

# Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan and Program Environmental Impact Report

**Project Introduction Meeting  
March 31, 2016**

*City of Riverside Staff:*  
David Murray, Senior Planner  
Oscar Romero, Planning Technician  
Jay Eastman, Principal Planner

# Agenda



Welcome and Introductions



Background



Project Area



Goals and Desired Outcomes



Considerations



RFQ/RFP Process



Questions & Answers



# Introductions

## City of Riverside:

**David Murray**, Senior Planner

**Jay Eastman**, Principal Planner

**Oscar Romero**, Planning Technician

### ***Not Present:***

**Rafael Guzman**, Director, Community & Econ. Dev.

**Emilio Ramirez**, Deputy Director, Community & Econ. Dev.

**Ted White**, City Planner

## City of Colton:

**Mark Tomich**, Development Services Director

**Mario Suarez**, Senior Planner



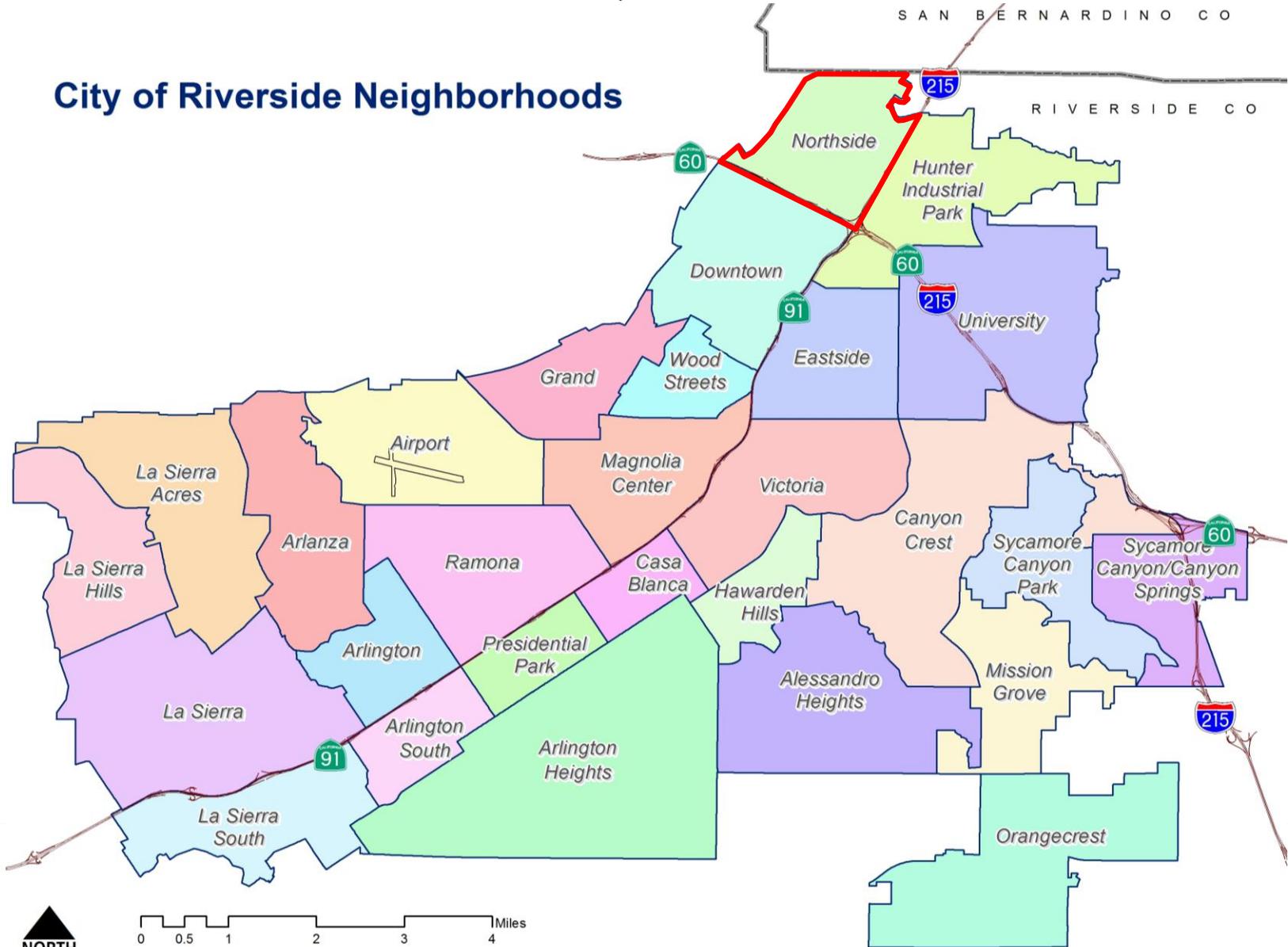
# Background

- Northside Community Plan prepared and adopted in 1991
- Community Plan superseded with adoption of *General Plan 2025* in 2007
  - Community Plan goals and policies incorporated into Land Use and Urban Design Element
- Northside Neighborhood included in previous Citywide Smart Code effort (2013-2014)
  - Decision to pull back Citywide effort to focus on Northside community
- On July 14, 2015, City Council directed staff to prepare a Northside Specific Plan
- Moratorium on new industrial developments within Northside Neighborhood attempted in August 2015
  - Motion failed to receive required 4/5 vote (6 of 7 Councilmembers)



# Northside Neighborhood

## City of Riverside Neighborhoods



**Figure 2: Northside Neighborhood & Pellissier Ranch Potential Specific Plan Area**  
 - Riverside City Boundary  
 - Northside Neighborhood (General Plan 2025)  
 - Pellissier Ranch (RPU Owned Property)  
 - Potential Areas to Consider within Specific Plan  
 - Roquet Ranch Potential Specific Plan Area (Colton)



# Project Area

- Northside Neighborhood (General Plan)
- Pellissier Ranch (RPU-owned)
- Areas Included:
  - A. North Main Street
  - B. Residential area east of I-215
  - C. Area between City of Riverside and Pellissier Ranch (City of Colton)
  - D. Roquet Ranch (City of Colton)



# Public Agency-Owned Properties



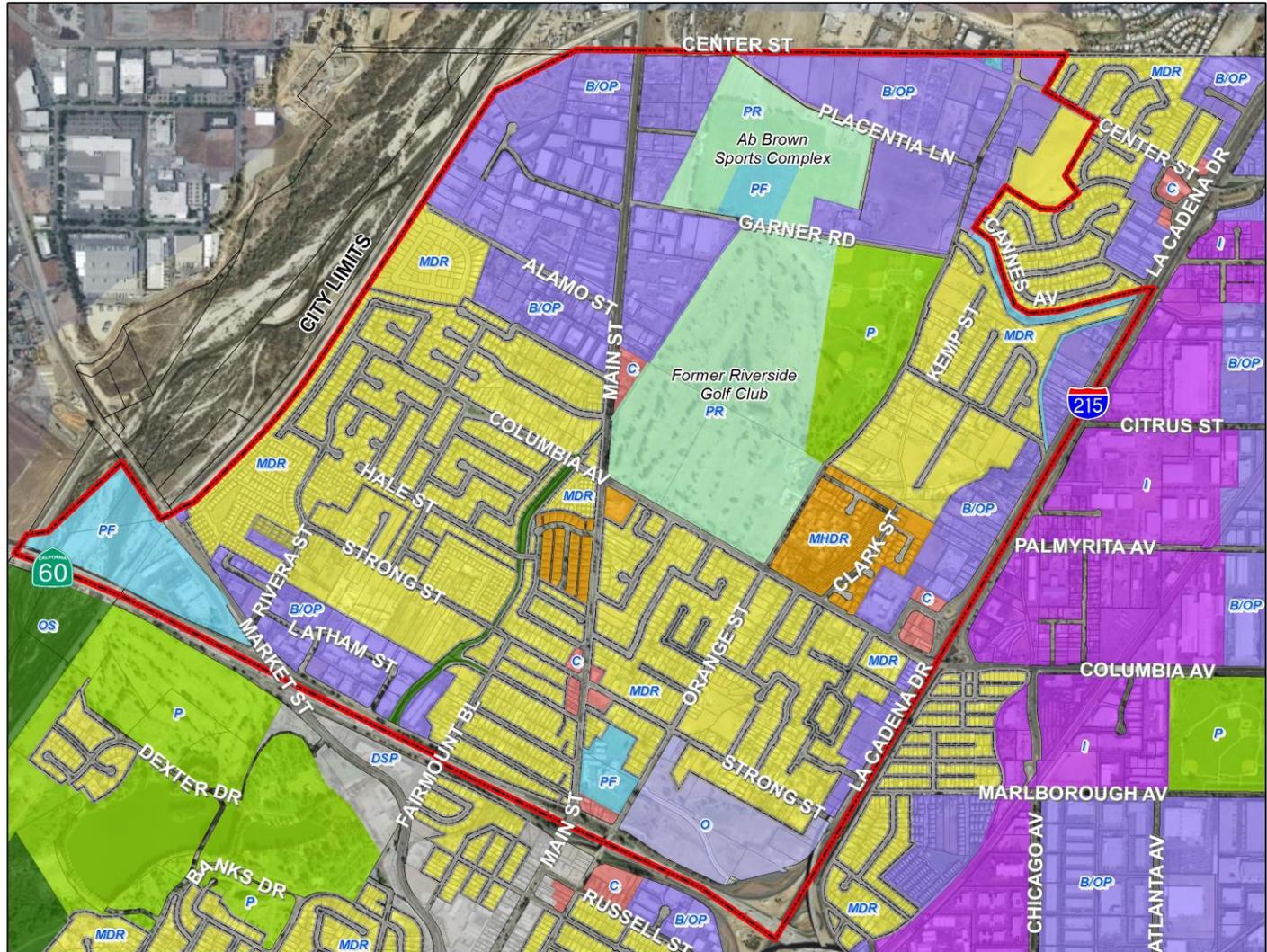
# City of Riverside General Plan

## 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 Zoning

## Legend

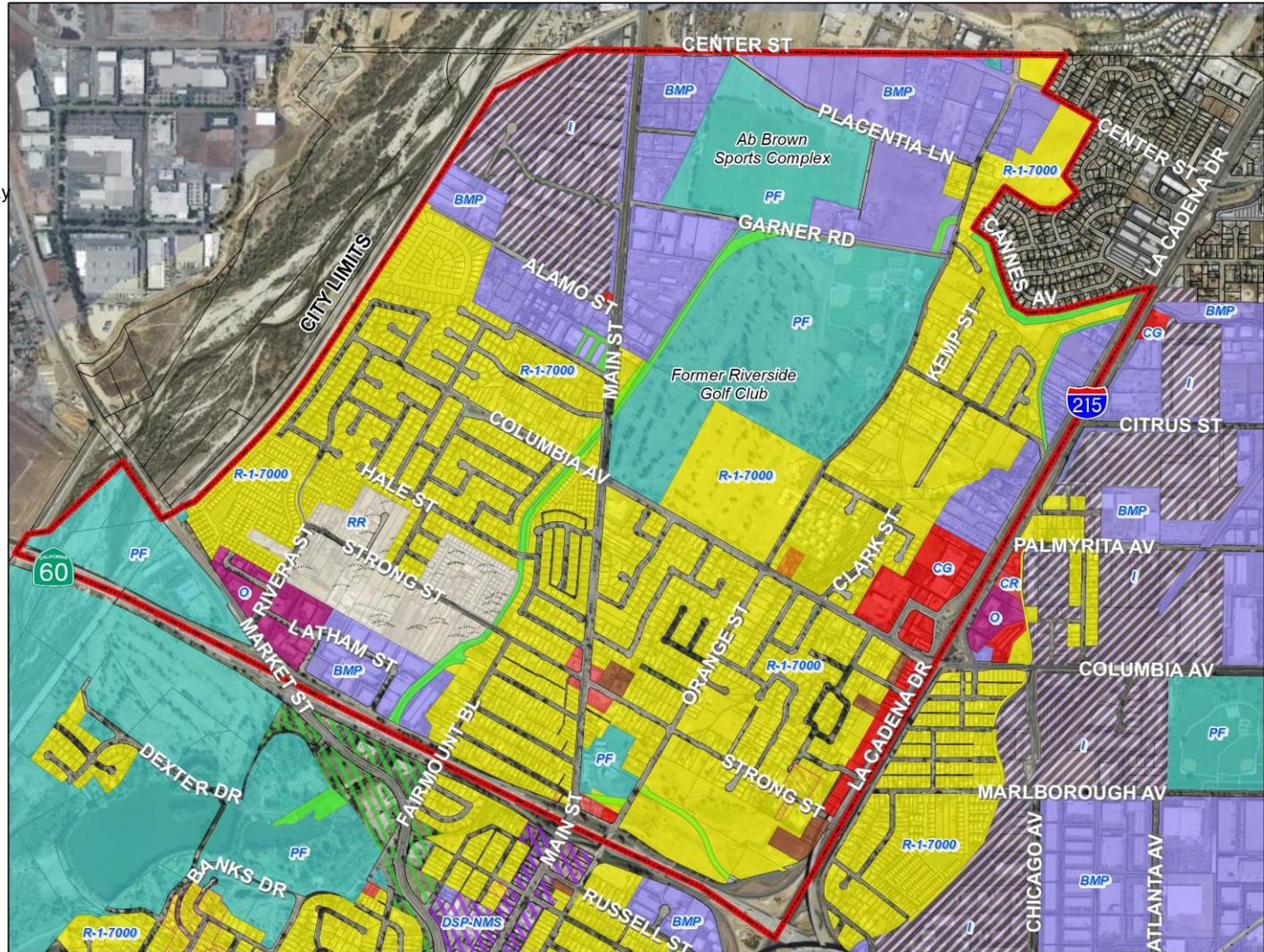
Northside Neighborhood

## 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



# RFQ Outline

- RFQ/RFP Schedule
- Introduction
  - Regional location
  - City history
- Project Summary
  - Project boundaries
  - Existing conditions
  - Issues and concerns
- Approach
- Project Schedule/Duration
- Desired Qualifications
- Submittal Requirements
- Selection Process



# Goals and Desired Outcomes

## *Goals for Creation of Specific Plan:*

- Define a community-based vision
- Preserve and protect existing neighborhoods
- Uphold historic preservation
- Accommodate mobility choices
- Evaluate natural, cultural, and historic resources
- Prepare development standards
- Attain program-level CEQA clearance



## *Desired Outcomes and Deliverables:*

- An effective public engagement work plan
- Real estate market analysis
- Comprehensive historic context analysis
- cursory hydrologic analysis
- Area wide biological and natural resources analysis and mitigation program
- Illustrative document
- Complete CEQA analysis - Program Environmental Impact Report (PEIR)



# Informing the RFQ

- Meetings:
  - Spanish Town Heritage Foundation (9/16/15)
  - ORON – Northside SIT (9/24/15)
  - Board of Public Utilities (10/2/15)
  - Hunter Park Business Council (10/6/15)
  - Latino Network (10/7/15)
  - Springbrook Heritage Association (10/15/15)
  - Northside Improvement Association (10/19/15)
  - Raincross Group (10/23/15)
  - City-sponsored Community meeting (11/4/15)
  - City of Colton staff (1/25/16)
- Feedback from these meetings informed preparation of RFQ



# What We've Heard So Far

- Revisit 1991 Northside Community Plan
- Provide summary of Zoning and Annexation history
  - Particularly for BMP-Zoned properties
- Identify General Plan & Zoning inconsistencies
- Preserve and enhance single-family residential areas
- Preserve and enhance historic resources
  - Trujillo Adobe – Spanish Town
- Identify use compatibility
  - Warehouse near residential
  - Warehouse near Trujillo Adobe
  - Locating multi-family housing
  - Need for shopping and entertainment
- Preserve and enhance natural resources
  - Springbrook Arroyo – Springbrook Watershed
- Preserve Golf Course site for open space and recreation
- Preserve/enhance Ab Brown Sports Complex or relocate elsewhere in City



# Other Considerations

- **Davenport Institute Grant**
  - \$12,000 Public Engagement Grant
- **Our Riverside, Our Neighborhood (ORON)**
  - Concurrent neighborhood engagement effort with City of Riverside's Neighborhoods Division
  - Asset-Based Community Development (ABCD) Approach
  - Neighborfest kickoff event on May 21, 2016
- **Riverside Restorative Growthprint (RRG)**
  - Identify solutions during the planning process that reduce greenhouse gas emissions across all four emission sectors
    - Energy
    - Transportation
    - Water
    - Solid Waste
  - Entrepreneurial Opportunity Areas (EOAs)
    - Private and public investments opportunities



# Desired Consultant Qualifications



# RFQ/RFP Process



**Phase 1:**  
Evaluation of  
Qualifications  
and Concept  
Proposal



**Phase 2:**  
Evaluation of  
Refined  
Project  
Proposal



**Phase 3:**  
Consultant  
Interviews  
and Final  
Selection



**Phase 4:**  
Contract  
Negotiation  
and  
Execution



# Phase 1

## Evaluation of Qualifications and Concept Proposals

Criteria	Max. Possible Score
Experience, Qualifications, Availability, and References of the Project Director/Principal In-Charge	15
Experience, Qualifications, Availability, and References of the Specific Plan Project Manager	15
Experience, Qualification, Availability, and References of the CEQA/PEIR Project Manager	15
Team's Approach to the Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan, and PEIR	15
Experience, Qualification, Availability, and References for the Community Involvement/Public Engagement Leader	10
Team experience with comprehensive community-based planning projects	10
Demonstrated success of the team in other communities	10
The quality of the example products (provided by internet links)	5
Readability and overall quality of the Statement of Qualifications	5
<b>TOTAL</b>	<b>100 Points</b>



# Staff Evaluation Committee

- C&ED Director
- C&ED Deputy Director
- City Planner
- Specific Plan and PEIR Project Manager(s)
- Successor Agency/Real Property Services Project Manager
- Neighborhoods Program Coordinator
- Historic Preservation Officer
- Riverside Public Utilities General Manager
- Public Works Director or City Engineer
- Director of Parks, Recreation and Community Services
- Museum Director
- City of Colton Representatives



# Phase 2

## Evaluation of Refined Project Proposal

- Evaluation team will identify up to **three** consultant teams selected to submit a Project Proposal expanding on SOQ
- Refined project proposal will include Scope of Work, Schedule and line-item Budget



# Phase 3

## Consultant Interviews and Final Selection

	Staff Evaluation Committee Interview Evaluation Criteria	Max. Possible Score
Technical Approach	Technical Approach – Specific Plan	20
	Technical Approach – Environmental Review	20
Consultant Firms	Consultant Firms – Specific Plan	10
	Consultant Firms – Environmental Review	10
Project Mgt.	Project Management – Specific Plan	10
	Project Management – Environmental Review	10
Cost	Project Cost	20
	● <i>TOTAL</i>	<b>100</b>



# Phase 3

## Consultant Interviews and Final Selection

- Community members will evaluate consultant teams and provide feedback to the Staff Evaluation Committee
- Evaluations will account for approximately 25% of the evaluation

Community Representative Interview Evaluation Criteria	Max. Possible Score
The consultant team communicates clearly	7
The consultant team is knowledgeable about Riverside	7
The consultant team is receptive (listens) to the public and answers questions appropriately	7
Overall quality of the presentation to the Community	7
The consultant team is a good fit for Riverside	7
<b>TOTAL</b>	<b>35 Points</b>



# Phase 4

## **Contract Negotiation and Execution**

- City staff will present recommendations of Staff Evaluation Committee to:
  - Public Utilities Board
  - Utility Services/Land Use/Energy Development Committee
  - City Council



# Schedule

Date	Task/Milestone
March 23	RFQ released
March 31	Project Introduction Meeting ← You are here
April 13	Pre-Submittal Webinar or Conference Call
<b>April 21</b>	<b>Statements of Qualifications (SOQ) and concept proposals due</b>
April 25 – May 2	Staff evaluation of SOQ and concept proposals
May 3	Announcement of top 3 consultants to move on in process
May 13	Pre-Submittal Webinar or Conference Call
<b>May 18</b>	<b>Refined Proposal, Scope of Work, Schedule and Budget due</b>
<b>May 26</b>	<b>Staff Interviews – a.m. Community Interviews – p.m.</b>
June 1	Consultant score/ranking compiled
June 27	Public Utilities Board Meeting
July 14	Land Use Committee Meeting
August 23	Anticipated City Council Hearing – Approval of Contract
August 24	Commencement of Specific Plan process



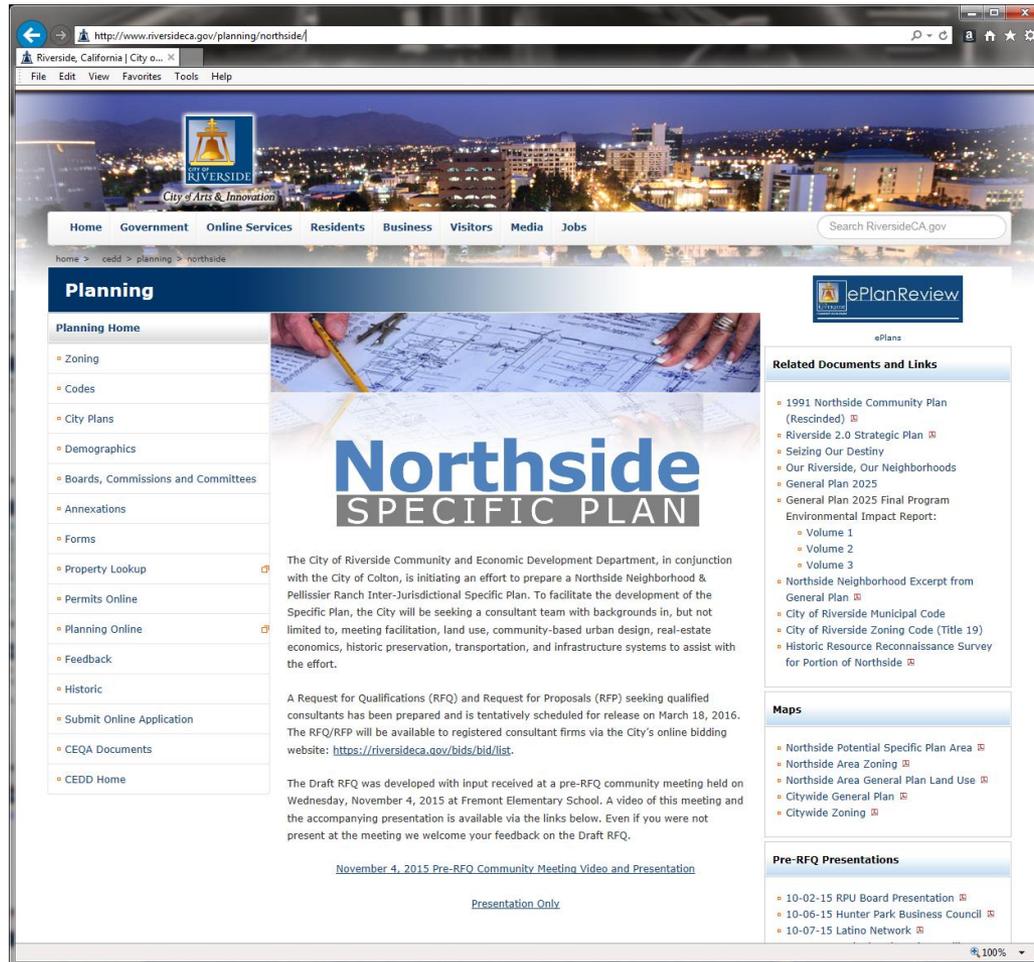
# Opportunities for Questions

- 2 opportunities to submit written questions
  - Thursday, April 7, 2016
    - Answers available April 12, 2016
  - Thursday, May 5, 2016
    - Answers available May 11, 2016
- Questions must be submitted in writing
- All questions and answers made available to registered bidders
  
- 2 opportunities for additional clarification during Pre-Submittal Webinar/Conference Calls
  - Wednesday, April 13, 2016
  - Friday, May 13, 2016 (as needed)



# More Information

<http://www.riversideca.gov/planning/northside>



The screenshot displays the City of Riverside website's 'Planning' section for the Northside Specific Plan. The page features a navigation menu with links to Home, Government, Online Services, Residents, Business, Visitors, Media, and Jobs. A search bar is located in the top right corner. The main content area is titled 'Planning' and includes a 'Planning Home' sidebar with links to Zoning, Codes, City Plans, Demographics, Boards, Commissions and Committees, Annexations, Forms, Property Lookup, Permits Online, Planning Online, Feedback, Historic, Submit Online Application, CEQA Documents, and CEDD Home. The central content area features a large image of hands reviewing architectural plans, with the text 'Northside SPECIFIC PLAN' overlaid. Below this, a paragraph explains that the City of Riverside Community and Economic Development Department, in conjunction with the City of Colton, is initiating an effort to prepare a Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan. It states that the City will be seeking a consultant team with backgrounds in, but not limited to, meeting facilitation, land use, community-based urban design, real-estate economics, historic preservation, transportation, and infrastructure systems to assist with the effort. A Request for Qualifications (RFQ) and Request for Proposals (RFP) seeking qualified consultants has been prepared and is tentatively scheduled for release on March 18, 2016. The RFQ/RFP will be available to registered consultant firms via the City's online bidding website: <https://riversideca.gov/bids/bid/list>. The Draft RFQ was developed with input received at a pre-RFQ community meeting held on Wednesday, November 4, 2015 at Fremont Elementary School. A video of this meeting and the accompanying presentation is available via the links below. Even if you were not present at the meeting we welcome your feedback on the Draft RFQ. A link is provided for the 'November 4, 2015 Pre-RFQ Community Meeting Video and Presentation', with a sub-link for 'Presentation Only'. The right sidebar contains an 'ePlanReview' logo, a search bar, and sections for 'Related Documents and Links' (listing various plans and reports), 'Maps' (listing various planning areas and codes), and 'Pre-RFQ Presentations' (listing various community meetings).

# Thank You!

## Questions?

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