

CITY OF RIVERSIDE NORTHSIDE SPECIFIC PLAN CONCEPT BOOKLET INTERNAL DRAFT

MEETING DATE
SEPTEMBER 22ND 2017



DESIGNWORKSHOP



CONCEPT A:

Land Use Legend

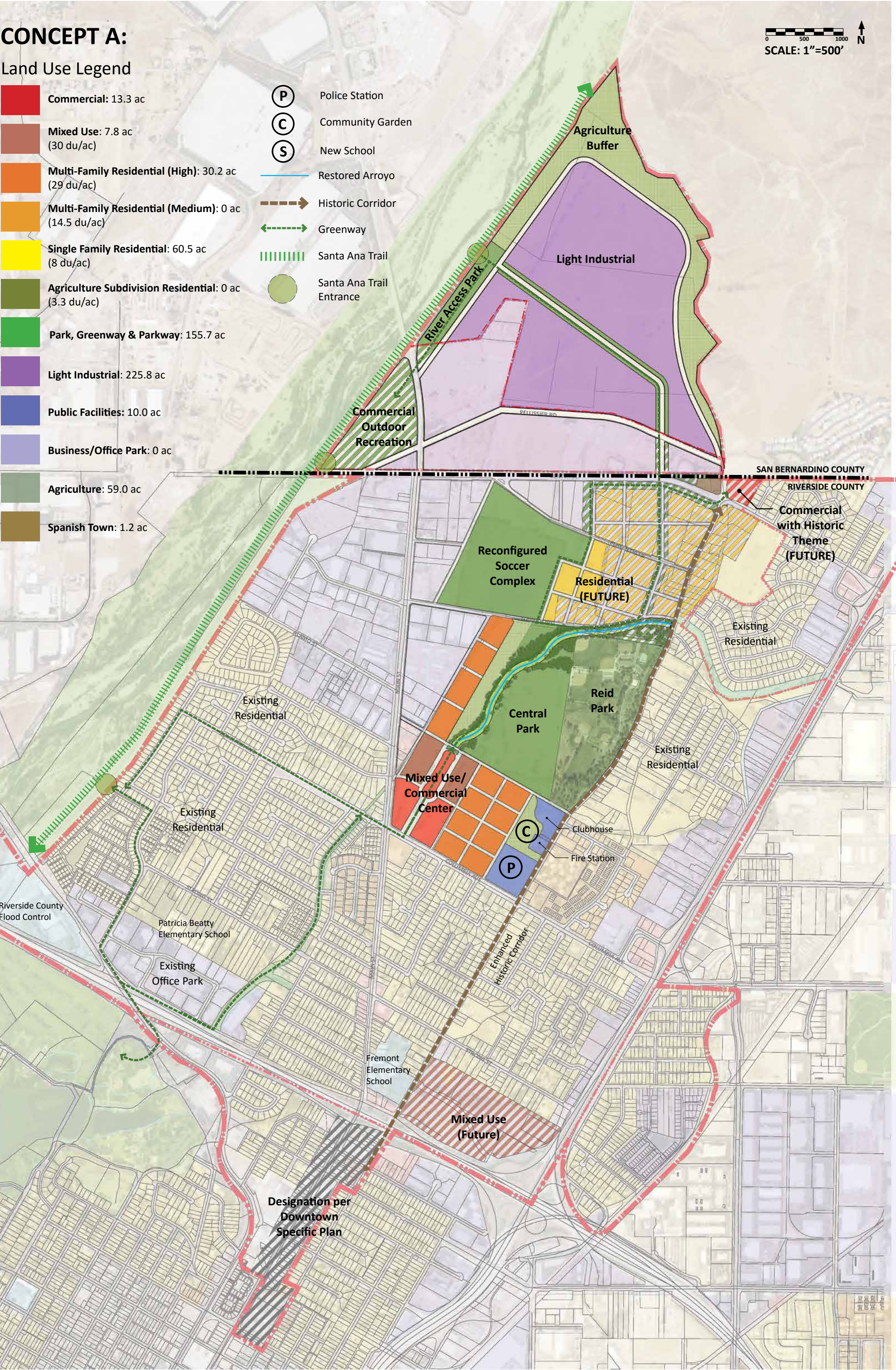
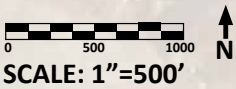
- Commercial: 13.3 ac
- Mixed Use: 7.8 ac
(30 du/ac)
- Multi-Family Residential (High): 30.2 ac
(29 du/ac)
- Multi-Family Residential (Medium): 0 ac
(14.5 du/ac)
- Single Family Residential: 60.5 ac
(8 du/ac)
- Agriculture Subdivision Residential: 0 ac
(3.3 du/ac)
- Park, Greenway & Parkway: 155.7 ac
- Light Industrial: 225.8 ac
- Public Facilities: 10.0 ac
- Business/Office Park: 0 ac
- Agriculture: 59.0 ac
- Spanish Town: 1.2 ac

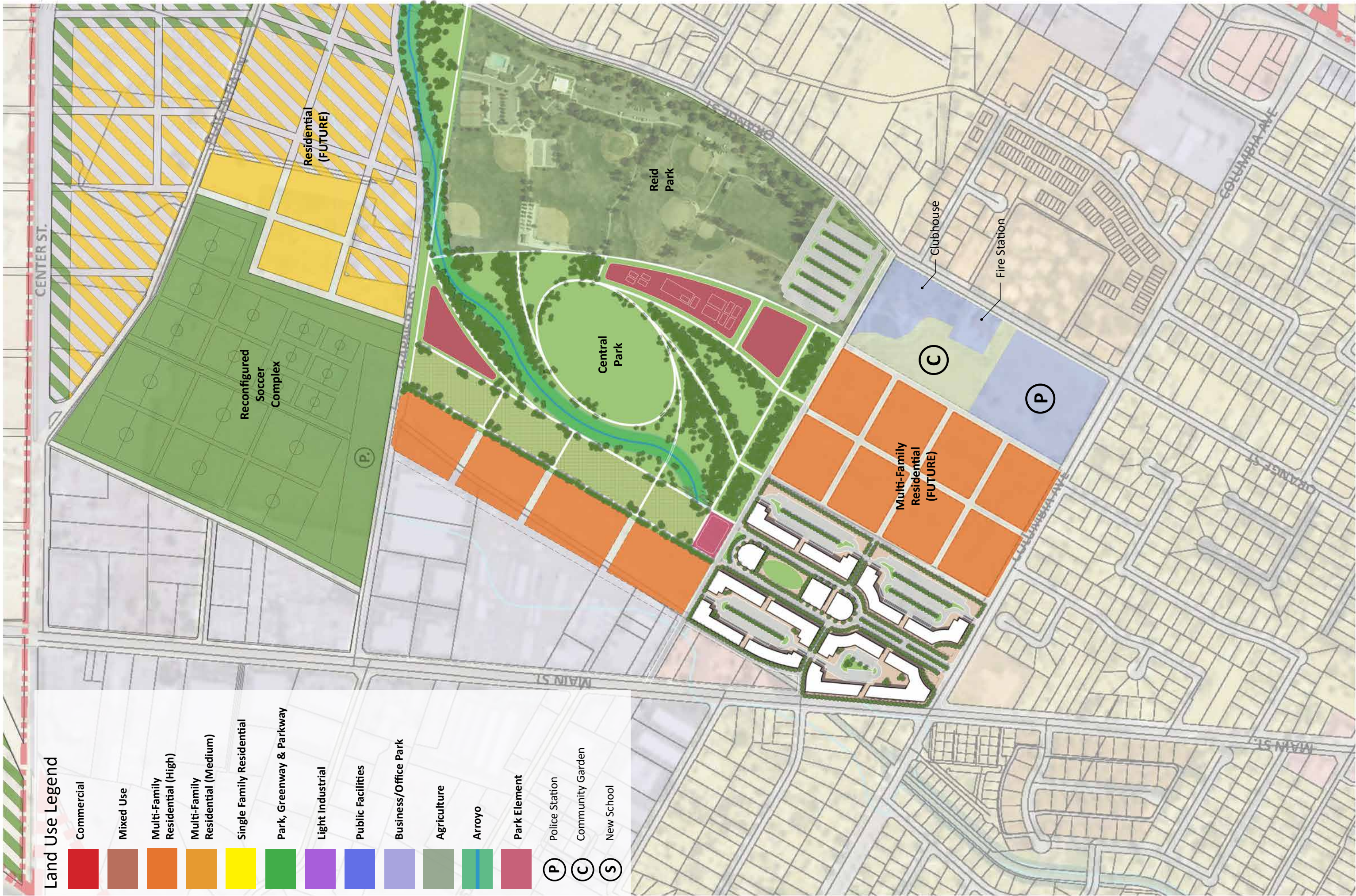
- P

Police Station
- C

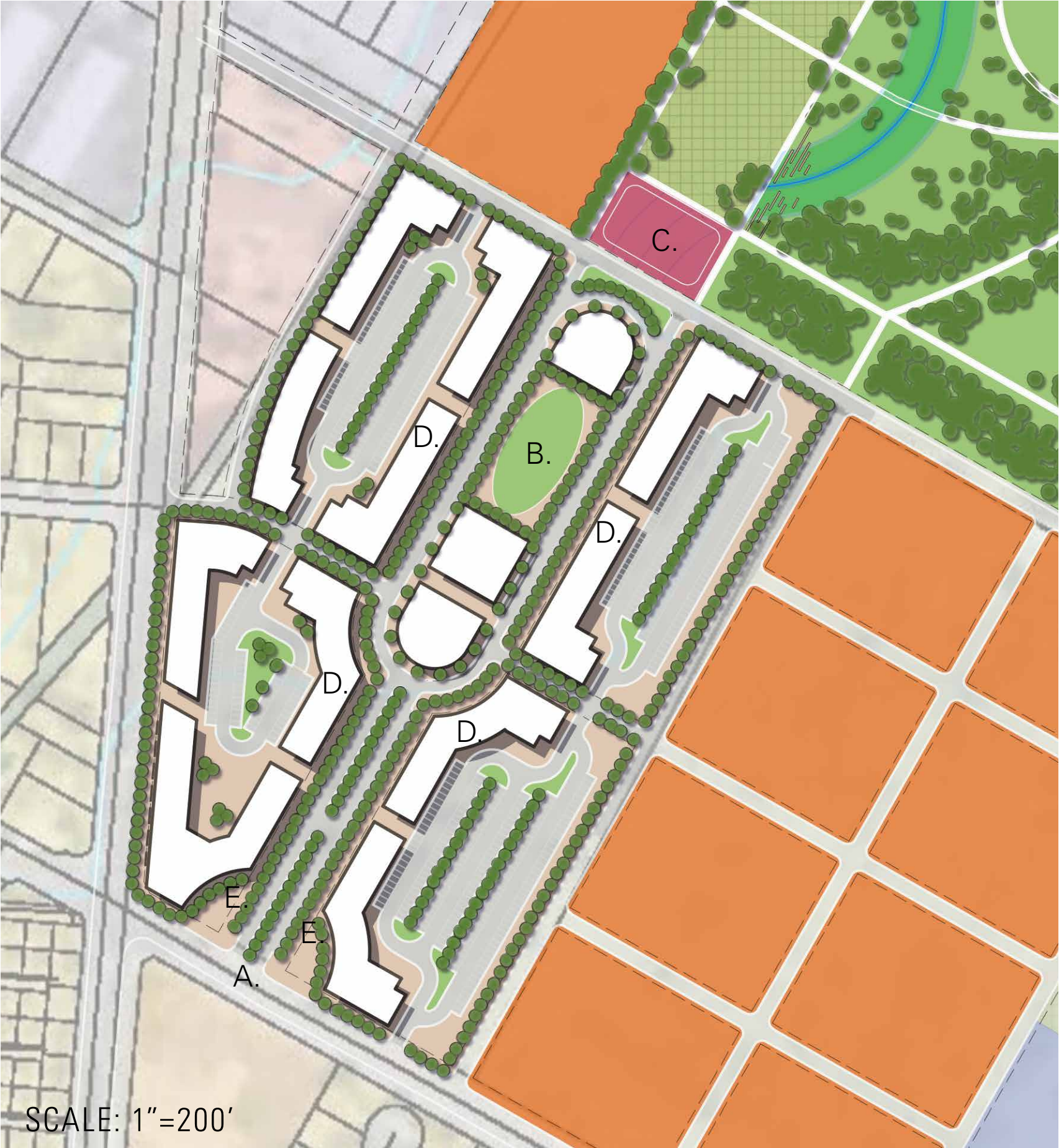
Community Garden
- S

New School
- Restored Arroyo
- Historic Corridor
- Greenway
- Santa Ana Trail
- Santa Ana Trail Entrance





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



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

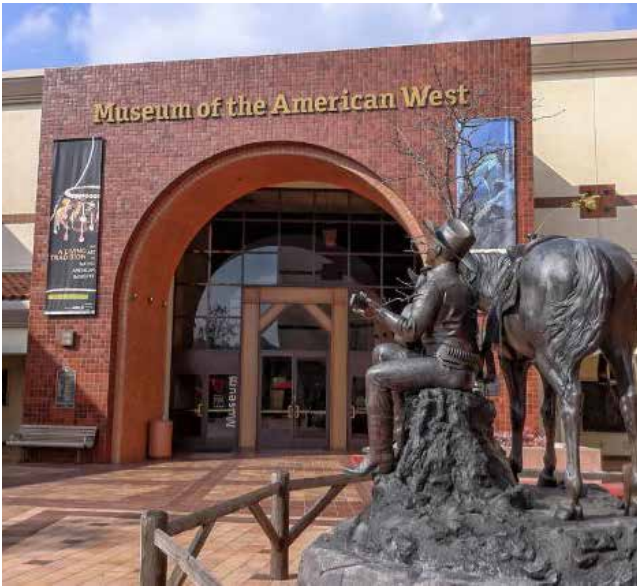
 Cross Country Loop (2 mi)



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



CONCEPT B:

Land Use Legend

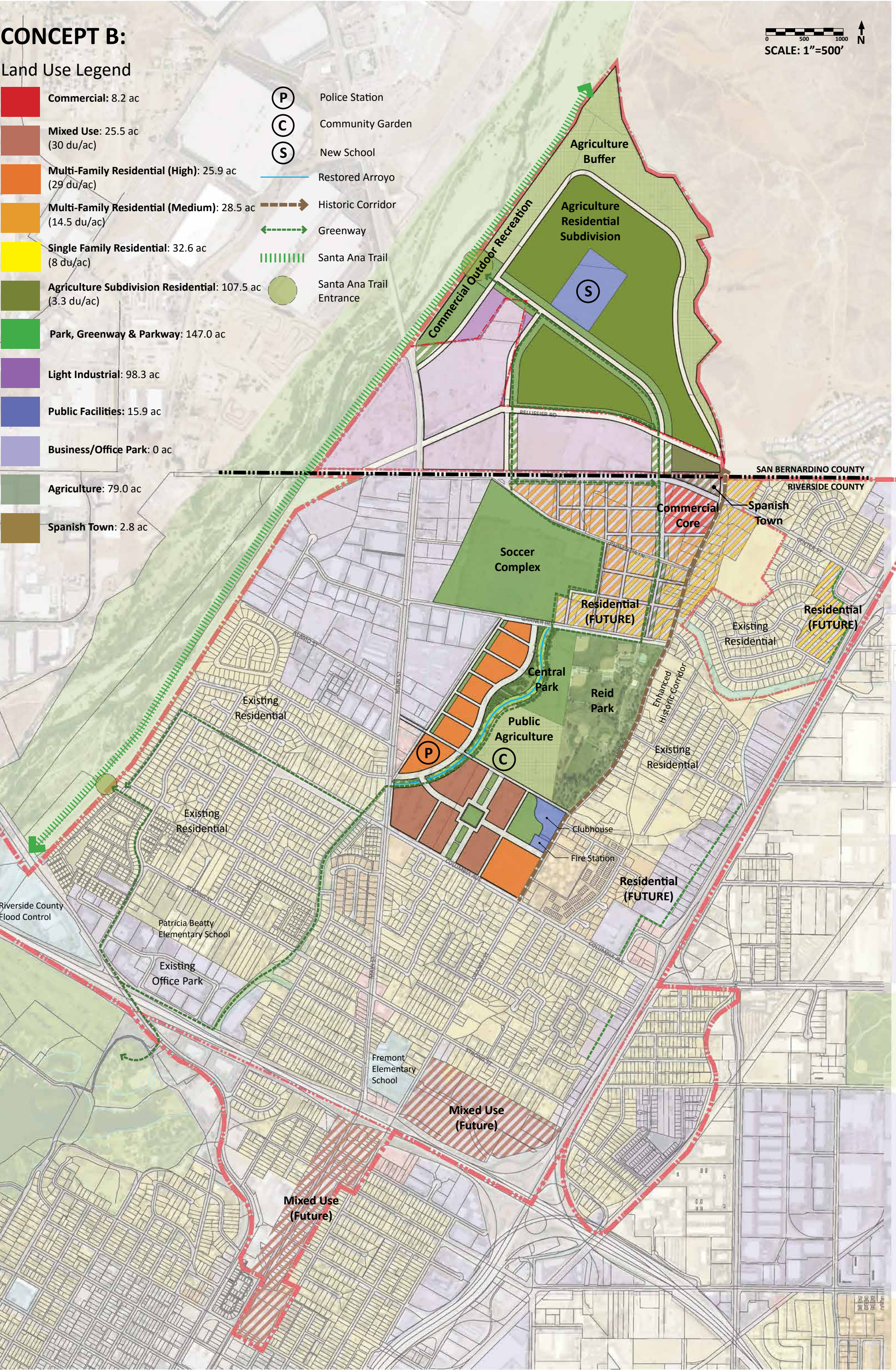
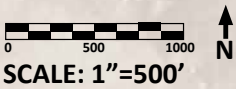
- Commercial: 8.2 ac
- Mixed Use: 25.5 ac
(30 du/ac)
- Multi-Family Residential (High): 25.9 ac
(29 du/ac)
- Multi-Family Residential (Medium): 28.5 ac
(14.5 du/ac)
- Single Family Residential: 32.6 ac
(8 du/ac)
- Agriculture Subdivision Residential: 107.5 ac
(3.3 du/ac)
- Park, Greenway & Parkway: 147.0 ac
- Light Industrial: 98.3 ac
- Public Facilities: 15.9 ac
- Business/Office Park: 0 ac
- Agriculture: 79.0 ac
- Spanish Town: 2.8 ac

- (P)

Police Station
- (C)

Community Garden
- (S)

New School
- Restored Arroyo
- Historic Corridor
- Greenway
- Santa Ana Trail
- Santa Ana Trail Entrance



CONCEPT B - ZOOM IN

Land Use Legend

Commercial

Mixed Use

Multi-Family Residential (High)

Multi-Family Residential (Medium)

Single Family Residential

Park, Greenway & Parkway

Light Industrial

Public Facilities

Business/Office Park

Agriculture

Arroyo

Park Element

P

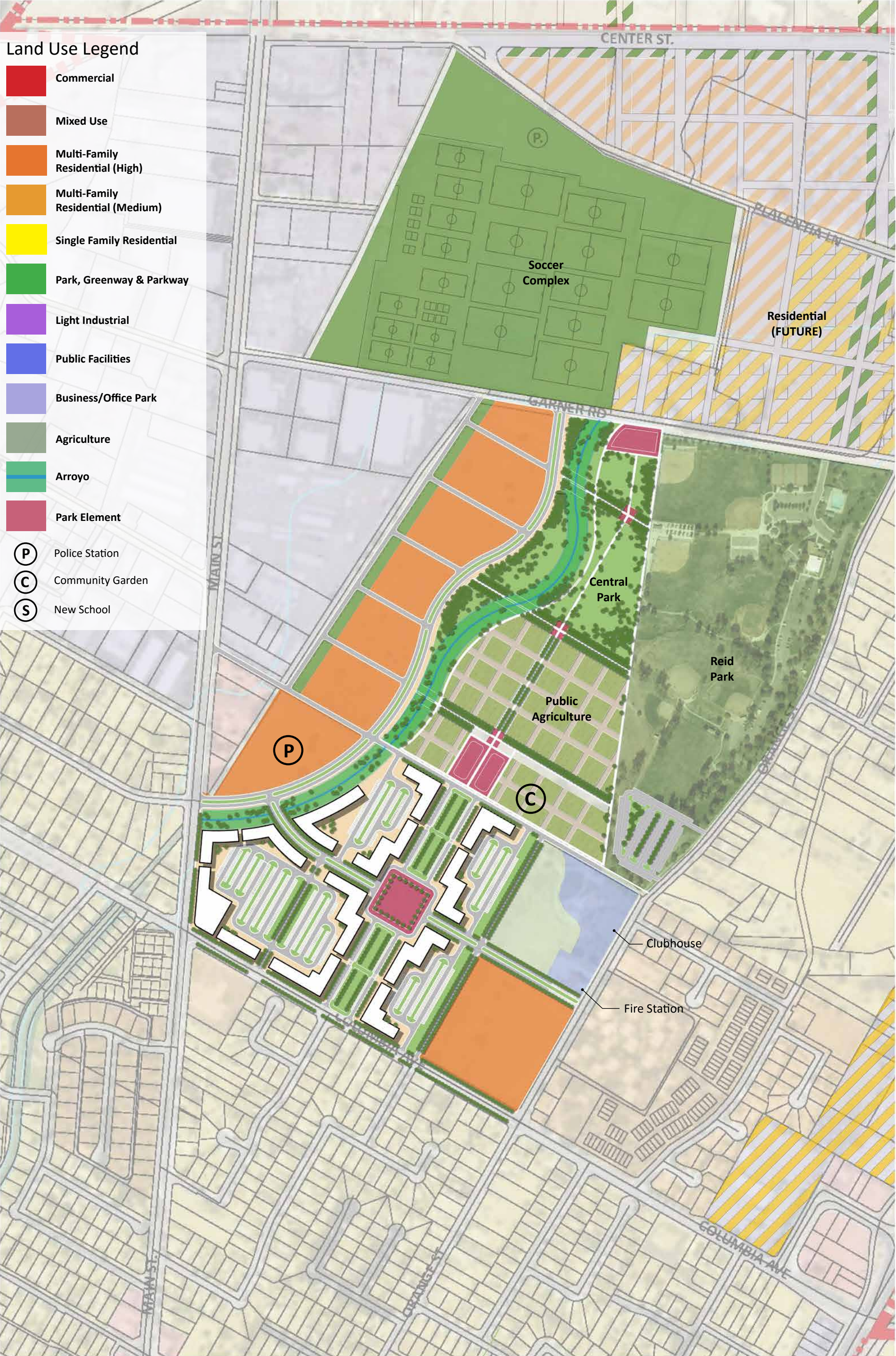
Police Station

C

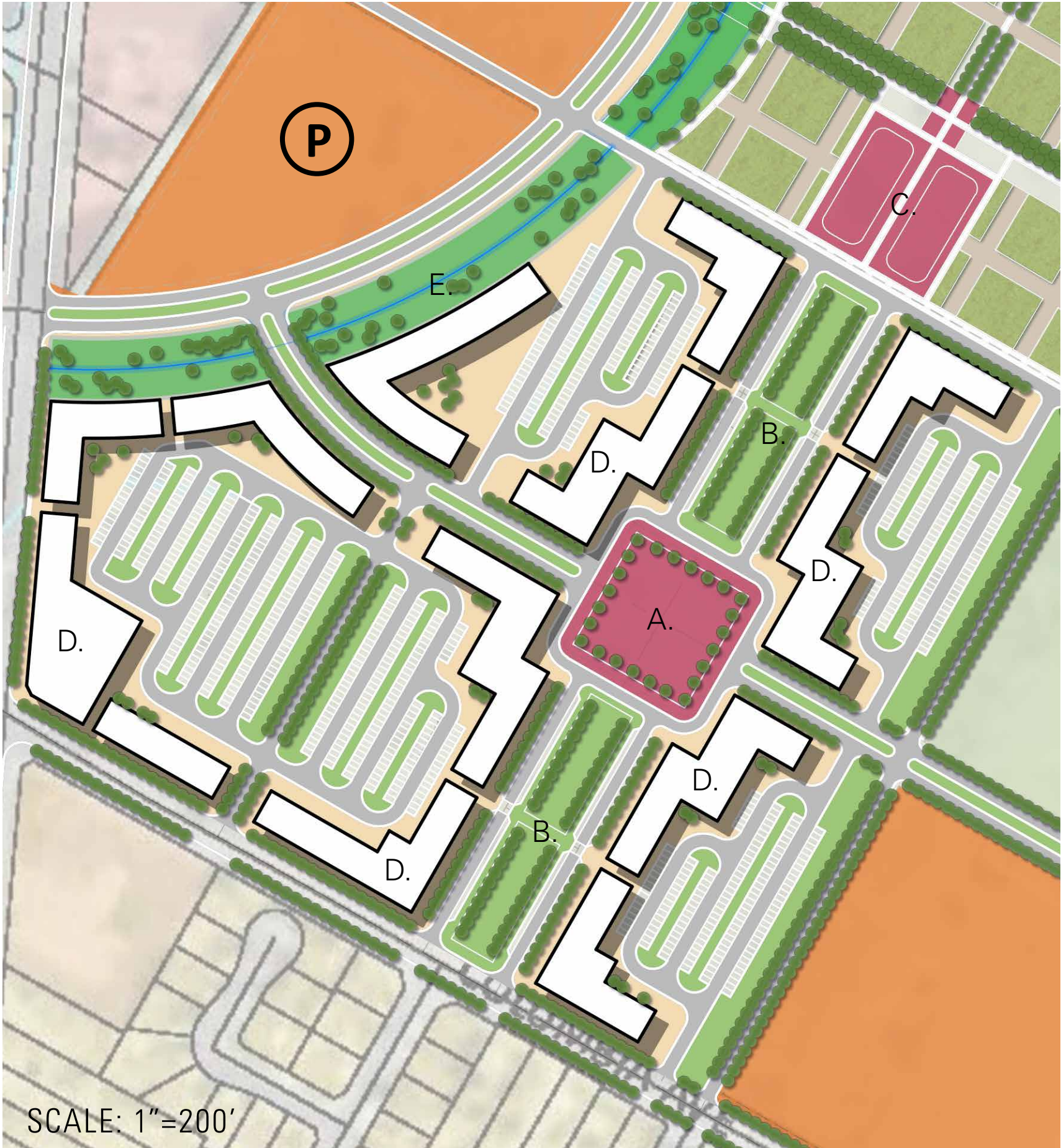
Community Garden

S

New School



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



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)



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



CONCEPT C:

Land Use Legend

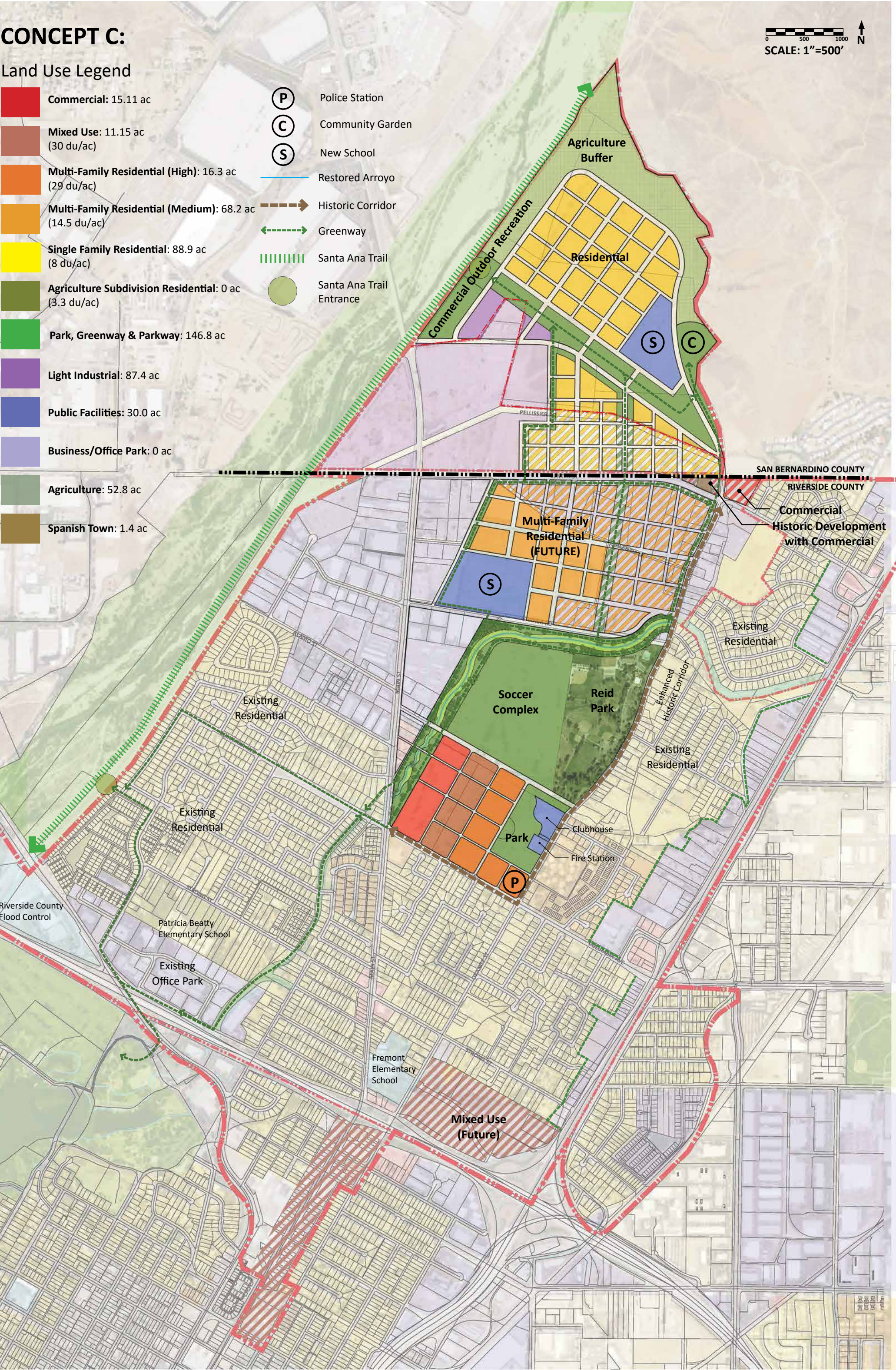
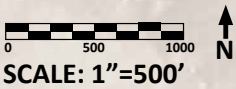
- Commercial: 15.11 ac
- Mixed Use: 11.15 ac
(30 du/ac)
- Multi-Family Residential (High): 16.3 ac
(29 du/ac)
- Multi-Family Residential (Medium): 68.2 ac
(14.5 du/ac)
- Single Family Residential: 88.9 ac
(8 du/ac)
- Agriculture Subdivision Residential: 0 ac
(3.3 du/ac)
- Park, Greenway & Parkway: 146.8 ac
- Light Industrial: 87.4 ac
- Public Facilities: 30.0 ac
- Business/Office Park: 0 ac
- Agriculture: 52.8 ac
- Spanish Town: 1.4 ac

- P

Police Station
- C

Community Garden
- S

New School
- Restored Arroyo
- Historic Corridor
- Greenway
- Santa Ana Trail
- Santa Ana Trail Entrance



CONCEPT C - ZOOM IN

Land Use Legend

Commercial

Mixed Use

Multi-Family Residential (High)

Multi-Family Residential (Medium)

Single Family Residential

Park, Greenway & Parkway

Light Industrial

Public Facilities

Business/Office Park

Agriculture

Arroyo

Park Element

P

Police Station

C

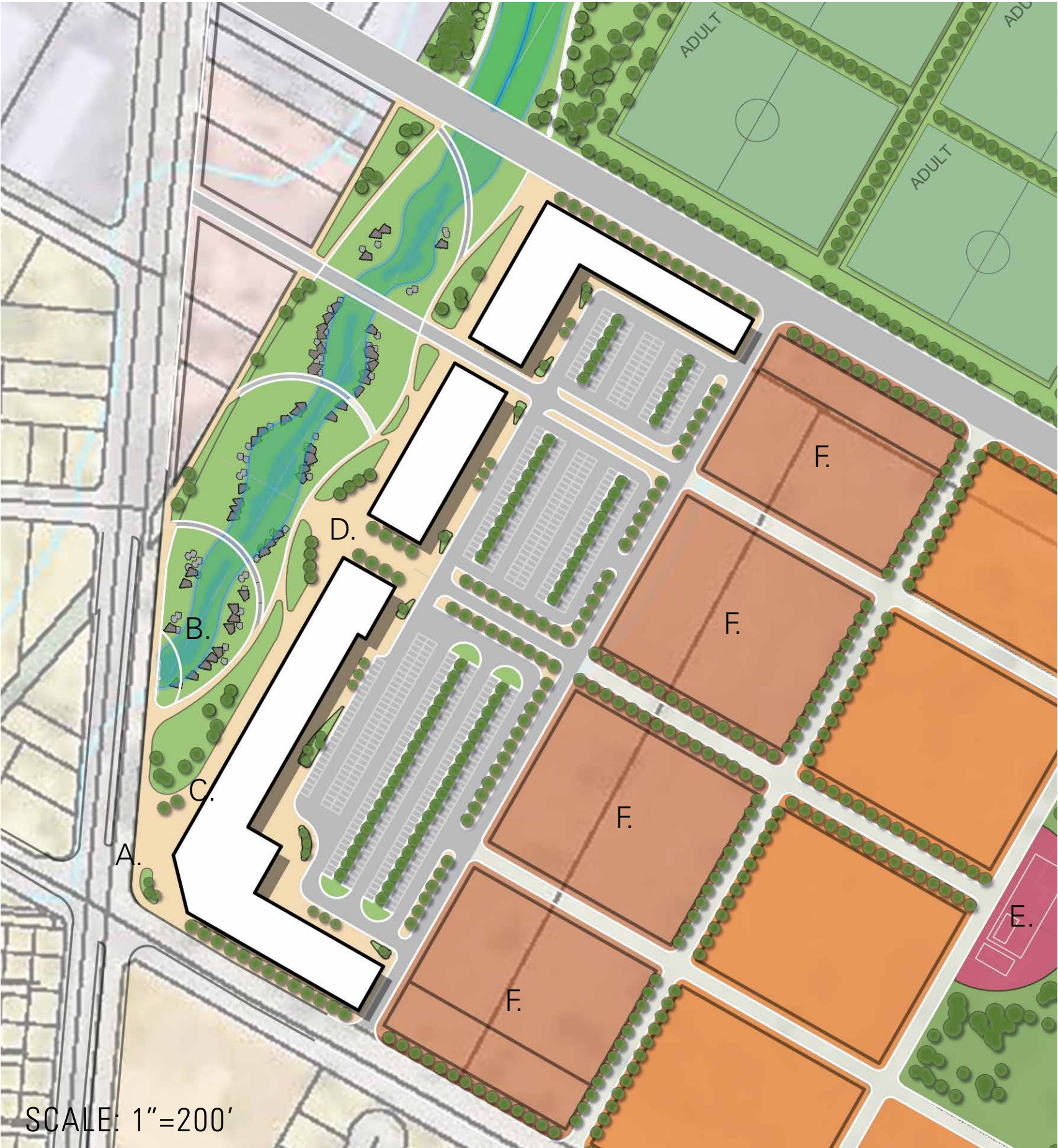
Community Garden

S

New School

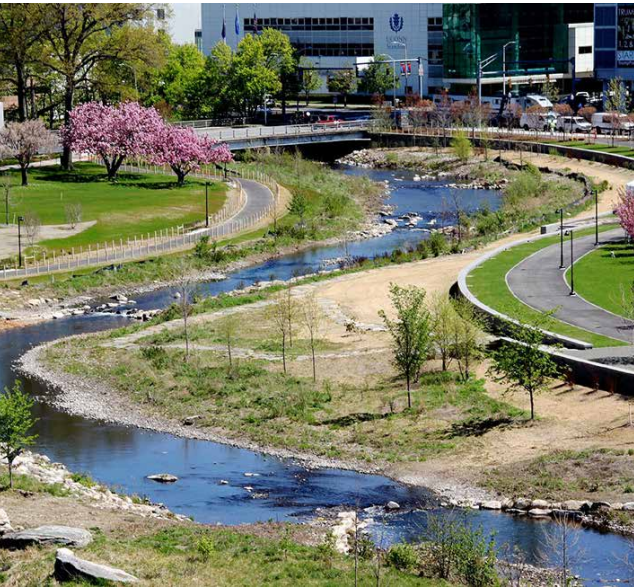


CONCEPT C - VILLAGE COMMERCIAL



- 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



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)



CONCEPT C - SPANISH TOWN



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

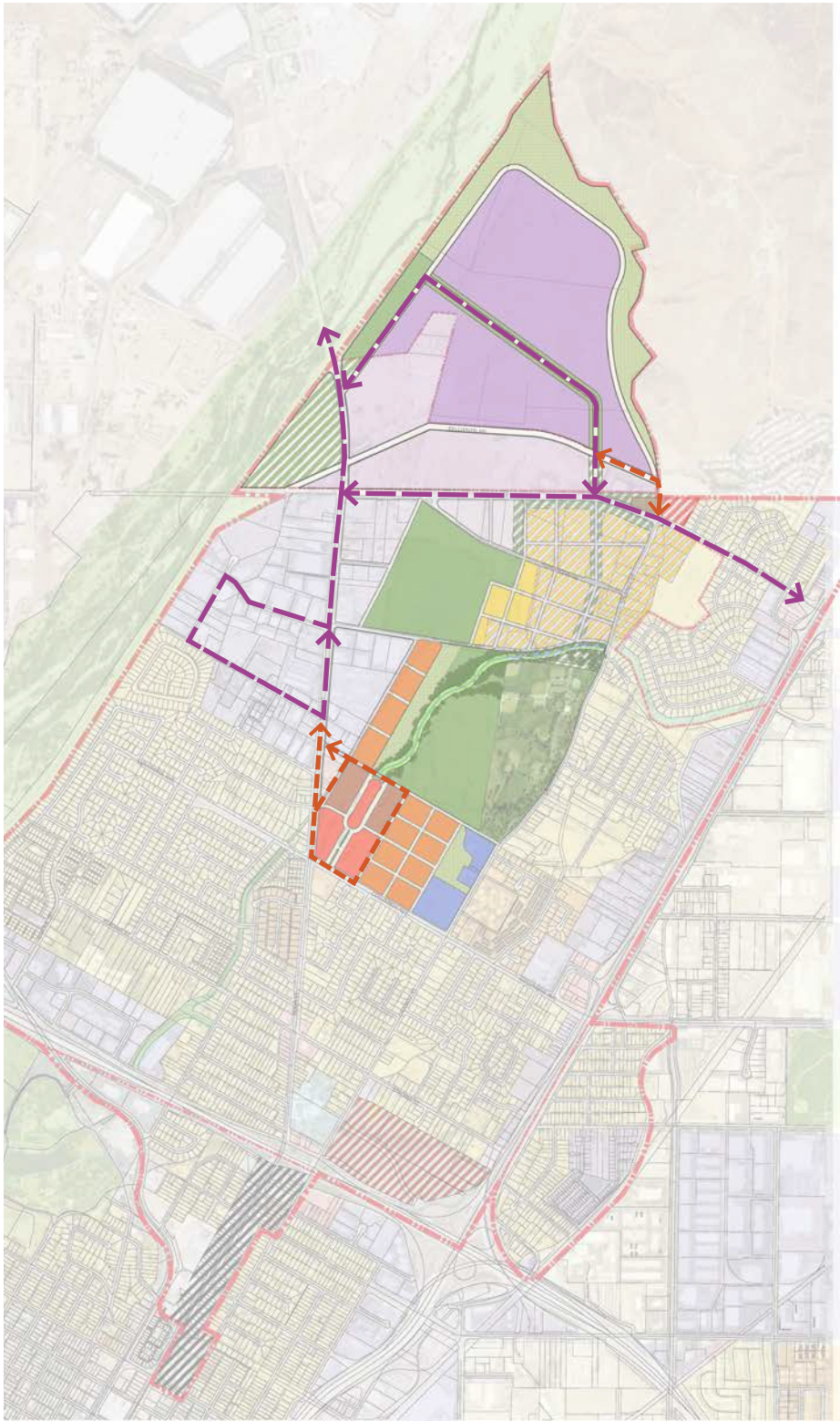


CONNECTION +
CIRCULATION

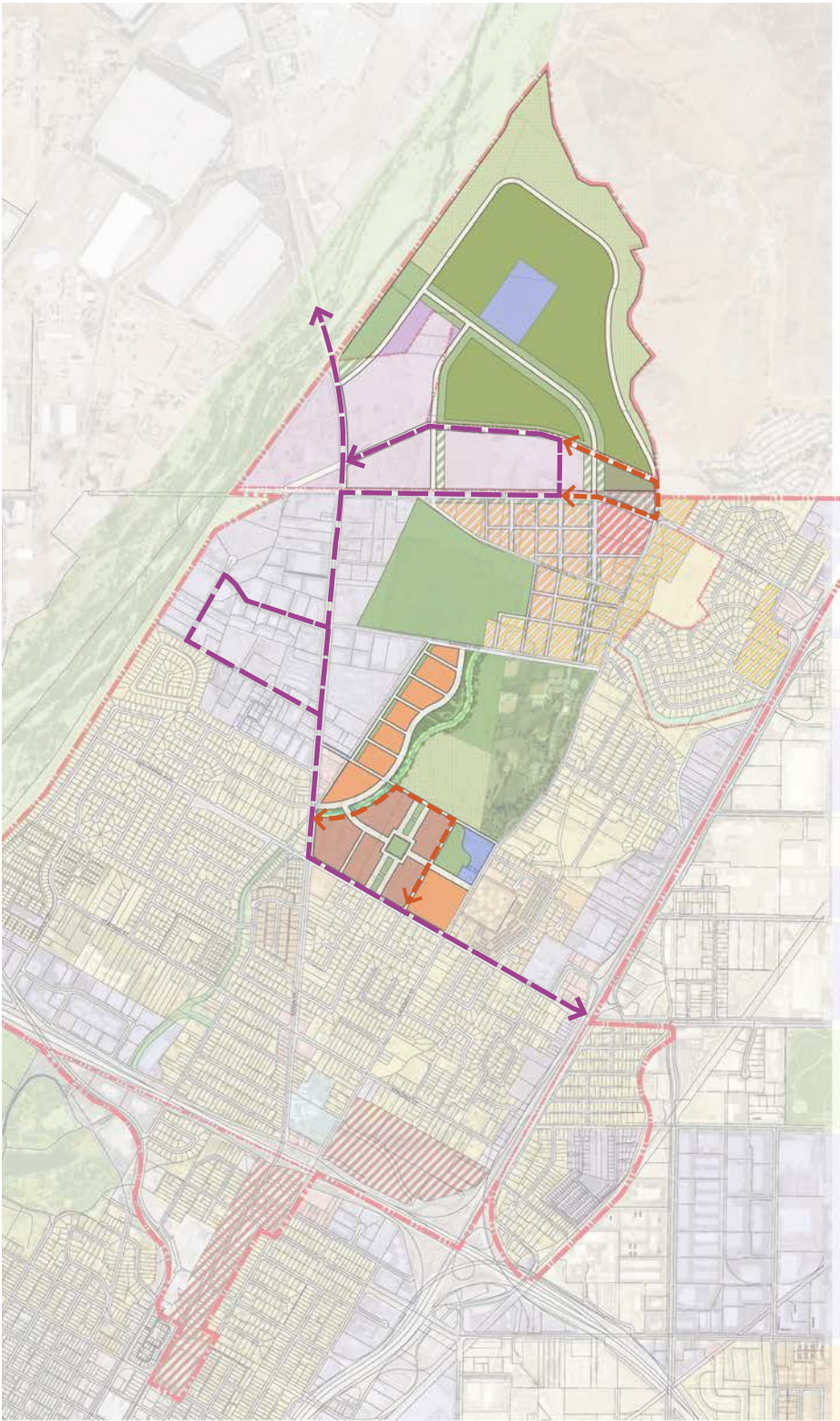
TRUCK ROUTE ALTERNATIVES



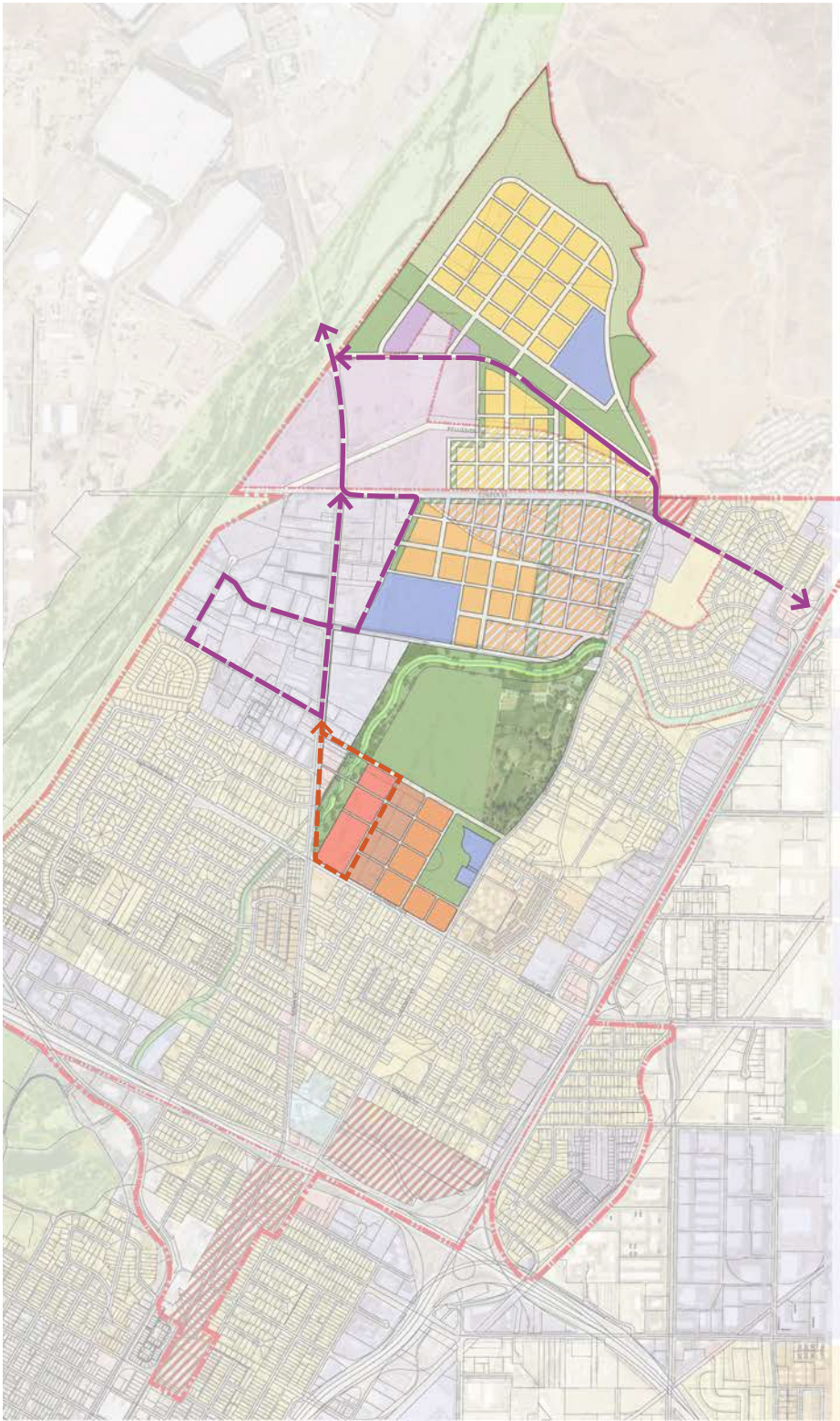
CONCEPT A



CONCEPT B



CONCEPT C



CROSS COUNTRY ROUTES

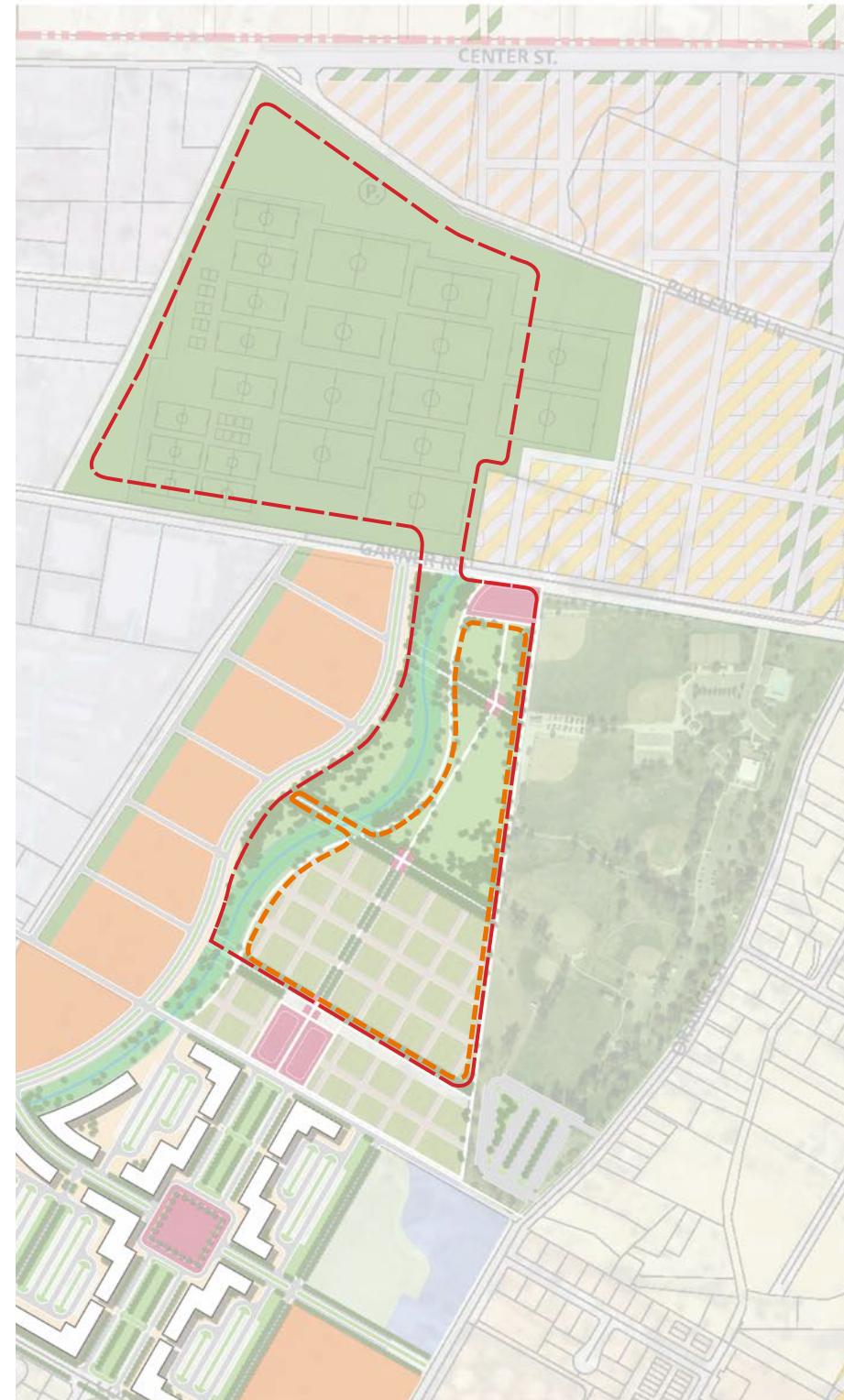
2 MILE LOOP

1 MILE LOOP

CONCEPT A



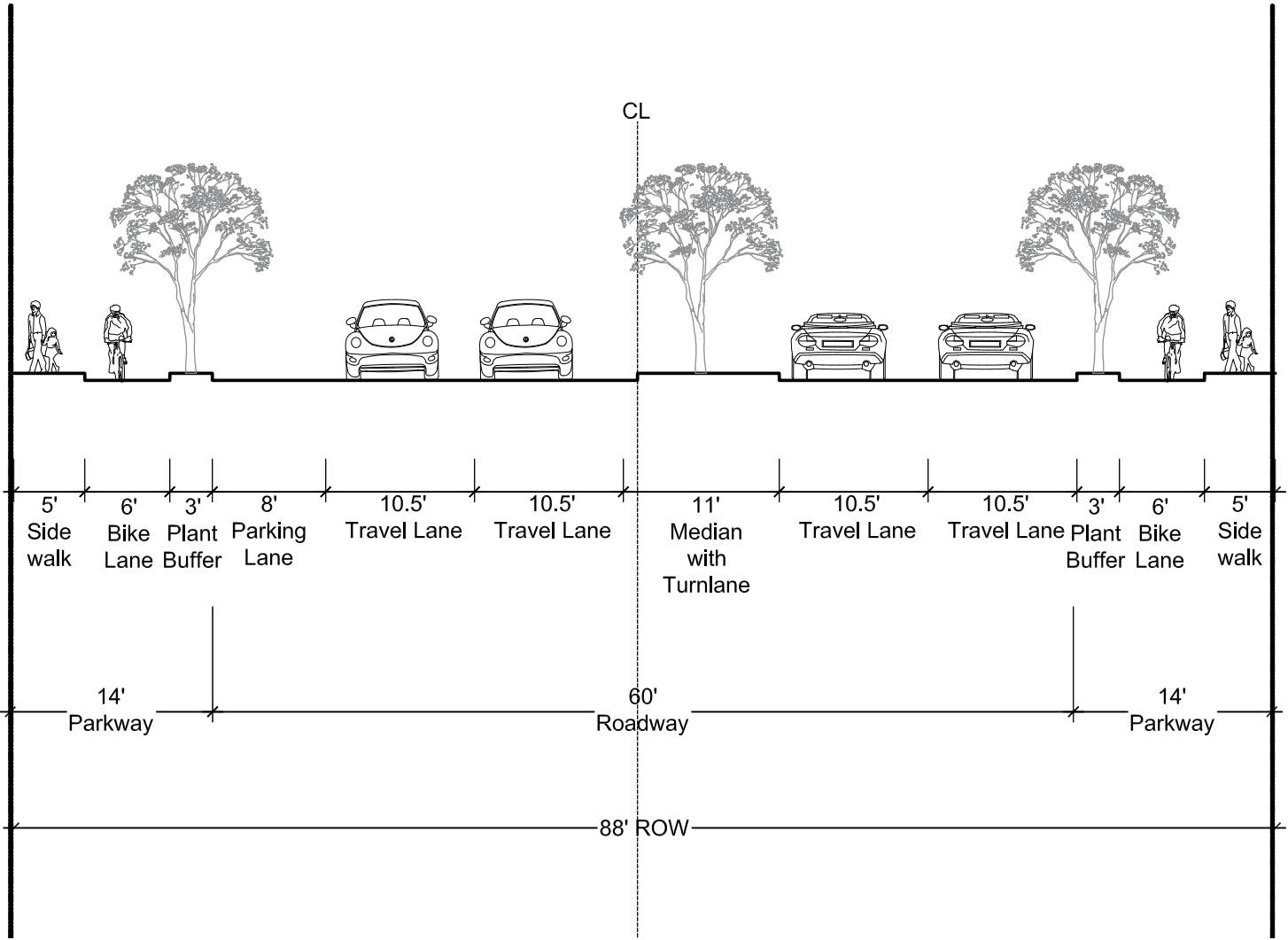
CONCEPT B



CONCEPT C

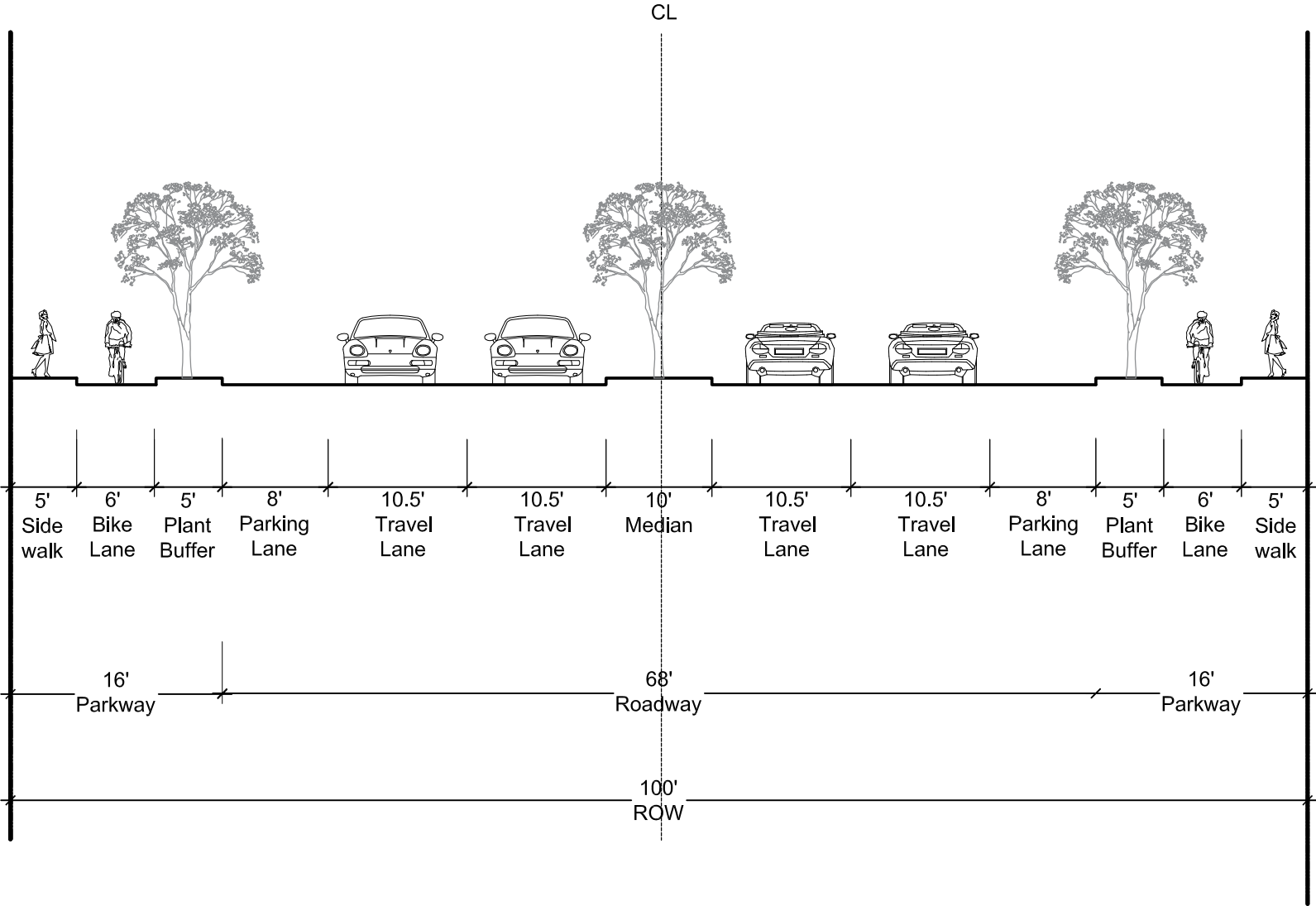


CENTER STREET



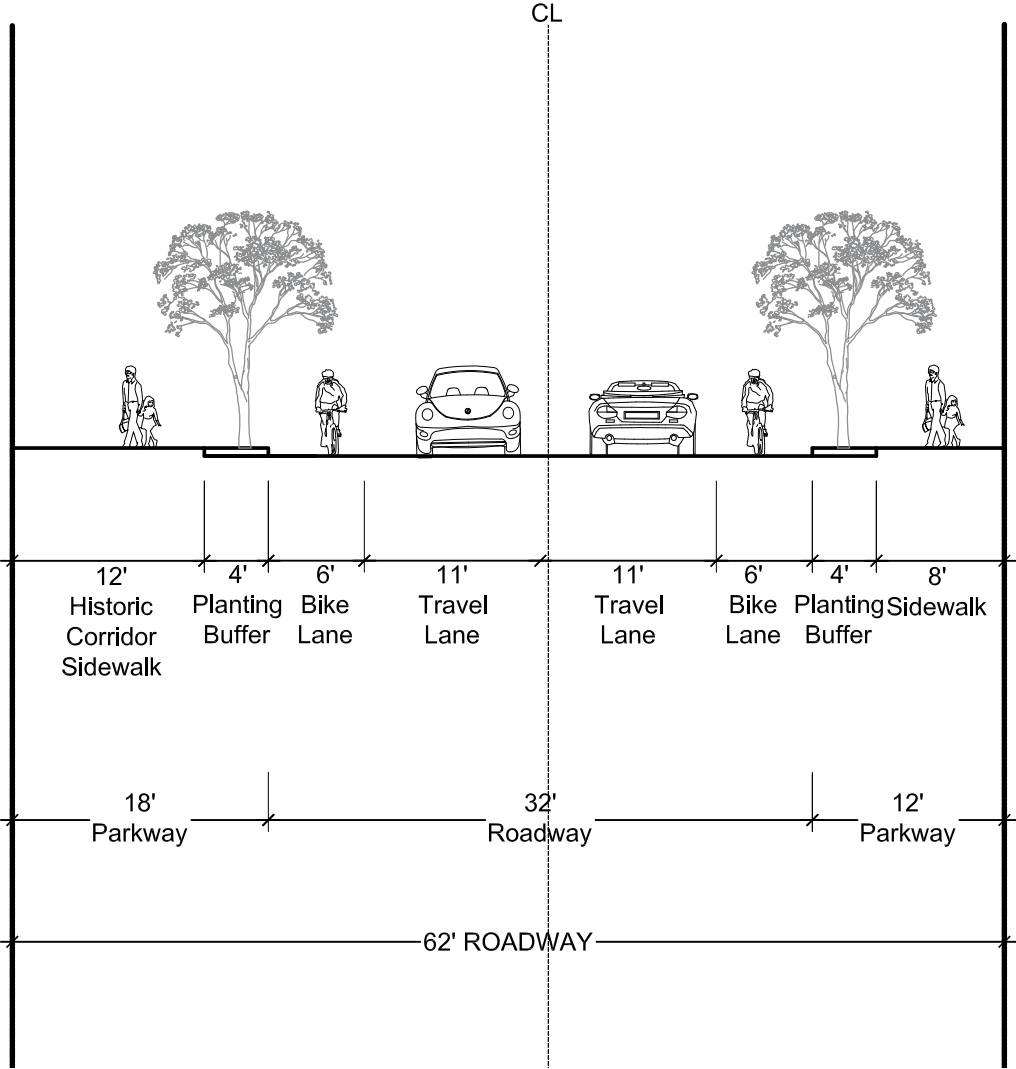
SCALE 1" = 1'

MAIN STREET



SCALE 1"= 1'

CONCEPT B - PROPOSED SECTION: ORANGE STREET



SCALE 1"= 1'