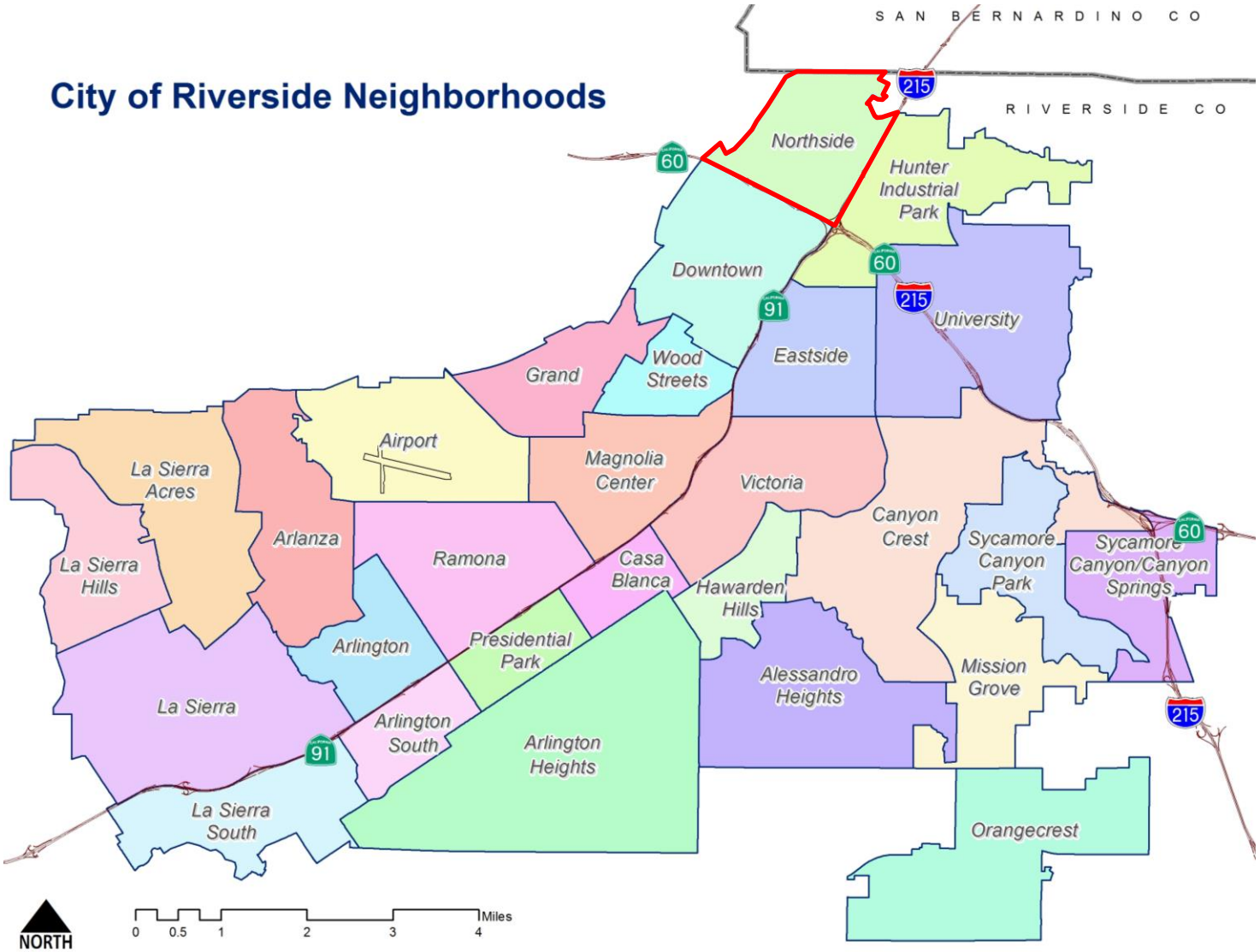
Long Range Planning Efforts for the Northside Neighborhood

Community & Economic Development Department

RainCross Group

October 23, 2015

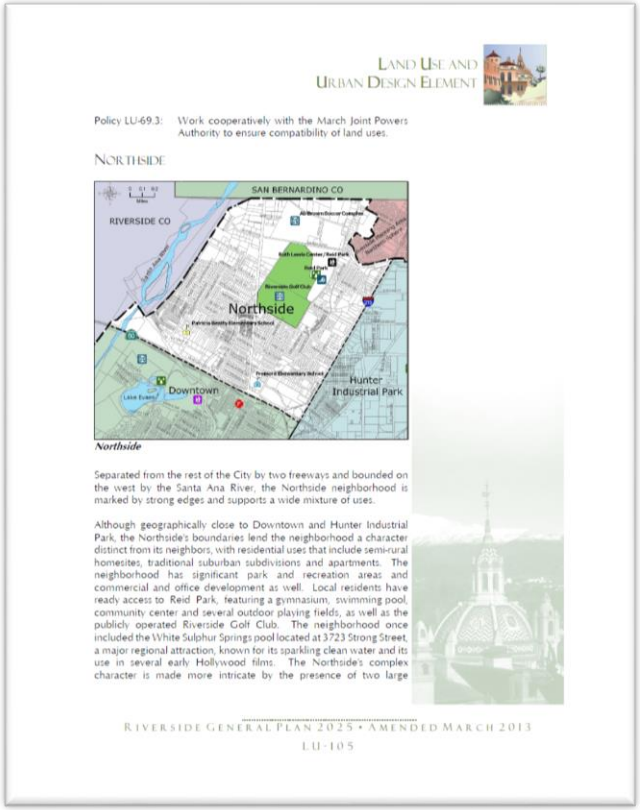
Northside Neighborhood Context



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



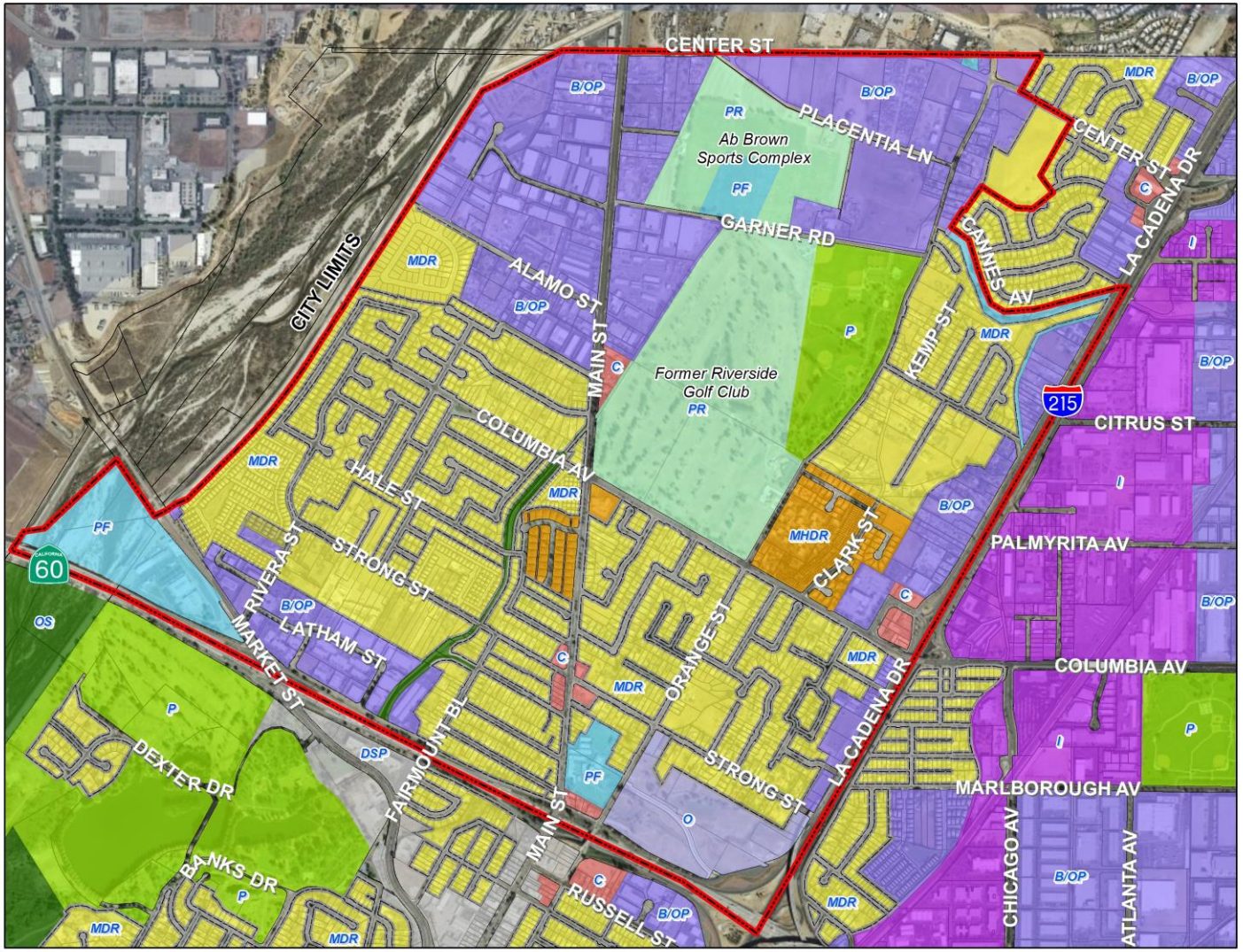
Northside Neighborhood General Plan

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



Northside Neighborhood Zoning

Legend

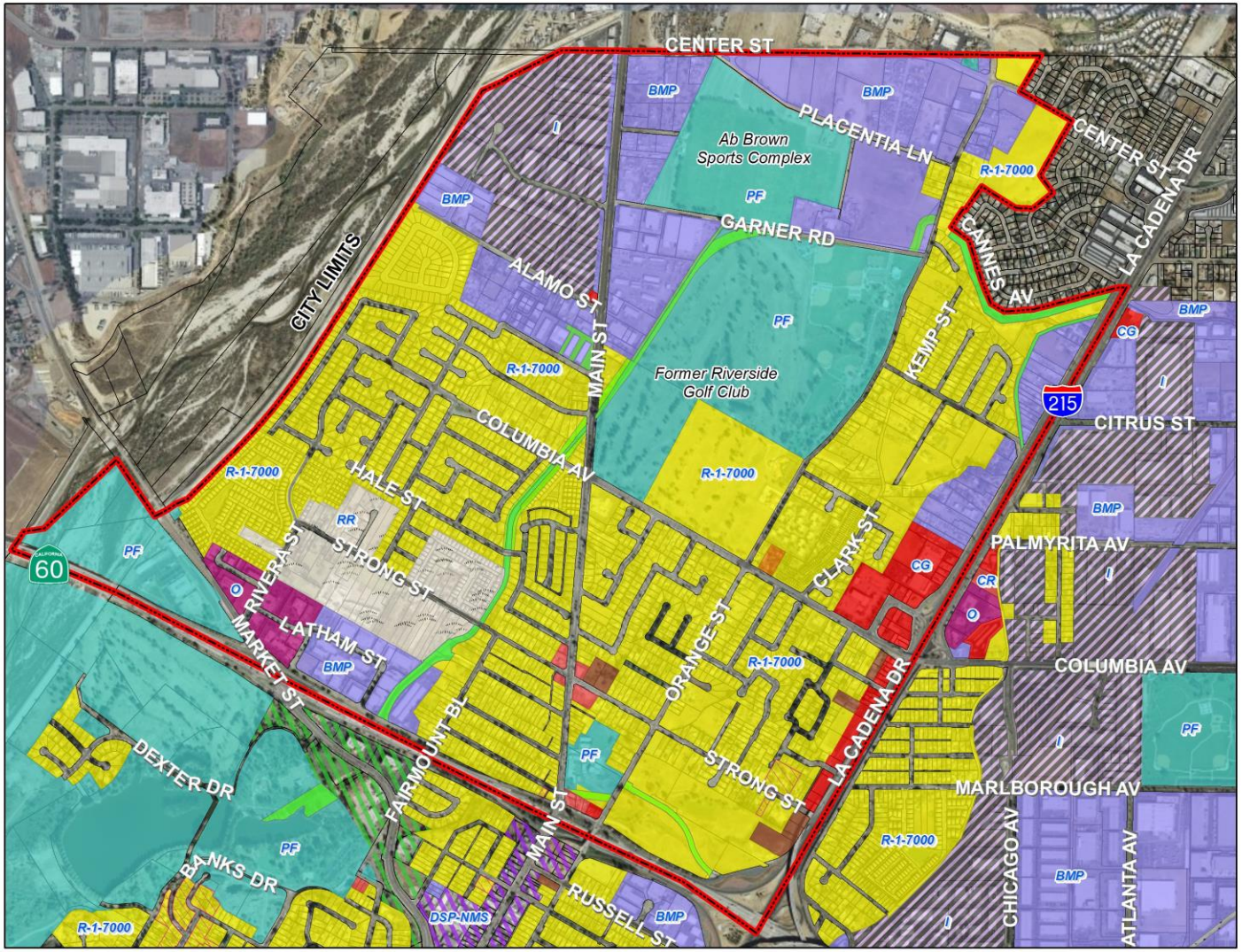
Northside Neighborhood

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

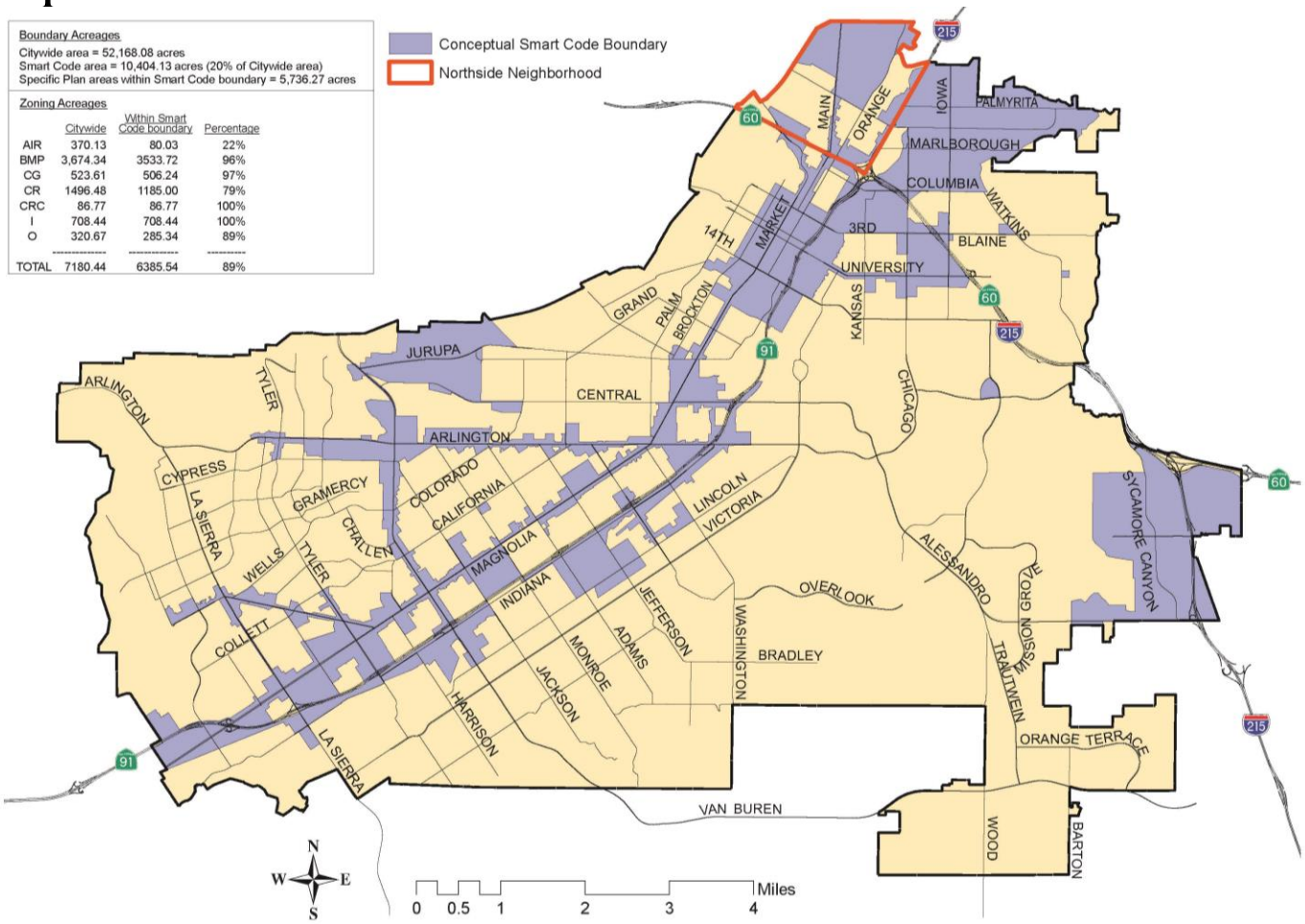
Overlay Zones

- 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



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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