

Downtown Area Neighborhood Alliance

Meeting Minutes

Monday February 21, 2005

7:00 – 8:30 PM Fairmount Park Boathouse

Attendees (per the sign-in sheet): Toni Kachevas, Jacquie Bird, Chuck Beaty, Norm Gritton, Peg Rawdon, David St. Pierre, Steve Stump, Kevin Stump, Felix Alva, Bryan Kuderman, Don Mawv, Jen Tani, Eric Tani, Vera Stamankovic, Dan Hantman, Lindsey Abercrombie, D. E. Kessinger, Jack Larson, Nanci Larson, John DiCesare, Renee DiCesare, Richard Puskas, Chris Simpkins, Paula Tantlinger, Jeff Cole, Diane Cordrey, Judy Stivers, George Stivers, Risat, Womaele, Jay Higgs, Gary Cordrey, Pete Kallinger, De'Estan Turner, Bill Young, Mollie Young, Ron Kushner, Rod Wolfe, Keith Alex, Frances Fernandes, Patti Little, Paul Piscatella, Debra Reiser, Paul Reiser, Bonnie Reynolds, Lorraine Mooney, Patrik Mooney, Lane, Chani Beeman, Dom Betro

1. Meeting Called to Order by Chairman Keith Alex at 7:05 p.m.

Keith welcomed the group and applauded everyone's commitment to coming out on a holiday evening to serve the community/neighborhood

2. Approval of Meeting Notes of January 17, 2005

✓ Motion to approved Minutes as submitted

M/S/V: McNeil/Youden/Carried

3. Council member Dom Betro

- The city took possession of the **Fox Theater property** on February 12, 2005. There is a technical advisory committee working with the architect to address immediate problems and get a "quick start" on renovation. The building needs extensive rehab to become a performing arts center. Tenants will continue to leave this next month, there are only about a half dozen remaining in the building.
- The Planning Commission approved the **Savon project** with a vote 5-3. There will be no drive-thru, only a walk-up window for pharmacy services. There will be no pay phones, they will install a "Smart Cart" system to keep shopping carts on the property, they plan for safety lighting and security. The structural design is in-keeping with the downtown architecture and there will be a small "perishable food" store on the corner. The architects have tried to minimize the Market St. view of the parking lot. All-in-all the project design is satisfactory to most people.
- Developers continue to approach the city about developing the **west side of Market between 1st and 3rd St.** so something will happen there, but it must be sensitive to the residents behind the property.
- The **City View project** faces difficulty since the partners of the development corporation have fallen out of partnership. A group including DANA representatives,

various city staff and business owners will review options and recommend how to proceed. There are still several viable development options that include other developers as well as the re-formed partnerships from the previously selected developer.

- City Council decided last Tuesday to hear **consent calendar** items immediately following approval of the consent calendar. This will shorten the length of time audience members have to stay to hear discussion on a pulled consent calendar item.
- Tuesday, February 22nd the City Council will consider an ordinance that requires the installation of “**Smart Cart**” systems at shopping businesses. This system will keep shopping carts in the parking lots of the stores and out of neighborhoods. The system locks the wheels of a cart if it crosses the boundary of the parking lot.
- **Homeless shelter** resources continue to be developed. Riverside, Moreno Valley and Riverside County have each committed to funding 1/3 of a 3 month period to keep family shelter resources available at March Air Reserve Base. Dom continues to work with a variety of agencies, including the MARB Joint Powers Authority to maintain regional homeless shelter resources. The city continues to assist Path of Life Ministries to acquire property and meet the CUP requirements to open their shelter by September. Dom is doing everything possible to have shelter resources available to prevent the use of the Armory next winter.
- Old storage buildings at the front of **Fairmount Park** have been removed. The city has allocated \$160,000 for grading and seeding the area. There are many possible uses for the front entrance to the park. Dom would like to see the entrance be developed as a showcase for park, he would like to see Springbrook Wash cleaned up and made to look like a brook. There has been some interest in the Monte Vista Terrace building (directly across the street from the Park entrance) but no proposals.
- The Planning Commission has rescheduled its **General Plan Public Hearing** to March 3rd, 6:00-9:00PM at Ramona High School auditorium 7675 Magnolia Ave. There was such overwhelming attendance at the meeting last week the meeting was rescheduled to this date. The draft General Plan is available on the city’s web site at: <http://www.riversideca.gov/planning/genplan2025-2.htm> residents should review the plan since there are zoning changes and other plans that are of concern to community members. Residents with properties that may be impacted by zoning changes should have already received notification by mail. In many of these cases, residents will have “current use rights.”

Question answers:

- Bus depot security will be looked into and should be available during the times the buses are scheduled to run. The bus company was provided funding for RPD patrol officers at the depot but stopped funding that program. Possible relocation of the bus depot is still under consideration with RCTC. With all the development projects being considered in the downtown area this issue is not being actively pursued.
- Notification of automated trash collection in the downtown area and Heritage Square should have been sent, Public Works staff have made strong efforts to work with residents

4. Riverside Police Department

Since it was a holiday there was no representative present.

6. Treasurer Report / Jim Youden

See attached report, balance reported of \$420.66. There was an additional shipping cost of \$80 to the approved expenditure on mail equipment.

7. Planning & Development / David St. Pierre

In December four developers presented ideas to a community group about plans for developing the **Fox Theater**. The community group made suggestions and responses from the developers are due back by February 28th.

The following are parameters for development:

- The development project would be the 4 blocks bounded by Mission Inn Ave, 5th St., Fairmount Blvd, and the backside of Main St.
- All buildings must include four-sided architecture
- Architecture should complement the Fox and Stalder buildings; include balconies, variable heights and other fenestration to enhance the exterior and skyline, all consistent with the Downtown Specific Plan.
- Mixed use project, which includes retail/entertainment, residential and possibly offices
- Approximately 400+ total residential “for sale” units, residential density can be increased to improve financial viability
- All required parking should be provided on site. Replacement of public parking spaces now on the east side of Market St. must be incorporated into the project, but at Agency’s expense
- Structures on the east side of Market should integrate uses similar to the west side
- Minimum Redevelopment Agency assistance
- Assume that the Agency will rehabilitate the Fox Theater

Development Agreement (DA) Schedule:

- Proposals are due February 28th (Until these proposals are reviewed and evaluated no new proposals will be accepted)
- Staff and the community committee will review proposals and select a top firm by March 11th
- A presentation of the development concept will be made to the Development Committee by March 17th. If the Development Committee approves the concept the project could then enter into a 60-day negotiation period for framework business points to be included in the projected Development Agreement
- Update will be made to the Development Committee on April 21st
- On May 19th the proposed development agreement will be presented to the Development Committee and if approved forwarded to the City Council
- Target date for City Council consideration is May 31, 2005

8. Evergreen Quarter Traffic Diversion Plan

There was no formal presentation of the plan developed by Tim Mahoney. DANA will contact him and schedule a separate, specific meeting to discuss his proposal and others ideas for mitigating traffic in the area bounded by 14th St., University Ave., Redwood Dr and Brockton Ave. DANA will not vote to approve or oppose any plan but will work with the Evergreen Quarter Society to get information and discussion widely disseminated in the Downtown area.

Frances Fernandes will be leading the petition drive to request that the City Council assign the project to the Traffic Department for the development of a formal plan. Council member Betro emphasized that the efforts to bring this issue to the Council must be organized by the community.

9. Fairmount Park / Overflow Parking Proposal

Keith Alex forwarded all responses that were posted to the DANA list regarding the installation of overflow parking at the entrance of Fairmount Park. That proposal has since been withdrawn and the building owner, across the street, is looking at other options.

10. 2005 D.A.N.A. Goals / Visions / Projects

Tabled to next meeting for full discussion

11. New Items / Issues

- ❖ On March 11th the 8th Annual Riverside Celebrates Trees group will be planting 200 trees in Fairmount Park. Community members are encouraged to participate, just bring a shovel and gloves.
- ❖ Changes in Fairmount Park and some continuing problems should be placed on a future DANA meeting agenda.

12. Next meeting is scheduled for Monday, March 21, 2005 7:00 PM. Fairmount Park Boathouse

13. Meeting was adjourned at 8:35