

Appendix B

DEVELOPMENT CASE STUDIES

WRCOG HOUSING ELEMENT ASSISTANCE

7/9/21



To support the assumed buildout rate used to meet Riverside's RHNA allocation, residential projects that were permitted and/or constructed during the 5th Cycle Housing Element were analyzed for development buildout trends. These projects were developed in several zones throughout the City and ranged from four units to 275. Project densities ranged from 7 du/ac to 144. This development case study analysis shows several key trends:

- Projects develop at a variety of percentages of the maximum site capacity. The developments ranged from using 23% to 229% of the zoned parcel density. On average, many projects developed at just under or just above the zoned maximum density. Projects in the Downtown Specific Plan and Residential (R-3 and R-4) zones had the highest buildout rates.
- Sites that were nonvacant have been successfully redeveloped to more intense uses. Prior to development, these sites had commercial or low-density residential use, or included parking lots. For example, the Imperial Hardware Lofts (89 units), Main + Nine Apartments (36 units), and Mark (165 units) projects developed or are developing nonvacant sites to more intense use.
- Sites that were vacant or partially vacant have also been successfully redeveloped to more intense uses. These sites had one or two buildings and/or parking adjacent to vacant land within the same parcel or on adjacent parcels. Examples of these sites being developed to more intense use include the Home Front at Camp Anza (30 units), Merrill Avenue (108 units), and Mission Heritage Plaza (72 units) projects.

Key data from the case studies is summarized in the following table, and the accompanying analyses are shown by project on subsequent pages. Sources for the data include the City of Riverside permitted development tracking internal database, City of Riverside ArcGIS zoning application, City of Riverside Municipal Code, City of Riverside specific plans, and Google Earth historical imagery.

Multifamily Developments Constructed During Cycle 5

Project	Units	Acres	Zone	Max Density (du/ ac)	Max FAR	Project Density (du/ ac)	Percent Buildout
RESIDENTIAL ZONES							
Home Front at Camp Anza	30	2.14	R-3-2500	17.4	--	14	0.81
Sunrise at Bogart	23	0.76	R-3-2000	21.8	--	30	1.39
Entrada	65	2.03	R-3-1500	29	--	32	1.1
Harvard Pacific Senior Apartment Homes	58	2.01	R-3-1500	29	--	29	1.0
Core at Sycamore Highlands	275	10.26	R-4	40	--	27	0.68
Lincoln Village	180	5.34	R-4	40	--	34	0.85
Average						28	0.97
MIXED USE ZONES							
Habitat Riverside	4	0.57	MU - V	30	2.5	7	0.23
Merrill Avenue	108	3.14	MU - U	40	4	34	0.86
Metro Gateway	187	3.7	MU-U	40+	4.0	51	1.28
Average						31	0.79
DOWNTOWN SPECIFIC PLAN							
10th and Almond	6	0.16	DSP-RC	60+	3+	38	0.63
Mission Heritage Plaza	72	1.38	DSP-RC	60+	3+	52	0.87
Imperial Hardware Lofts	89	0.62	DSP-RC	60+	3+	144	2.4
Main + Nine Apartments	36	0.36	DSP-RC	60+	3+	100	1.67
Mark	165	1.2	DSP-RC	60+	3+	138	2.29
Market Street	67	1.7	DSP-MSG	20	2	39	1.31
Average						85	1.53

HOME FRONT AT CAMP ANZA



Site location and prior use



Completed project

Address: 5731-5797 Picker St
APN: 151123015
Prior Use: Vacant/Rehabilitation
Units Developed: 30
 Above Moderate: 0
 Moderate: 0
 Lower: 30
Status: Constructed
Site Area (Acres): 2.14
Zone: R-3-2500
Zone Description: Multi-Family Residential (Up to 17.4 du/ac)
Maximum Allowable Density: 17.4 du/ac

Project Description: Rehabilitation of the Camp Anza Officer’s Club to create an affordable housing community with on-site supportive services for disabled veterans and their families.

Project Density: 30 units
 2.14 acres

14 du/ac

Percent Buildout: 14 du/ac
 17.4 du/ac

0.81

MERRILL AVENUE



Site location and prior use



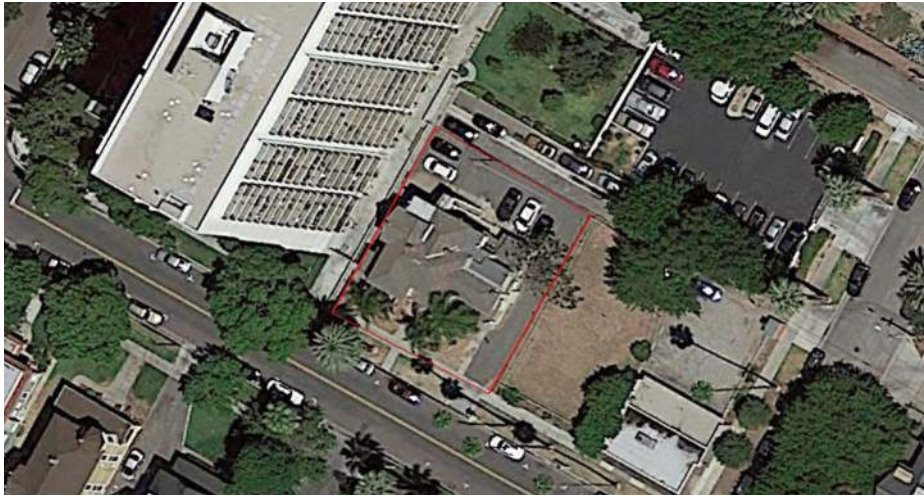
Conceptual project rendering

Address:	3575-3661 Merrill Ave
APN:	225140007
Prior Use:	Vacant/Parking Lot
Units Developed:	108
Above Moderate:	108
Moderate:	0
Lower:	0
Status:	Construction in Progress
Site Area (Acres):	3.14
Zone:	MU - U
Zone Description:	Mixed Use - Urban (Up to 40 du/ac)
Maximum Allowable Density:	40 du/ac

Project Description: Mixed-use development containing 108 dwelling units, 1,200 square foot commercial area, and 192 parking stalls on six contiguous parcels, partially developed as a surface parking lot.

Project Density:	108 units	Percent Buildout:	34 du/ac
	40 acres		40 du/ac
	<hr/>		<hr/>
	34 du/ac		0.86

10TH AND ALMOND



Site location and prior use



Completed project

Address: 3943 10th St
APN: 215021003
Prior Use: Rehabilitation
Units Developed: 6
 Above Moderate: 0
 Moderate: 0
 Lower: 6
Status: Constructed
Site Area (Acres): 0.16
Zone: DSP-RC
Zone Description: Downtown Specific Plan - Raincross District (Up to 60+ du/ac)
Maximum Allowable Density: 60+ du/ac

Project Description: Riverside Housing Development Corporation rehabilitation of a housing project to create permanent supportive housing units.

Project Density:	6 units
	0.16 acres
	<hr/>
	38 du/ac

Percent Buildout:	38 du/ac
	60 du/ac
	<hr/>
	0.63

MISSION HERITAGE PLAZA



Site location and prior use



Conceptual project rendering

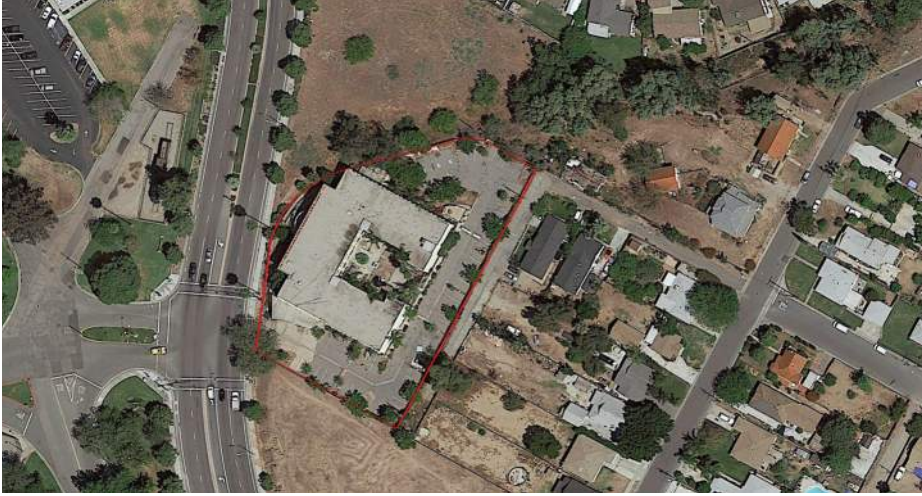
Address: 3933 Mission Inn Ave
APN: 213331008
Prior Use: Vacant/Commercial
Units Developed: 72
 Above Moderate: 1
 Moderate: 0
 Lower: 71
Status: Construction in Progress
Site Area (Acres): 1.38
Zone: DSP-RC
Zone Description: Downtown Specific Plan - Raincross District (Up to 60+ du/ac)
Maximum Allowable Density: 60+ du/ac

Project Description: Affordable homes for families and veterans, community meeting space, and new offices for the Fair Housing Council of Riverside County (FHCRC).

Project Density:	72 units
	1.38 acres
	<hr/>
	52 du/ac

Percent Buildout:	52 du/ac
	60 du/ac
	<hr/>
	0.87

MARKET STREET



Site location and prior use



Conceptual project rendering

Address:	2450 Market St
APN:	209101001
Prior Use:	Rehabilitation
Units Developed:	67
Above Moderate:	67
Moderate:	0
Lower:	0
Status:	Construction in Progress
Site Area (Acres):	1.7
Zone:	DSP-MSG
Zone Description:	Downtown Specific Plan - Market Street Gateway District (Up to 30 du/ac)
Maximum Allowable Density:	30 du/ac

Project Description: Construction of a senior housing facility within an existing three-story, approximately 51,321-square-foot building.

Project Density:	67 units	Percent Buildout:	39 du/ac
	1.7 acres		30 du/ac
	<hr/>		<hr/>
	39 du/ac		1.31

METRO GATEWAY



Site location and prior use



Completed project

Address: 3410-3426 Grande Vista Parkway
APN: 138030026
Prior Use: Vacant
Units Developed: 187
 Above Moderate: 187
 Moderate: 0
 Lower: 0
Status: Constructed
Site Area (Acres): 3.7
Zone: MU-U
Zone Description: Mixed Use - Urban (Up to 40 du/ac)
Maximum Allowable Density: 40+ du/ac

Project Description: Transit-oriented residential development adjacent to the La Sierra Metrolink station.

* Note, projects within one-half mile of a transit station in the MU-U zone may have a higher maximum residential density of 60 du/ac. The base maximum residential density in this zone is 40 du/ac. This project's proximity to the La Sierra Metrolink station qualifies it for this maximum allowable density increase.

Project Density: 187 units
 3.7 acres

51 du/ac

Percent Buildout: 51 du/ac
 40 du/ac

1.28

CORE AT SYCAMORE HIGHLANDS



Site location and prior use



Completed project

Address: 5898 - 5980 Sycamore Canyon Blvd
APN: 2630300083
Prior Use: Vacant
Units Developed: 275
 Above Moderate: 275
 Moderate: 0
 Lower: 0
Status: Constructed
Site Area (Acres): 10.26
Zone: R-4
Zone Description: Multi-Family Residential Zone (Up to 40 du/ac)
Maximum Allowable Density: 40 du/ac

Project Description: Multiple-family residential development, including common and private amenities and covered and uncovered surface parking, on two contiguous parcels.

Project Density: 275 units
 10.26 acres

27 du/ac

Percent Buildout: 27 du/ac
 40 du/ac

0.68

IMPERIAL HARDWARE LOFTS



Site location and prior use



Completed project

Address: 3750 Main St
APN: 213271013
Prior Use: Commercial
Units Developed: 89
 Above Moderate: 89
 Moderate: 0
 Lower: 0
Status: Constructed
Site Area (Acres): 0.62
Zone: DSP-RC
Zone Description: Downtown Specific Plan - Raincross District (Up to 60+ du/ac)
Maximum Allowable Density: 60+ du/ac

Project Description: Construction of a mixed-use project, consisting of 89 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot.

Project Density:	89 units
	0.62 acres
	<hr/>
	144 du/ac

Percent Buildout:	144 du/ac
	60 du/ac
	<hr/>
	2.4

MAIN + NINE APARTMENTS



Site location and prior use



Completed project

Address: 3870 Main St
APN: 213301009
Prior Use: Parking
Units Developed: 36
 Above Moderate: 36
 Moderate: 0
 Lower: 0
Status: Constructed
Site Area (Acres): 0.36
Zone: DSP-RC
Zone Description: Downtown Specific Plan - Raincross District (Up to 60+ du/ac)
Maximum Allowable Density: 60+ du/ac

Project Description: Development of a five-story mixed-use building containing 35 dwelling units, 5,684 square feet of commercial space, and 44 parking stalls on a 0.36-acre parcel developed with a public parking lot.

Project Density:	36 units
	0.36 acres
	<hr/>
	100 du/ac

Percent Buildout:	100 du/ac
	60 du/ac
	<hr/>
	1.67

MARK



Site location and prior use



Conceptual project rendering

Address: 3650 Market St
APN: 213222023
Prior Use: Commercial
Units Developed: 165
 Above Moderate: 165
 Moderate: 0
 Lower: 0
Status: Construction In Progress
Site Area (Acres): 1.2
Zone: DSP-RC
Zone Description: Downtown Specific Plan - Raincross District (Up to 60+ du/ac)
Maximum Allowable Density: 60+ du/ac

Project Description: Stalder Plaza - 165 residential units and 22,000sf of retail and subterranean parking.

Project Density:	165 units
	1.2 acres
	<hr/>
	138 du/ac

Percent Buildout:	138 du/ac
	60 du/ac
	<hr/>
	2.29

HARVARD PACIFIC SENIOR APARTMENT HOMES



Site location and prior use

Address: 3723 Strong St
APN: 206205014
Prior Use: Vacant
Units Developed: 58
 Above Moderate: 58
 Moderate: 0
 Lower: 0
Status: Construction in Progress
Site Area (Acres): 2.01
Zone: R-3-1500
Zone Description: Multi-Family Residential Zone (Up to 29 du/ac)
Maximum Allowable Density: 29 du/ac

Project Density:	58 units
	2.01 acres
	<hr/>
	29 du/ac

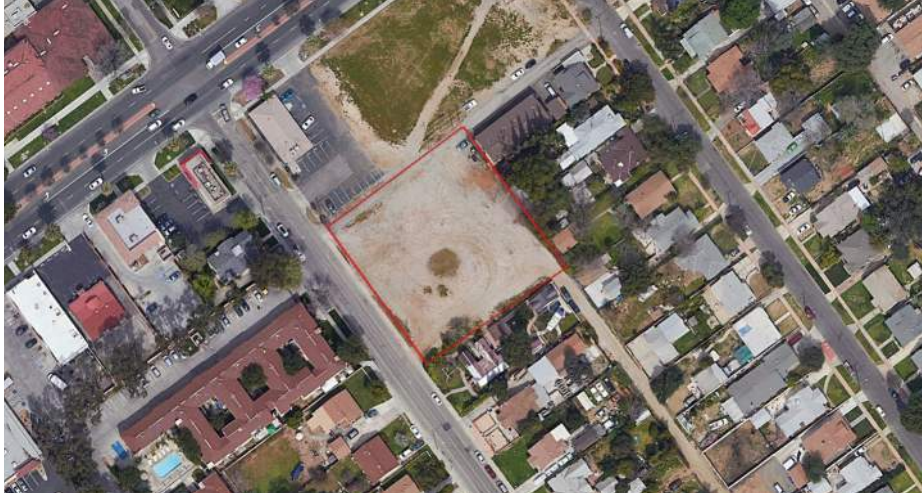
Percent Buildout:	29 du/ac
	29 du/ac
	<hr/>
	1.0



Conceptual project rendering

Project Description: Construction of a 58-unit senior housing complex consisting of a 57,799 square foot two-story building.

HABITAT RIVERSIDE



Site location and prior use

Address: 3753 Myers St
APN: 234101051
Prior Use: Vacant
Units Developed: 4
 Above Moderate: 0
 Moderate: 4
 Lower: 0
Status: Constructed
Site Area (Acres): 0.57
Zone: MU - V
Zone Description: Mixed Use - Village (Up to 30 du/ac)
Maximum Allowable Density: 30 du/ac

Project Density:	4 units
	0.57 acres
	7 du/ac

Percent Buildout:	7 du/ac
	30 du/ac
	0.23



3 BEDROOM | CRAFTSMAN STYLE



4 BEDROOM | PRAIRIE STYLE

Conceptual project rendering

Project Description: Habitat for Humanity development of a four unit condominium project

SUNRISE AT BOGART



Site location and prior use



Conceptual project rendering

Address:	11049 Bogart Ave
APN:	146182080
Prior Use:	Vacant
Units Developed:	23
Above Moderate:	1
Moderate:	0
Lower:	22
Status:	Construction in Progress
Site Area (Acres):	0.76
Zone:	R-3-2000
Zone Description:	Multi-Family Residential Zone (Up to 21.8 du/ac)
Maximum Allowable Density:	21.8 du/ac

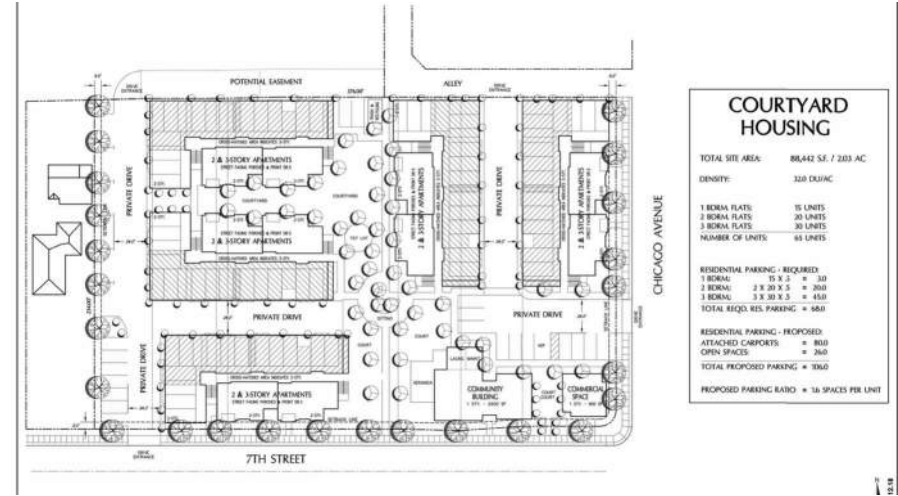
Project Description: Neighborhood Partnership Housing Services construction of a supportive housing development consisting of 23 dwelling units within two two-story buildings.

Project Density:	23 units	Percent Buildout:	30 du/ac
	0.76 acres		21.8 du/ac
	<hr/>		<hr/>
	30 du/ac		1.39

ENTRADA



Site location and prior use



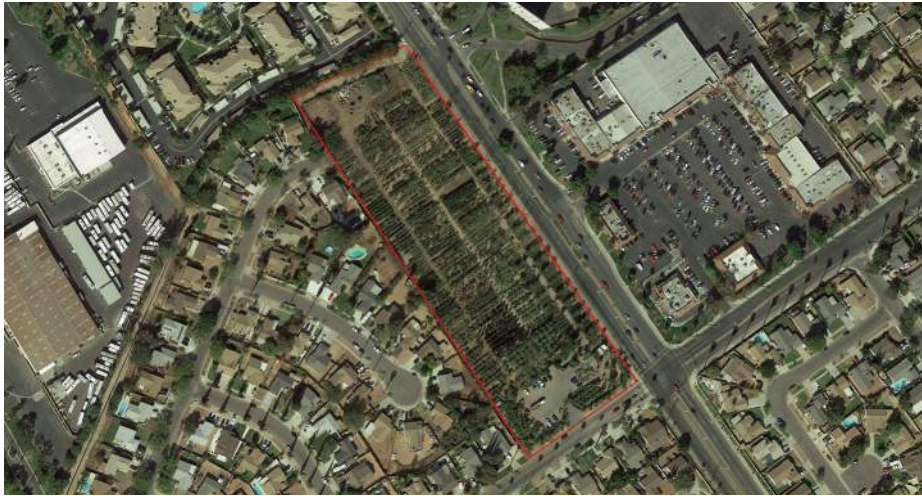
Conceptual project rendering

Address:	1705 Seventh St
APN:	211181026
Prior Use:	Residential
Units Developed:	65
Above Moderate:	1
Moderate:	0
Lower:	64
Status:	Construction in Progress
Site Area (Acres):	2.03
Zone:	R-3-1500
Zone Description:	Multi-Family Residential Zone (Up to 29 du/ac)
Maximum Allowable Density:	29 du/ac)

Project Description: Construction of a 65-unit multi family residential development on seven contiguous parcels.

Project Density:	65 units	Percent Buildout:	32 du/ac
	2.03 acres		29 du/ac
	32 du/ac		1.1

LINCOLN VILLAGE



Site location and prior use



Completed project

Address: 3000 Van Buren Blvd
APN: 234270041
Prior Use: Vacant
Units Developed: 180
 Above Moderate: 180
 Moderate: 0
 Lower: 0
Status: Constructed
Site Area (Acres): 5.34
Zone: R-4
Zone Description: Multi-Family Residential Zone (Up to 40 du/ac)
Maximum Allowable Density: 40 du/ac

Project Description: 180-unit multi-tenant apartment complex with combined leasing and recreational building.

Project Density: 180 units
 5.34 acres

34 du/ac

Percent Buildout: 34 du/ac
 40 du/ac

0.85