

## 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

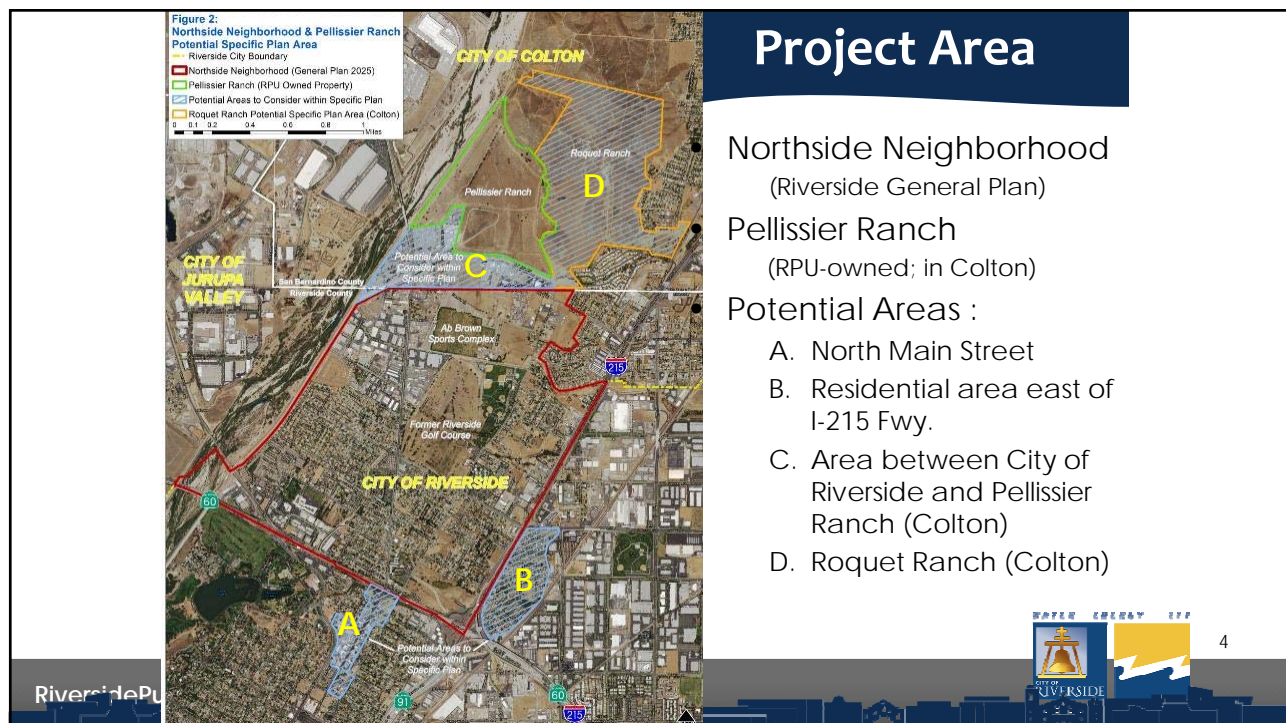
To establish a clear vision and land use policies for the Northside Neighborhood and adjacent vacant and underutilized properties to the north in the City of Colton. The specific plan will need to:

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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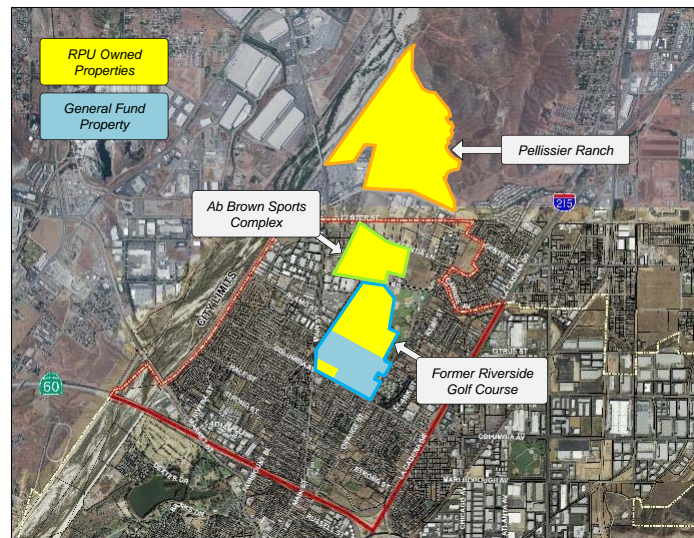


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## Northside Specific Plan & RPU

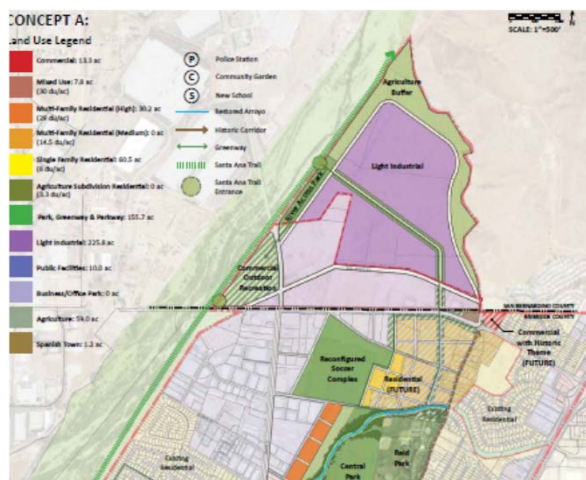


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## SPECIFIC PLAN CONCEPT A



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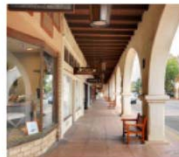
## SITE PLAN CONCEPT A

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



SCALE: 1"=200'

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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. Dog Park  
F. Arroyo  
G. Entry Plaza/ Anchor Point

Park Element  
Cross Country Loop (2 mi)



SCALE: 1"=200'

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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

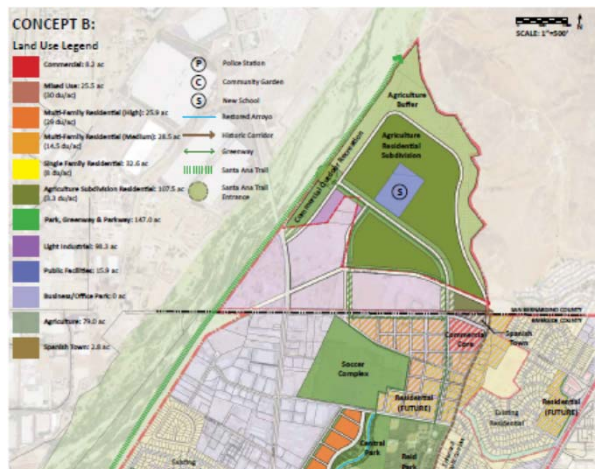


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## SITE PLAN CONCEPT B



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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 mi)



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## SITE PLAN CONCEPT B

CONCEPT B - SPANISH TOWN



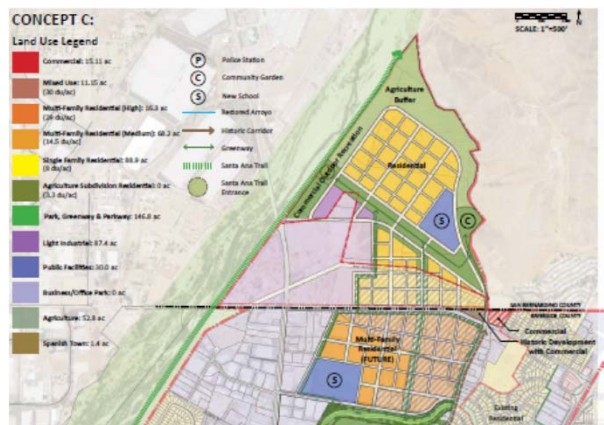
- Legend:
- A. Historic Kiosk Plaza
  - B. Agriculture Plots
  - C. Adobe (Recreated)
  - D. School (Recreated)
  - E. Tavern (Recreated)
  - F. Spanish Architectural Landmark
  - G. Educational Adobe Brick Room
  - H. Interactive Center
  - I. Retail and Dining
  - J. Paseo
  - K. Entry Signage



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## SITE PLAN CONCEPT C



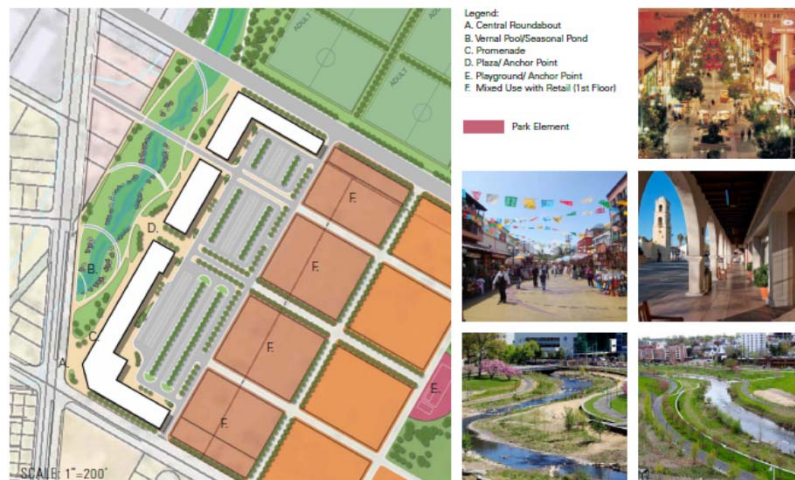
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## SITE PLAN CONCEPT C

CONCEPT C - VILLAGE COMMERCIAL



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## SITE PLAN CONCEPT C

CONCEPT C - PARK



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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.