



SECTION 3. LAND USE

The Riverwalk Vista Specific Plan is a proposal for development of a comprehensive planned community of residential, recreational, and commercial land uses on approximately 120.2 gross acres. Existing transportation uses within Planning Area 1 will remain. The “Land Use Plan” for Riverwalk Vista, as depicted in Exhibit 7 and further described in Table 1, “Riverwalk Vista Statistical Summary”, is designed to respond to both on-site and off-site conditions, as well as anticipated market conditions. New development within Planning Area 2 of Riverwalk Vista will provide quality residential opportunities within a planned community setting. Riverwalk Vista offers a strong identity for residents and visitors through comprehensive community landscape theme, signage, varied architecture, and other unifying community elements. Riverwalk Vista also provides for the necessary infrastructure and public facilities to support project development.

Riverwalk Vista is a pedestrian oriented, liveable community designed to provide connectivity within Riverwalk Vista in the form of a pedestrian friendly streetscape along a Main Loop Road that meanders throughout the community and provides convenient access to the Metrolink rail station located north of Indiana Avenue, commercial development west of La Sierra Avenue and Arizona Intermediate School. The streetscape within the Main Loop Road consists of a curb-separated sidewalk along with a landscaped parkway featuring canopy trees to provide a pleasant and shady walking environment for pedestrians. Additionally, the local interior residential street patterns are designed to direct pedestrian movement toward the Main Loop Street.

Riverwalk Vista is designed as a residential community blending varying types of single family detached housing within three villages creating an integrated neighborhood setting. The three villages share a network of open space, including a 3.63 acre primary active open space area located near a private gated entry into the community at Indiana Avenue. The primary active open space area provides a community gathering place for residents of Riverwalk Vista fostering a sense of positive social interaction among neighbors within the community.

The three villages of Riverwalk Vista offer residential housing types providing for a variety of lifestyle choices among homebuyers, all of whom desire to live in a well-designed master planned environment. Riverwalk Vista provides the following housing types:

- Single Family Conventional Detached Homes
- Single Family Detached Cluster Homes
- Single Family Detached Cluster Patio Homes

RIVERWALK VISTA Griffin Industries

Specific Plan

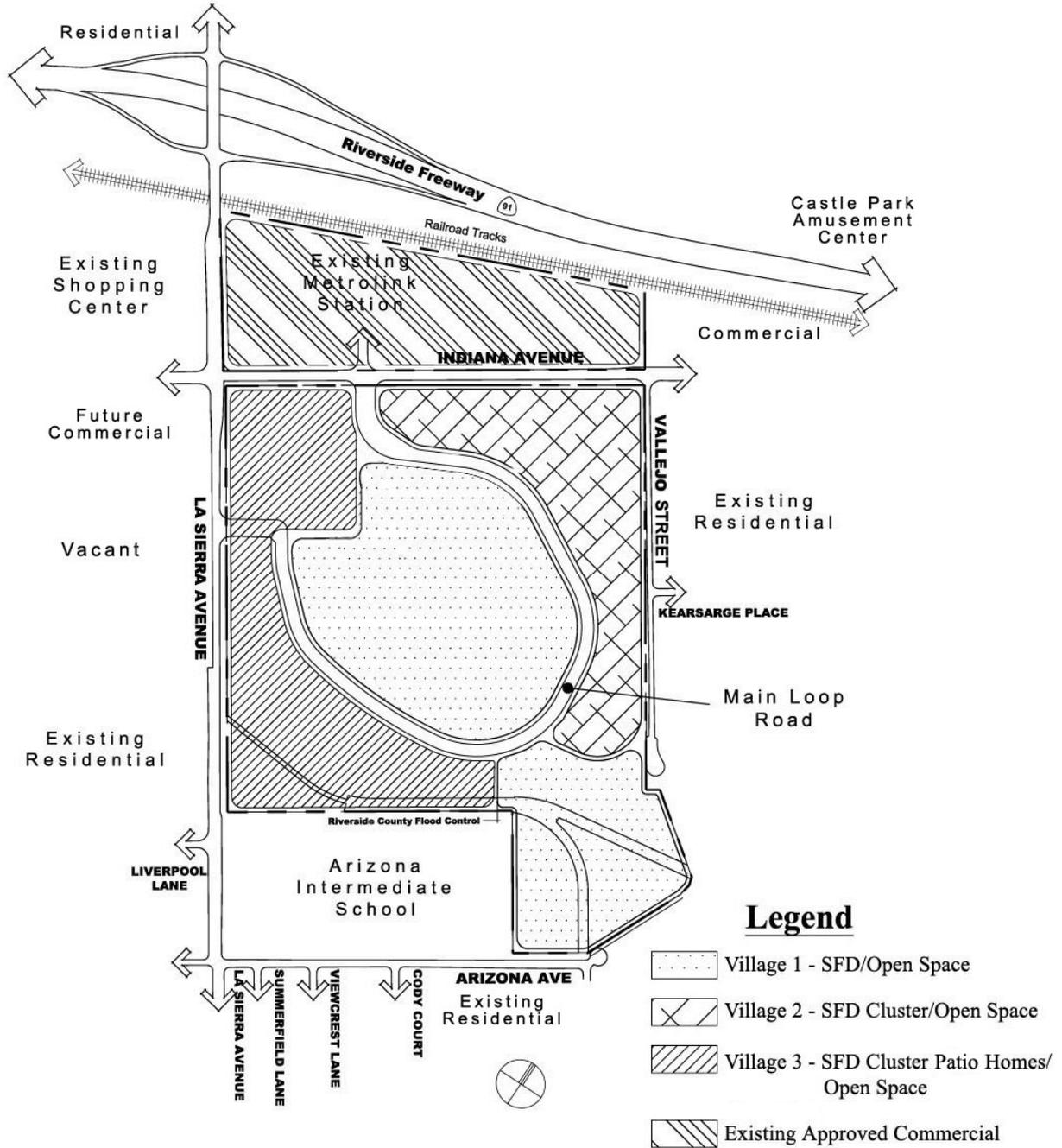


Exhibit 7, "Land Use Plan"
Section 3. Land Use



Table 1 – Riverwalk Vista Statistical Summary

LAND USE SUMMARY	ACRES		
Gross Acres	120.2	Developable Square Footage	Dwelling Units
Planning Area 1	20.5	232,000	
Commercial (site of existing Metrolink Station)			
Planning Area 2	99.7		402
Residential (includes interior roadways, public arterial and local streets, perimeter landscape areas, easements and 20.9 acres of open space)			
Total	120.2	232,000	402
Additional open space improvements include the development of a 2.31 acre pedestrian paseo connecting Arizona Avenue to Vallejo Street			

RESIDENTIAL SUMMARY

	Acres	Density	Units
<i>Village 1</i>			
Single Family Detached	45.76	2.81 du/ac	±128
<i>Village 2</i>			
Single Family Detached Cluster	24.4	4.02 du/ac	±98
<i>Village 3</i>			
Single Family Detached Cluster Patio Homes	29.54	5.96 du/ac	±176
Total	99.7	4.0 du/ac	±402



3.1 Planning Area 1 –Commercial Use

It is the intent of the Riverwalk Vista Specific Plan to incorporate the land uses previously approved with the La Sierra Specific Plan for Planning Area 1. Planning Area 1 comprises approximately 20.5 acres of Riverwalk Vista located north of Indiana Avenue. Up to 232,000 square feet of retail commercial land uses can be developed within Planning Area 1 pursuant to the City of Riverside C-2-S-2 zoning district and the provisions of the La Sierra Specific Plan, incorporated herein.

3.2 PLANNING AREA 2 – RESIDENTIAL USE

Residential and open space land uses within Planning Area 2 comprise approximately 99.7 acres for the development of up to 402 single family detached residential units with an overall density of 4.0 dwelling units per acre compatible with surrounding residential neighborhoods. Residential land use areas are contained within three distinctive villages linked by a network of streets, sidewalks, and open space as illustrated in Exhibit 8, "Residential Villages".

3.2.1 Variety of Housing Types

Riverwalk Vista provides a variety of conventional low density single family detached residential products as well as higher density single family detached "cluster" residential and patio home style residential products. Altogether a total of 402 residential units will be developed at an overall density of 4.0 dwelling units per gross acre, compatible with existing surrounding neighborhoods to the east, west and south of the Project Site.

3.2.1(a) Single Family Detached – Village 1

Riverwalk Vista will provide for development of up to 128 dwelling units with typical lot sizes of 6,500 square feet at a density of 2.81 dwelling units per acre.

3.2.1(b) Single Family Detached "Cluster" – Village 2

The Riverwalk Vista will provide for development of up to 98 dwelling units in a cluster development concept with typical lot sizes of 4,675 square feet at a density of 4.02 dwelling units per acre.



3.2.1(c) Single Family Detached Cluster "Patio Homes"

Riverwalk Vista will provide for development of up to 176 patio homes with typical lot sizes of 2,770 square feet at a density of 5.96 dwelling units per acre.

3.2.2 *Neighborhood Design*

Riverwalk Vista offers a strong identity for residents and visitors through a comprehensively planned approach to street design, architecture, and landscape design elements. Street design within villages includes gentle curves adding visual interest and enhancing the pedestrian orientation of residential neighborhoods. Sidewalks separated by a landscaped parkway within the Main Loop Road and the network of sidewalks within other interior streets adjacent to open space promote pedestrian mobility and encourage opportunities for neighbors to meet and greet each other along the street.

The architecture of residences within Riverwalk Vista will be designed to focus on human-scale details to enhance the pedestrian friendly character of each village. Such features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.



Exhibit 8, "Residential Villages"
Section 3. Land Use



3.3 OPEN SPACE

Open space will be provided throughout Riverwalk Vista providing both active and passive recreational amenities for residents of Riverwalk Vista. The plan for open space is illustrated in Exhibit 9, "Pedestrian Circulation and Open Space Master Plan". A 3.63 acre primary active open space area will be developed within Riverwalk Vista to provide recreational opportunities for residents. The primary active open space area will be served by a sidewalk separated from the Main Loop Road by a heavily landscaped parkway leading pedestrians from interior streets within Riverwalk Vista to the park. An 80 foot wide and 1,000 foot long landscaped paseo will also be provided between the terminus of Vallejo Street and Arizona Avenue. Exhibit 10, "Primary Active Open Space Area Conceptual Site Plan" illustrates the Conceptual Site plan for the primary active open space area.

Secondary active open space will be developed within each village adjacent to interior streets providing informal gathering areas for residents to socialize. Exhibit 11, "Secondary Open Space Typical" illustrates the conceptual plan for the secondary open space areas within Riverwalk Vista.

In addition to the open space system to be developed within Riverwalk Vista, the developer will pay City of Riverside park fees in excess of \$1,000,000 as part of the project. Public recreational opportunities will be available within walking distance for the residents of Riverwalk Vista through the improvement of Victoria/Cross Park planned for development by the City at the northwest corner of Cross Street and Victoria Avenue.

3.4 PEDESTRIAN ACCESS

An 80-foot wide public landscaped paseo will be developed off-site totalling approximately 2.31 acres to include a 10 foot wide pedestrian path extending from the secondary entry of Riverwalk Vista at Arizona Avenue to the southerly terminus of Vallejo Street. At the terminus of Vallejo Street pedestrians will transition to a public sidewalk within the right of way of Vallejo Street. This public paseo/sidewalk system will provide north/south pedestrian access connecting to the Arizona Intermediate School ultimately to the City park site located at Cross Street and Victoria Avenue located south of the Project Site.



Within Riverwalk Vista, a pedestrian paseo will be developed within an approximately 1.87 acre portion of a Southern California Gas Company easement extending across the southerly portion of the Project Site in a southeasterly direction. This paseo will extend between La Sierra Avenue and the Main Loop Road connecting to the sidewalk system within Riverwalk Vista. At the point of connection at La Sierra Avenue pedestrians can transition to the public sidewalk system within La Sierra Avenue. This paseo/sidewalk system provides pedestrian access and connectivity within the community and to the commercial center located west of the Project Site.

Pedestrian access points to paseos within Riverwalk Vista will occur at all vehicular entrances to the project and at exclusive pedestrian access points at Vallejo Street and La Sierra Avenue. Pedestrian only access is provided at Vallejo Street and La Sierra Avenue to provide access for students attending Arizona Intermediate School. The pedestrian paseo between Vallejo Street and Arizona Avenue is intended for public use to promote general pedestrian mobility in a north/south direction between Indiana Avenue and Arizona Avenue. Exhibit 12 "Paseos Master Plan" illustrates the paseos and pedestrian connectivity provided within Riverwalk Vista.

3.5 BICYCLE ACCESS

A network of on street bicycle paths is proposed throughout Riverwalk Vista. This network will provide bicycle access for residents to and from the Metrolink Station, open space, recreational areas, shopping areas located within and adjacent to Riverwalk Vista, and the planned public park located at Cross Street and Victoria Avenue.

A Class II bicycle path system consisting of an on-street striped exclusive bike lane will be constructed as part of the developer improvements to Indiana Avenue and the Main Loop Road. An 11.5 foot wide off street multi-purpose trail will be installed by the City of Riverside as part of the improvements to La Sierra Avenue. Adequate right of way will be provided within all residential streets to accommodate bicycle traffic.

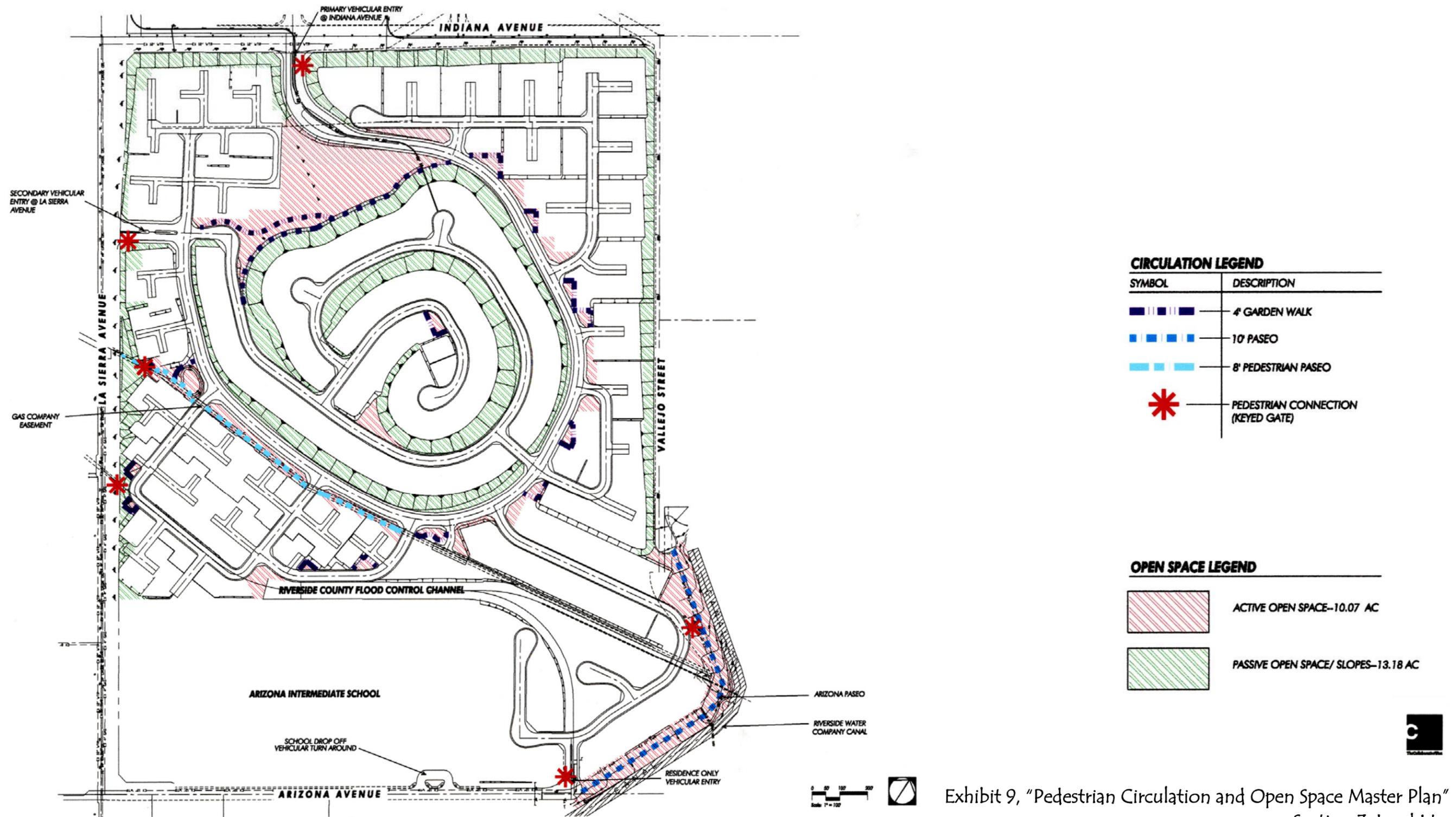


Exhibit 9, "Pedestrian Circulation and Open Space Master Plan" Section 3. Land Use



LEGEND

1. Primary Entry
2. Entry Walk
3. Main Pool Entry
4. Secondary Pool Entrance
5. 6' Tall Solid Pool Enclosure
6. Low Wall
7. Exercise Pool
8. Wading Pool
9. Fountain
10. Cabana
11. Barbecue
12. Fire Place
13. Bench
14. Restrooms and Equipment Room
15. Tot lot
16. Parking Lot
17. Basketball Half-Court
18. Main Entry Drive
19. Temporary Model Home Drive

KEYMAP

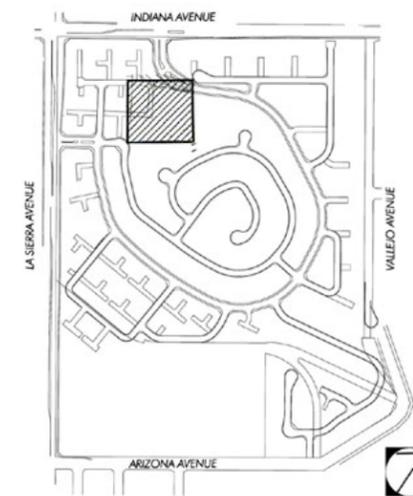
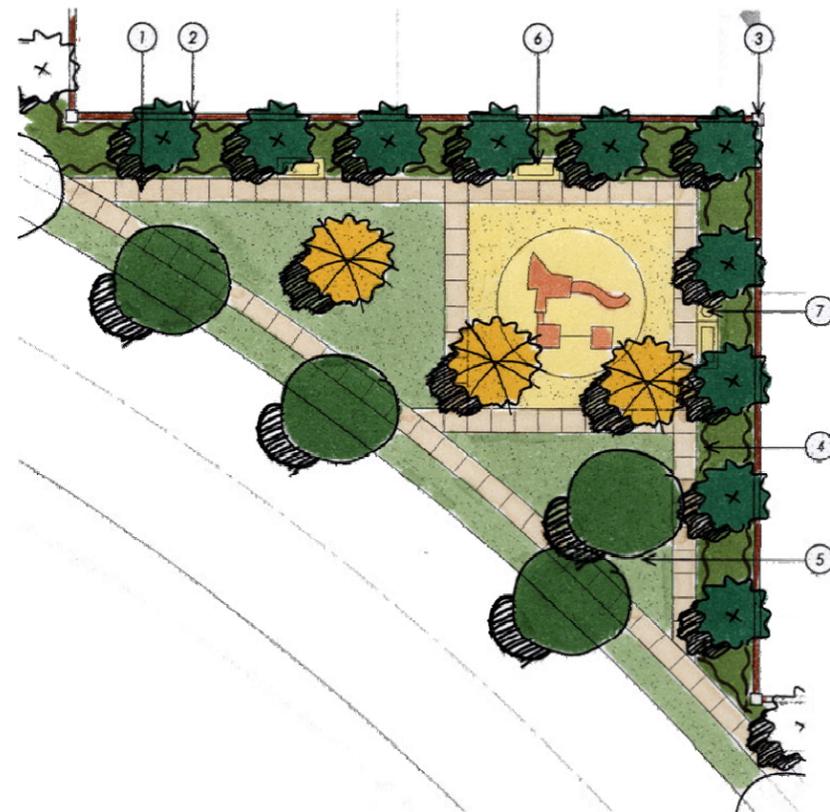


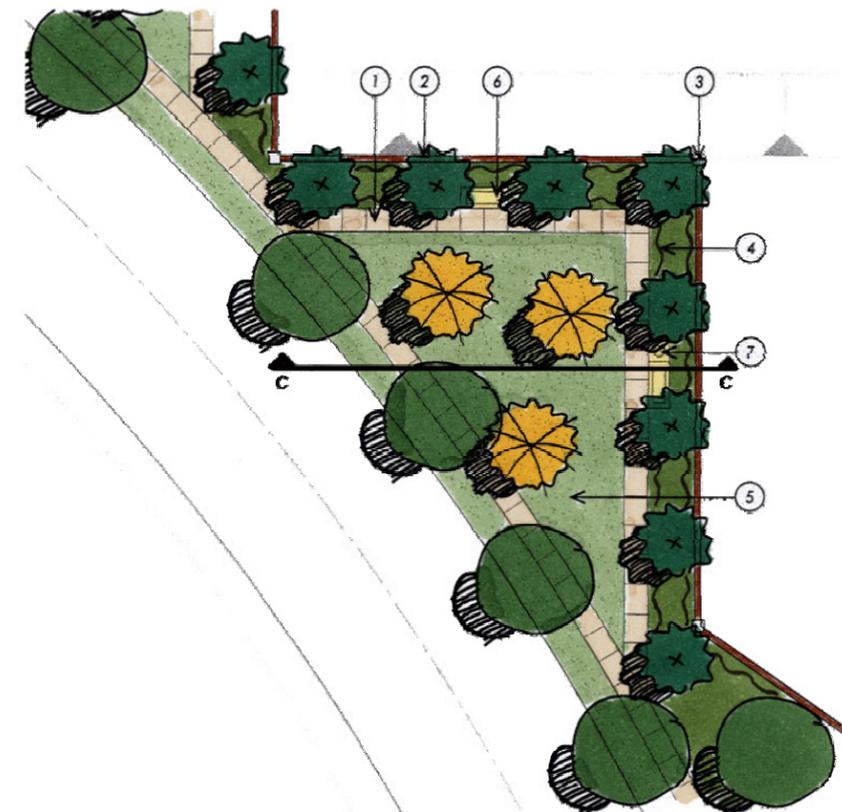
Exhibit 10, "Primary Active Open Space Conceptual Site Plan"
Section 3. Land Use





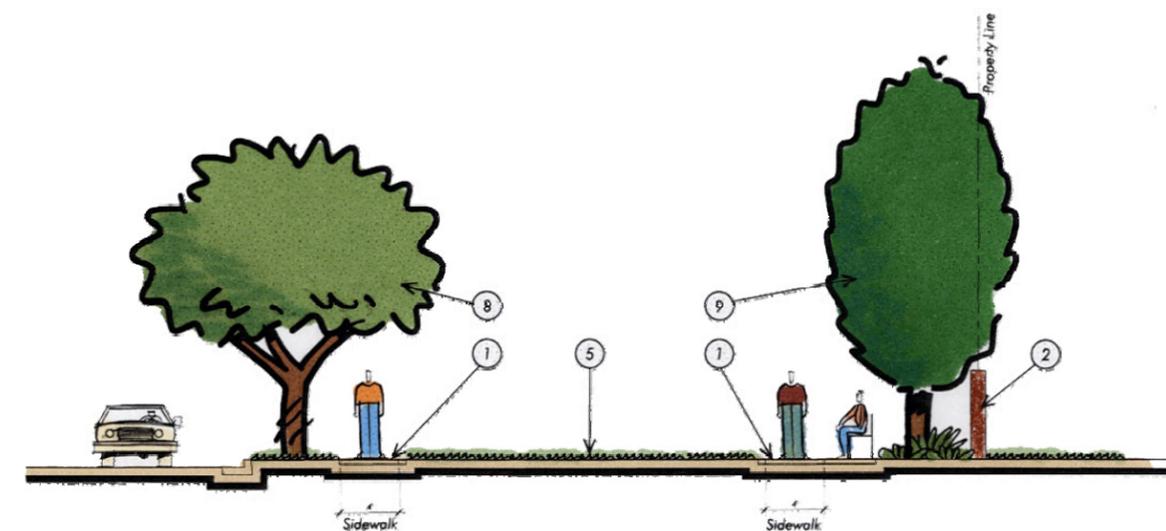
A RECREATION AREA WITH TOT LOT TYPICAL
PLAN VIEW

Scale: 1" = 10'



B RECREATION AREA TYPICAL
PLAN VIEW

Scale: 1" = 10'



C RECREATION AREA TYPICAL
SECTION

Scale: 1" = 10'

LEGEND

- 1. 4' Wide Walk
- 2. 6'-10' Tall Block Wall per Specific Plan 5.8.2.e
- 3. 24" Square Stone Veneer Column
- 4. Shrubs/ Groundcover (typical)
- 5. Turf
- 6. Bench
- 7. Trash Receptacle
- 8. Street Tree
- 9. Screen Tree

PLANTING LEGEND

Sym.	Botanical Name	Common Name
TREES: LOOP STREETScape		
	<i>Schinus molle</i>	California Pepper
	<i>Ulmus parvifolia</i>	Chinese Elm
	<i>Platanus racemosa</i>	California Sycamore
	<i>Liriodendron tulipifera</i>	Tulip Tree
	<i>Liquidambar styraciflua</i>	American Sweet Gum
TREES: SLOPES		
	<i>Pinus halepensis</i>	Aleppo Pine
	<i>Eucalyptus spp.</i>	Eucalyptus
SHRUBS and GROUND COVER		
	<i>Raphiolepis sp.</i>	India Hawthorn
	<i>Rhus integrifolia</i>	Lemonade Berry
	<i>Baccharis pilularis</i>	Coyote Bush
	<i>Rosmarinus 'Tuscan Blue'</i>	Rosemary



Exhibit 11, "Secondary Active Open Space Typicals"
Section 3. Land Use

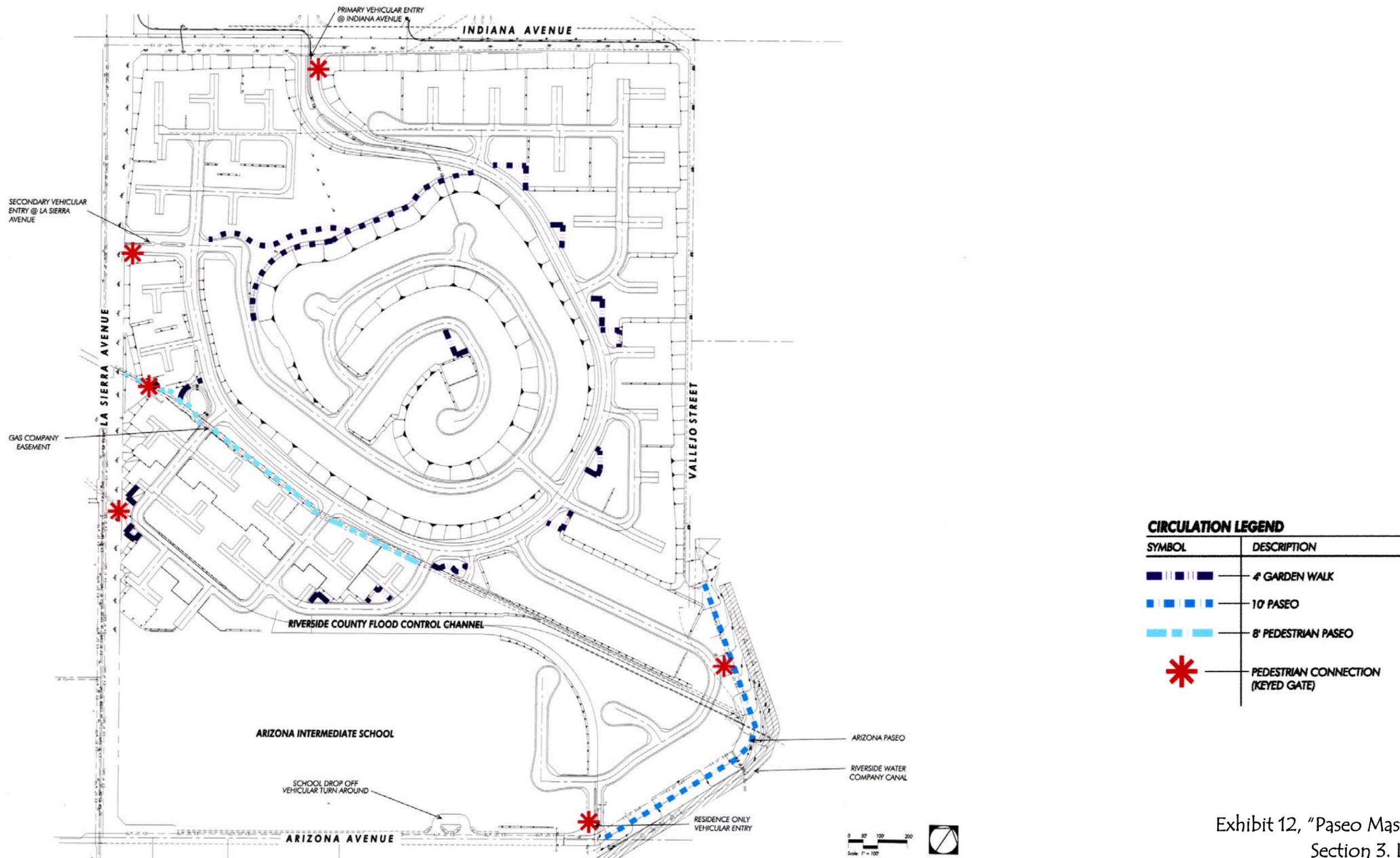


Exhibit 12, "Paseo Master Plan"
Section 3. Land Use