General Plan Figure C –
Greater Riverside Chambers of Commerce General Plan
Task Force Letter

Greater Riverside Chambers of Commerce
Economic Develoment Committee Taskforce
General Plan Recommendations
2005

After reviewing the contents of the General Plan, the Chambers' review task force has forwarded for your consideration the following comments. For organization sake, they are broken down into four topics.

1. Support of specific proposals
2. Opposition to specific proposals
3. Recommended changes
4. Items for inclusion

Support of Specific Proposals

1. Open Space Policy 1.11 Develop a program for city acquisition of identified open space land and encourage land donations or the dedication of land in lieu of park fees for the acquisition of usable land for public parks, open space and trail linkages. The taskforce agrees with this policy.

2. Arts and Culture 4.28 – Encourage the exploration of including art components within new developments (public and private) in the City of Riverside.

3. Land Use Change Area # 3. Lot at Magnolia/Fillmore/91 Fwy needs to be changed to MU-V as opposed to C (commercial). (The area has poor freeway access and Caltrans won't/can't refigure the freeway ramps.)

Opposition to Specific Proposals

1. Open Space Policy 4.3 Explore the possibility of establishing a fee for all new development in Riverside for land banking to create new buffers and/or purchase sensitive lands between urban development and existing open space resources.

2. Public Facilities Policy 7.7 Examine the option of the City owning a television station.

3. Arts and Culture – Percent for the Arts. "….an on-going funding source through developer fees for visible art projects that affect the whole community."

4. Oppose city staffs' recommendation to change Area 8 from the newly designated B/OP (business office) to I (Industrial)

Recommended Changes

1. Transportation - The plan talks about Magnolia and University but it was noted that all major corridors need to be reviewed i.e. Arlington and Van Buren, for the circulation of transportation.

2. Figure LU-8 – The Galleria and Riverside Plaza. Need to be classified as activity areas.

3. Land Use Change Area #15. The "Adams Mart" land use designation should be MU-U instead of MU-V.

4. Land Use Change Area #16. Need to apply the VHDR land use designation to the three large contiguous parcels located easterly of Jefferson and between Magnolia Avenue and Los Arboles Place.

5. Land Use Change Area # 23 - The Center at University and Chicago should be considered for MU-U instead of MU-V. (More logical if look at the rules for village and urban and then at what is there.)

6. Land Use Change Area #24. Recommend property at Everton Place, east of Iowa Avenue be designated Public Facilities and not High Density Residential. (Housekeeping change as lot is UCR property.)

7. Land Use Change Area #26. The classification for the area on the northwest side of Blaine and Watkins is designated for MU-V. In order to use as high density for college student housing etc. it needs to be change to MU-U.

8. Land Use Change Area #28. Recommend that only the area immediately east of the 91 Freeway and west of the railroad spurs be designated B/OP (Business Office Park). The area west of the railroad spurs and west of Kansas be designated I (industrial).

9. Land Use Change Area I. It is proposed to make this whole area O (office space). There is residential and pre-school there. Knowing it will be tough to change, the committee decided that if this change is to occur, development should be simultaneously inclusive. The area should not be piecemeal development.

Items for Inclusion

1. MU-U needs to allow greater heights. (The plan is now 50 feet. Height use needs to be addressed in certain areas and should not have a limit. Don't put an artificial height barrier in urban areas. Taskforce understands that if the structures are over six stories they need to go to City Council.)

2. Need to look at Mixed Use in general having higher residential density.

3. Parking structures should be classified as MU (mixed use). Street frontage should be developed for uses other than parking, such as office space or restaurants. Their top floors could be used to put businesses that could benefit from an elevated position, such as condo space or restaurants.

4. Public Facilities and Infrastructure - Objective PF – 1. Provide superior water service to customers. This objective does not contain policies or provisions protecting well sources, septic tanks, perchlorate contamination etc.

5. Public Facilities and Infrastructure - Objective PF-9. Make Riverside the central location for quality and diverse health care services in the Inland Empire. Need to address staffing shortages by supporting UCR Medical School along with Riverside Community College and California Baptist Universities nursing training expansion.

6. Recommend changing the Van Buren Drive In land to Commercial.

7. Safe Routes to School. Objective CCM-8 For safe routes, sidewalk and curb construction priorities need to be focused upon areas in proximity to schools with youth pedestrian traffic.

8. The downtown Metrolink station will eventually be a destination point as the line is extended. Direct access (walkways etc.) to downtown Riverside need to be developed.

9. As with partnerships with school districts for libraries, encourage partnerships with school districts for cooperative use and maintenance of school fields and city parks.

10. The presentation that the Planning Department will do at the public hearings needs to contain the objective and policy statements.

11. There are ambiguities and grammatical mistakes in the plan and an outsider/proofreader needs to review it.

Thank you to the members of the task force for their many hours of hard work and discussion. In addition, thank you to the Planning staff for their valuable assistance in reviewing the plan.