REQUEST FOR PROPOSALS FOR

APNs: 190-022-044
& 190-022-045

0.74 acres of a Vacant Residential Lot
south of Jurupa Avenue
Between Essex and Chester Streets

A High-Density, Multi-Family Residential
Development Opportunity

Issued by: City of Riverside,
Community & Economic Development Department

Issue Date: September 19, 2019
Proposal Due Date: 5:00 PM on Oct. 28, 2019
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INTRODUCTION

The City of Riverside is the largest city and economic heart of the Inland Southern California region. It is located approximately 60 miles (97 km) east of Los Angeles and has a population of approximately 330,000, with the average household income of roughly $84,900. The City of Riverside is the 58th largest populated city in the United States, the 12th largest city in California and the 7th largest in Southern California. Incorporated in 1883 as a Charter City, Riverside established its own public utility and has maintained a distinct identity and innovative character that makes up its unique blend of historic charm and modern city lifestyle.

Riverside enjoys a rich heritage, reflected in the city's architecture, cuisine, culture, and civic life. The city has evolved from a quiet, agricultural colony into a dynamic, culturally diverse city with a growing urban core that is now a regional hub for higher education, technology, commerce, law, finance and culture. Riverside benefits 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. And yet, the true uniqueness of Riverside continues to be its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.
Riverside is a historic city with a youthful population and innovative outlook. The median age in Riverside is 32 years. The city is home to four internationally recognized universities and colleges that support an estimated 86,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, as well as several accredited private colleges that are preparing future workforce talent by offering specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Riverside’s youngest citizens have opportunities as well, with public and private school options that offer a variety of career academies and STEM educational choices.

While rich in history, Riverside maintains its position as the economic engine of the Inland Southern California region. Ranking #1 among all cities in virtually every economic indicator; including number of jobs, number of businesses, and assessed valuation. Job growth in the city exceeded that of both the region and the state of California in 2019. Local unemployment is at a low 4.2%. Residential real estate is affordable when compared to coastal communities in Southern California, which favors strong consumer spending and disposable income. The award-winning city continues to be recognized for its ongoing achievements and has been the contributing factor in the receipt of numerous regional and local awards. Riverside ranked 4th overall for minority entrepreneurs (Entrepreneur, 2019), 19th among top small business cities in the U.S. (inlandempir.U.S, 2019), and Brookings yearly report ranked the Riverside metro area as the 52nd Top Metro Areas for Growth in 2019.

Today, Riverside is experiencing phenomenal growth. During the great recession, Riverside chose to invest over $1.5 billion in infrastructure improvements and community amenities. A decision that has served residents and businesses well by drawing private investment and public/private partnerships that are changing the economic landscape of the city. The following hyperlink will take you to the City of Riverside’s (City) Economic Development website.

Fueling Growth & Catalyzing Innovation
The Adams Street Extension Project was constructed northerly of the Riverside Municipal Airport. The Project located between Arlington Avenue and Central Avenue, just north of the Riverside Municipal Airport was discontinued as planned and was removed from the Streets and Highways Transportation Element Report, due to the costs associated with the construction through and under the Riverside Municipal Airport. In 1999, City Council adopted Resolution No. 18851, changing the name of that portion of Adams Street that is bounded southerly by Central Avenue and northerly by Mountain View Avenue to Essex Street, and to Jurupa Avenue. The Property is situated at a double corner site on a busy arterial.

The former Redevelopment Agency acquired and relocated tenants to assemble parcels for the Adams Street Extension project as well as future development. The subject property (Property) is presently under the control of the City’s Public Works Department. It was declared surplus land on November 27, 2018, and is no longer needed by the City of Riverside.

On June 18, 2018, the property was re-zoned per City Council Ordinance No. 7407, making the Property a Multiple Family Residential (R-3-1500) vacant lot, which resulted in amending the General Plan land use to High-Density Residential, per City Council Resolution No. 2352. Therefore, the City of Riverside is in compliance with State Law requiring cities to adopt comprehensive plans for their long-term physical development and the Housing Element of the General Plan of 2025. The Property is located in an area primarily residential with industrial/commercial uses to the north and west, and supporting commercial uses to the south. The Property has the State Route 60 Freeway to the north and State Route 91 Freeway to the east. Major arterials to the subject property are Van Buren Boulevard to the west, Jurupa Avenue and Magnolia Avenue to the east, (also known as Market Street). Other major arterials are Mission Boulevard to the north and Arlington Avenue to the south. The concrete railroad bridge overpass is to the north of the Property and is operated by the Union Pacific Railroad. This segment of the Union Pacific line is used by 43 freight trains and 12 passenger trains daily.
<table>
<thead>
<tr>
<th>Demographic Information (Source – ESRI)</th>
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<tbody>
<tr>
<td><strong>Radius</strong></td>
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<tr>
<td>3 Miles</td>
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<td><strong>Population</strong></td>
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<tr>
<td>2024 Projected Population:</td>
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<td>2019 Population:</td>
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<td>2019 Median Age:</td>
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<td><strong>Housing</strong></td>
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<td>2024 Projected Households:</td>
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<td>2019 Households:</td>
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<tr>
<td>2019 Avg. Household Size:</td>
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<td>2019 Owner Occupied Units:</td>
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<td>2019 Renter Occupied Units:</td>
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<td><strong>Income</strong></td>
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<td>2019 Avg. Household Income:</td>
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<td><strong>Employment</strong></td>
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<td>2019 Daytime Workers:</td>
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Jurupa Avenue is a full width, paved asphalt street with center medians that are landscaped with river rock accents. The street also includes concrete sidewalks, curbs and gutters, and street lighting. The Property Map (Exhibit A) and Plat Map (Exhibit C) depicts the future consolidation of both parcels. The City of Riverside will consolidate the two parcels prior to the close of escrow. An ideal proposer will have demonstrated relevant development experience and will construct a quality High-Density Residential development, which will enhance the surrounding neighborhood, provide job opportunities for local residents, and ensure that the re-establishment of blight does not occur.

The surplus property consists of land totaling 32,166 square feet, approximately 0.74 acres of vacant land with legal and physical access to Essex and Chester Streets. The Property is comprised of two (2) adjoining parcels, known as Assessor’s Parcel Numbers 190-022-003 & 190-022-004. The zoning is Multiple-Family Residential (R-3-1500) with a minimum lot area of 30,000 square feet, and the General Plan designation is High-Density Residential (HDR). This zoning established such residential development types as apartments, townhomes, and condominiums with the maximum density for 29 units per gross acre.

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An ideal proposer will have demonstrated relevant development experience and will construct a quality High-Density Residential development, which will enhance the surrounding neighborhood, provide job opportunities for local residents, and ensure that the re-establishment of blight does not occur.
The Property is zoned Multi-family Residential General and the General Plan designation is High-Density Residential. The Multi-family Residential General Zone is intended to allow for Multiple-Family Residential within a single structure, including, such residential development types as apartments, town homes, and condominiums. The General Plan High-Density Residential designation provides for the development of row houses, condominiums, and apartments. Senior housing and multi-family clusters are also allowable. This designation allows a maximum of 29 dwelling units per acre.

The website link below provides additional information regarding the City’s Zoning Code and General Plan. Each proposer is encouraged to review the City’s Zoning Code and General Plan requirements, and consult with the Planning Division to discuss proposed uses prior to submission of a proposal.

http://www.riversideca.gov/planning

Please note: Any required zoning change and/or General Plan amendment will be at the sole cost and expense of the selected proposer.
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:

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

2. Restricted Uses: The following uses are restricted for the Property:
   - Adult-oriented business or adult entertainment establishment;
   - Sale of alcohol; and
   - Sale of weapons.

3. 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.

4. 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.
Each proposer is required to submit a development proposal clearly addressing all of the requirements outlined in this RFP. The details of the statement 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 document, 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 development proposal organized according to his or her preference, the submittal 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 the holding period. If no intended users have been identified, please identify the development as speculative.
2. Development Qualifications and Experience: The developer shall provide a summary of qualifications and 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 developer:

- The proposer shall provide the name(s), address(es), telephone number(s) and e-mail address(es) of the developer, and identify a single person who will be the primary contact for the developer during the selection process.

- The proposer shall provide a description of qualifications and experience within the most recent ten-year period. Additionally, the proposer shall provide names and addresses of the team members including architect, general contractor and subcontractor and their role in each of the completed projects and the time period of his or her involvement.

- The proposer shall identify any litigation, mediation, or arbitration, regarding the performance of any services similar to the services, in which the company has been involved in the past five years. If the services require a license of certification, the proposer shall include any claims or disciplinary action taken against the company, or any of company’s key personnel within the past five years.
3. **Statement of Financial Capability:** The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the City 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 that he or she is willing to pledge (as necessary) for financing purposes.

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

5. **Purchase Price:** The Property will be sold “as is” and is being offered for sale at a minimum amount of $645,000, as determined by an independent third-party appraisal. Please include your proposed purchase and terms when responding to this RFP. Please also note that a Purchase and Sale Agreement is subject to the approval of the City Council.

6. **Deposit Amount:** Should the proposal be accepted by the City, a deposit in the amount of 2% of the proposed purchase price, or $10,000, 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 a fully executed Purchase and Sale Agreement.
The City will conduct the selection process. During the selection process, the City reserves the right to request clarification or additional information from individual proposers, and to request some or all proposers to make presentations to City 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 6 of the Submittal Requirements (on pages 9 - 11):

- Development Narrative (30%)
- Development Qualifications and Experience (25%)
- Purchase Price (25%)
- Financial Capability (10%)
- Development Timeline (10%)

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

**City Council:** Staff may recommend that a Purchase and Sale Agreement (PSA) be executed by the most qualified proposer as part of the selection process which will be subject to City Council approval.

All proposals submitted in response to the RFP become the property of the City of Riverside, and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review once the City and the selected proposer have completed all negotiations and a contract/agreement is presented to City Council for approval. 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.
As previously noted, proposals are due on or before **5:00 P.M. on October 28, 2019**. This time and date is fixed and extensions may not be granted. The City of Riverside 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 pvilla@riversideca.gov by **September 30, 2019** and answers will be provided and posted to [www.riversideca.gov/cdd/rfp.asp](http://www.riversideca.gov/cdd/rfp.asp) by **October 8, 2019**.

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

**City of Riverside**  
**Community & Economic Development Department**  
**Attn: Patricia V. Villa, Real Property Agent**  
**3900 Main Street, 5th Floor**  
**Riverside, CA 92522**  
[pvilla@riversideca.gov](mailto:pvilla@riversideca.gov)

Please note: The City of Riverside reserves the right to amend, extend, withdraw or cancel this RFP. The City of Riverside also reserves the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, the City of Riverside reserves the right to request or obtain additional information about any and all submittals.
All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Patricia V. Villa
pvilla@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 the Mayor, City Councilmember, or City staff other than the individual indicated above (specific to this RFP), prior to award of a contract by the City Council, is strictly prohibited and the proposer shall be disqualified from consideration.

Please note: The City of Riverside shall not be liable for any expenses, which may include, but are not limited to, preparation of the submittal or related information in response to this RFP; negotiations with the City 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 City of Riverside shall not be liable for expenses incurred as a result of the City of Riverside’s rejection of any proposals made in response to this RFP.
Exhibit A
Property Map
Exhibit B

Legal Description

Project: Adams Street Extension Surplus
Por. A.P.N.: 190-022-044 & -045

PARCEL 1 – Por. APN 190-022-045

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lots 19, 20, 21, 22 and 23 in Block 27 of Tract No. 1 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 6, Page 38 of Maps, Records of Riverside County, California, together with a portion of the Northerly half of the 15’ Alley vacated by Riverside City Council Resolution No. 14886, recorded November 24, 1986, Instrument No. 297791 of Official Records of Riverside County California, described as follows:

BEGINNING at the intersection of the Southerly prolongation of the West line of said Lot 19 and the South line of the North half of said vacated Alley;

Thence North 00°07’15” East, along said Southerly prolongation said West line of Lot 19, a distance of 110.47 feet to a line parallel with and distant 55.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Tract No. 1 of the Riverview Addition to the City of Riverside, and the beginning of a non-tangent curve concave Southerly, having a radius of 1251.57 feet, a radial line to said point bears North 06°15’56” West;

Thence Easterly to the right along said curve an arc length of 223.90 feet, through a central angle of 10°15’00”;

Thence South 38°40’44” East, along a line non-tangent to last said curve, a distance of 29.45 feet to a line parallel with and distant 33.00 feet Westerly, measured at right angles from the centerline of Chester Street (formerly Dexter Street) as shown on said Tract No. 1 of the Riverview Addition to the City of Riverside;

Thence South 00°07’15” West, along said parallel line, a distance of 92.45 feet to the said South line of the North half of the vacated Alley;

Thence North 89°52’45” West, along said South line, a distance of 242.00 feet to the POINT OF BEGINNING.

Area – 27,910 S.F. more or less

PARCEL 2 – Por. APN 190-022-044

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 18 in Block 27 of Tract No. 1 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 6, Page 38 of Maps, Records of Riverside County, California, together with a portion of the Northerly half of the 15’ Alley vacated by Riverside City Council Resolution No. 14886, recorded November 24, 1986, Instrument No.
297791 of Official Records of Riverside County California, described as follows:

BEGINNING at the intersection of the Southerly prolongation of the East line of said Lot 18 and the South line of the North half of said vacated Alley;

Thence North 00°07'15" East, along said Southerly prolongation said West line of Lot 18, a distance of 110.47 feet to a line parallel with and distant 55.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Tract No. 1 of the Riverview Addition to the City of Riverside, and the beginning of a non-tangent curve concave Southerly, having a radius of 1251.57 feet, a radial line to said point bears North 06°15'56" West;

THENCE Westerly to the left along said curve an arc length of 23.15 feet, through a central angle of 1°03'35";

Thence South 39°56'52" West, along a line non-tangent to last said curve, a distance of 29.70 feet to a line parallel with and distant 33.00 feet Easterly, measured at right angles from the centerline of Essex Street as shown on said Tract No. 1 of the Riverview Addition to the City of Riverside;

Thence South 00°07'15" West, along said parallel line, a distance of 84.88 feet to the South line of said Lot 18;

Thence South 89°52'45" East, along said South line a distance of 11.00 feet to a line parallel with and distant 44.00 feet Easterly, measured at right angles from the centerline of Essex Street as shown on said Tract No. 1 of the Riverview Addition to the City of Riverside and the West line of said vacated Alley;

Thence South 00°07'15" West, along said parallel line, a distance of 7.50 feet to said South line of the North half of the vacated Alley;

Thence South 89°52'45" East, along said South line, a distance of 31.00 feet to the POINT OF BEGINNING.

Area – 4,256 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens, L.S. 7519

10/11/18 Prep. Date

190-022-044 -045 jurupa-essex.doc