CHAPTER 4

URBAN DESIGN CONCEPT

The purpose of this Chapter is to describe the overall urban design concept for the Downtown Specific Plan. This Chapter is organized as follows:

4.1 Introduction
4.2 Elements of the Urban Design Framework

4.1 Introduction

In order to achieve the Vision for the future of Downtown, an urban design concept was developed for the Downtown, which is illustrated in Figure 4A, Urban Design Framework. This map reflects the major Land Use Districts that are the heart of Downtown, the major axial connections, entry points, open spaces, and the important connection of the Downtown to the Riverside Marketplace. The map also identifies the major historic, cultural and civic elements that make Downtown Riverside an important cultural, art and historic center that attracts both residents and visitors to the area. Figure 4B further expands these elements through identification of the wide range of cultural and public art resources available in Downtown Riverside today, which provide the overall artistic texture of the Raincross District. Nearly all of these resources are located in the Raincross District, along Main Street and Mission Inn Avenue.

4.2 Elements of the Urban Design Framework

4.2.1 Downtown Districts

As illustrated in Figure 4A, the heart of the Downtown is focused around two adjacent Land Use Districts: the Raincross District, with its unique cultural, arts and civic environment; and the Justice Center with its concentration of county, state and federal judicial facilities. These Districts are described in detail in Chapters 6 & 7. Daytime activity in the Raincross District will be generated, in part, by the large employment base in the Justice Center through supportive and complementary land uses, attractive streetscapes, and pedestrian connections to link the two Districts. One of Downtown Riverside's greatest potentials rests in strengthening pedestrian and parking relationships between the Justice Center and Raincross District Districts to generate more activity in the area. The thousands of employees in the Justice Center represent one of the important market segments for restaurants, shops and new residential units in the Raincross District.

Surrounding the Raincross District and Justice Center Districts are lower intensity Land Use Districts comprised of smaller scale offices, neighborhood commercial serving uses, and historic residential neighborhoods. The strong residential component of the districts and the proximity to the Raincross District also provides market support for more activity-generating retail uses in Downtown.

Fox Theater.

The Fox Theater provides a performing arts and architectural anchor for the west end of the Mission Inn Avenue cultural and entertainment corridor. It also provides a focal point for a pedestrian oriented connection along Market Street between the Riverside School for the Arts, to the south and the Convention Center, to the north.

Concrete arbor near the Mission Inn.

A concrete arbor used to extend from North Park to the Mission Inn along both sides of Mission Inn Avenue. The arbor, formed to look like a natural element, was interlaced with wisteria to create shade, fragrance and a strong sense of connection. The potential exists to use public art, landscaping and lighting to reestablish this connection in a historically referenced, yet contemporary manner.

4.2.2 Axial Connections

The Raincross District is organized around two primary street axes, Mission Inn Avenue and Main Street, to create a compact, walkable environment that encompasses Downtown's cultural, governmental, architectural, shopping, entertainment and educational resources. The key historic, cultural and civic elements, as identified in Figure 4A, are located along these two primary street axes.

Complementing the two principal cross axis streets in the Raincross District are University Avenue and Market Street. University Avenue parallels Mission Inn Avenue and creates a pedestrian loop connecting the Raincross District and the Riverside Marketplace. Market Street parallels Main Street and creates a connection between White Park and the Fox Theatre. Market Street should be enhanced with a wider parkway and other amenities to create an improved pedestrian connection. These streets create the heart of the Downtown pedestrian grid by providing direct connections between major activity focal points and numerous choices of routes and pedestrian experiences.

4.2.3 Connection to the Riverside Marketplace

Downtown has particularly important linkages and historic connections to the Riverside Marketplace. Both the Santa Fe and Union Pacific Railroad Stations were constructed in the Marketplace area to serve visitors coming to Riverside for its climate and amenities. After staying at the Mission Inn, many of these visitors chose to purchase real estate in Riverside. This activity was closely associated with visitor stays at the Mission Inn. The Mission Inn and North Park, located between two historic train stations, were linked by a concrete pergola, which provided shade and interest for pedestrians walking from the train stations to the Inn. Remnants of the pergola are still evident at North Park and along Mission Inn Avenue.

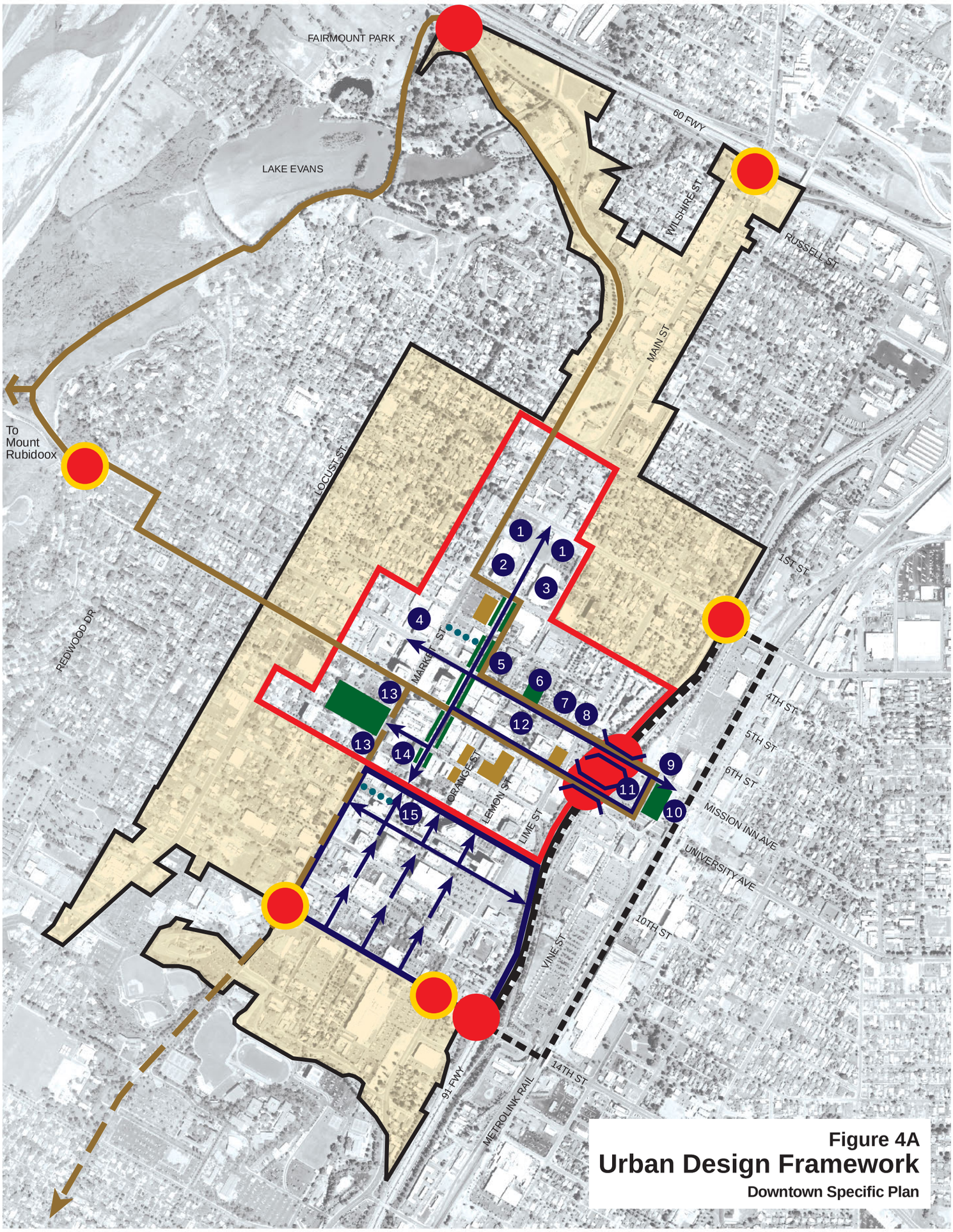

Figure 4A
Urban Design Framework
Downtown Specific Plan

LEGEND

- Raincross District
- Justice Center District
- Regional Entry Points
- Local Entry Points
- Major Open Spaces
- Key Pedestrian Linkages
- Strategic Parking Sites
- Freeway Underpass Connections
- View Corridor
  - Courthouse from Market Street
  - Market Street to Mission Inn
- Urban Hiking Trail
- Historic Magnolia Street Corridor

Key Historic, Cultural, and Civic Elements

1. Convention Center and Hotel Expansion
2. Convention Center Hotel
3. Convention Center
4. Fox Theater
5. Mission Inn
6. Main Library
7. Municipal Auditorium
8. Riverside Art Museum
9. Packing House (Restaurant)
10. Santa Fe Railroad Station
11. Union Pacific Railroad Station
12. Municipal Museum
13. Proposed Performing Arts School
14. City Hall
15. County Courthouse

1 5 20 ACRES

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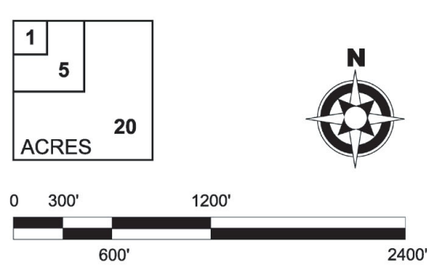
0 300' 600' 1200' 2400'

Figure 4B

Cultural and Public Art Resources

Downtown Specific Plan

1. Fairmount Monument Entry & Signage/ Famous Water Buffalo/ Fairmount Rose Garden/ Fairmount Band Shell
2. Union Pacific Engine Car/ Market Street
3. Riverside History Walk
4. Ceramic Tile Insets/Pedestrian Mall
5. Fox Theater
6. Local Heros installation/ Mission Inn Museum
7. Metal Mobile Sculpture
8. Seth Thomas Clock
9. Dosan Ahn Chang-Ho Memorial Sculpture
10. "Notion of Ideal Government"/ California Mobile/Public Art Pavers/ "Visions of the Local Scene" Morals/ Cal. Towers
11. White Park
12. Cloud Fountain
13. Mission Inn Museum/ Chinese Pavilion Sundial
14. Riverside Dickens Festival/ Mission Inn Ave
15. Riverside Museum of Art
16. Pergolas/Mission Inn Ave/ Riverside Municipal Auditorium
17. Riverside Municipal Museum/ Women's Christian Temperance Union Fountain
18. UCR California Museum of Photography
19. Dr. Martin Luther King Jr. Sculpture
20. "Riverside Tripod", James Rosetti/ Civic Center
21. Sister City Temple Sculpture/ Civic Center
22. Pergola and City Colony Marker/ Civic Center (Public Restrooms)
23. Civic Clock Tower Fountain/ Civic Center Courthouse
24. War Monument and Memorial Wall/ Civic Center
25. Soroptomist Rose Garden/ Courthouse Lawn
26. Detention Center Sculpture
27. City Raincross Light Standards
28. Riverside County Courthouse
29. "Safe in His Arms" Sculpture
30. Riverside Ballet Arts Building/ Riverside Arts Council
31. Historic Signage/Murals
32. Boy Scout Sculpture
33. Metrolink Public Art/ Citrus Label Murals
34. De Anza Sculpture
35. Grant Elementary School Fountain
36. Chinatown Historic Site



Former and current packinghouses and the Ironworks building also form an important part of the network of the special historical and architectural elements to be experienced as a part of visiting Downtown area. The packinghouses, listed in the National Register of Historic Places, are an integral part of the citrus history of Riverside. The Iron Works building is also listed on the National Register because it housed the company which invented and manufactured the equipment used for the citrus industry in Riverside and elsewhere.

Santa Fe Railroad Station structure in foreground. Packing House Structure in background.

The historic packing house, train station and other structures around North Park have, or are, being restored for restaurant, entertainment and commercial use. This concentration of historic structures and vibrant activity creates the easterly anchor for the Mission Inn Avenue cultural and entertainment corridor.

The relatively recent Metrolink Station, located in the Marketplace area, creates another important linkage with Downtown. The Metrolink trains provide access to Orange County, San Diego and Los Angeles from Riverside. This linkage could become increasingly important with the revitalization of Downtown and the growth of the Justice Center in particular. The proximity of the Justice Center to North Park provides the opportunity for pedestrian, bicycle, taxi and shuttle bus connections between the Metrolink Station, the Marketplace and Downtown.

The Riverside Marketplace also is a part of the link, along University Avenue, between the University of California at Riverside (UCR) and Downtown. This linkage is one of both physical appearance and land use. The physical streetscape linkage is an important part of the experience of students, faculty and visitors to UCR. The land use linkage is important both in terms of providing residential uses to create a more active downtown and in terms of providing needed housing supply and living choices for upper division students, as well as faculty, at UCR.

Looking east along Mission Inn Avenue between Downtown and the Riverside Marketplace.

The construction project associated with the widening of the 91 freeway presents an opportunity to effectively link Downtown and the Riverside Marketplace using the freeway and underpasses. Public art, lighting, and landscaping are key ingredients to creating this vital connection.

The 91 Freeway was constructed subsequent to the development of the historic elements along Mission Inn Avenue and creates a barrier between Downtown and the Riverside Marketplace. The current widening of the 91 Freeway presents an opportunity for the City to work with Caltrans to bridge this divide by creating an inviting pedestrian

and vehicular connection between the two areas using the freeway underpasses. This connection can be made viable by the positioning of pedestrian-oriented land uses and the use of color, lighting, paving, landscape materials and public art at the Mission Inn Avenue and University Avenue underpasses. Effective conceptualization, design and execution of this linkage is one of the most important implementation factors to be addressed in the near-term. It is vital to the connection of Downtown and the Marketplace. The linked facilities are at the heart of Downtown's role as the cultural, arts, retail and entertainment center of the Inland Empire.

4.2.4 Open Space Network

The setting for the interesting and diverse mix of downtown activities is created by the spatial envelopes of the interconnected streetscapes and open spaces. As illustrated in Figure 4A, the western anchor of the Downtown open space network is historic White Park. This park anchors the western end of the Raincross District pedestrian experience and provides a setting for the proposed Riverside School for the Arts. The eastern anchor of the Downtown open space network is historic North Park in the Riverside Marketplace. This reinforces the importance of physically linking Downtown to the Marketplace through improved pedestrian connections via the freeway underpasses.

While not a traditional "green space", the pedestrian Downtown Mall should also be considered an important open space feature to Downtown. This pedestrian-oriented feature provides a multi-block, significantly landscaped open space area that provides a strong foundation for a walkable and vibrant urban environment.

4.2.5 Downtown Riverside Urban Trails

The creation of Downtown Riverside Trails is recommended to provide residents and visitors with opportunities to experience the unique combination of historical, cultural and natural elements that are part of Downtown Riverside. These trails should be illustrated by maps geared primarily to pedestrians and bicyclists. In addition, equestrian linkages could be considered within Fairmount Park. These "urban trails" could be varied in length and emphasis. For example, trail maps and self-guided or guided tours could be related to architecture, public art, the natural environment, people and places in Riverside's history, or various combinations of these topics.

Santa Ana River bike trail.

The Santa Ana River edge is part of the "Urban Trails" system proposed for Downtown. These Trails connect Downtown's key historic and natural features for the enjoyment of hikers and bicyclists.

A shorter trail could focus on the historic Mission Inn Avenue/Main Street axis. Longer trails could include the Mission Inn Avenue/Main Street axis as their focus, while extending west to encompass Downtown's natural elements including Mount Rubidoux, Fairmount Park and the Santa Ana River. The trails could take a variety of routes through Downtown's historic neighborhoods.

One example of a Downtown Riverside Trail is illustrated in Figure 4A, Urban Design Framework. The concept for this route is a loop which includes:

- The historical, architectural and cultural elements of the Mission Inn Avenue/Main Street axis, including the Mission Inn, Riverside Museum of Art, Riverside Municipal Museum, Municipal Auditorium, the Fox Theater, and the UCR Museum of Photography;
- Historic residential neighborhoods;
- The natural features that border Downtown, including Fairmount Park, Lake Evans and the Santa Ana River.

4.2.6 Strategic Parking Sites

A key to preserving the historic structures and fabric of the Raincross District, as well as enhancing the pedestrian experience of Downtown, is the location of strategically placed, user friendly, publicly owned parking structures. These structures should be located so as to serve the uses located along both of the cross axes described above. These structures can provide parking which can serve as an incentive for rehabilitation and new construction through favorable pricing of spaces for developers and/or users. Potential sites for parking structures that are strategically located to serve the Raincross District and have the potential for redevelopment are identified in Figure 4A.

4.2.7 Automobile Entry Points

To support the vision of Downtown as both a city and regional destination, it is important to enhance Downtown's major automobile entry points, or gateways to Downtown. Regional entry points are located at Market Street and the 60 Freeway from the north, 14th Street and the 91 Freeway from the south, and Mission Inn Avenue and University Avenue from the east. Citywide, or local, entry points are located at Main Street and the 60 Freeway from the north, 14th Street and Market and at Olivewood Streets from the south, Mission Inn Avenue from the west and 3rd Street from the east. These entry points should receive special treatments including lighting, signage, paving and public art, and are described in more detail in Chapter 17.

The historic, western Entry Point to Downtown along Mission Inn Avenue.

Existing and proposed Entry Points will continue to introduce residents and visitors to a unique Downtown environment.

The historic, southern Entry Point to Downtown along Market Street.

The Statue of Juan Batista De Anza in Newman Park creates a sense of entry to Downtown at 14th and Market Streets.