

# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 105



City Boundary

Site in Focus

Opportunity Parcel



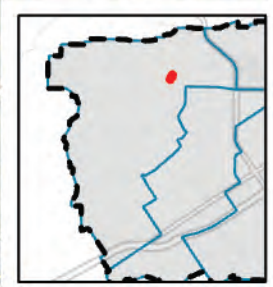
0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
624	154321017	10303 Arlington Ave	7	1.11	1958	Non-Vacant	RECO	C	CG	Rezoned Residential	MU-V	30	22	Moderate Income	No	No
639	154321019	10333 Arlington Ave	7	1.68	1980	Non-Vacant	LIND	C	CG	Rezoned Residential	MU-V	30	33	Moderate Income	No	No
656	154321011	10355 Arlington Ave	7	0.43	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	30	8	Moderate Income	No	No
661	154321016	10369 Arlington Ave	7	1.08	1978	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	21	Moderate Income	No	No
671	154321024	10391 Arlington Ave	7	2.06	1960	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	41	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 109



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
695	154330010	None	7	1.25	0	Non-Vacant	SFRD	SRR	RR	Residential Upzone	R-3-2500	17,424	25	Moderate Income	No	No
698	154330037	None	7	1.63	0	Vacant	UDEV	MDR	RR	Residential Upzone	R-3-2500	17,424	32	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 207



City Boundary
 Site in Focus
 Opportunity Parcel
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 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
703	150091032	None	7	0.86	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	21	Moderate Income	No	No

## Data Dictionary - Existing Land Use

Item	Existing Land Use Code	Existing Land Use Description
1	EDU	Educational
2	LIND	Light Industrial
3	LOD	Lodging
4	MED	Medical
5	MFR	Multi-Family
6	MISC	Miscellaneous
7	OFF	Office
8	POW	Place of Worship
9	RECO	Recreation Facility and Parks - Outdoor
10	RESX	Resource Extraction
11	RET	Retail/Services
12	SFRA	Single-Family Attached
13	SFRD	Single-Family Detached
14	UDEV	Underdeveloped Area
15	UTIL	Utility

## Data Dictionary - General Plan Land Use

Item	General Plan Land Use Code	General Plan Land Use Description
1	B/OP	Business / Office Park
2	C	Commercial
3	DSP	Downtown Specific Plan
4	HDR	High Density Residential
5	HR	Hillside Residential
6	I	Industrial
7	LDR	Low Density Residential
8	MDR	Medium Density Residential
9	MHDR	Medium High Density Residential
10	MU-N	Mixed Use - Neighborhood
11	MU-U	Mixed Use - Urban
12	MU-V	Mixed Use - Village
13	NSP-FMU	Northside Plan - Freeway Mixed Use
14	NSP-MDR	Northside Plan - Medium Density Residential
15	NSP-MHDR	Northside Plan - Medium High Density Residential
16	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
17	NSP-NVC	Northside Plan - Northside Village Center
18	O	Office
19	OSP	Orangecrest Specific Plan
20	PF	Public Facilities / Institutional
21	SRR	Semi Rural Residential
22	VHDR	Very High Density Residential
23	VLDR	Very Low Density Residential

## Data Dictionary - Current Zoning

Item	Current Zone Code	Current Zone Description
1	BMP	Business and Manufacturing Park - Bld over 30ft facing arterial street
2	CG	Commercial General
3	CR	Commercial Retail
4	DSP-AS	Downtown Specific Plan - Almond Street District
5	DSP-HC	Downtown Specific Plan - Health Care District
6	DSP-JC	Downtown Specific Plan - Justice Center District
7	DSP-NC	Downtown Specific Plan - Neighborhood Commercial

8	DSP-PPO	Downtown Specific Plan - Prospect Place Office District
9	DSP-RC	Downtown Specific Plan - Raincross District
10	DSP-RES	Downtown Specific Plan - Residential District
11	I	General Industrial
12	MU-U	Mixed Use - Urban
13	MU-V	Mixed Use - Village
14	NSP-FMU	Northside Plan - Freeway Mixed Use
15	NSP-MDR	Northside Plan - Medium Density Residential
16	NSP-MHDR	Northside Plan - Medium High Density Residential
17	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
18	NSP-NVC	Northside Plan - Northside Village Center
19	O	Office
20	OSP-CID	OSP - Commercial Industrial District
21	PF	Public Facility
22	R-1-1/2 acre	Single-Family Residential - R-1-1/2 acre
23	R-1-13000	Single-Family Residential - R-1-13000
24	R-1-7000	Single-Family Residential - R-1-7000
25	R-1-8500	Single-Family Residential - R-1-8500
26	R-3-1500	Multi-Family Residential - R-3-1500
27	R-3-2000	Multi-Family Residential - R-3-2000
28	R-3-2500	Multi-Family Residential - R-3-2500
29	R-4	Multi-Family Residential - R-4
30	RE	Residential Estate
31	RR	Rural Residential

## Data Dictionary - Proposed Zoning

Item	Proposed Zone Code	Proposed Zone Description
1	DSP-AS	Downtown Specific Plan - Almond Street District
2	DSP-JC-R	Downtown Specific Plan - Justice Center District/Residential
3	DSP-PPO	Downtown Specific Plan - Prospect Place Office District
4	DSP-RC	Downtown Specific Plan - Raincross District
5	ID-EE	Innovation District Employment Emphasis 100 DUA
6	ID-EST	Innovation District East Side Transition 60 DUA
7	ID-RE	Innovation District Residential Emphasis 150 DUA
8	MU-U	Mixed Use - Urban
9	MU-U-OL	Mixed Use - Urban Overlay (TBD)
10	MU-U-TA	Mixed Use - Urban (Transit Area)
11	MU-V	Mixed Use - Village
12	MU-V-TA	Mixed Use - Village (Transit Area)
13	NSP-FMU	Northside Plan - Freeway Mixed Use
14	NSP-MDR	Northside Plan - Medium Density Residential
15	NSP-MHDR	Northside Plan - Medium High Density Residential
16	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
17	NSP-NVC	Northside Plan - Northside Village Center
18	R-3-1500	Multi-Family Residential - R-3-1500
19	R-3-2000	Multi-Family Residential - R-3-2000
20	R-3-2500	Multi-Family Residential - R-3-2500
21	R-4	Multi-Family Residential - R-4