



7. IMPLEMENTATION

Overview

Amongst the most notable features of the University Neighborhood's urban design structure and land use composition is the central presence of the University of California, Riverside, from which the Neighborhood takes its name.

New ways of communication, planning and implementation offer potential for improving the relationships between the University Neighborhood and UCR. These potentials relate directly to Land Use Objective LU 81 of the General Plan for 2025, which states:

"Allow for the growth and expansion of the University of California, Riverside while ensuring preservation and enhancement of surrounding residential neighborhoods."

This Objective is supported by Policy LU 81.1, which states:

"Coordinate with UCR and neighborhood groups in joint planning efforts including the joint development and updates of the UCR Long Range Development Plan (LRDP)."

Creation of a University Neighborhood/City/UCR District and Partnership

To implement the kind of coordinated planning called for in the City's General Plan, a high level of planning and implementation coordination will be required between the City, the University Neighborhood and UCR.

IP Policy 1: Support a City-University Neighborhood Planning Partnership that would be charged with the responsibility to effectively integrate long and short term planning and implementation plans and projects.

IP Tool 1.1: Formalize a Partnership with appropriate representation to be defined through further discussions involving the City, the University Neighborhood and UCR.





Roles of the Partnership could include:

- Developing an action plan for the continued vitalization of the commercial and retail environment with the University Neighborhood, particularly in existing commercial and mixed-use areas;
- Identifying potential real estate developers who are interested in investing in the University Neighborhood and working with the University Neighborhood and UCR to upgrade local shopping areas;
- Encouraging developers interested in enhancing the University Neighborhood shopping areas to apply for Village or Urban Mixed-Use changes to the Zoning Map and utilization of the related provisions of the Riverside Zoning Code; and
- Preparing joint applications for funding of physical projects and community and educational enhancement programs to obtain state, federal, private foundation and corporate funding projects supported by the Partnership
- Holding regular (annual or bi-annual) meetings to discuss the Objectives, Policies, and Tools of the University Neighborhood Plan.

IP Tool 1.2: Encourage UCR to share development and expansion plans with the City and the public during the earliest possible planning stage.

The residents have expressed frustration with UCR's approach to development and lack of public involvement in land use processes. Involving the public in the early stages of the process allows ample time to digest the proposals for growth and development and also provides an opportunity for feedback.

IP Policy 2: The City should support UCR created Educational Programs for UCR Students regarding their relationships with the University Neighborhood.





IP Tool 2.1: Utilize existing programs, such as the City’s website or the “Mayor’s Night Out” events, to facilitate the dissemination of information regarding UCR’s “Good Neighbor Guidelines.”

Implementation Tools Overview for the University Neighborhood Plan

The following Implementation Tools Table identifies responsibilities, time frames and interrelationships between the implementation tools and policies. The intent is to increase the effectiveness and efficiency of implementing the University Neighborhood Plan by identifying related tools and policies.



IMPLEMENTATION TOOLS				
LAND USE (LU)				
Tool	Description	Responsible Agency*	Time Frame	Related Neighborhood Plan Policies
1.1	Initiate amendment of Section 19.520 of the Zoning Code to consider allowing the rental of rooms to a maximum of two individuals per dwelling unit, plus members of the family occupying such dwellings, within all Residential zones.	PLN CAO	Fall 2006	Land Use Policy 1
1.2	Develop and implement the Rental Housing Licensing Program that holds landlords accountable for code enforcement of their properties.	PLN HOU DEV COD	Start Summer 2006	Land Use Policy 1
2.1	Locate future private student-oriented housing areas where they do not impact existing single-family residential neighborhoods.	PLN DEV	On-going	Land Use Policy 2
2.2	Implement a Neighborhood Livability Program and aggressive code enforcement action to upgrade residential zones designated in the General Plan 2025.	PLN DEV COD CAO PD HOU	Winter 2007	Land Use Policy 2
2.3	Explore opportunities to encourage property owners to upgrade older or neglected facilities.	PLN DEV COD HOU	Winter 2007	Land Use Policy 2
2.4	Encourage the development of new housing at the existing and proposed Mixed-Use Districts within the University Neighborhood.	PLN DEV	On-going	Land Use Policy 2
3.1	Initiate a General Plan Amendment to change the land use designation for Big Springs Plaza from Commercial to Mixed-Use Village to allow for retail and limited home ownership opportunities with special consideration to building height and parking.	PLN RES	Fall 2006	Land Use Policy 3
3.2	Initiate a General Plan Amendment to consider changing the land use designation for the University Plaza from Mixed-Use Urban to Mixed-Use Village.	PLN	Fall 2006	Land Use Policy 3
3.3	Initiate a General Plan Amendment to change the land use designation for the Kmart/Stater Brothers Plaza from Commercial to Mixed-Use Village.	PLN	Fall 2006	Land Use Policy 3
4.1	Initiate an amendment to the University Avenue Specific Plan to allow for higher-density, mixed-use developments consistent with the General Plan 2025 with additional design guidelines and public improvements.	PLN PW	Fall 2006	Land Use Policy 5

***Key to Responsible Agencies - The first agency listed will be the lead agency for the task**

CAO = City Attorney's Office	PU = Public Utilities
COD = Community Dev. Department, Code Enforcement Division	PW = Public Works Department
DEV = Development Department	RC = Riverside County
FD = Fire Department	RCTC = Riverside County Transportation Commission
HOU = Development Department, Housing Division	RES = University Neighborhood Residents, Property Owners, Business Owners
PD = Police Department	RTA = Riverside Transit Agency
PLN = Community Development Department, Planning Division	SCH = School Districts
PR = Park, Recreation & Community Services Department	UCR = University of California at Riverside





IMPLEMENTATION TOOLS				
CIRCULATION AND COMMUNITY MOBILITY (CCM)				
Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
1.1	Coordinate with Neighborhood residents to develop and implement a comprehensive parking plan for the University Neighborhood with an emphasis on Watkins Drive and the single family residential area east of Watkins Drive.	PW RES UCR	Start Fall 2006	Circulation and Mobility Policy 1
2.1	Explore opportunities to increase minimum parking requirements for multiple family residential units.	PLN	Fall 2006	Circulation and Mobility Policy 2
3.1	Prepare a feasibility study for creating a cul-de-sac at an appropriate location on Valencia Hill Drive between Watkins Drive and Big Springs Road to eliminate cut-through traffic.	PW PLN RES	Start Fall 2006	Circulation and Mobility Policy 2
4.1	Develop a comprehensive multipurpose streetscape enhancement plan for Watkins Drive.	PW RES UCR	Start Fall 2006	Circulation and Mobility Policy 2
5.1	Develop an expansion and enhancement plan for the major pedestrian thoroughfares and all Class I and II bikeways and proposed bikeways within the University Neighborhood.	PLN PW PR	2008	Circulation and Mobility Policy 3 Public Realm Policy 1
6.1	Implement the proposed citywide trails from the General Plan 2025 and consider adding to the citywide trails map local trails that are adjacent to the rail corridor.	PR RCTC	On-going	Circulation and Mobility Policy 4
6.2	Encourage Riverside County to implement the proposed county trails outlined in the General Plan 2025.	PR RC	On-going	Circulation and Mobility Policy 4
6.3	Explore opportunities for additional, local trail connections to the currently proposed citywide and regional trail networks.	PR RC	On-going	Circulation and Mobility Policy 4
7.1	Continue to integrate the planning for routes and bus stop connections between the RTA local buses, the proposed RTA Bus Rapid Transit along University Avenue and the Highlander Hauler of UCR.	PLN PW RTA UCR	On-going	Circulation and Mobility Policy 5
7.2	Encourage RCTC to maintain an ongoing dialog with University Neighborhood residents, UCR, and the City about potential Metrolink routes and station locations.	PLN/RCTC PW RES	On-going	Circulation and Mobility Policy 4
7.3	Establish a partnership with RCTC to explore benefits and impacts of potential Metrolink routes and stops.	PLN/RCTC PW RES	Summer 2006	Circulation and Mobility Policy 5

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IMPLEMENTATION TOOLS PUBLIC REALM (PR)

Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
1.1	Develop and implement a comprehensive park improvement plan that is consistent with the Park Master Plan to preserve, upgrade, or enhance public parks as needed including Highland Park, Islander Park and Mt. Vernon Park.	PR	On-going	Public Realm Policy 1
1.2	Preserve the Box Springs Mountain Reserve Park through access restrictions and prevention of off-road vehicles in the open spaces within and adjacent to the University Neighborhood.	PR/RC PD PW RES	Summer 2006	Public Realm Policy 1
1.3	Explore the possibility of constructing or establishing the Gage Canal Citywide Bikeway and Hiking Trail.	PR PW PU	2008	Public Realm Policy 1
1.4	Upgrade the major streetscapes with appropriate auto and pedestrian lighting and landscaping that both reinforces citywide corridor images where appropriate and reinforces a distinctive image for the University Neighborhood.	PW PU RES	2008	Public Realm Policy 1
1.5	Create special public art and wayfinding graphics at primary and secondary gateways to the University Neighborhood and UCR.	PLN PW	2008	Public Realm Policy 1
1.6	Coordinate with University Neighborhood residents to explore a suitable location for a Community/Senior Center.	PR RES	2007	Public Realm Policy 1
1.7	Encourage the provision of public gathering spaces with all new high density and mixed-use developments.	PLN	On-going	Public Realm Policy 1
2.1	Continue to coordinate with the University Neighborhood Association and UCR to discuss and seek comments on land use issues that impact the Neighborhood.	PLN RES UCR	On-going	Public Realm Policy 2 Implementation Tools Policy 1
2.2	Establish a program to regularly review, discuss and update the University Neighborhood Plan with the residents, property and business owners and other community stakeholders.	PLN RES	Fall 2006	Public Realm Policy 2
3.1	Implement the C.U.R.E. program (Clean Up Riverside's Environment) to stop illegal dumping of trash and other hazardous materials that currently occurs within the Box Springs Mountain Reserve Park, Islander Park and other conservation areas.	PW PD PR COD FD	On-going	Public Realm Policy 3
3.2	Organize and support regular litter clean-up events at the public parks and entrances to the Box Springs Mountain Reserve Park.	PR KRCB RC	Fall 2006	Public Realm Policy 3
4.1	Work with Riverside County to connect regional trails within the Box Springs Mountain Reserve Park and Sycamore Canyon Wilderness Park with local trails within the University Neighborhood.	PR RC RES	2008	Public Realm Policy 4
5.1	Develop a program to educate students and residents about the natural and manmade components of the Public Realm, how they may be preserved or enhanced and the value of linkages between components.	PR SCH PLN UCR RES	2007	Public Realm Policy 5
5.2	Implement Crime Prevention Through Environmental Design (CPTED) policies in the design review process for all new development revitalization or rehabilitation projects in the University Neighborhood.	PD PLN COD	On-going	Public Realm Policy 5
5.3	Continue and expand the UNET Program including 24/7 round the clock policing and the integration of policing and code enforcement activities to enforce speed limits and parking regulations.	PD COD UCR	On-going	Public Realm Policy 5
5.4	Explore opportunities to encourage or potentially require property owners to become partners in the City's Crime Free Program.	PD DEV	On-going	Public Realm Policy 5

*See previous page for key to Responsible Agencies - The first agency listed will be the lead agency for the task





IMPLEMENTATION TOOLS NEIGHBORHOOD/CITY/UCR				
Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
1.1	Formalize a Partnership with appropriate representation to be defined through further discussions involving the City, the University Neighborhood and UCR.	PLN PW RES UCR	2007	Implementation Policy 1
1.2	Encourage UCR to share development and expansion plans with the City and the public during the earliest possible planning stage.	PLN UCR	2007	Implementation Policy 1
2.1	Utilize existing programs, such as the City's website or the "Mayor's Night Out" events, to facilitate the dissemination of information regarding UCR's "Good Neighbor Guidelines."	PLN UCR	2007	Implementation Policy 2

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