



EXECUTIVE SUMMARY

The University Neighborhood Plan is intended to improve the quality of life in the University Neighborhood.

The University Neighborhood Plan encompasses single and multiple family residential areas and retail areas and the University of California, Riverside (UCR). The Plan is based upon Objectives and Policies developed as part of the Riverside General Plan 2025, input from residents and property owners provided at four community meetings, and input from the UCR representatives and research regarding relevant “best practices” in relation to the interface between universities and adjacent neighborhoods.



Section 1: INTRODUCTION/BACKGROUND describes the components of the Plan, the history of the University Neighborhood and how the Plan relates to other plans of the City and County.

Section 2: COMMUNITY PARTICIPATION & NEIGHBORHOOD VISION describes what residents like most and would most like to change about their University Neighborhood. These “likes and desires” for change were incorporated into a Vision for the future of the University Neighborhood. The future Vision is as follows:

The University Neighborhood is a diverse, actively engaged community with residents who live in quiet single-family residences and higher density housing serving both the Neighborhood and the University. Residents take pleasure in views of and access to the beautiful Box Springs Mountains and proximity to the vibrant educational and cultural resources of the University of California, Riverside. The University Neighborhood enjoys convenient and pleasant shopping in retail areas surrounding the campus, that are comfortable and attractive meeting places for the Neighborhood and UCR. The University Neighborhood appreciates its quality public facilities including schools, parks, a community/senior center, attractive streetscapes and well-preserved, natural open spaces. The University Neighborhood enjoys excellent pedestrian and bicycle access to UCR, Bus Rapid Transit access to Downtown and the Riverside Marketplace and access to the region via the freeways and Downtown Metrolink Station.

Section 3: URBAN DESIGN describes the unique relationship between the University Neighborhood and its citywide context, as defined in the General Plan, as well as the network of private and public areas that provide a local context for the Neighborhood Vision.

Among the most prominent features of the University Neighborhood’s relationship to the Citywide Urban Design Framework are the influence of the University of California, Riverside, the beautiful Box Springs Mountain Reserve to the east, and the proximity of Downtown and the Riverside Marketplace via University Avenue to the west.





The Urban Design Framework for the University Neighborhood consists of a Private Realm comprised of residential, commercial and mixed-use areas, and a Public Realm comprised of streetscapes, parks and public facilities.

Section 4: LAND USE describes how the proposed Land Uses relate to the market and community-driven land uses of the General Plan and local neighborhood preferences.

Three existing major land use areas are recognized: a predominantly single family area to the east of Watkins Drive, a primarily residential area with a mixture of apartments, condominiums and single family units to the north of Blaine Street and a mixed-use area of commercial and higher density residential to the west of the I-215/SR-60 Freeway along University Avenue.

It is also recommended to explore opportunities for additional mixed-use areas where appropriate to provide a variety of retail, office and residential uses. Consistent with the General Plan 2025, appropriately-scaled mixed-use development is encouraged to the west of UCR along University Avenue to create a vibrant environment that is appealing to UCR students and faculty as well as University Neighborhood residents.

The Land Use section also proposes a University Neighborhood Partnership involving the City, the University Neighborhood and the University of California, Riverside. It is recommended that the Partnership continue to coordinate the plans and planning of the City and UCR.

Section 5: CIRCULATION & COMMUNITY MOBILITY describes how the proposed Land Uses relate to the citywide components of the General Plan, local neighborhood desires for enhanced mobility and a reduction of parking impacts from non-resident parking in single-family residential areas.

Enhancements are proposed for bicycle paths, hiking trails and public transit as well as an expanded “residents only” parking program.

Section 6: THE PUBLIC REALM describes how a network of public streetscapes, parks, public facilities and open spaces in the University Neighborhood can be connected and upgraded to create a more attractive and functional public environment.

Enhancements proposed include upgrading of existing parks, improvement to planned park areas, the addition of local hiking trails and a program to increase public safety through education and defensible space design.

The creation of Watkins Drive Parkway is proposed to provide a multi-modal travel corridor and linear park with opportunities for biking and hiking in a park like environment. Sound buffers for the Metrolink corridor are also proposed.

Section 7: IMPLEMENTATION

The Implementation Tools identified to implement the policies of the Neighborhood Plan are summarized in charts that suggest responsibilities, timing and policy interrelationships for implementing the Neighborhood Plan.