



Arlington Mixed-Use
 5261 Arlington Ave, Riverside, California



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Arlington Mixed-Use

RIVERSIDE, CA

BUILDING TYPE | 3-Story Garden Style and
2-Story Build-for-Rent Townhomes

SIZE | 388 Units, 26,000SF Retail
 -318 Garden Style Units
 -80 Townhomes
 -21,000 SF. ALDI Grocery Store
 -5,000 SF. Retail/Restaurant

PARKING | 683 Residential Spaces
 132 Commercial Spaces
 Total: 815 Spaces

AMENITIES | Public Dog Park, Public Art, Paseo,
 Play Spaces, Clubroom/Fitness, Pool.

TOTAL COST | \$170MM

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Outreach



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Public Outreach Efforts

- Door to door outreach to our immediate neighbors resulting in 42 letters of support to date.
- Met with Councilmembers and Planning Commissioners
- Held an informational meeting w/ Q and A at Janet Goeske Center with residents of the Goldware Community.
- Held a workshop with the Cultural Heritage Board and individual design charette meetings with 5 of the 7 board members.
- Presented the project to the Magnolia Board and Inside Magnolia of the Chamber of Commerce.
- Implemented changes in a response to feedback from outreach efforts which has resulted in a better project with increased community support.
- Consulted with RPD on security recommendations.



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Cultural Heritage Board Appeal



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Design Charette



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Airport Land Use Inconsistency Oerrule



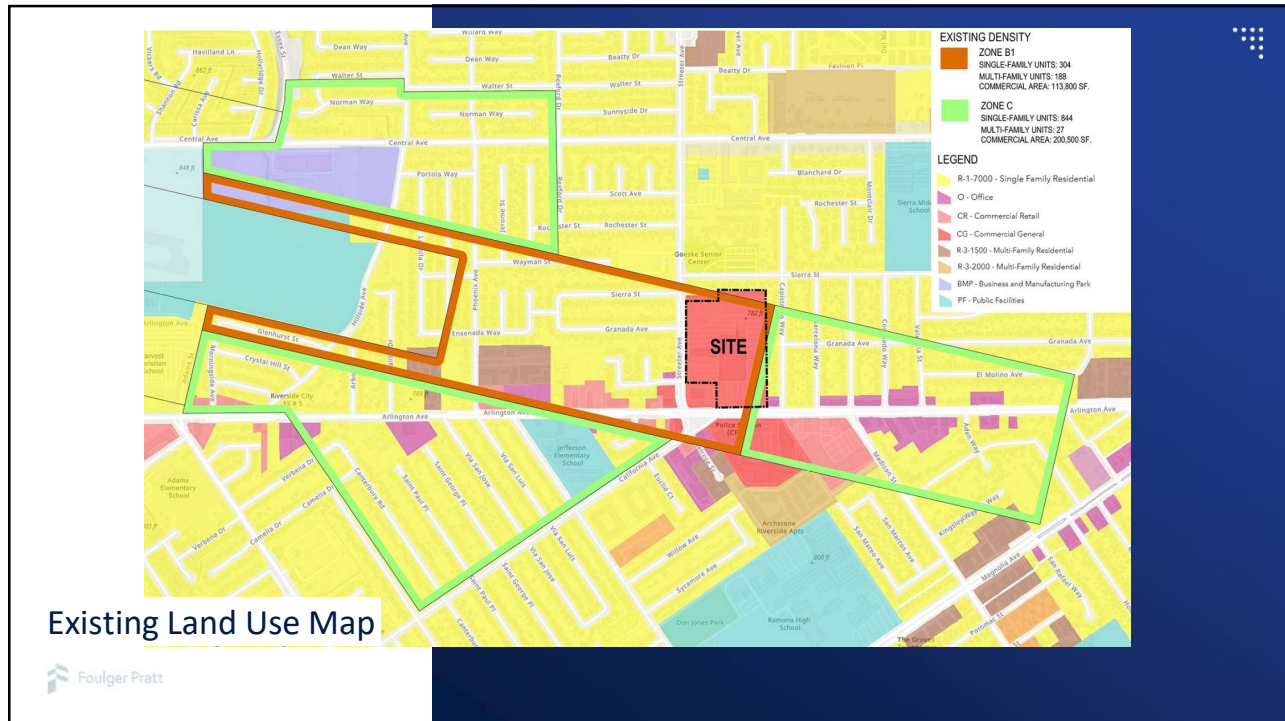
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Summarized Oerrule Findings

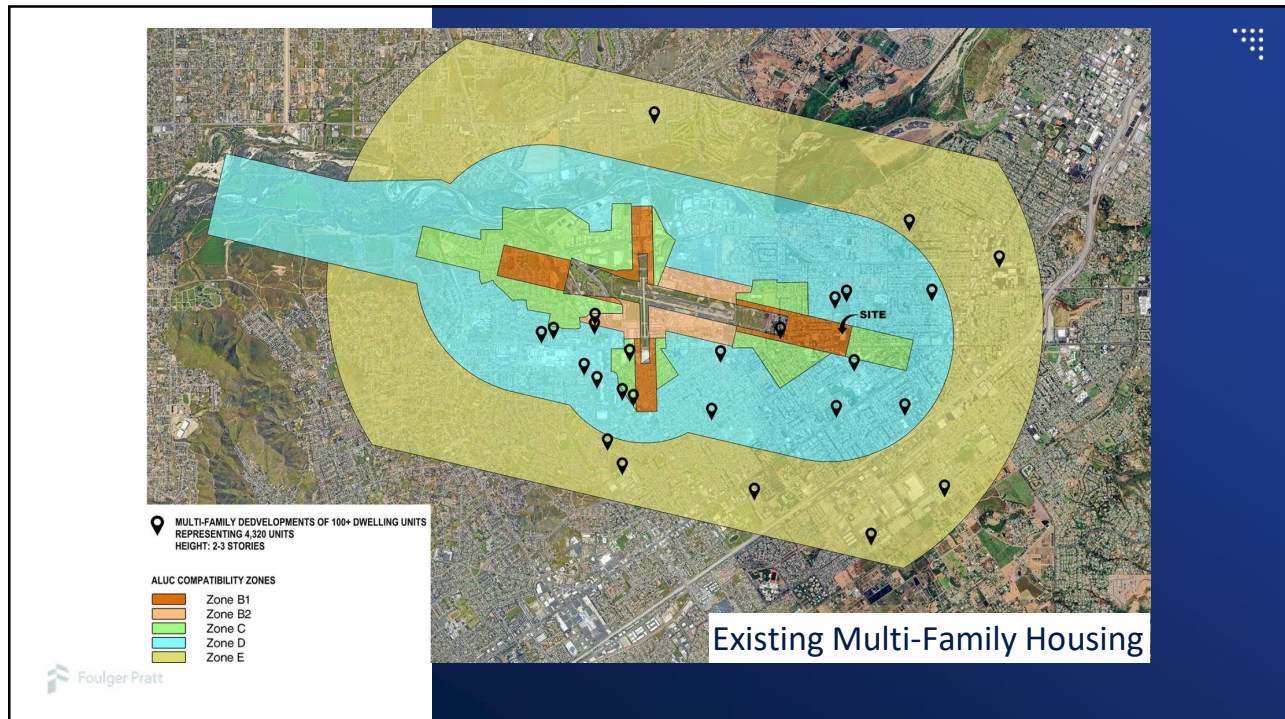
- Project does not affect future Airport expansion.
- Project Use and Density is appropriate for the community.
- Project is consistent with ALUC's noise standards.
- Project does not propose sensitive uses prohibited by ALUC.
- Project is not a safety hazard regarding height.
- Project proposes no equipment causing glare or disrupting communications.
- Project cannot comply with open area requirement.



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Incompatibility Comparison

- Existing permitted commercial use is 192,139 sf. which is an inconsistent use based on average acre and single acre intensities.
- An apples-to-apples comparison of total number of people shows that our proposed project is less intensive than the existing commercial use.

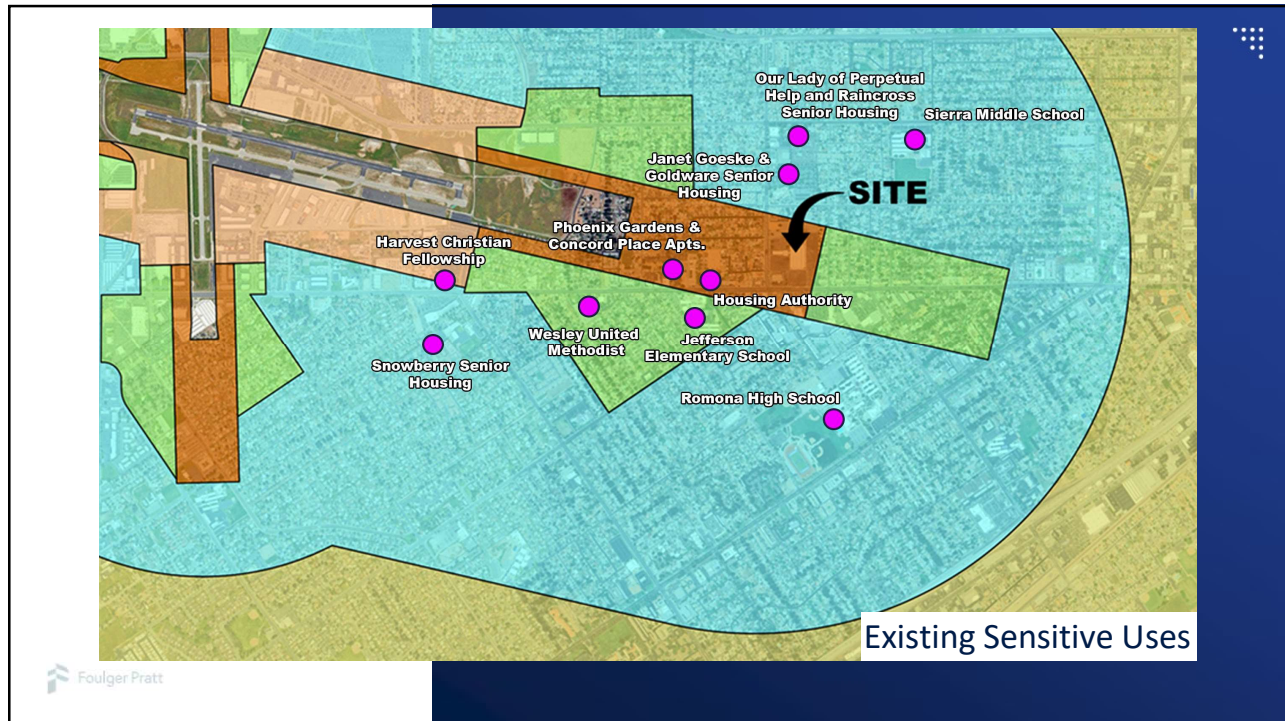
Calculation Based on California Building Code			
Use	Min. Sq. Ft. per Occupant	Sq. Ft.	Total People
Existing			
Retail	60	192,139	3,202
Proposed			
Apartments	200	380,150	1,901
Swimming Pool	50	2,240	45
Pool Deck	15	8,069	538
Clubhouse/Fitness	15	2,655	177
Leasing Office	200	1,748	9
Grocery	100	20,320	203
Retail	60	5,000	83
Total			2,956

Calculation Based on Parking Space Requirements			
Use	Metric	Parking Spaces	Total People
Existing			
Retail	1.5ppl/space	978	1467
Proposed			
Mixed-Use	1.5ppl/space	815	1223

Calculations per ALUCP Appendix C

Noise

- The RMA ALUCP provides the CNEL considered normally acceptable for new residential uses in the vicinity of RMA is 65 dBA. The Project site is approximately one mile from the end of the RMA Runway 9/27. The RMA ALUCP depicts the site as being below the 60 CNEL range from aircraft noise. Therefore, ALUC found no special measures were required to mitigate aircraft-generated noise.
- We agree with the condition to record an aviation easement on the title of the property and provide "Airport in the Vicinity" disclosure notification to all residents of the Project.



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Project Benefits



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Community Benefits



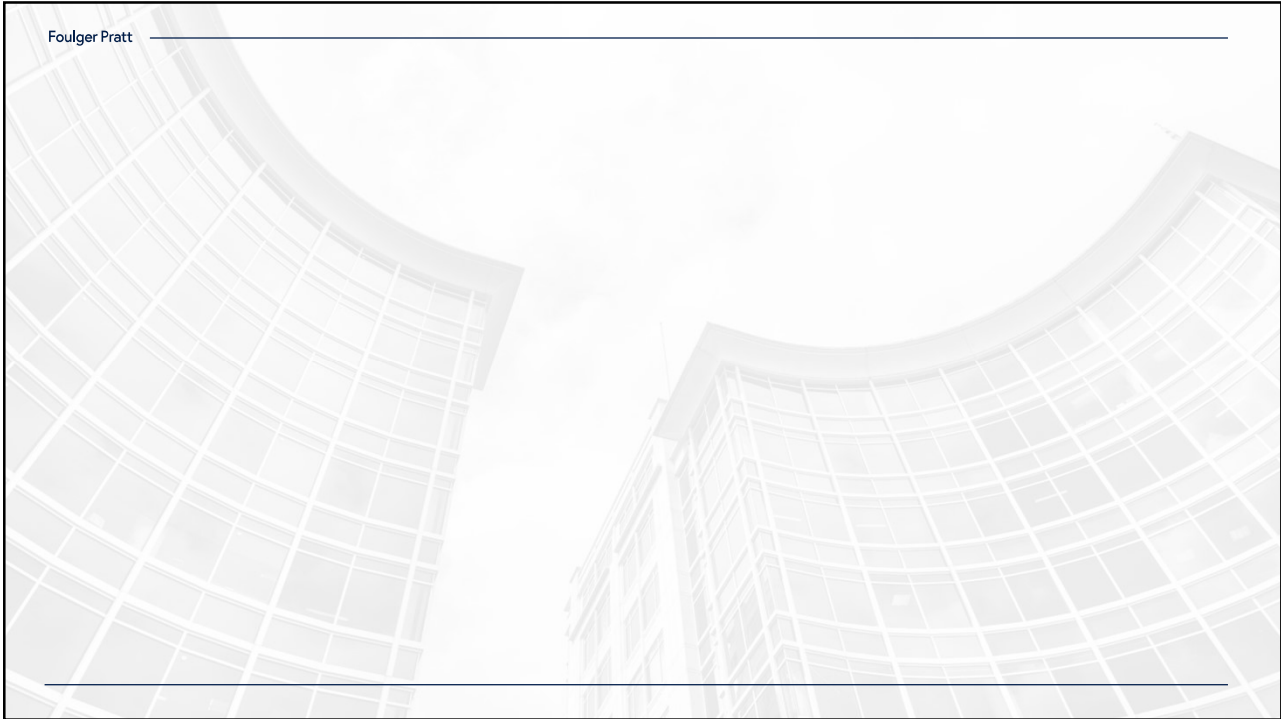
- Providing housing in support of the City's RHNA requirements. This community completely fulfills Ward 3's share of the RHNA requirements.
- Honors the historical legacy of the mid-century modern design movement and the architect Charles Luckman by carrying these themes into the future.
- Provides neighborhood services with an ALDI grocery store, restaurant/retail, public dog park and public art feature.
- Enhances pedestrian safety and walkability to neighborhood services and public transit.
- Transforming a blighted property with a highly designed mixed-use community bringing value to the neighborhood.
- Replaces a nearly 100% impervious 17.4-acre property with extensive green space and storm water management facilities.
- Economic investment (\$170M) in the City, local economic growth and increased tax base.
- Increased social interaction by providing street fronting units along enhanced parkways with access to neighborhood services.



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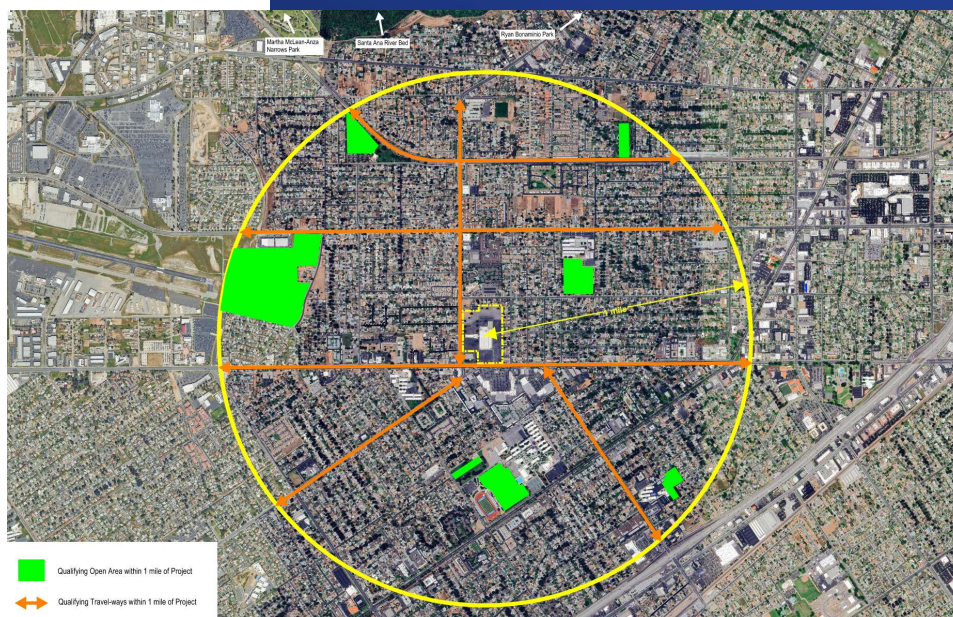
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Safety

- An analysis of aircraft accidents with RAL as either a departure or arrival point, from the NTSB database, dating back to 2001, shows that there were 13, of which 9 were off airport property, identified as 5 Departures and 4 Arrivals. None of these accidents occurred over the proposed project area, or on the final approach course and were mostly concentrated to the south and southwest (NTSB, 2024). The Riverside airport traffic count from 1/2001 through 12/2023 was 2,107,661, with 9 off-airport accidents, that's a rate of approximately 0.000427%.
- The overall safety record of aircraft operations on and around the Airport and the improving national trends in general aviation safety over the last 20 years argue toward one of the safest activities in the community.



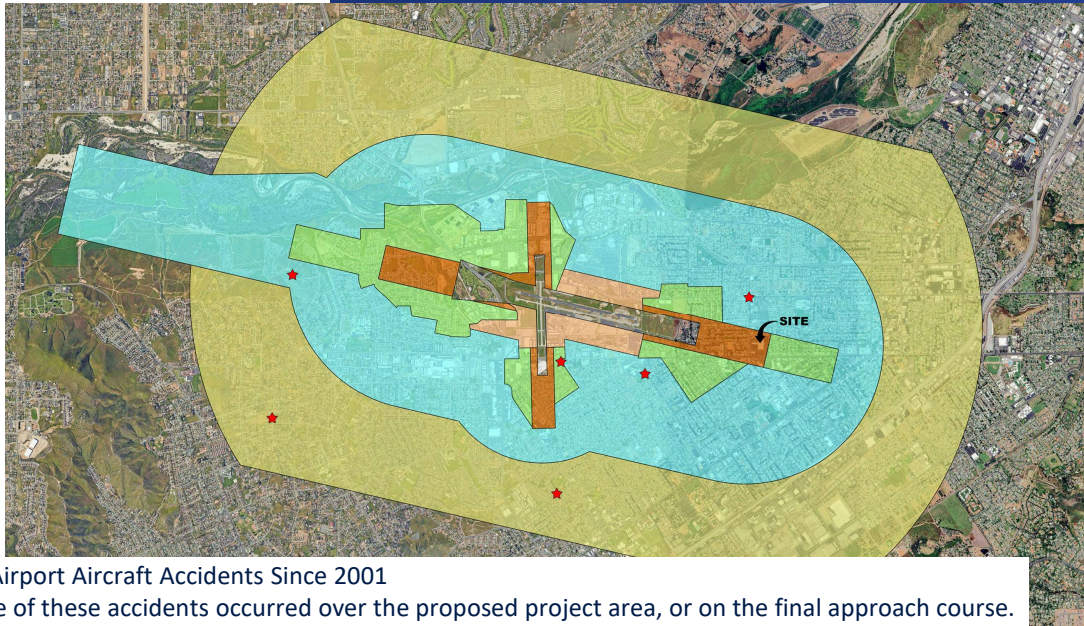
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Open Area Exhibit



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Off Airport Aircraft Accidents Since 2001
None of these accidents occurred over the proposed project area, or on the final approach course.

