

## Northside Specific Plan

### Riverside Public Utilities

Board of Public Utilities

October 23, 2017

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## WORKSHOP AGENDA

1. Summarize October 11<sup>th</sup> Northside Community Workshop October 14<sup>th</sup> and “Meet the Planners” session;
2. Examine consultant prepared land use concepts, including opportunities and constraints associated with each concept and community feedback regarding each land use plan;
3. Invite Public Comment;
4. Board Member Q&A;
5. Board Member collaboration and consensus building; and
6. Unified Board Recommendation(s) regarding land use concept preference/changes

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## PURPOSE OF THE SPECIFIC PLAN

To establish a clear vision and land use policies for the Northside Neighborhood and adjacent vacant and underutilized properties to the north in the City of Colton. The specific plan will need to:

1. Define a community-based vision;
2. Preserve and protect existing neighborhoods;
3. Uphold historic preservation;
4. Accommodate mobility choices;
5. Evaluate natural, cultural and historic resources;
6. Eliminate and minimize potential land use conflicts;
7. Create appropriate development standards;
8. Attain program-level CEQA clearance; and
9. Be completed in 18 to 20 months.



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## Project Area

Northside Neighborhood

(Riverside General Plan)

Pellissier Ranch

(RPU-owned; in Colton)

Potential Areas :

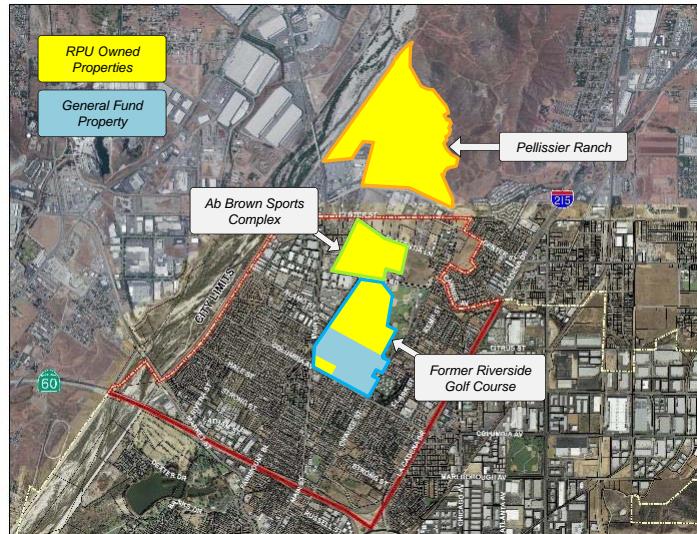
- A. North Main Street
- B. Residential area east of I-215 Fwy.
- C. Area between City of Riverside and Pellissier Ranch (Colton)
- D. Roquet Ranch (Colton)



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## Northside Specific Plan & RPU

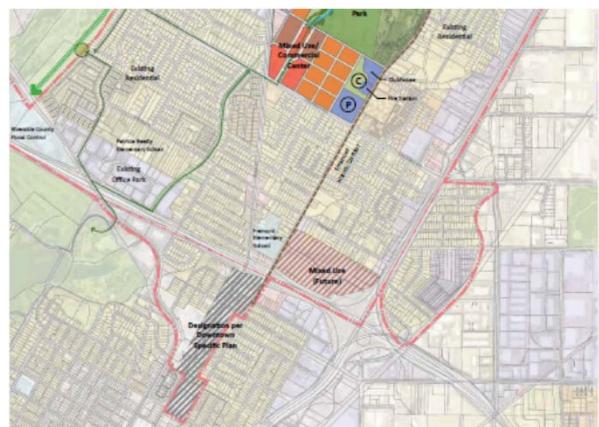
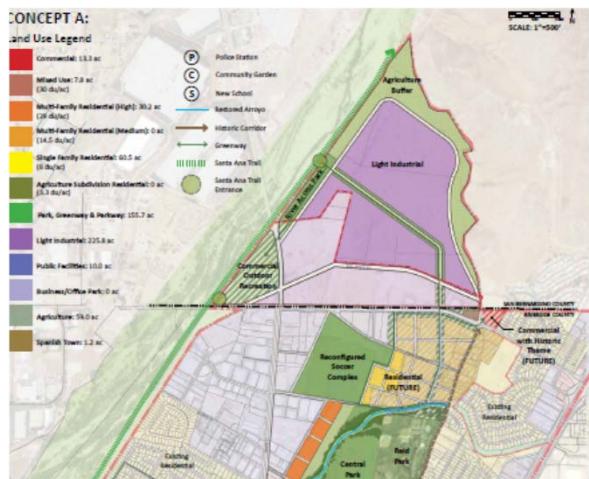


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## SPECIFIC PLAN CONCEPT A



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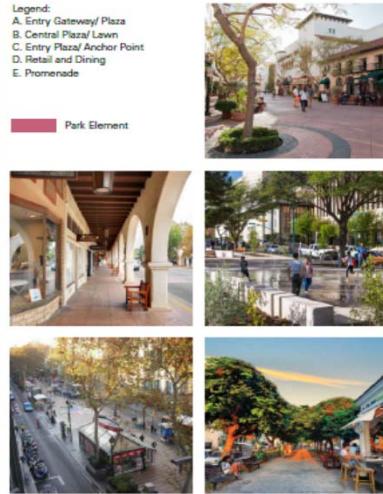
# SITE PLAN CONCEPT A

CONCEPT A - VILLAGE COMMERCIAL



Legend:  
 A. Entry Gateway/ Plaza  
 B. Central Plaza/ Lawn  
 C. Entry Plaza/ Anchor Point  
 D. Retail and Dining  
 E. Promenade

Park Element



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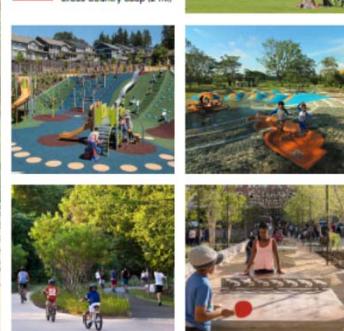
# SITE PLAN CONCEPT A

CONCEPT A - PARK



Legend:  
 A. Great Lawn/Picnic  
 B. Playground  
 C. Community Garden  
 D. Agriculture Buffer  
 E. Park Element  
 F. Arroyo  
 G. Entry Plaza/ Anchor Point

Park Element  
 Cross Country Loop (2 mil)



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## SITE PLAN CONCEPT A

## CONCEPT A - SPANISH TOWN



Legend:  
A. Adobe  
B. Plaza Crossing  
C. Mission Style Fountain  
D. Retail and Dining  
E. Open Lawn  
F. Small Vendor  
G. Museum  
H. Interaction Center



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# SITE PLAN CONCEPT B

**CONCEPT B:**

#### Land Use Legend



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## SITE PLAN CONCEPT B

CONCEPT B - VILLAGE COMMERCIAL



Legend:  
A. Central Plaza  
B. Central Greenway/Linear Park  
C. Entry Plaza/Anchor Point  
D. Retail and Dining  
E. Arroyo

Park Element



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## SITE PLAN CONCEPT B

CONCEPT B - PARK



Legend:  
A. Entry Plaza/Anchor point  
B. Urban Farmland  
C. Central Greenway  
D. Anchor Points  
E. Open Lawn

Park Element  
Cross Country Loop (2 mil)



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## SITE PLAN CONCEPT B

CONCEPT B - SPANISH TOWN

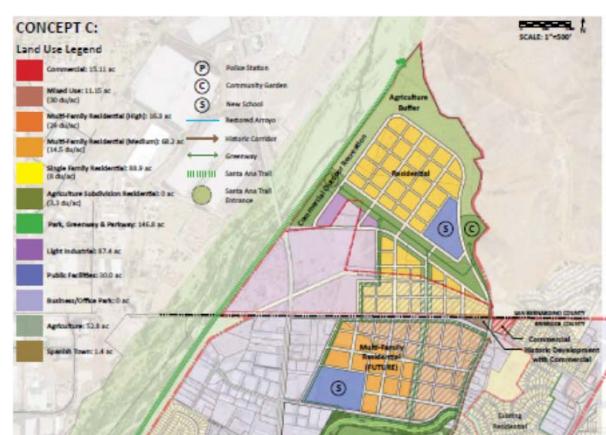


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## SITE PLAN CONCEPT C



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## SITE PLAN CONCEPT C

CONCEPT C - VILLAGE COMMERCIAL



Legend:  
 A. Central Roundabout  
 B. Vernal Pool/Seasonal Pond  
 C. Promenade  
 D. Plaza/Anchor Point  
 E. Playground/Anchor Point  
 F. Mixed Use with Retail (1st Floor)

Park Element



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## SITE PLAN CONCEPT C

CONCEPT C - PARK



Legend:  
 A. Arroyo  
 B. Relocated Soccer Fields  
 C. Terraced Greenway  
 D. Park and Sports Field Parking

Park Element  
 Cross Country Loop (2 mi)



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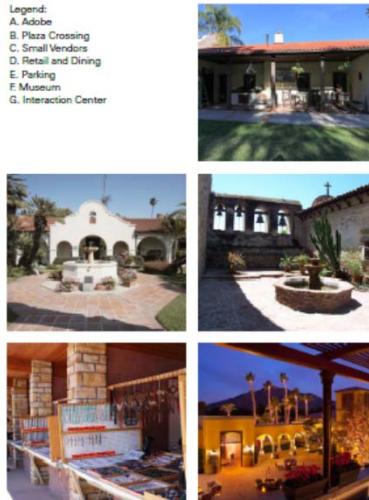
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## SITE PLAN CONCEPT C

CONCEPT C - SPANISH TOWN



Legend:  
 A. Adobe  
 B. Plaza Crossing  
 C. Small Vendors  
 D. Retail and Dining  
 E. Parking  
 F. Museum  
 G. Interaction Center



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## NEXT STEPS

1. Consultant review of community feedback and RPU Board recommendation(s);
2. Consultant preparation of updated "project" plan;
3. Community workshop to review and solicit feedback on final plan (~January, 2018); and
4. RPU Board item to review of updated plan (~ late January or early February, 2018)

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## RECOMMENDATIONS

That the Riverside Public Utilities Board:

1. Receive and file this presentation on the Northside Neighborhood and Pellissier Ranch Inter-Jurisdictional Specific Plan update; and
2. Conduct a workshop and, at its conclusion, provide a set of comments representing the consensus of the RPU Board regarding the three prepared land use concepts.