



Request For Purchase and Development Proposals

4019 Mission Inn Avenue

27,878 Square Feet of Vacant Land

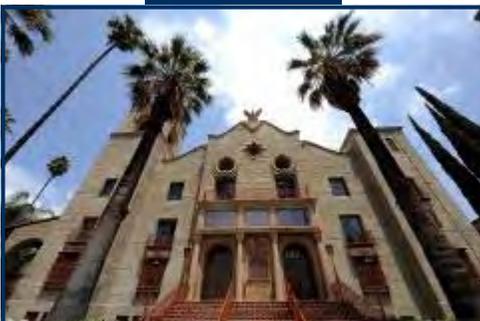
A unique development opportunity in the downtown
area of the City of Riverside

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

Issue Date: March 15, 2016
Proposal Due Date: June 13, 2016



RiversideCA.gov



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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. Riversiders enjoy 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 26,136 square feet of vacant land located in the downtown area. The site is located in close proximity to the Historic Mission Inn and Spa, new Hyatt Place Hotel, newly remodeled Riverside Marriott Hotel and the Historic Fox Performing Arts Center.

The Successor Agency to the former Redevelopment Agency of the City of Riverside (Successor Agency) is pleased to offer an exciting opportunity for the purchase and subsequent development of the vacant land located at 4019 Mission Inn Avenue, also known as Assessor Parcel No. 214-211-007 (Property).

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.

The ideal proposer will have demonstrated relevant development experience and will construct a quality development which will enhance the surrounding neighborhood and provide job opportunities for local residents.



The Project Site

The Property is located on the northwest corner of Mission Inn Avenue and Chestnut Street and one block east of Brockton Avenue and two blocks west of Market Street. The Property is approximately 27,878 square feet.

Within the immediate vicinity of the Property, property uses consist of medium and high-rise office buildings, Riverside Community Hospital, and older single-family and low-density multiple-family residential developments located along secondary streets. Predominant land uses in the general area include the historic downtown, including the Historic Mission Inn and Spa and the Fox Performing Arts Theater. In addition, the downtown is home to major government offices and the newly re-opened and expanded Riverside Convention Center.

Furthermore, the Property is well served by several public and private schools, as well as several institutions of higher learning including the immediately adjacent Riverside Community College, University of California Riverside and California Baptist University.



Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile
Population		
2019 Projected Population:	137,808	262,664
2014 Population:	128,643	245,513
2014 Median Age:	30.40	31.40
Housing		
2019 Projected Households:	43,103	80,404
2010 Census Households:	37,649	70,823
2014 Avg. Household Size:	3.00	3.10
2014 Owner Occupied Units:	19,547	41,800
2013 Renter Occupied Units:	20,578	33,220
Income		
2014 Avg. Household Income:	\$60,088	\$65,920
2013 Med. Household Income:	\$43,526	\$49,186
2014 Per Capita Income:	\$20,820	\$22,698
2014 Households Earning Over \$100,000:	6,154	13,830
Employment		
2014 Daytime Jobs:	56,537	92,882



Purchase Price & Terms

Purchase Price: The Property will be sold “as is” and at fair market value. Please note that the DOF will 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. 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 \$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 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 cost of documentary stamps and one-half of the cost of escrow charges.



Developer Conditions

Upon City Council, Oversight Board and DOF approval, 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 24 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 Development

The Successor Agency will consider a high quality, “pocket neighborhood” project which will increase housing opportunities for downtown residents, enhance the surrounding neighborhood and provide job opportunities for local residents. Moreover, a “pocket neighborhood” development will require a zone change and General Plan amendment, which would be the responsibility of the proposer. Furthermore, “for sale” and “multi-family” development proposals will also be considered. Moreover, the Successor Agency will also consider proposals which include a provision for “affordable housing”. Other development projects may be proposed that differ from the noted preferred development. However, proposers should be aware that public support may or may not allow for alternative development projects to be approved by the City Council.

The Property is located within the Neighborhood Commercial District of the Downtown Specific Plan. The Neighborhood Commercial District is intended to provide neighborhood-serving commercial uses to support nearby neighborhoods. The Neighborhood Commercial district promotes a concentration of businesses that provide convenience goods and services frequented by local residents.

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.

RiversideCA.gov/planning

Sample Development Concept



The Development Concept above anticipates a project that will incorporate a pocket neighborhood development, which will complement the surrounding area and allow for:

- Increased housing opportunities for downtown residents
- Increased employment opportunities for local residents;
- Reduction of distances between housing, workplaces, and other destinations throughout the downtown area; and
- Enhanced visual perception and strengthening of downtown area.

The anticipated development may be set back from Mission Inn Avenue and Chestnut Street, however, it should be pedestrian-friendly in nature with a walkway incorporated into the landscaping and site designs.

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 its 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.

Affordable Housing Option (Bonus Points): Proposer shall indicate if up to 20% of the total residential units proposed will be reserved for households that make up to 80% of the Area Median Income (AMI) for Riverside County.

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 City and 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 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 has been included as Exhibit B. 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 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.

5. Preferred Development: The proposer shall indicate whether its proposed development concept is compliant with the City's preferred development (as detailed on page 8) and if not, the proposer should indicate why its proposed development concept is better suited for the site.

Instruction & Schedule



All proposals are due by or before 4:00 P.M. on June 13, 2016. This time and date is fixed and extensions will not be granted. The City 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. Furthermore, the City reserves the right to reject any and all proposals and to waive information and minor irregularities in any proposal received.

Questions may be submitted to nfreeman@riversideca.gov by May 12, 2016 and will be answered and posted to www.riversideca.gov/cdd/rfp.asp by May 26, 2016.

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

**City of Riverside
Community Development Department
Attn: Nathan Freeman
3900 Main Street, 2nd Floor
Riverside, CA 92522**

Please note, the City or 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 the RFP; negotiations with the City or Successor Agency on any matter related to the 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 or Successor Agency shall not be liable for expenses incurred as a result of the City's rejection of any proposals made in response to the RFP.

Inquiries



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

Nathan Freeman
nfreeman@riversideca.gov

The final day for the receipt of questions from the proposer shall be before 4 PM on May 12, 2016. 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 (specific to this Request for Proposals), prior to award of a contract by City Council, is strictly prohibited and the proposer shall be disqualified from consideration.**

Please note: 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 proper to an agreement being executed.

Selection Process



The Successor Agency will conduct the selection process. The Successor Agency is the final decision-maker regarding this selection, and it reserves the right to reject any or all proposals at any time. The Successor Agency further reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to Successor Agency staff, community groups or others.

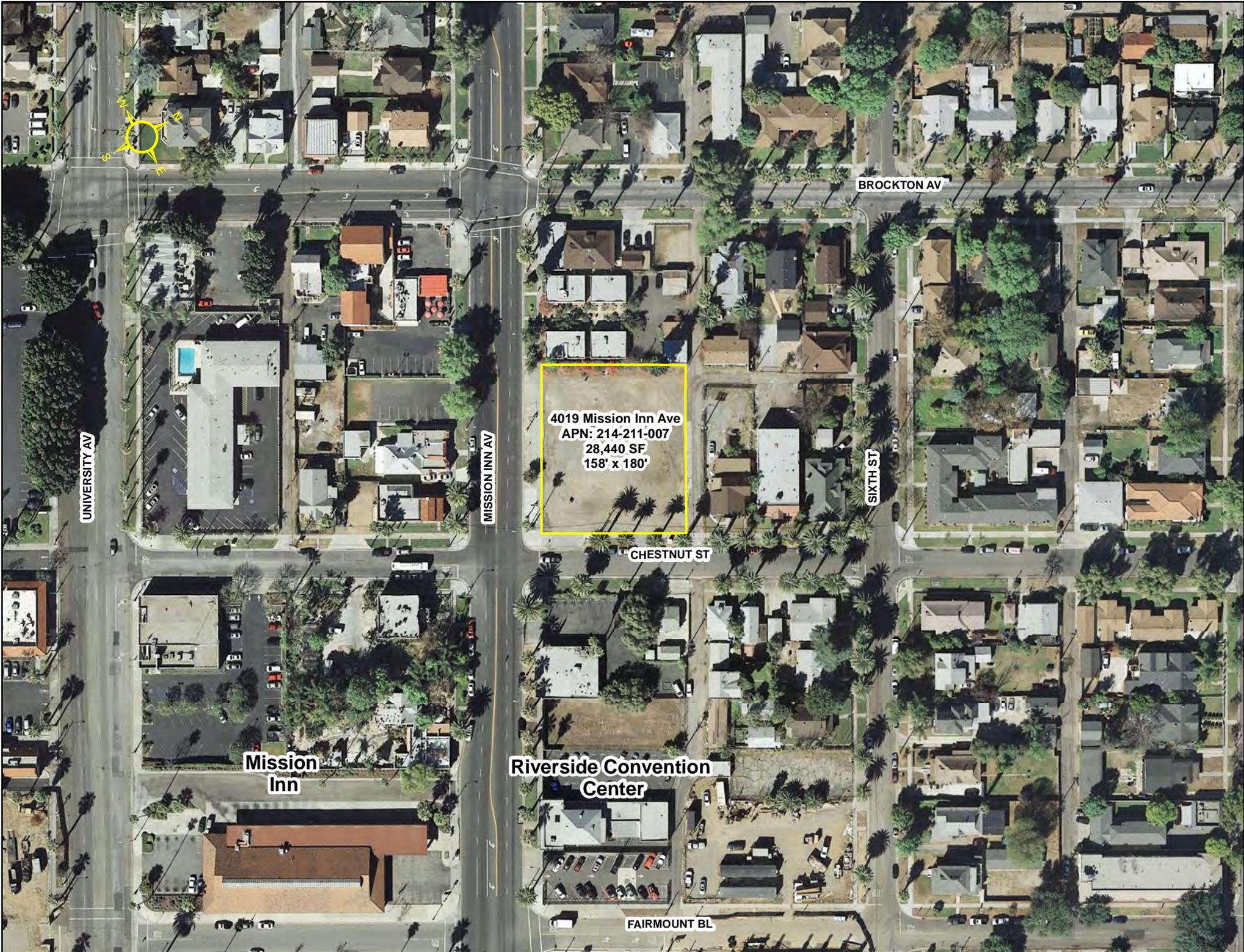
Selection Criteria: The following criteria will be used for initial scoring purposes and to determine a proposer interview list (please note that the Successor Agency commits to interviewing, at a minimum, the top two responsive proposers).

- Development narrative (30%), Development experience, (30%), Financial strength of the proposer (10%), project timeline (10%) and compliance with the Successor Agency's preferred development (20%).
- Bonus points (Maximum 10%): Proposals that incorporate an "affordable housing" component shall be awarded bonus points.

After proposer interviews, the Successor Agency will re-score the interviewee's proposal using the aforementioned scoring criteria. The subsequent re-scoring of all interviewee's proposals shall be the basis for the selection of a proposer and a recommendation to the Successor Agency Board, Oversight Board and Department of Finance (DOF) for final approval.

All proposals submitted in response to the RFP become the property of the City 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.

Exhibit "A"
Site Location Map



UNIVERSITY AV

MISSION INN AV

BROCKTON AV

SIXTH ST

4019 Mission Inn Ave
APN: 214-211-007
28,440 SF
158' x 180'

CHESTNUT ST

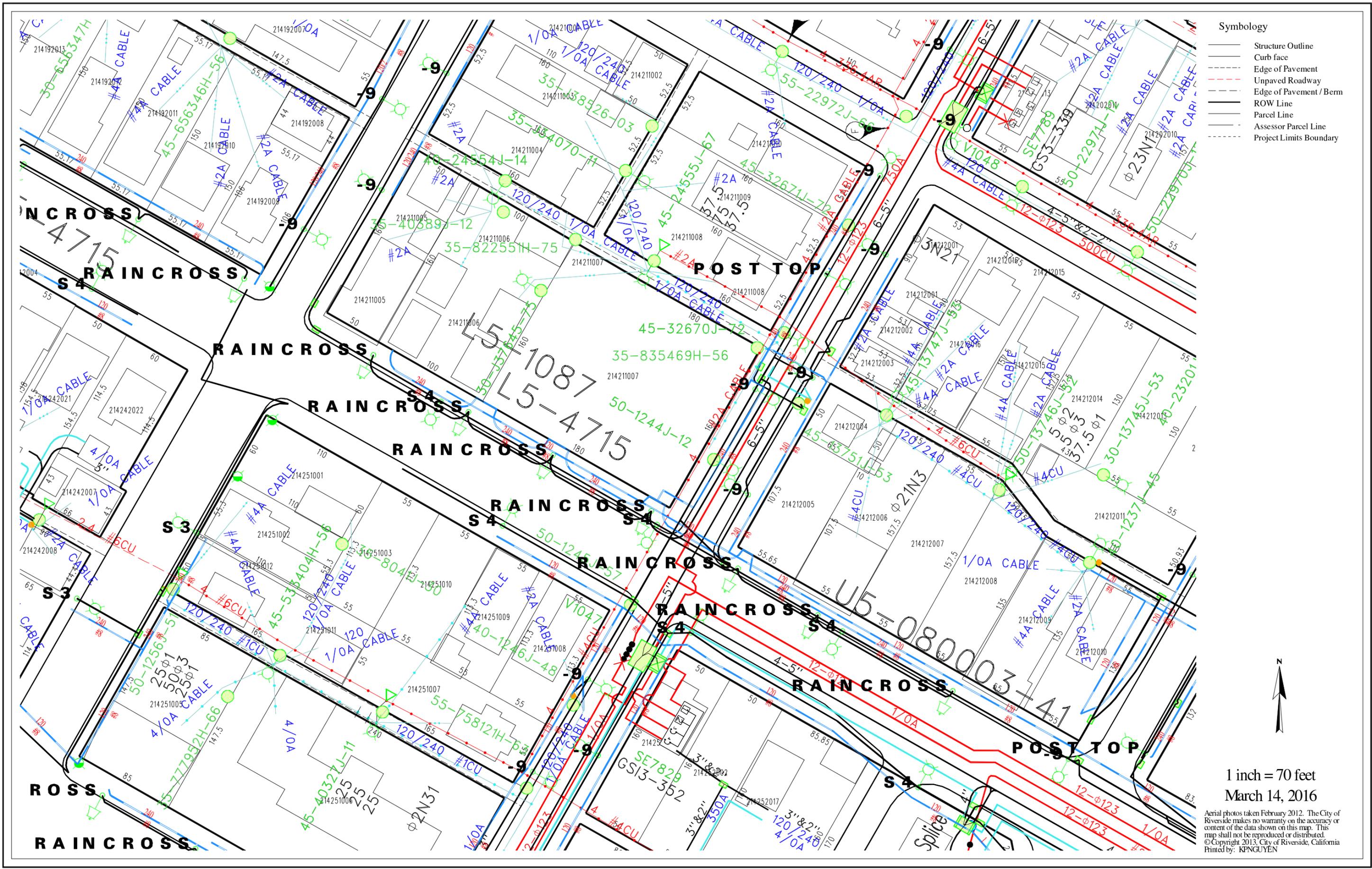
Mission Inn

Riverside Convention Center

FAIRMOUNT BL



Exhibit "B"
Electric, Water and Sewer Maps



- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary



1 inch = 70 feet
 March 14, 2016

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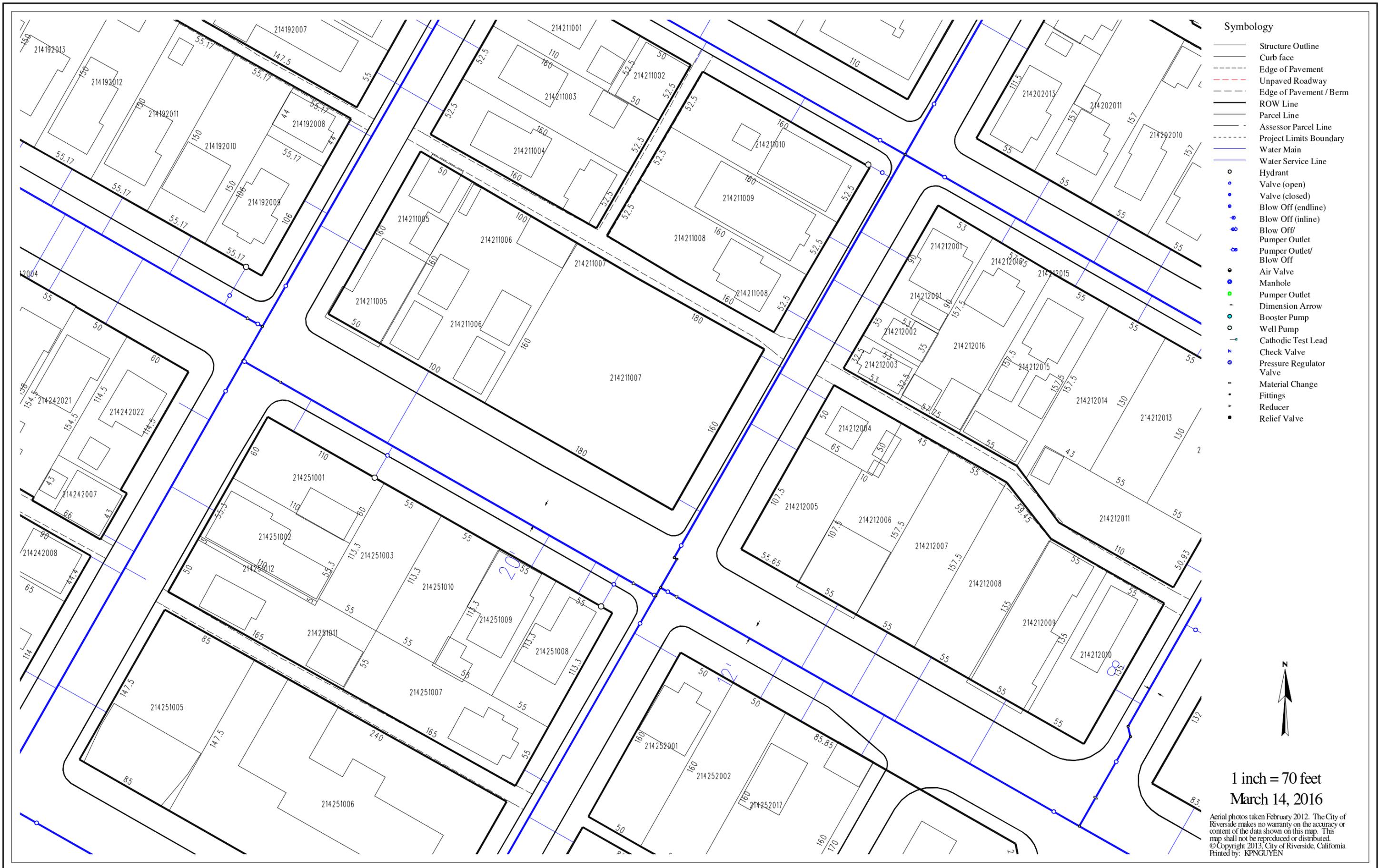


- Symbology**
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 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - Storm Drain
 - Storm Drain Inlet
 - Storm Drain Manhole
 -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



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- Symbology**
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 - . - . Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - 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



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