

Long Range Planning Efforts for the Northside Neighborhood

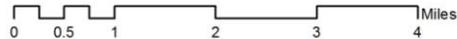
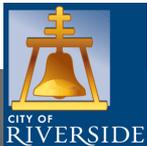
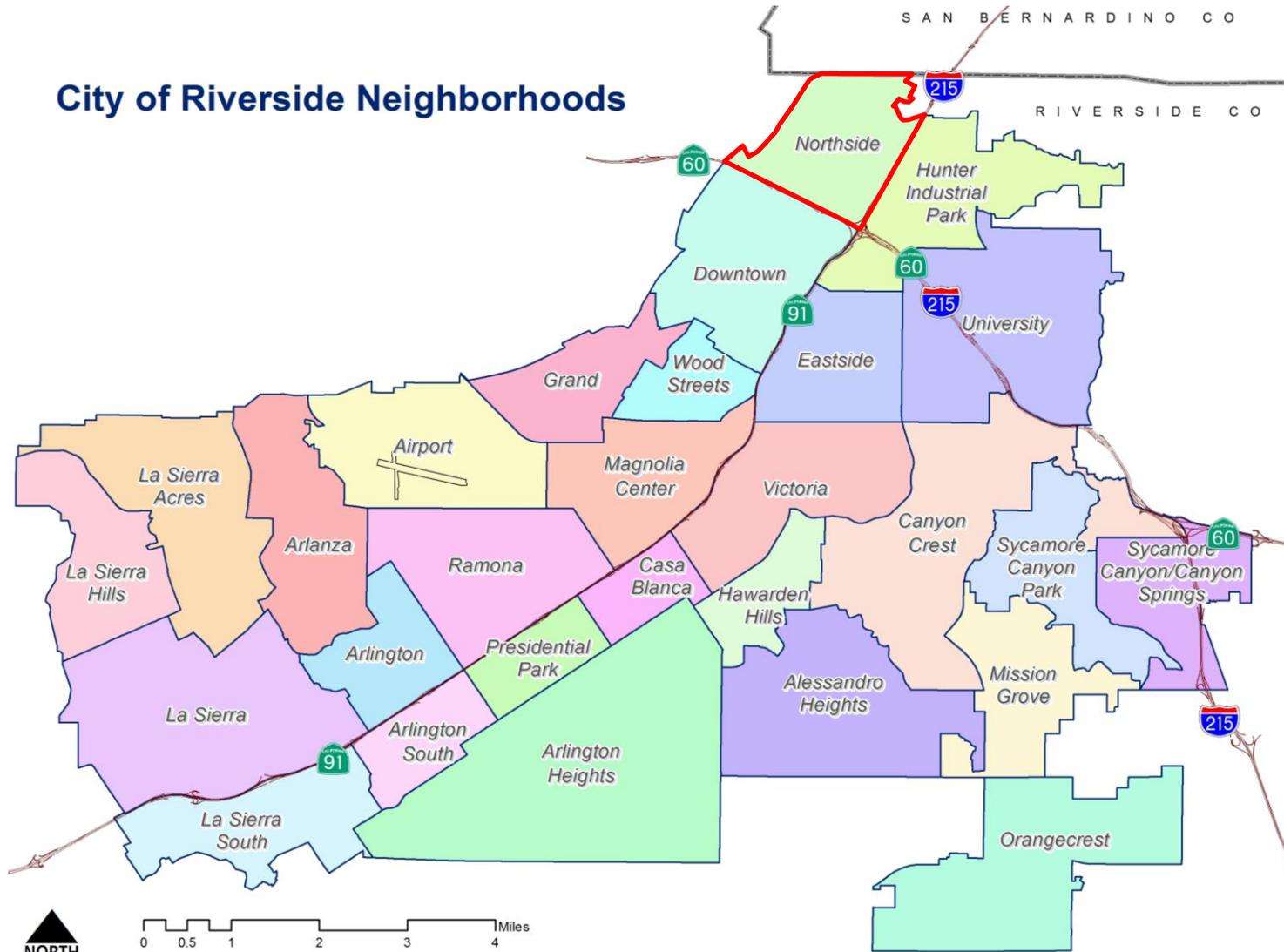
**Community & Economic
Development Department**

Springbrook Heritage Alliance

October 15, 2015

Northside Neighborhood Context

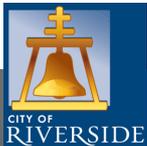
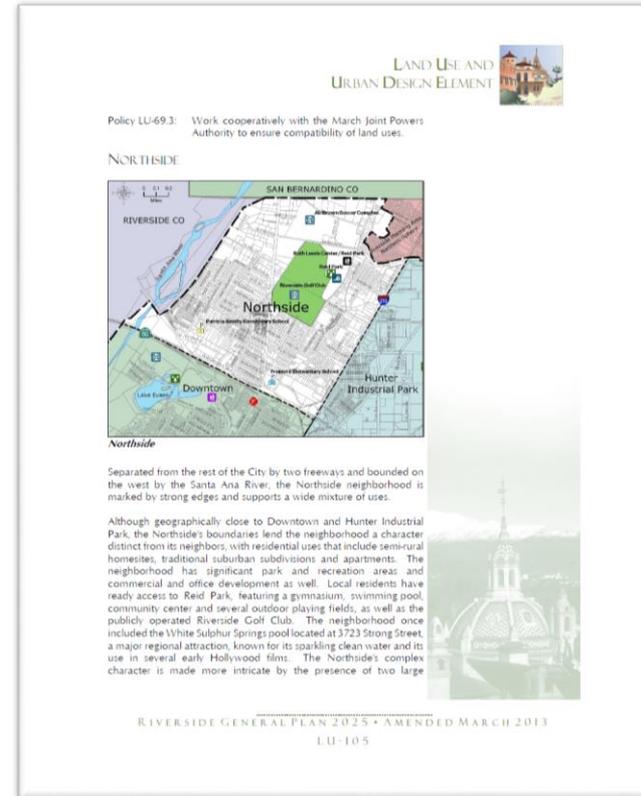
City of Riverside Neighborhoods



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



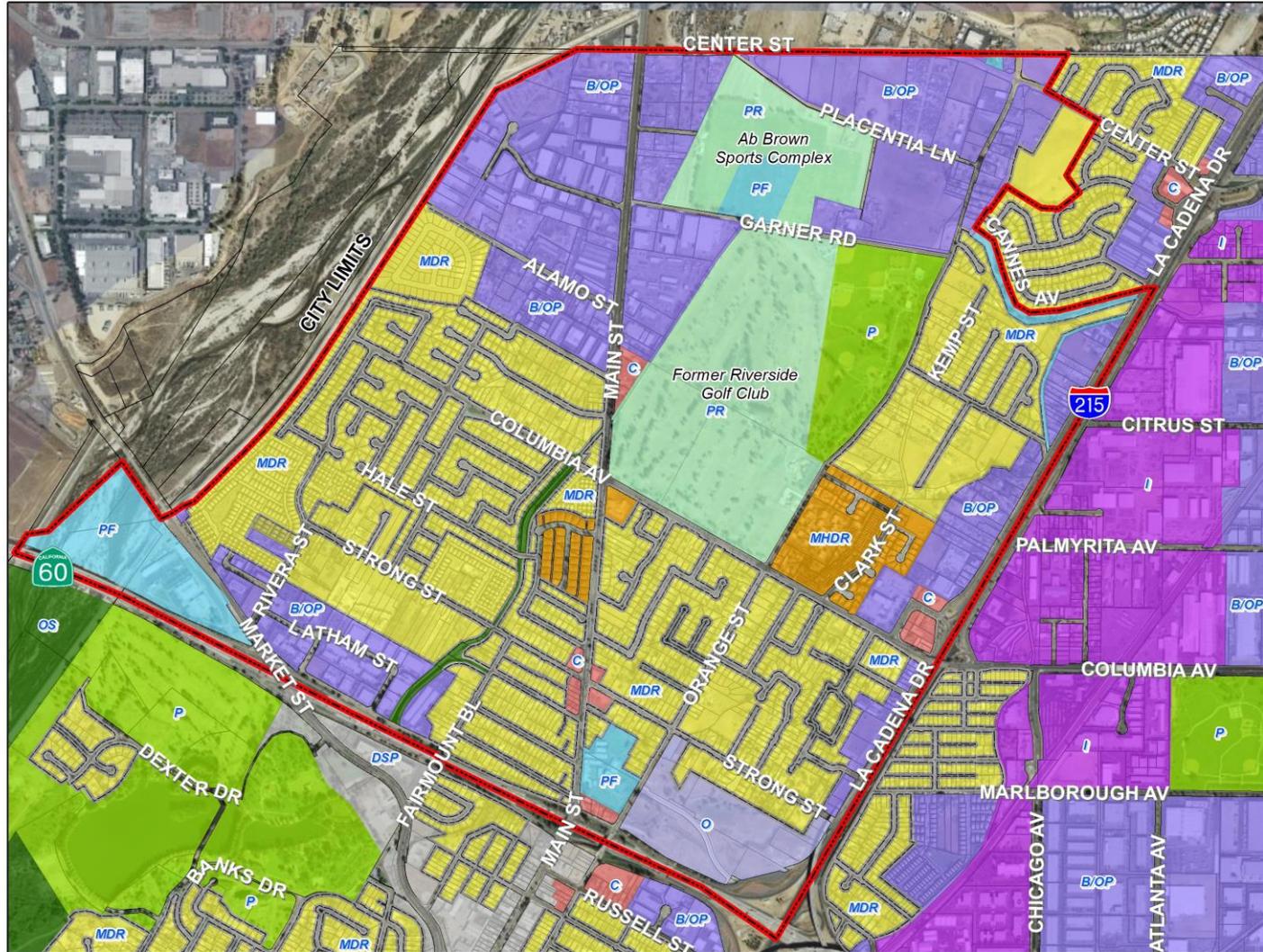
Northside Neighborhood General Plan

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/O/P - 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



Northside Neighborhood Zoning

Legend

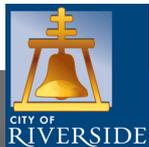
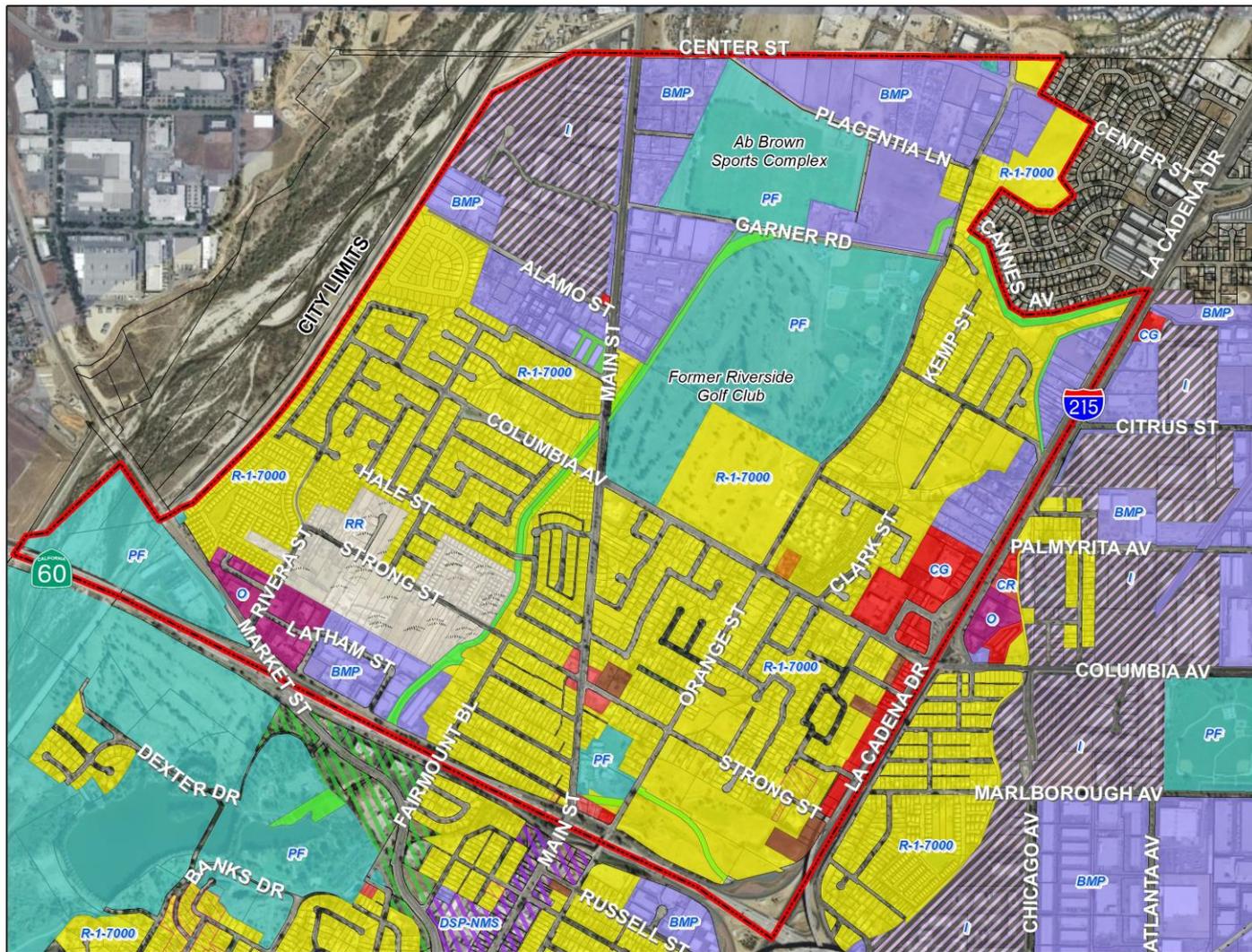
Northside Neighborhood

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

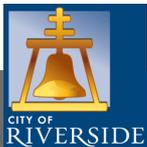
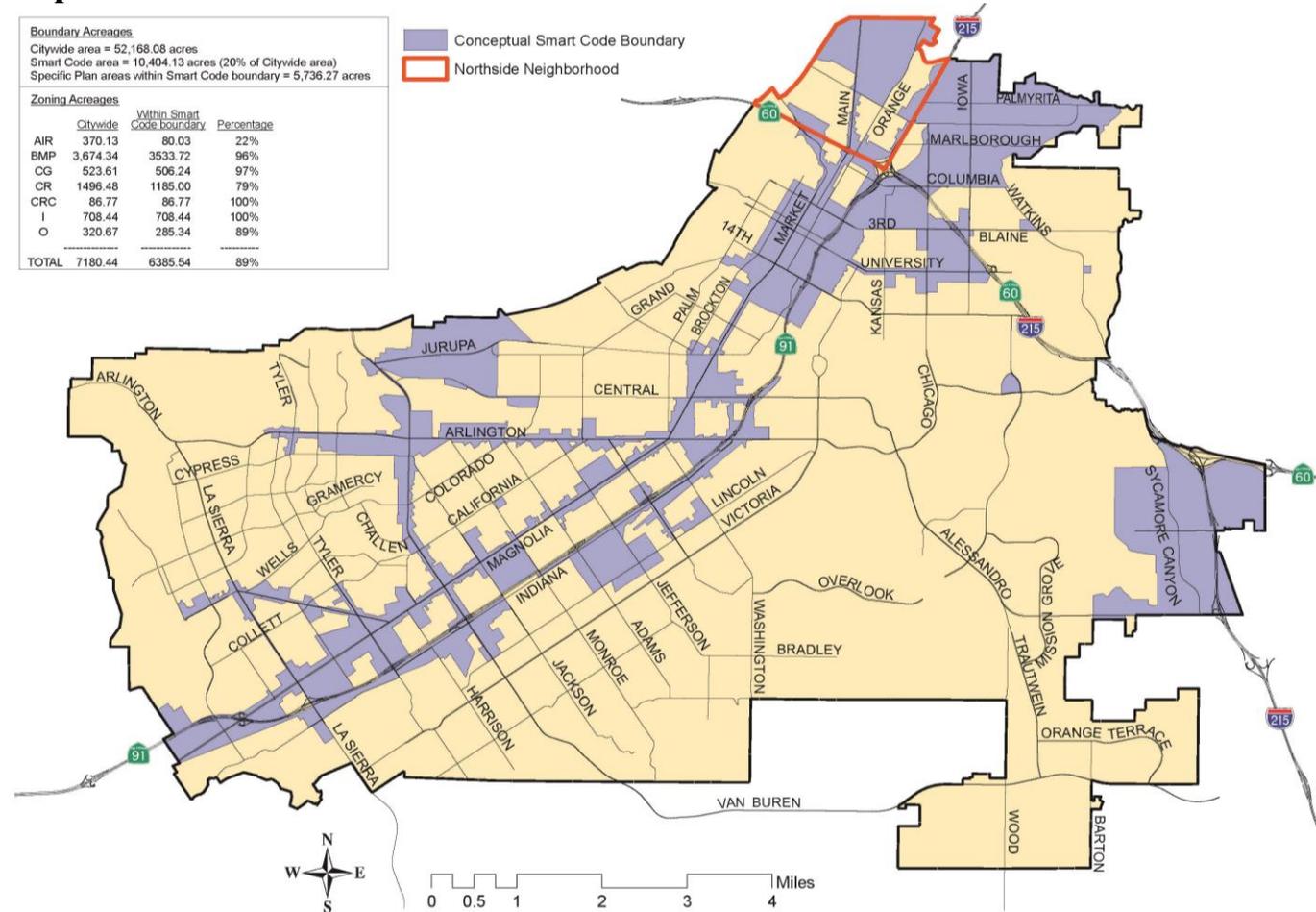


Recent Planning Effort

- 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	3,533.72	96%
CG	523.61	506.24	97%
GR	1,496.48	1,185.00	79%
CRC	86.77	86.77	100%
I	708.44	708.44	100%
O	320.67	285.34	89%
TOTAL	7,180.44	6,385.54	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)

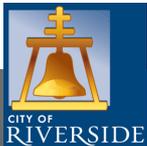
2) Tentative Timeline

- 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)



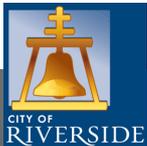
Prior to Procurement

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



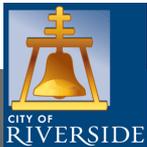
Public Process

- 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



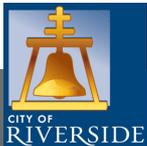
Riverside Public Utilities

- Significant land owner and stakeholder
- 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



Pre-RFQ Community Meeting

Wednesday, November 4, 2015

6:30 - 8:30 p.m.

Fremont Elementary School

1925 Orange Street

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