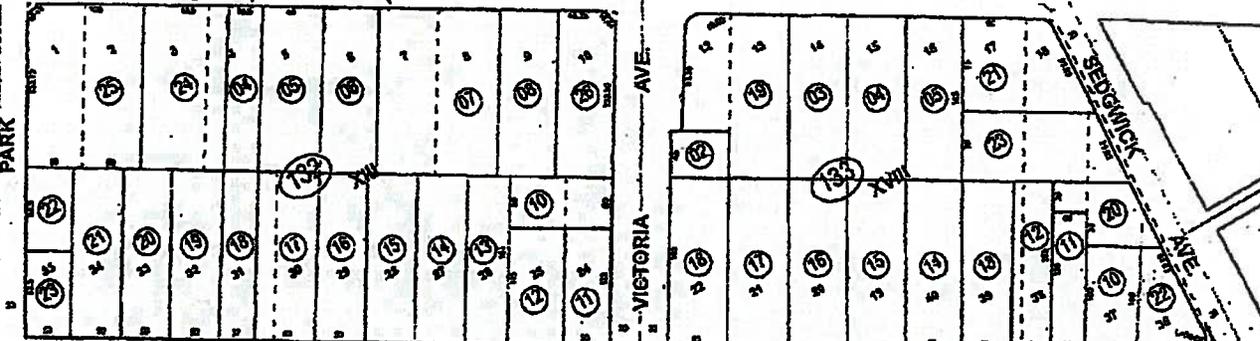
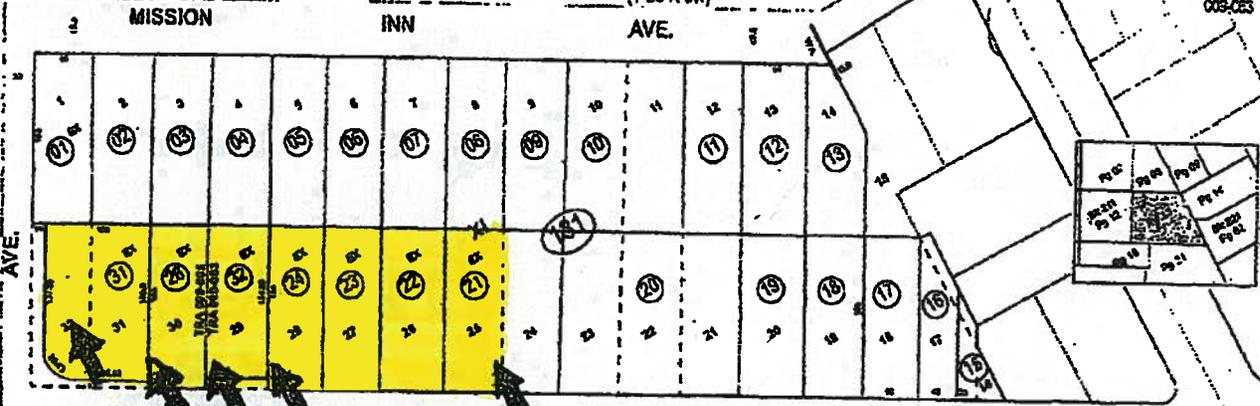
THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. A LICENSEE'S PLACE IS NOT COMPATIBLE WITH LOCAL ORDINANCES OR STATE LAWS.

POR CITY OF RIVERSIDE

211-13

T.R.A. 008-005
008-005

3-20



Lot	City	County	Area
131	131	131	131
132	132	132	132
133	133	133	133
134	134	134	134
135	135	135	135
136	136	136	136
137	137	137	137
138	138	138	138
139	139	139	139
140	140	140	140
141	141	141	141
142	142	142	142
143	143	143	143
144	144	144	144



ASSESSOR'S MAP 211-13 PG. 13
Riverside County, Calif.

Watermark

Map Reference:
S&B 513 S.A. WATER ADDITION

March 2008

IMPORTANT: This is not a plan of survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

STEWART TITLE

EXHIBIT B: Easement Map



SIXTH ST

COMER AV

MISSION INN AV

10.5' Dedication
Required for
Future Street Widening

PARK AV

211131031

211131026

211131032

211131024

211131023

211131022

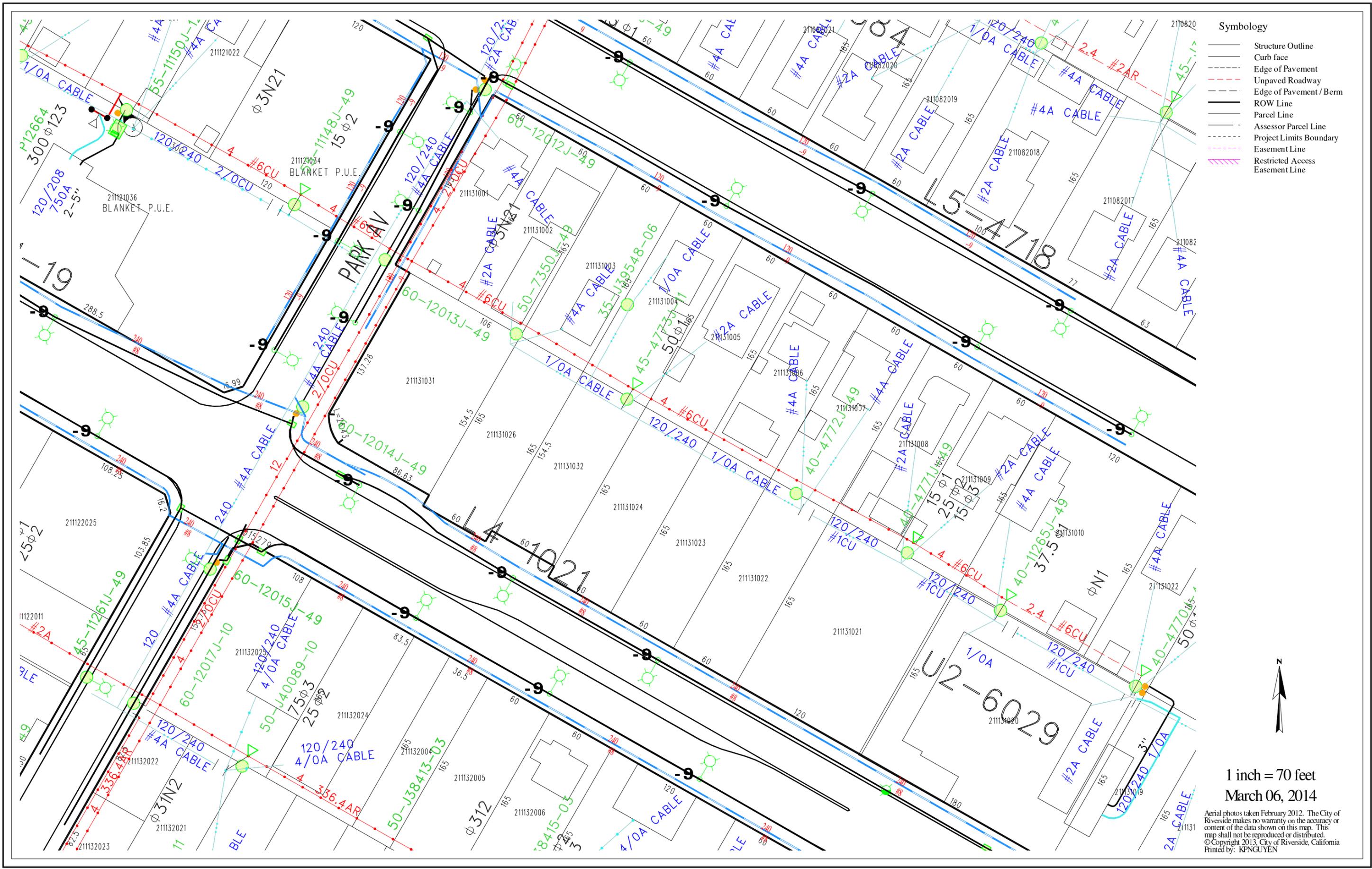
211131021

UNIVERSITY AV

NINTH ST

VICTORIA AV

EXHIBIT C: Utility Location Map



Symbology

- Structure Outline
- Curb face
- Edge of Pavement
- Unpaved Roadway
- Edge of Pavement / Berm
- ROW Line
- Parcel Line
- Assessor Parcel Line
- Project Limits Boundary
- Easement Line
- Restricted Access Easement Line

1 inch = 70 feet
 March 06, 2014

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- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - . - . Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - - - Easement Line
 - ▨ Restricted Access Easement Line
 - Water Main
 - Water Service Line
 - Hydrant
 - Valve (open)
 - Valve (closed)
 - Blow Off (endline)
 - Blow Off (inline)
 - Blow Off/ Pumper Outlet
 - Pumper Outlet/ Blow Off
 - Air Valve
 - Manhole
 - Pumper Outlet
 - Dimension Arrow
 - Booster Pump
 - Well Pump
 - Cathodic Test Lead
 - Check Valve
 - Pressure Regulator Valve
 - Material Change
 - Fittings
 - Reducer
 - Relief Valve



1 inch = 70 feet
 March 06, 2014

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- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - - - Easement Line
 - ▨ Restricted Access Easement Line
 - Storm Drain
 - Storm Drain Inlet
 - Storm Drain Manhole
 - Storm Drain Lift Station
 - - - Sewer Main
 - - - Sewer Force Main (Non-City Maintained)
 - - - Sewer Siphon
 - - - Sewer Lateral (Unknown Position)
 - Sewer Cleanout
 - Sewer Manhole
 - Sewer Lift Station
 - ★ Sewer Plant
 - △ Sewer End of Line



1 inch = 70 feet
 March 06, 2014

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