



**Foulger
Pratt**

SERITAGE
GROWTH PROPERTIES

Arlington Mixed Use Riverside, CA

December 12, 2023



Project Goals



Provide quality, multi-family housing.



Provide opportunity to recognize existing cultural resources through new development



Place housing near transit to reduce residential VMT.



Encourage pedestrian connectivity.



Compatible mixed-use development.



Provide Grocery Store and in-line retail to support neighborhood.

Project Description

- **388 dwelling units**
 - 318 garden style (3-story)
 - 70 townhomes (2-story)
- **21,000 sf. ALDI Grocery Store**
- **5,000 sf. Retail Pad**
- **Public Dog Park**
- **Providing nearly 2.5x the minimum Open Space**



45'-0" MAXIMUM HEIGHT



FRONT ELEVATION 1

45'-0" MAXIMUM HEIGHT



LEFT ELEVATION 2

— Garden Style Elevation



FRONT ELEVATION 1



LEFT ELEVATION 2



REAR ELEVATION 2



RIGHT ELEVATION 4



Project Rendering



Project Rendering

Cultural Resource Acknowledgement



Character Defining Features

- Horizontal Lines
- Box Framing
- Sawtooth Feature on Rear of Building
- Stamped Metal Façade
- Stonework
- Iconic Sears Signage

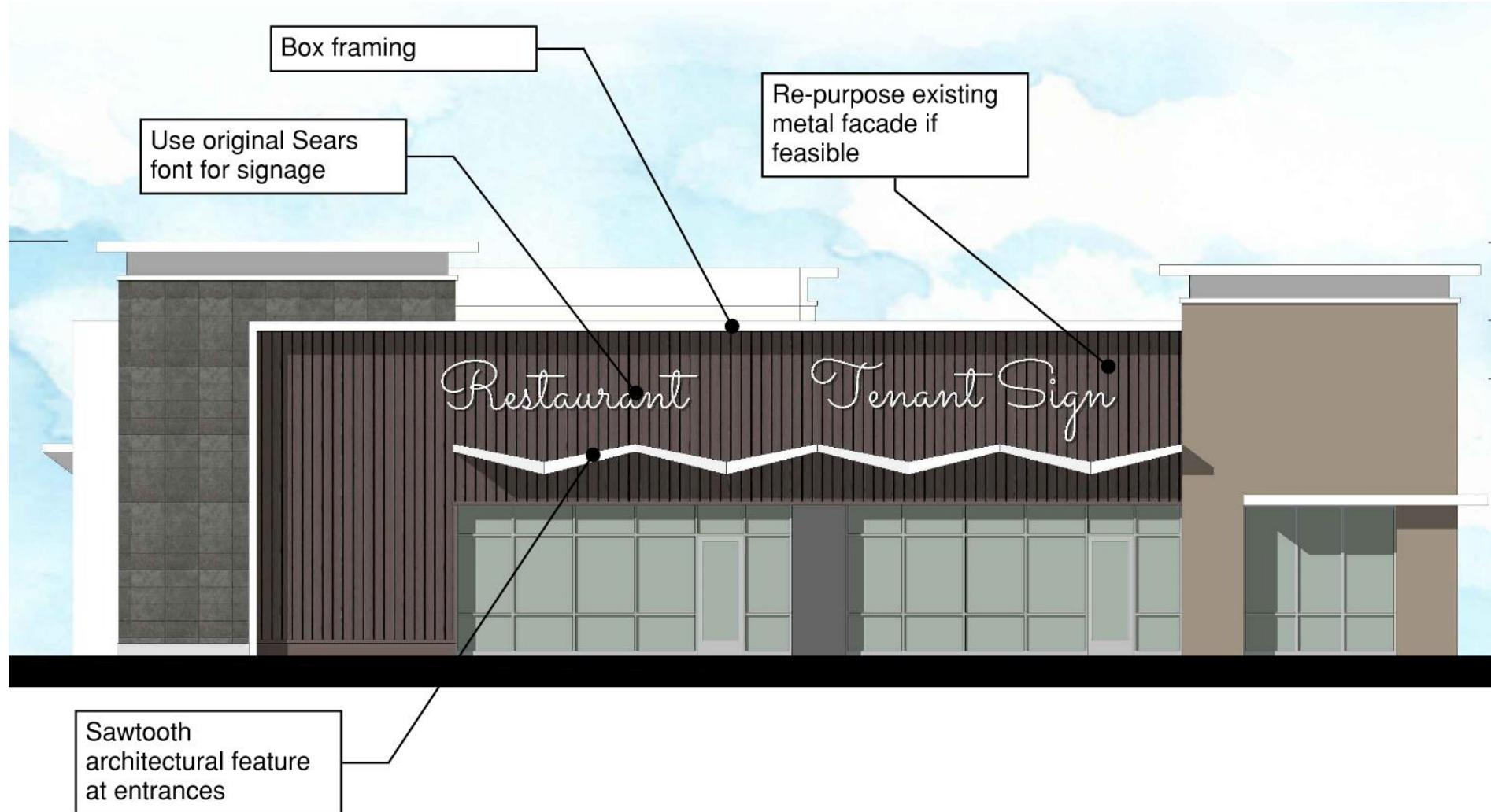


Cultural Resource Acknowledgement



= Clubhouse/Leasing Office Elevation

Cultural Resource Acknowledgement



== Retail/Restaurant Building Elevation

