Long Range Planning Efforts for the Northside Neighborhood

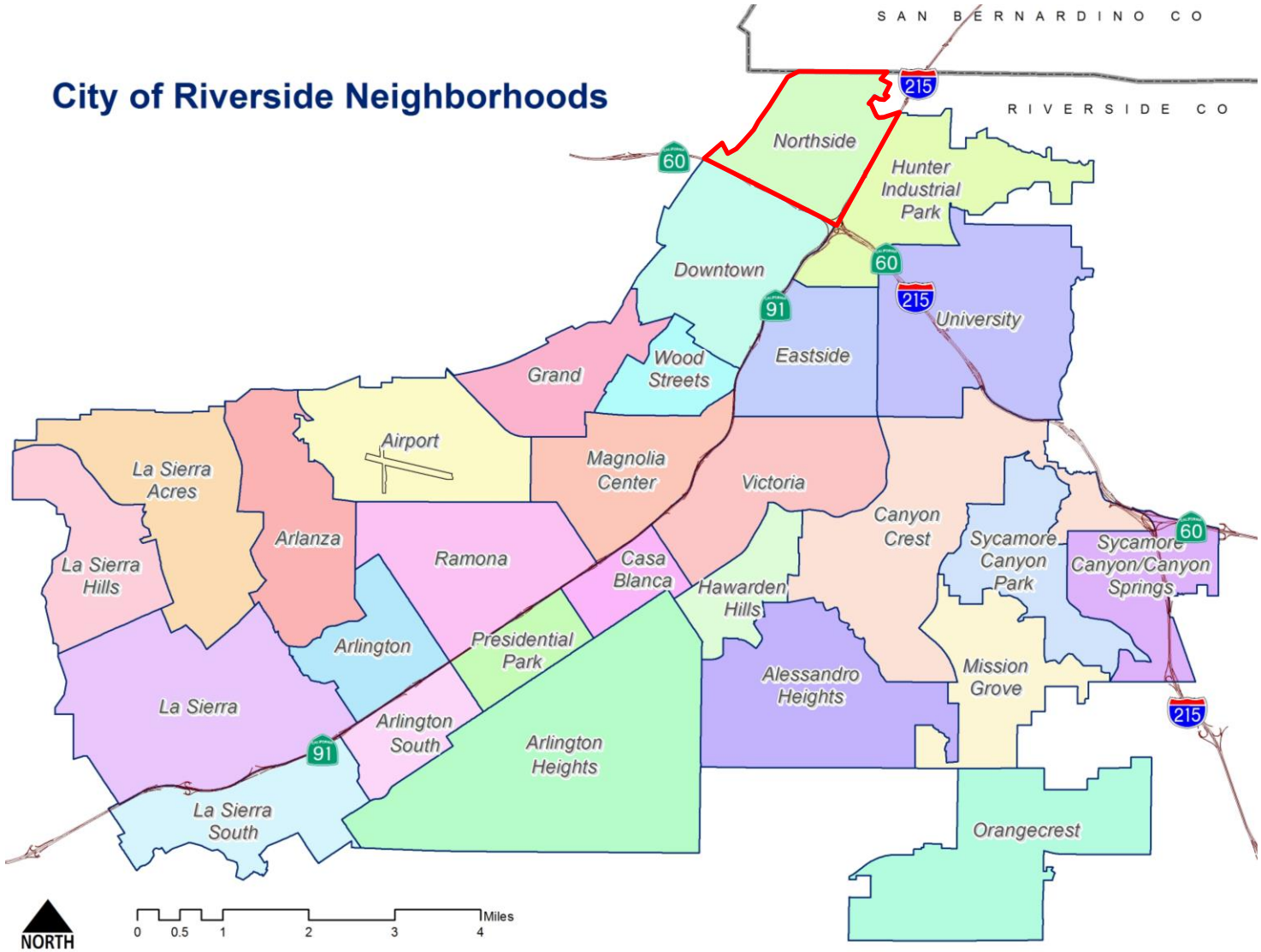
Community & Economic Development Department

Board of Public Utilities

Item #_

October 2, 2015

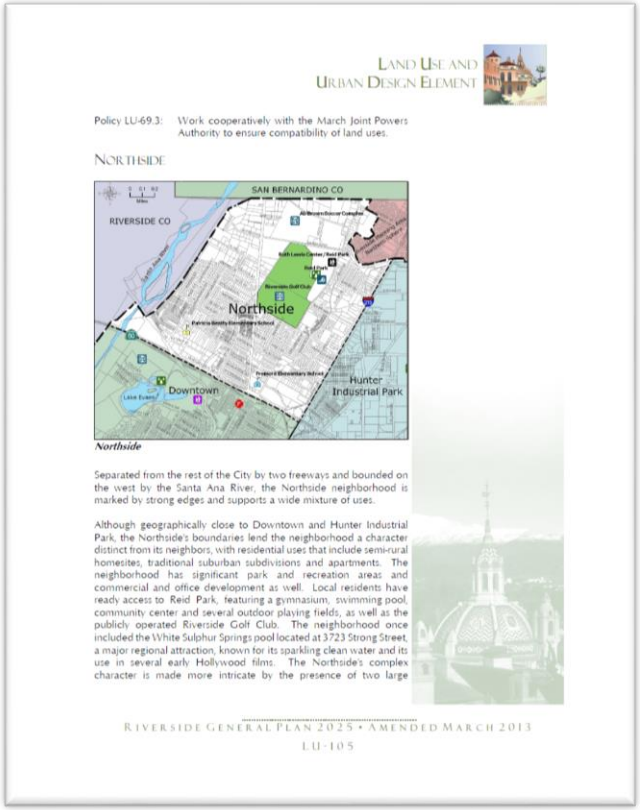
Northside Neighborhood Context



General Plan 2025 Northside Policies

a. Prepare a Specific Plan for the Northside
b. Maintain and improve of major park and recreation facilities
c. Preserve long-established residential uses
d. Enhance small, economically successful commercial and industrial sites
e. Protect scenic integrity of residential neighborhoods
f. Encourage "clean" technology (biotechnology, research and development, light manufacturing)
g. Provide a balanced community with sufficient office, commercial and industrial uses
h. Encourage appropriate industrial development opportunities
i. Encourage appropriate retail opportunities
j. Special design considerations for interface between residential and commercial or industrial properties
k. Use natural appearing drainage channels of innovative design
l. Preserve large groupings of trees as part of development projects or road widenings
m. Coordinate trail alignments within Springbrook Wash and the Santa Ana River

*General Plan 2025 Policies LU-70 to LU-74



LAND USE AND URBAN DESIGN ELEMENT

Policy LU-69.3: Work cooperatively with the March Joint Powers Authority to ensure compatibility of land uses.

NORTHSIDE

Northside

Separated from the rest of the City by two freeways and bounded on the west by the Santa Ana River, the Northside neighborhood is marked by strong edges and supports a wide mixture of uses.

Although geographically close to Downtown and Hunter Industrial Park, the Northside's boundaries lend the neighborhood a character distinct from its neighbors, with residential uses that include semi-rural homesites, traditional suburban subdivisions and apartments. The neighborhood has significant park and recreation areas and commercial and office development as well. Local residents have ready access to Reid Park, featuring a gymnasium, swimming pool, community center and several outdoor playing fields, as well as the publicly operated Riverside Golf Club. The neighborhood once included the White Sulphur Springs pool located at 3723 Strong Street, a major regional attraction, known for its sparkling clean water and its use in several early Hollywood films. The Northside's complex character is made more intricate by the presence of two large

RIVERSIDE GENERAL PLAN 2025 • AMENDED MARCH 2013

LU-105

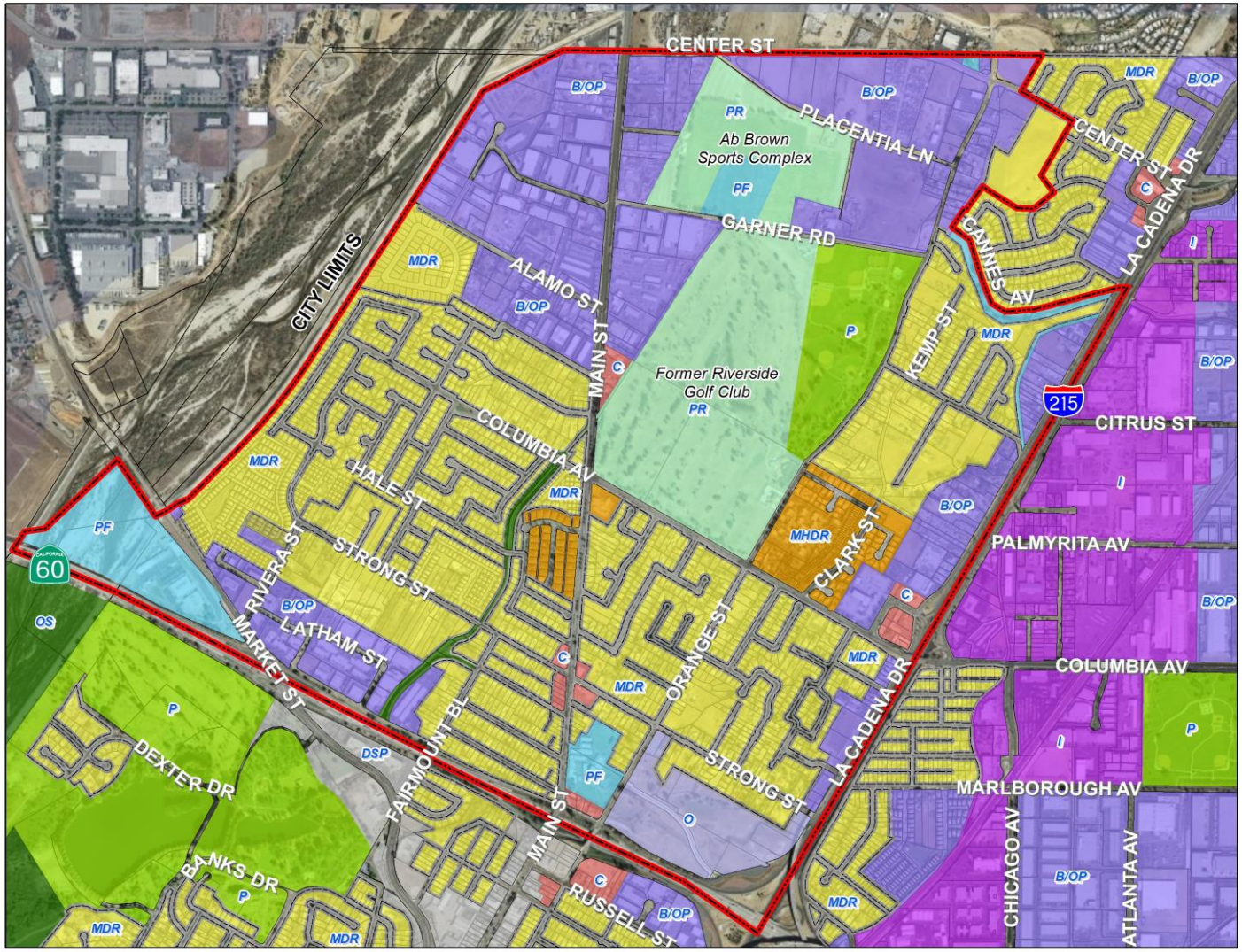
Northside Neighborhood General Plan

Legend

Northside Neighborhood

General Plan 2025

- A - AGRICULTURAL
- A/RR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- O - OFFICE
- B/OP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT



CITY OF RIVERSIDE

RiversideCa.gov

Northside Neighborhood Zoning

Legend

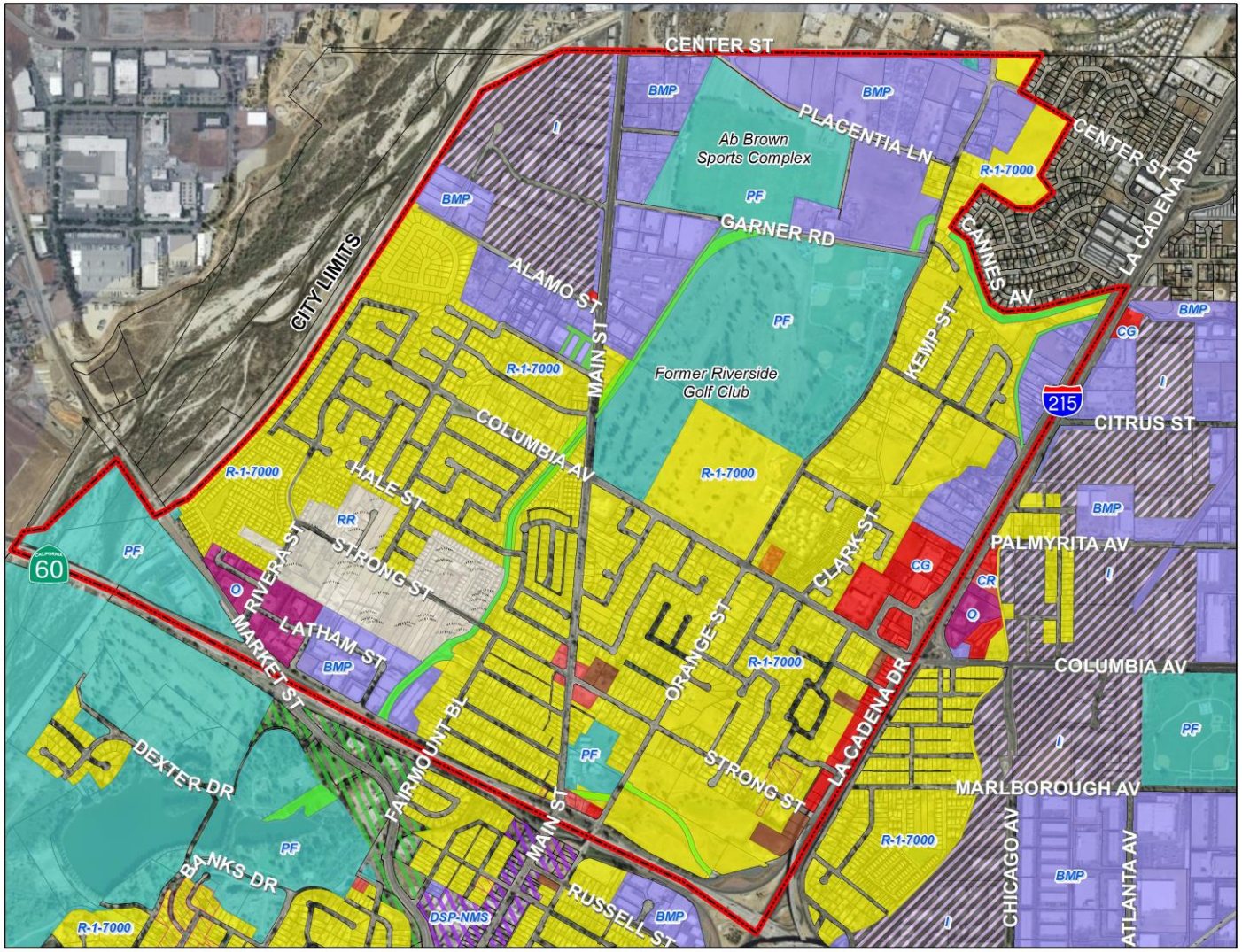
Northside Neighborhood

Zoning

- BMP - Business Manufacturing Park
- CG - Commercial General
- CR - Commercial Retail
- DSP-MSG - Downtown S.P. Main St. Gateway
- DSP-NMS - Downtown S.P. North Main St.
- I - Industrial
- O - Office
- PF - Public Facilities
- R-1-7000 - Single Family Residential
- R-3-1500 - Multiple Family Residential
- R-3-3000 - Multiple Family Residential
- RR - Rural Residential
- RWY - Railway

Overlay Zones

- CR - Cultural Resources Overlay
- WC - Water Course Overlay



CITY OF RIVERSIDE

RiversideCa.gov

Recent Planning Effort

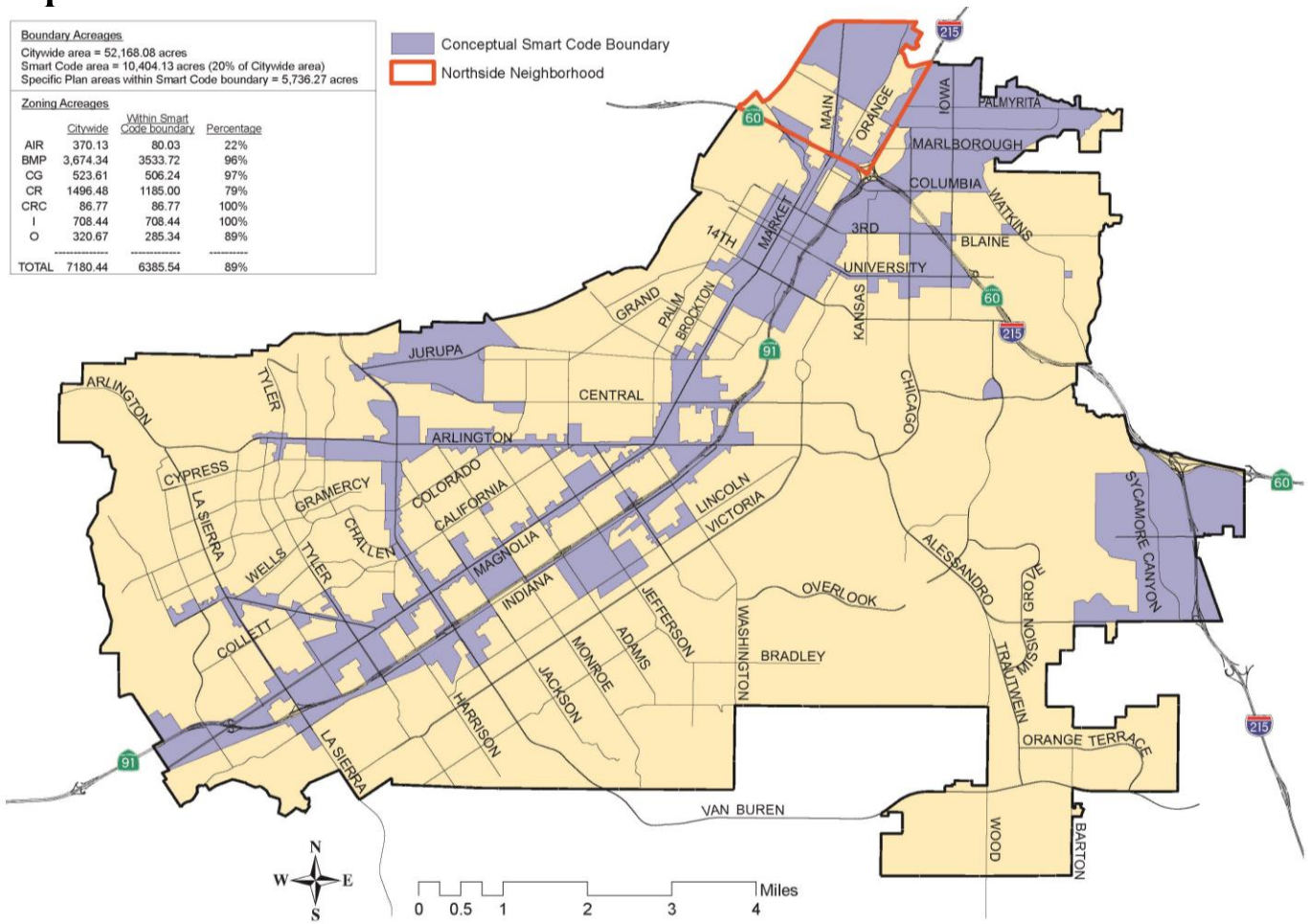
1) General Plan 2025 calls for a Northside Specific Plan
2) Smart Code Specific Plan Effort

Boundary Acreages

Citywide area = 52,168.08 acres
Smart Code area = 10,404.13 acres (20% of Citywide area)
Specific Plan areas within Smart Code boundary = 5,736.27 acres

Zoning Acreages

	Citywide	Within Smart Code boundary	Percentage
AIR	370.13	80.03	22%
BMP	3,674.34	3533.72	96%
CG	523.61	506.24	97%
CR	1496.48	1185.00	79%
CRC	86.77	86.77	100%
I	708.44	708.44	100%
O	320.67	285.34	89%
TOTAL	7180.44	6385.54	89%



Broader Neighborhood Context

Developing a Specific Plan

1) Cost
   a. Specific Plan Preparation, EIR and Legal Peer Review
   b. Will vary based on focus area and significance of change or intensity of impacts
   c. Approximately $1M (further inquiry required)
2) Tentative Timeline
   a. Dialog with stakeholders prior to preparing RFQ
   b. Release RFQ and engage consultant (Oct.-Dec. 2015)
   c. Conduct approx. 4 community workshops (Jan.-Sept. 2016)
   d. Complete Draft Specific Plan (Sept. 2016)
   e. Public Review (Oct.-Dec. 2016)
   f. Complete Environmental Review (approx. Jan.-June 2017)
   g. Complete Public Hearings/Adopt (approx. July-Sept. 2017)

Prior to RFQ/RFP

- Engage stakeholders
  - Residents
  - Established organizations
    - Northside Improvement Association
    - Springbrook Heritage Alliance
    - Spanish Town Heritage Foundation
    - Business organizations
  - Riverside Public Utilities

Public Process

- Introduction to specific plan
- Neighborhood context
- Background & history
- Status of City-owned property
  - Ownership and transfer history
  - Legal obligations of the City of Riverside, the Riverside Public Utilities and the Successor Agency
  - Existing uses and active recreation leases
  - Zoning requirements
  - General Plan 2025 policies related to the Northside Neighborhood

Public Process, Continued

- Discuss and identify community desires, needs and priorities
- Develop community vision
- Identification of vacant and underutilized properties
- Discussion of appropriate mix of land uses
- Discussion of development standards
- Review of draft Northside Specific Plan
- Public hearing process

Obligations of RPU

Riverside Public Utilities has a legal obligation to:

- Ensure ratepayer investments are preserved
- Ensure potential or future sale value is based on the highest and best use of the property

Pellissier Ranch

- RPU property located within City of Colton
- Future use of property uncertain
- Close proximity to Northside Neighborhood – public interest
- Determine desire and need for inter-agency specific plan
- As with Golf Course and Ab Brown sites, specific plan provides:
  - Clear community-based vision and land use policy
  - Provides certainties (economic development)
  - Establishes highest and best use
  - Solidifies property values

Recommendation

That the Board of Public Utilities:

1. Provide comment and direction on public outreach strategies and a timeline necessary to develop a specific plan for the Northside Neighborhood;

2. Consider a coordinated effort to develop a specific plan for the Pellissier Ranch property within the City of Colton; and,

3. Receive and file this report.