APPENDIX C
UNIVERSITY NEIGHBORHOOD PLAN

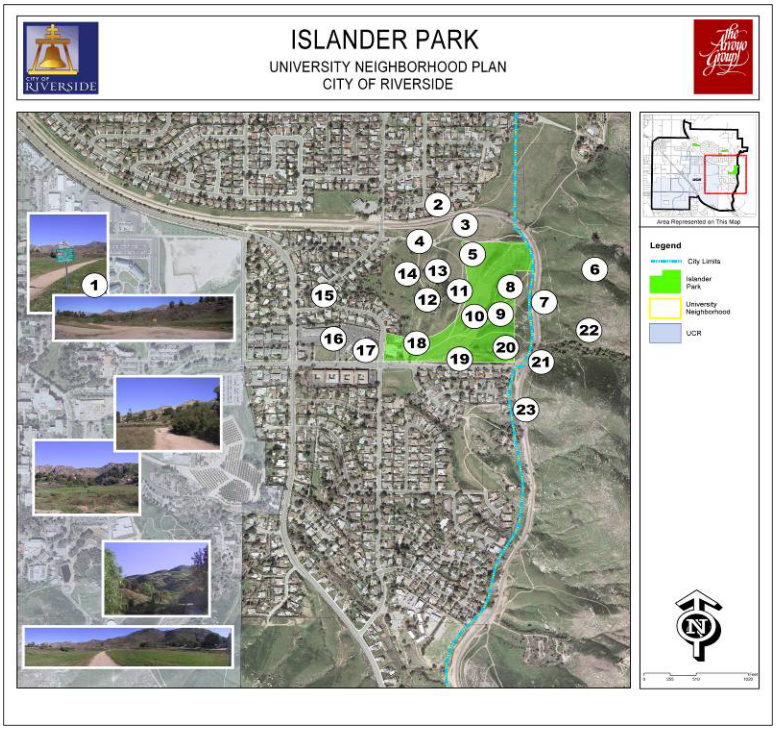
MEETING #2 SUMMARY REPORT

This page intentionally left blank

UNIVERSITY NEIGHBORHOOD PLAN

Meeting #2 Summary Report

Wednesday, January 11, 2006



DEFINING THE VISION

Your Neighborhood- Your Issues

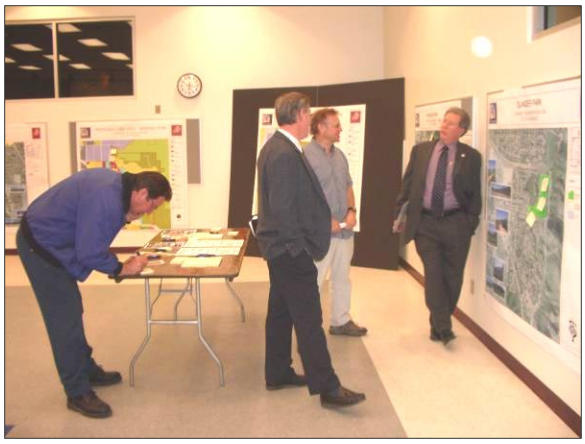
CITY OF RIVERSIDE

DEFINING THE VISION

Your Neighborhood- Your Issues

The City of Riverside welcomed over 75 people to the second public visioning session for the University Neighborhood Plan on January 11, 2006. Once again, Hyatt Elementary School served as the perfect venue for this important effort to create a vision for the future of the University Neighborhood.

At this most recent event, City of Riverside staff members from several City departments were available to answer questions, provide information, and record comments from the participants in an open-house setting. A dozen large scale maps of the University Neighborhood depicting different elements were placed around the room in one of three main stations: ***Station 1***: *Land Use;* ***Station 2***: *Parks, Recreation, Trails, and Open Space; and* ***Station 3***: *Circulation and Parking*. Staff members were stationed at each of these areas according to their expertise.



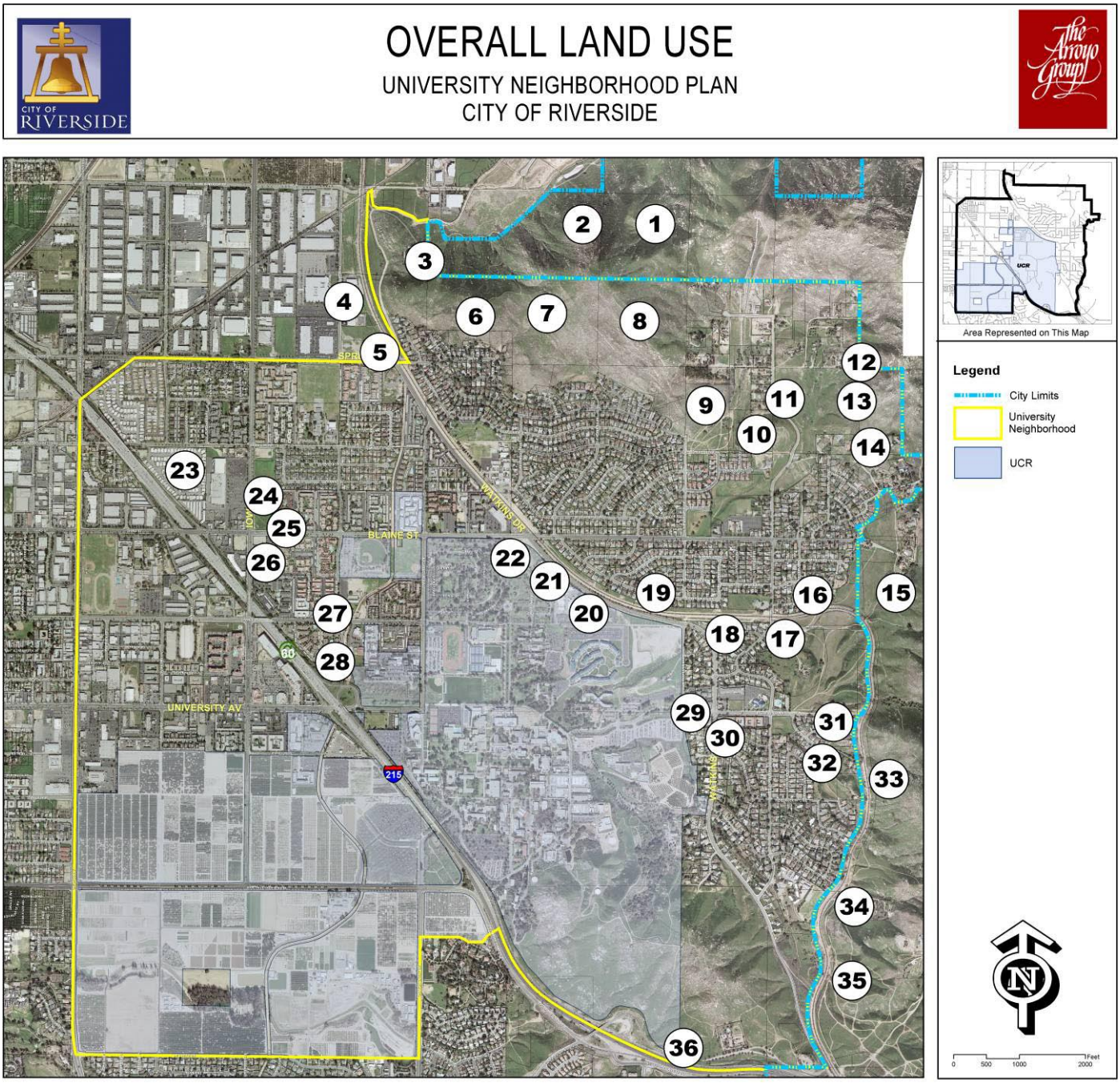
Participants were asked to write specific comments, suggestions, or concerns on self-adhesive notes and place them on the maps where appropriate. The handwritten notes were then transcribed, and their location on each map was recorded. The comments are numbered in this report simply for location purposes only and are not ranked in any way. The comment numbers correspond to the numbers on the related maps which precede each list.

The project consultants, The Arroyo Group, also presented a draft outline for the University Neighborhood Plan prior to the close of the meeting and asked for additional elements. The results of these discussions will be reflected in the draft plan that will be presented at the third meeting

The purpose of this report is simply to package all of the comments received at the second meeting into a clean presentation that will be used to shape the content of the University Neighborhood Plan.

Station 1: Land Use

Map 1: Overall Land Use

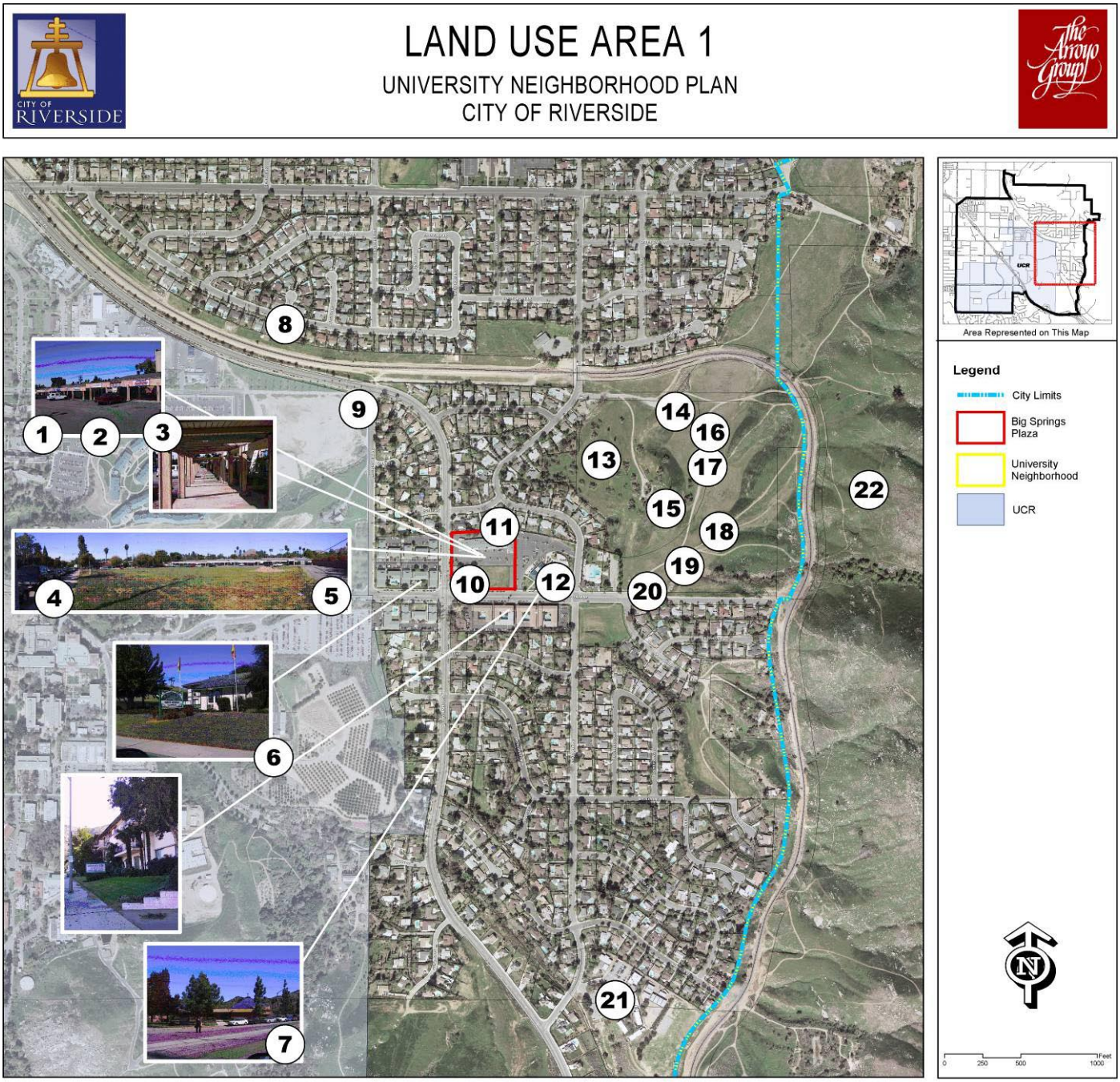


Overall Land Use Comments

1. Have maps more obtainable on city website- place in a general map folder
2. CONCERNED ABOUT TRAINS- this neighborhood is a canyon and sound echoes, train breaks, engine noise, horn.
3. If there must be a Metrolink track here. Move station way north off of Columbia or Palmyrita.
4. No Metrolink here- we have two schools and houses right over the tracks. UCR students will abuse the parking.
5. Metrolink is important! It reduces traffic.
6. No multi level development
7. Protect this parkland!
8. Pretty please protect this land
9. No high density housing
10. Stop high density housing
11. No high density housing near Islander park
12. No high density housing
13. No Metrolink too much noise!!
14. Stop house rentals to fraternities in this area
15. No high density housing
16. No two or three story buildings only six feet apart here. Do not change the PRD ordinance to allow these.
17. No housing other than individual homes in this area
18. Put a landscaped median strip down the center of Watkins dr.
19. No Metrolink station for UCR!!
20. No Metrolink!
21. No UCR Metro station. Maybe no metro line at all. Exhaust fumes from idling engines at two stations only blocks apart is too much
22. If this is going to be high-rise housing put in a grocery store on the bottom floor
23. Drug sales- old store we need a newer store and this blight needs scrubbing
24. No more Starbucks
25. No high density or multi level buildings
26. Don't duplicate fast food joints
27. Move the mosque temple
28. (In response to 27) Why?
29. Need to clean up weeds and litter. Also need to find a better use
30. How about a "green corridor" connecting "green area" of UCR to Box Springs park. Making a pathway encouraging hiking/biking/open space between campus the city and county park. Not just painting bike lanes on street.
31. Metrolink okay in Spruce. No Metrolink stop on Big Springs rd.
32. No Metrolink on Spruce!
33. Please preserve this area! No housing!
34. Annex this area consistent with measure C
35. Be vigilant regarding the gateway development. This is a MSHCP area.
36. Need wildlife/trail crossing over the freeway for MSHCP corridor

Station 1: Land Use

Map 2: Land Use Area 1



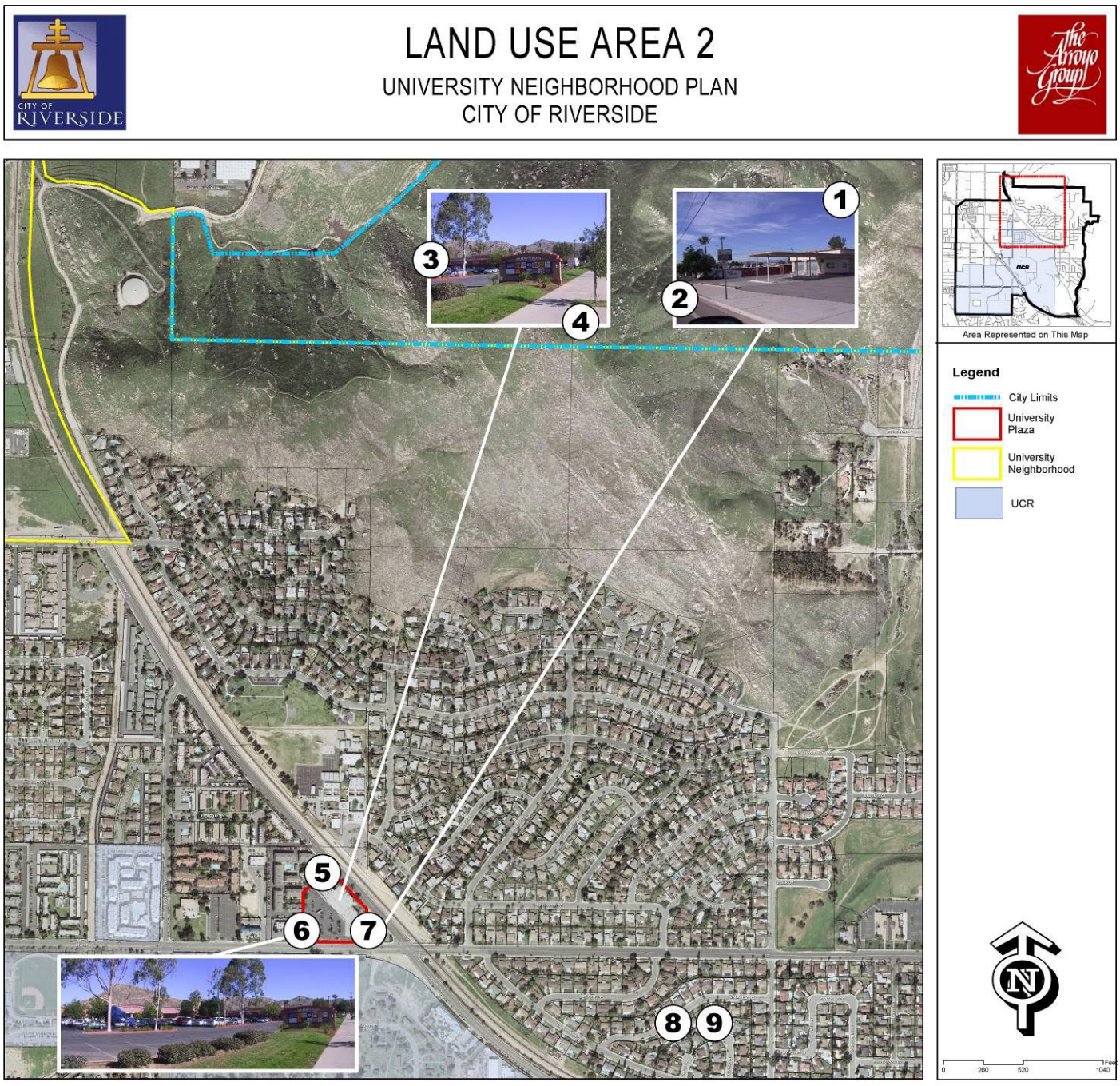
Land Use Area 1 Comments

1. We need a neighborhood grocery and drug store
2. Need a neighborhood coffee shop/café (NOT Starbucks) (Commercial Development)
3. This site could handle mixed use and higher density if parking is appropriately calculated
4. Clean up the sidewalk
5. Get rid of this dirt, encourages dumping
6. Frat houses here
7. On street parking has this area really overgrown. Street sweeper cant get through
8. UCR should build more student housing on University ground and not force the neighborhood to pick up the slack (Single Family Residential)
9. Add parking facility for the sporting events planned, add parking for dorms
10. Demo and rebuild new commercial center (Commercial Development)
11. Keep it commercial! Needs a face lift, clean up/ develop the field
12. Code enforcement: old bus parks in the driveway between Newman center and shopping center
13. Expand open space to include the Dr. last property i.e. purchase the land and make it part of islander park
14. No housing south of Linden street, concern is traffic and noise (Single Family Residential)
15. Limit density for Dr. last project: extreme fire zone

16. No roads here only trails
17. No high density housing
18. Don't let high density housing go in here
19. No high density housing
20. No high density buildings
21. Demand proper maintenance of high-pressure jet fuel line. Stop treating natural drainages as utility corridors for sewer pipeline.
22. Keep open space open in this corridor- especially important when/if annex to top of Box Springs

Station 1: Land Use

Map 3: Land Use Area 2



Land Use Area 2 Comments

1. No landscape variance- no variance for non-conforming businesses- don't really want automotive related businesses
2. This needs landscaping and facelift
3. Grocery Store now! (Commercial Development)
4. Agree, Me too! Ditto
5. Need a Grocery store in the center (Commercial Development/Mixed Use Development)
6. No high density buildings
7. Use as local gas station not auto service center
8. Please repave Maravilla dr.
9. Maravilla Dr. needs repaving

Station 1: Land Use

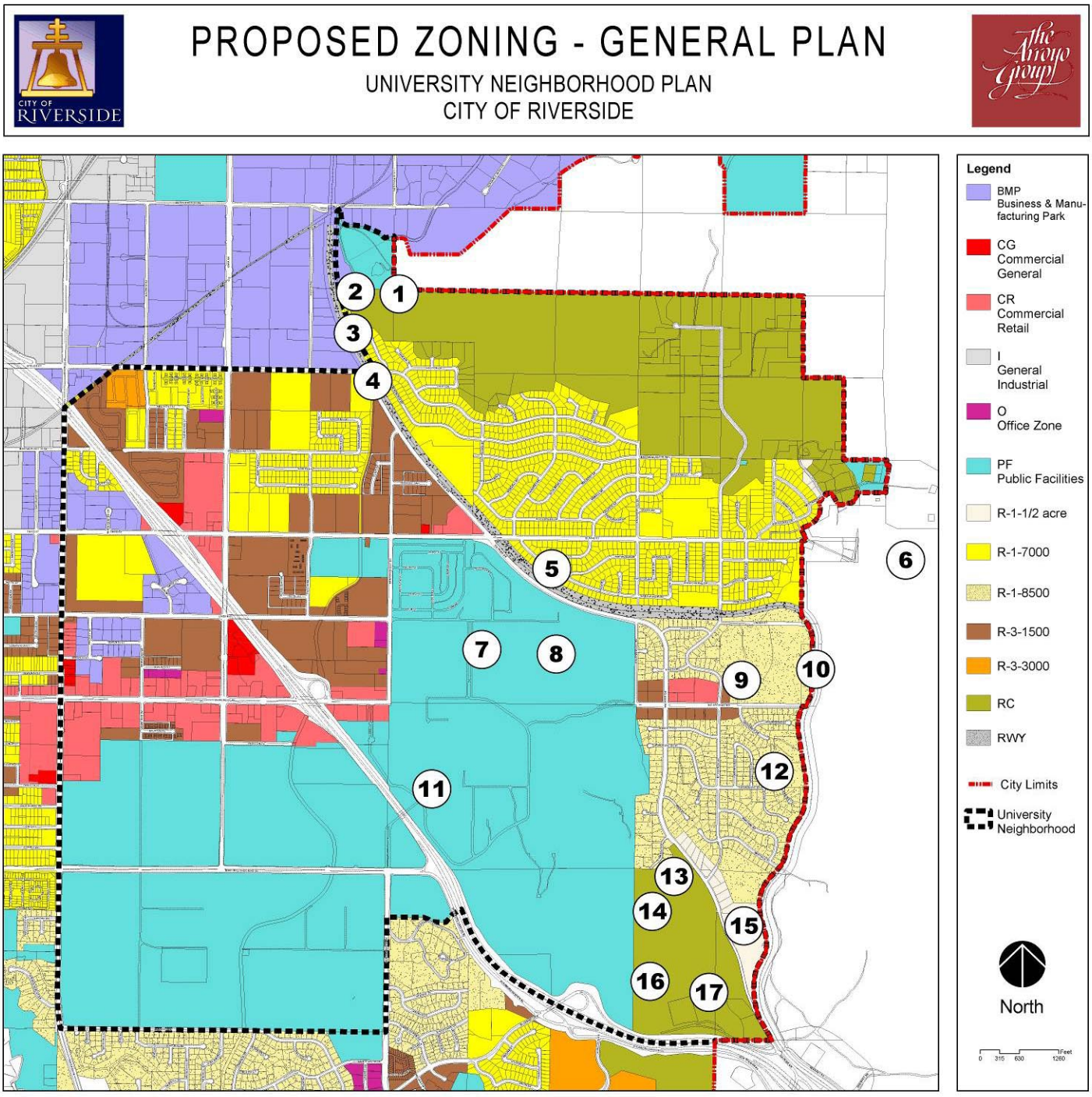
Map 4: Land Use Area 3

Land Use Area 3 Comments

1. This is not a parking lot
2. This area is to close to homes. RR to be developed especially with traffic
3. Drug sales here
4. Prohibit/ enforce Kmart's illegal temp signs every weekend (they have 50 – 100 every weekend) (Commercial Development)
5. Keep it single family, we have enough apartments
6. No more strip malls, how about a library park?
7. This area needs to be cleaned up
8. Community center here
9. No high density building
10. Single family housing here (Single family residential)
11. Don't agree (with 10). This is good place for higher density near shopping and transportation. Better here than closer to our homes.

Station 1: Land Use

Map 5: Proposed Zoning



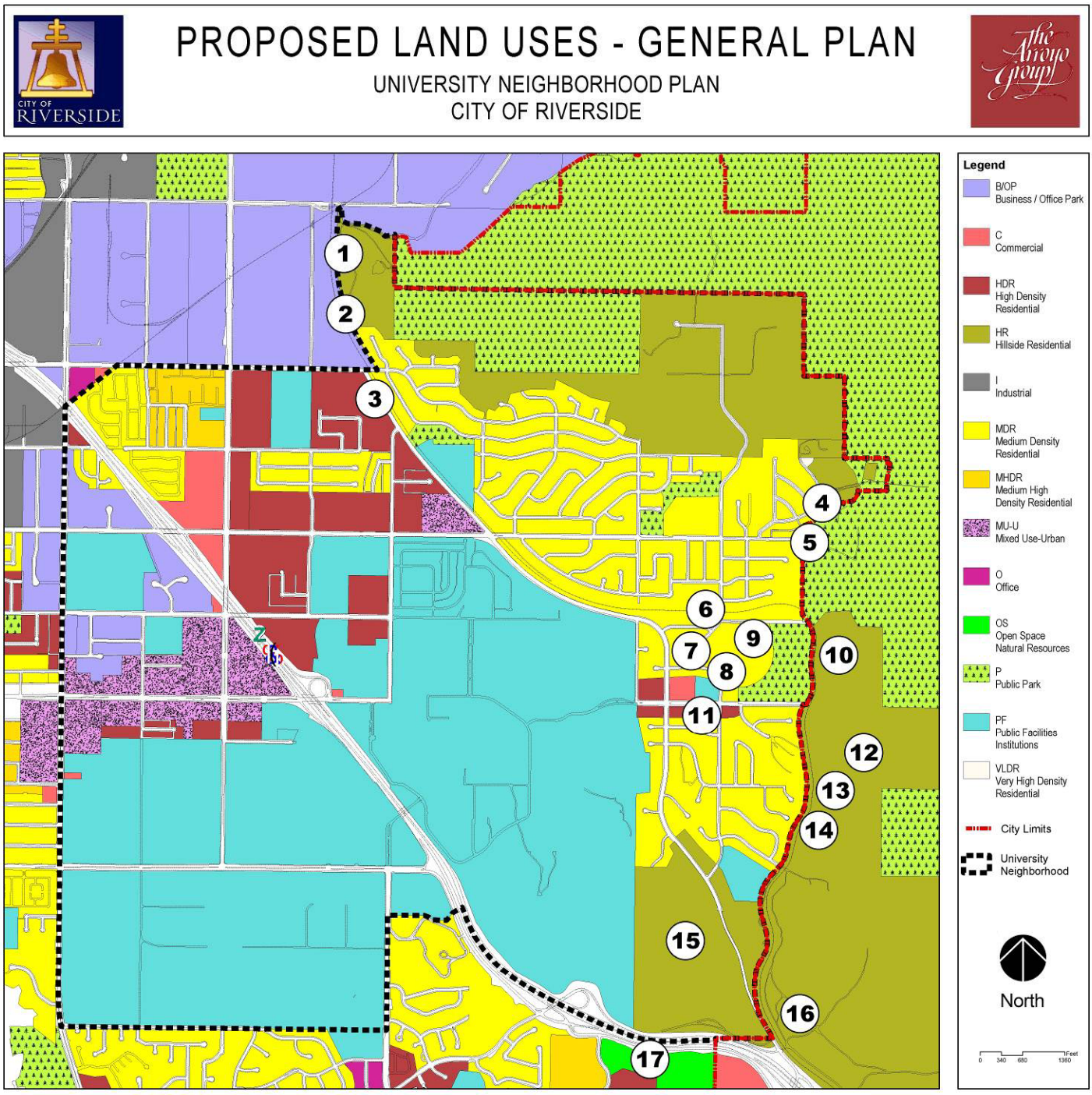
Proposed Zoning Comments

1. No high-density housing or new commercial East of Watkins Drive.
2. The High Grove Community is actively seeking a Metrolink Station – Put one there, not at Spruce – Ditto!
3. No Metrolink Stations.
4. Put the Metrolink Station at Spruce and Watkins.
5. No Metrolink Station.
6. Add legend description.
7. Can the University ground-lease land for student housing to overcome VCOP funding issue? (Single Family Residential)
8. Push UCR to keep high-density housing on university grounds – open public space and SFR is more important for this area's identity and stability. (Mixed Use Development)
9. Consistency, remove R-3.
10. Hilly and nat/ detention basin not appropriate underlying zone – with Big Springs arroyo.
11. No student dorms East of MLK.
12. Retain rural-wilderness suburban interface, no urban development.

13. Low density only – single family only. This is in MSHCP cell – it is for wildlife corridor not dorms.
14. No eminent domain in UCR area. Develop for UCR and student dorms. No cats sighted.
15. This should be HR – especially given it is steep and in MSHCP cell.
16. Important wildlife connection.
17. OK for Frat housing. Not OK, MSHCP cell.

Station 1: Land Use

Map 6: Proposed Land Uses



Proposed Land Uses Comments

1. Why RC? GP=PF.
2. The houses here have dedicated new lots from 1963-64 – commercial will violate that.
3. Build student housing on University Ave. towards downtown.
4. No high-density building.
5. No high-density housing.
6. No changes to high density.
7. No high-density housing.
8. No houses here! Agree!
9. No high-density housing on this land!!!
10. This area should be added to park. There should be official trails.
11. Student housing on University Ave. toward downtown.
12. Don't put houses here. Keep it open.
13. Keep it open – Don't build here.
14. Do not use this for housing. I used to live next to this area – we need some of the 'wild' near us.
15. Retain open space character of this important hill area.
16. Preserve openness of this area – important wildlife corridor.
17. Don't allow the big billboard.

Station 2: Parks and Open Space

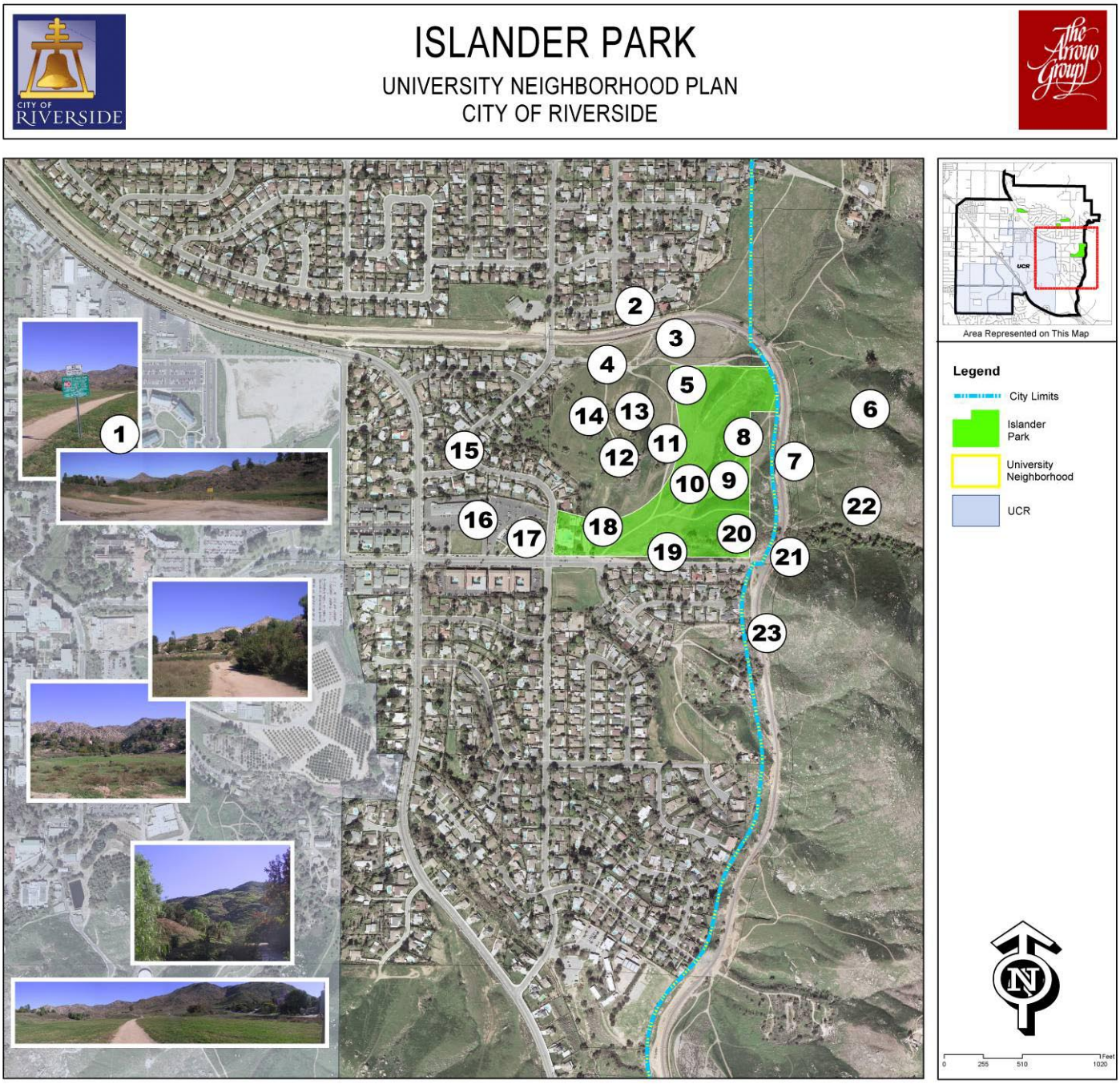
Map 1: Highland Park

Highland Park Comments

1. Improvements to walking trails
2. Sidewalks for safe school access
3. No Metrolink station, put it north in Highgrove
4. Kentwood needs speed bumps: drivers drove to fast near park/school
5. Really need a bathroom!
6. Highland park needs a public rest room
7. Great park, needs a bathroom
8. Add a "dog park component"
9. No Metrolink station here
10. Connect walk to the streets below

Station 2: Parks and Open Space

Map 2: Islander Park

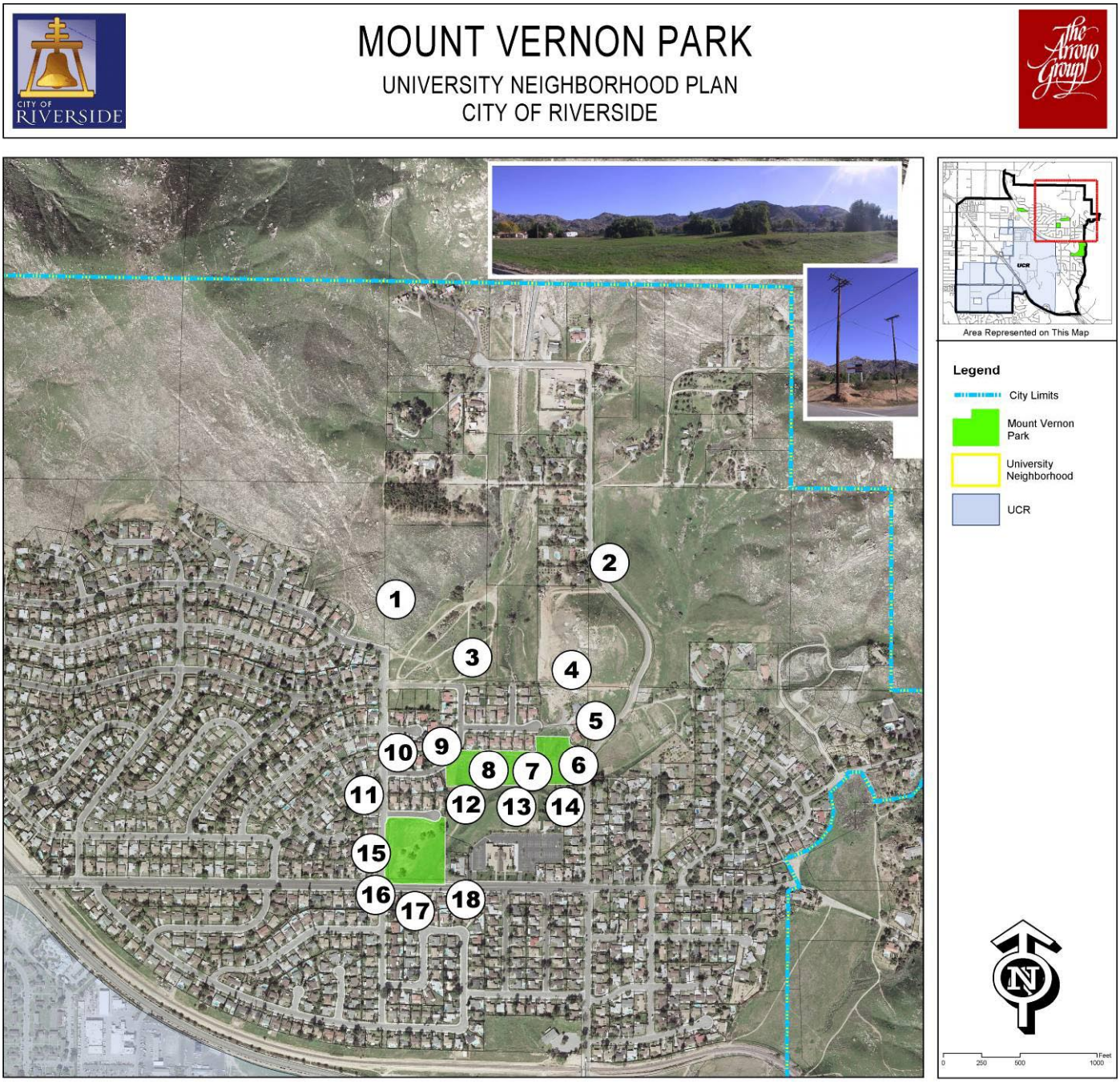


Islander Park Comments

1. Close entrance to vehicles on Big Springs and Linden (Improvements or Refurbishment needed)
2. Leave the park alone (Keep as is)
3. We don't need 3-story student housing (Additional Amenities)
4. No high density housing here (Keep as is)
5. Leave this alone (Keep as is)
6. Add to park and make trails official (Additional Amenities)
7. Leave it as is, let the dogs run (Keep as is)
8. Leave it as it is, no building at all (Keep as is)
9. Leave park as is (Keep as is)
10. Restore two trees, creek, streambed and trails.
11. Only allow sensitive, low-profile housing near the park (Keep as is)
12. No high density (Keep as is)
13. No high density housing (Keep as is)
14. No high density (Keep as is)
15. Leave Islander park as is (Keep as is)
16. Pocket park and tot-lot playground (Additional Amenities)
17. Develop a small portion for playground, we need a park on this side, a nice tie into the pool. (Additional Amenities)
18. Need additional parking for both the pool and hiking
19. Restore screen beds and trails (Improvements or Refurbishment needed)
20. Please avoid high density housing here (Keep as is)
21. Better barriers to vehicles- danger to hikers/ walkers when trucks or three wheelers drive by (Enhance Safety/Improvements of Refurbishment Needed)
22. The Islander Park needs to be protected, enhanced and cleaned. (Keep as is/Improvements or Refurbishment Needed)
23. No playing fields! A playground next to the park would be great

Station 2: Parks and Open Space

Map 3: Mount Vernon Park

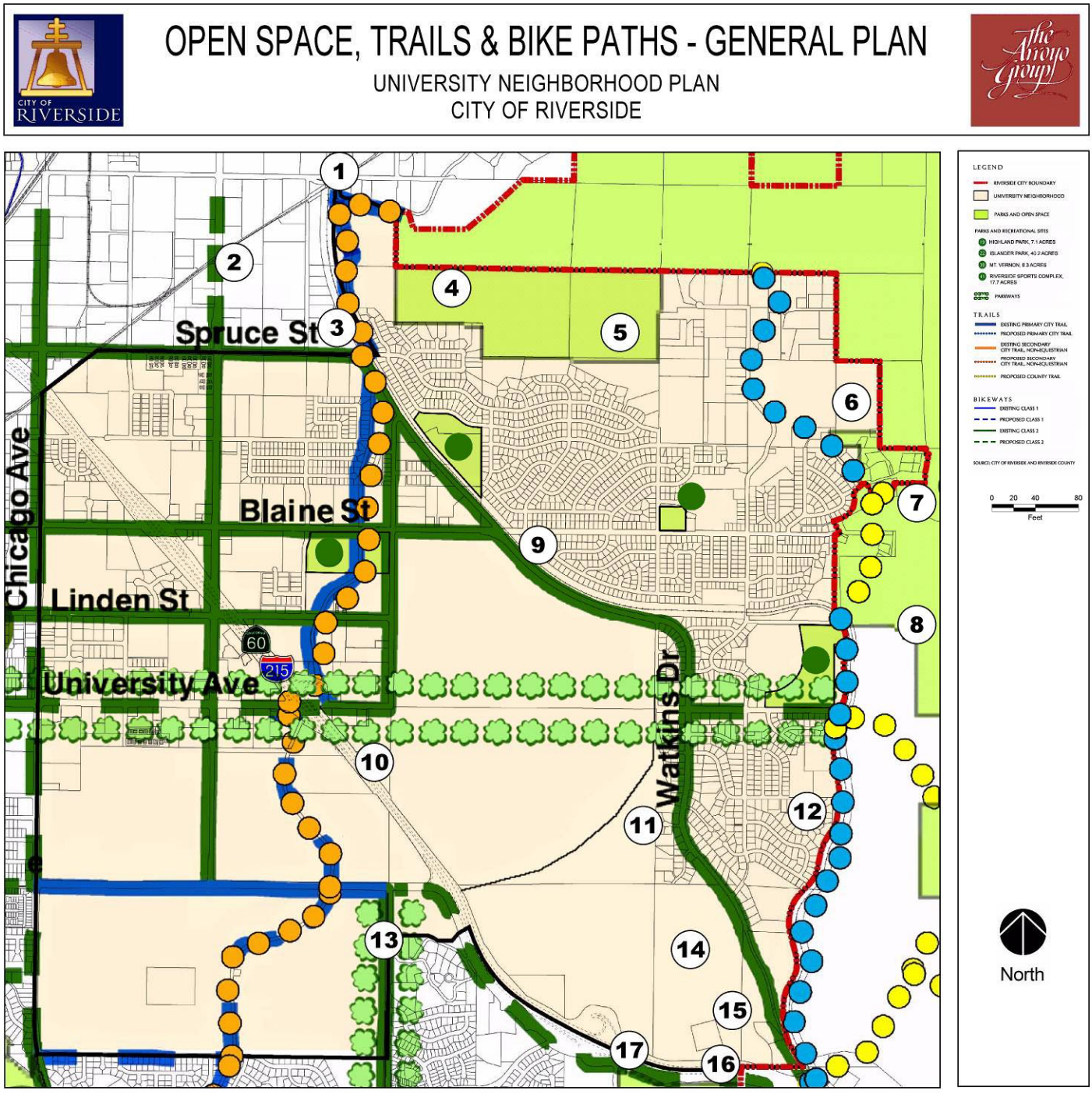


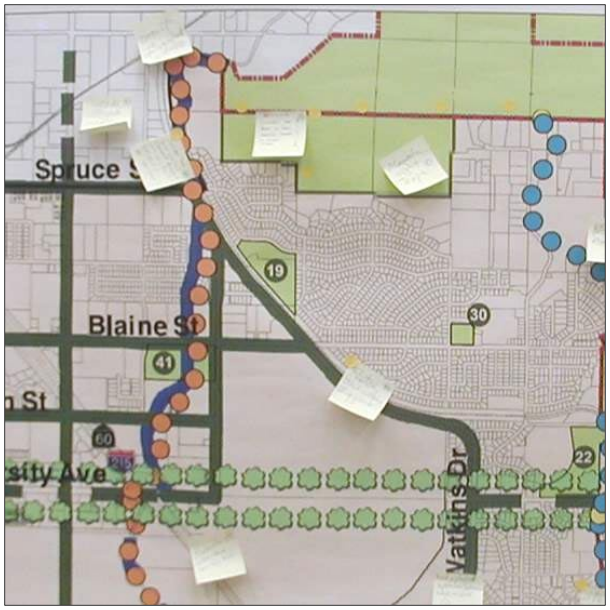
Mt. Vernon Park

1. Where feasible do multi-purpose trails. Walker/bicycles/houses. (Additional Amenities)
2. Regulate off-road vehicles (Enhance Safety)
3. Community meeting place and library
4. Connect to hills and trails (Improvements or Refurbishment needed)
5. Acquire additional land to augment parkland. Add athletic field for youth and community center. (Additional Amenities/Improvements or Refurbishment Needed)
6. Restore Arroyo creek/trail (Improvements or Refurbishment Needed)
7. Need a playground at this park
8. Single story community center (Improvements or Refurbishment Needed)
9. Shade trees picnic area
10. Playground picnic area (Improvements or Refurbishment Needed/Additional Amenities)
11. Community building for meeting, senior playground and park for children and young adults (youth) (Additional Amenities)
12. Buy missing piece of land (Additional Amenities)
13. Buy back land from church (Additional Amenities)
14. Keep off-road vehicles off. Leave the to people and dogs (Additional Amenities)
15. Multi-purpose playing field (Additional Amenities)
16. Need stop sign here (Enhance Safety)
17. Need stop sign @ Blain and Valencia Hill (Enhance Safety)
18. Build community center in park (Additional Amenities)

Station 2: Parks and Open Space

Map 4: Open Space, Trails & Bike Paths



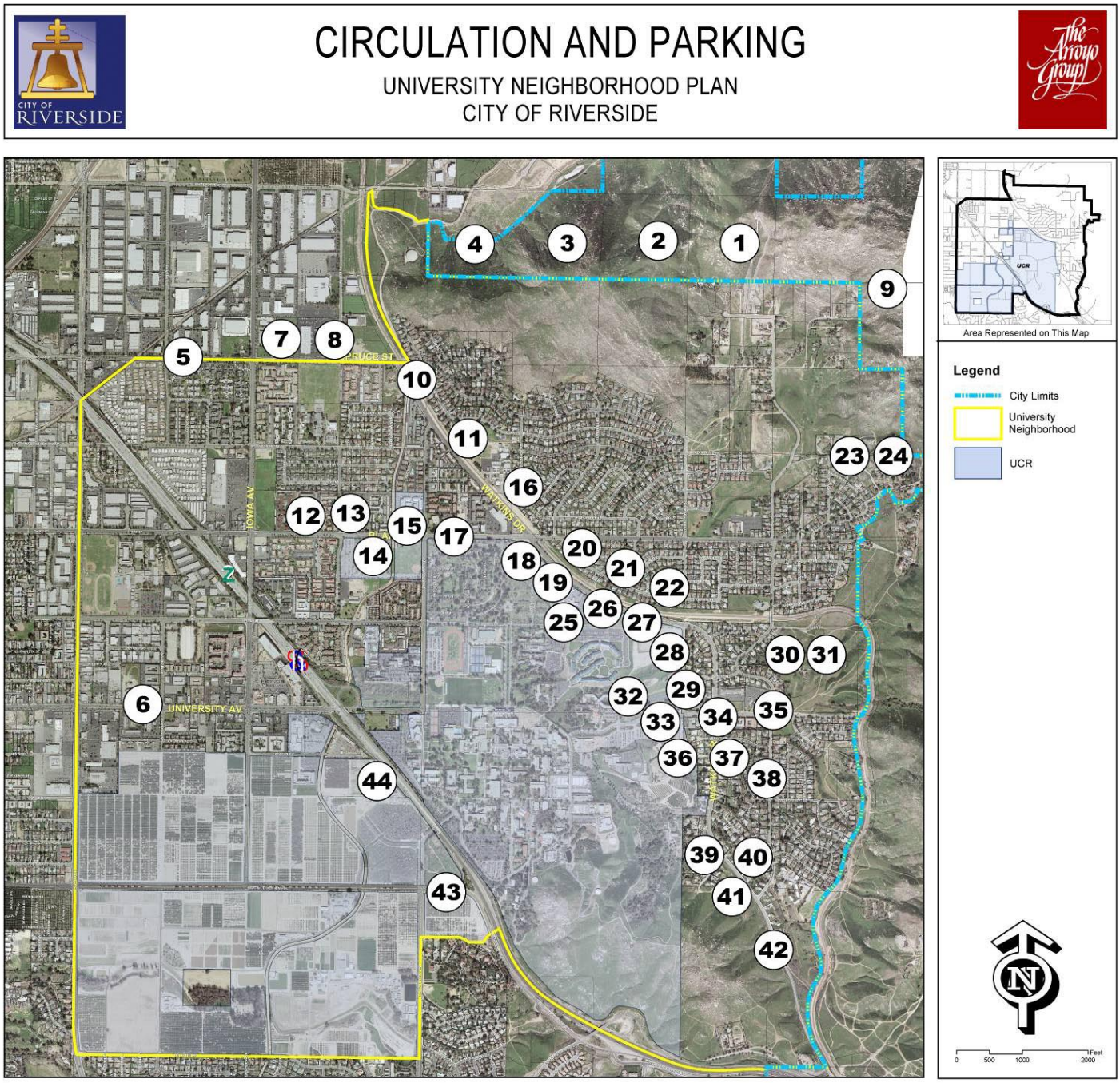


Open Space, Trails & Bike Paths Comments

1. Connect to Spring Brook Wash.
2. Upgrade all park master plans.
3. How can this be an open trail & commercial development at the same time? Dedicate it to open space/ trail. (Improvements or Refurbishment Needed)
4. Connect the trail to the housing areas in a few places. (Improvements or Refurbishments Needed)
5. Adequate signs and maps.
6. Safe parking for bicycles.
7. Want safe bike paths and trails.
8. Existing user trails are not always consistent with proper placement to minimize erosion.
9. Restore trail walking strip park. (Improvements or Refurbishments Needed)
10. Protected shelters for bikes.
11. Need physical separation between bikes & cars.
12. Get this trail further east of the railroad tracks. Who wants to walk along the railroad. (Improvements or Refurbishments Needed)
13. Need physical separation between bike lane and road.
14. Need living bridge to connect Box Springs with Sycamore Park over freeway!
15. Improve safety of bike path under freeway (and pedestrian path too). (Additional Amenities)
16. City needs to request funding from Feds & Caltrans to build wildlife corridor crossing such as living bridge (with trail too). (Additional Amenities)
17. Need a wildlife trail bridge over the freeway from Quail Run Park to create a MSHCP 'dry land' linkage. (Additional Amenities)

Station 3: Circulation and Parking

Map 1: Circulation and Parking



Circulation and Parking Comments

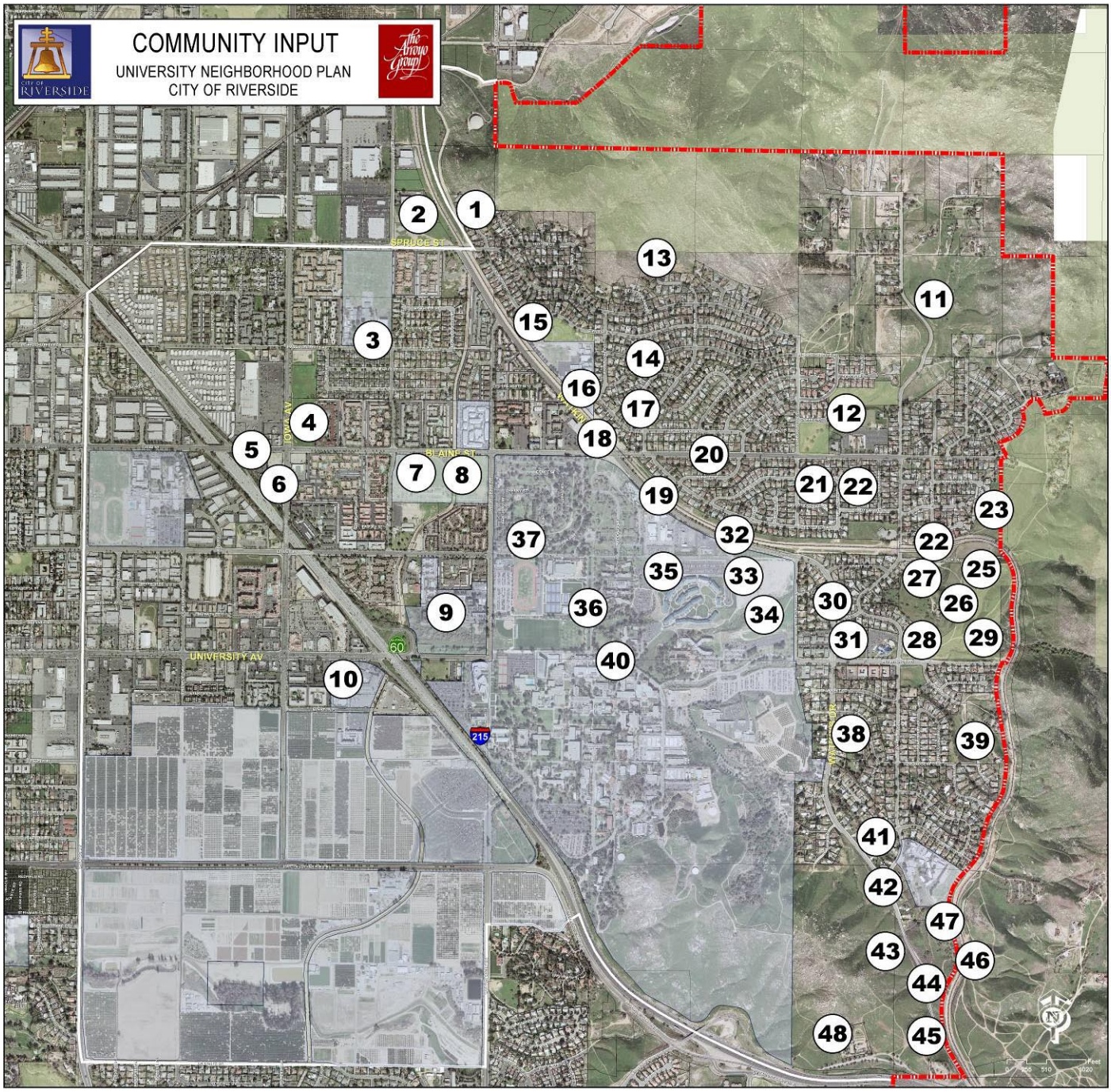
1. For bicyclist's safety connect bike paths together and extend the reach of bike lanes- all area (Traffic Problem/Pedestrian Safety Problem)
2. More visitor parking on campus
3. Repaint all curbs and fire hydrants
4. Red curb Watkins and make physical plant employees pay to park
5. Spruce needs re paving and stripping and needs to be slowed down (Traffic Problem/Enforcement Needed)
6. Establish an actual light rail truly that would make a loop from UCR to downtown and back. Make it metro looking. Make it possible for students to go downtown without their cars, make it "cool". Use real trolleys not busses made to look like them. (Traffic Problem)
7. Need warning sign and arrows to warn of lane ends.
8. This is not supposed to be a parking lot- and if Metrolink is here, UCR students will abuse it (Parking Problem)
9. Bridges for RR or all underground
10. Kid safety- trucks cant stop. Re-route the semis out of the neighborhoods- make the detour somewhere else. Spruce/Blaine/Watkins (Traffic Problem)
11. Speed bumps to slow down Spruce street (Traffic Problem/Enforcement Needed)
12. West Rustin unsafe due to illegal parking, narrow street (Enforcement Needed/ Parking Problem)
13. Rustin north of Blaine needs to be striped. (Center line) and curve cutting. (Traffic Problem)
14. Why is there a red curb on Canyon Crest near sports fields when it is marked bike lane no parking (Parking Problem)
15. Canyon Crest it too crowded with UCR students parking here and pulling out suddenly into traffic (Traffic Problem/Parking Problem)
16. Enforce school speed limits, Highlander/Kentwood (Enforcement Needed)
17. Need parking lot on UCR at Blaine and Watkins. Entrance from UCR only (Parking Problem)
18. For the three sports fields: where are they going to park? Also traffic flow? Suggestion- have two fields and a bigger lot (Parking Problem)

19. Parking on Watkins should be forbidden 6am to 7pm Monday thru Friday (Parking Problem)
20. Parking on Watkins Dr saturated. Too many cars. Build lots on UCR. (Parking Problem)
21. We cherish our unique location; hide the parking along Watkins. (Parking Problem)
22. RR tracks all have to be sunken into a soft ditch (Pedestrian Safety Problem)
23. No Metrolink train traffic. Creates a sound corridor through the canyon. Excessive noise!! (Traffic Problem)
24. I live on Belvedere Dr. Every time a train comes by the windows in our house shake like an earthquake. No Metrolink!! Wouldn't want that 10 or more times a day (Traffic Problem)
25. Break into cars, which cause insurance to go up. UCR parking on Watkins should be a two-hour limit. They should pay the parking fee at UCR- not park on city streets. Both students and UCR staff. (Parking Problem)

26. Increase parking by putting angled parking, will help add more parking spaces and help eliminate overflow into the neighborhood. (Parking Problem)
27. In my opinion a station is not needed at this location, Valencia Hill Drive and Watkins. (Parking Problem)

28. Convert 3500/3600 block of Valencia Hill to cul-de-sac – North end closure best (Traffic Problem/Enforcement Needed).
29. Keep UCR traffic on campus. Close off the street.
30. Watkins Drive needs speed bumps (Traffic Problem)
31. Keep the trains moving slow and quiet. Provide protection from our children. (Traffic Problem)
32. Close Valencia Hill Drive at its north end to discourage UCR traffic limit UCR related parking on Watkins dr. (Traffic Problem/Parking Problem)
33. UCR should build its parking structure on the MLK side of the campus to ease traffic in the neighborhood and Watkins (Traffic Problem/Parking Problem)
34. Place traffic light and remove stop sign on Big Springs and Watkins. (Traffic Problem)
35. We notice that the new apartments on the corner of Big Springs rd. and Mount Vernon do not have enough parking for their tenants and are parking on Mt. Vernon which is making that street very narrow (Parking Problem).
36. Make Valencia Hill a cul-de-sac! Close at Watkins and Valencia Hill (Traffic Problem)
37. Three student house 15-17 cars, Mt Vernon Barret/Broadbent (Parking Problem)
38. Watkins Broadbent enforce the stop signs and speeding (Enforcement Needed)
39. 4460 Picacho Dr. Unable to get out of our street 4:30 – 6:15 onto Watkins (Traffic Problem)
40. Unable to get out of Picacho Dr to get to the meeting due to heavy traffic on Watkins (Traffic Problem)
41. Parking on Picacho (both sides) overflow from Watkins making road too narrow- parking on one side? (Parking Problem)
42. Watkins has a few houses where they cannot park in front of their homes so they use Picacho drive.
43. Relocate lot 30 parking structure to MLK parking lot (Parking Problem)
44. Build the UCR parking structure directly adjacent to the freeway (Parking Problem/Traffic Problem)

Miscellaneous Community Input Map



Miscellaneous Community Comments

1. Preserve and restore trails.
2. Move Metrolink to Highgrove – we don't have capacity for parking and traffic. Ditto!
3. Need good bike paths. (Additional Amenities)
4. Community Center here.
5. How about a real restaurant? No more fast food.
6. No more Starbucks or fast food.
7. Add picnic tables and benches, make more park like.
8. Can UCR turn down the lights?
9. All student housing on campus.
10. Rail trolley making loop to downtown.
11. Preserve hillsides and trails and open space
12. Buy back the missing part- restore trail and arroyo stream bed
13. Make this parcel part of reserve
14. More bike paths
15. Use canal for trail connections (Additional Amenities)
16. Community center here
17. Put school signs and speed bumps on Highlander and possibly Watkins on way to Highland
18. Pocket park here
19. Watkins Dr. parkway improvement project
20. Code Enforcement needs to do their job and clean up the house at 451 Blaine St now!
21. Concerned about outside interests bringing up homes to use as rentals to students three on Santa Cruz alone

22. Good response from code enforcement
23. Restore Two Trees creek and trail access
24. Make safer railroad crossing (Enhance Safety)
25. No more multi-level high-density buildings
26. Concerned about proposed high density housing proposed for this area
27. Make this a nature center/museum for Box Springs Range
28. Upgrade Islander pool park master plan
29. Create Big Springs Nature park- Restore beds and trails

30. Community center here
31. Tot-lot playground pocket park here
32. No Metrolink station here
33. No student dorms east of MLK
34. Preserve stream and trail connectivity
35. Install maps showing trails and connections
36. UCR- you need more bike paths
37. Connect the University to the Spring Brook wash business park by a bike lane
38. We have three student houses next door and across the street- there are 15-17 cars in the drive and on the streets.
39. No more high density housing or commercial development
40. No frat houses off campus
41. Finish sidewalk and put in flashing lights push button crosswalk for Hyatt school
42. Stop illegal grading
43. No development on Coyote hill
44. Re-stripe and make a better bike path on Watkins- especially from underpass = 215/60 to Big Springs (Additional Amenities)
45. Important vital connection to Sycamore Canyon for wildlife (Additional Amenities)
46. Cover high pressure gas line that is currently exposed
47. Make this RC zone
48. Need MSHCP corridor and trail from Sycamore Canyon park to Box Springs via Quail Run Park and crossing over freeway.

THANK YOU....

To all of the University Neighborhood residents, business owners, and other interested individuals who participated in this event and provided excellent feedback. Your vision will shape the future of the University Neighborhood.