

Residences By Greens - La Cadena

A Mixed-Use Development

Existing Site

The Proposed Project is generally situated North-East of the I-215/SR 60/SR 91 junction in Riverside, California and is at the intersection of W La Cadena Drive and Knoll Way. The Project Site consists of 2 parcels, identified as assessor's parcel numbers (APN) 206-132-037, 206-132-036 totaling 2.84 of net acreage.

The existing Project Site is vacant land that is adjacent to single family residences to the West and South, Commercial uses to the North, and the 215 FWY to the East. The north, south and west perimeter of the Project Site has an existing block wall separating the Project Site and the adjacent residential units/commercial uses.

The Project site falls within the Northside Specific Plan under the FMU - Freeway Mixed Use designation, which allows a density of up to 45 dwelling units per acre (du/ac).

DISCRETIONARY APPROVALS

The Applicant is requesting approval of the following entitlements for the Proposed Project:

- Site Plan Review Permit (PR-201-001052) of project plans for the mixed-use project consisting of 115 Multi-Family residential dwelling units; and 250 square feet of commercial/retail.

Residences By Greens – La Cadena - PROJECT DESCRIPTION

The Residences by Greens – La Cadena mixed-use development project (Project) will provide both residential and retail uses.

Residential:

The residential development proposes a three-story, 115-unit residential building.

The 115 apartment units, available on levels one through level three, will consist of a mix of, one-bedroom and two-bedroom for rent units. The proposed 115 residential units equates to a project density of 42.6 units per acre. The following is a unit mix table;

Unit Type	No. of Unit Type
One-bedroom	80
Two-bedroom	35
Total Proposed Units	115

The exterior building materials of the residential building include a mix of stucco colors, metal balconies, perforated metal panels, wood-grain tiles, and white vinyl windows. Project improvements include common community recreation areas of approximately 23,774 square feet of common open space, as well as abundant landscaping and hardscaping. The ground floor level of the residential building would provide access to the proposed meandering walkway, as well as the proposed leasing office, dog park, and amenity areas. The main amenity area includes an outdoor lounge and swimming pool/spa for residents. Private open space for the proposed units, in the form of balconies, would total approximately 8,453 square feet.

Commercial/Retail:

The commercial component is comprised of a 250sf retail space located within the apartment building.

Parking and Circulation

Access to the proposed developed would be provided off of West La Cadena drive, featuring 2 points of ingress and egress. The main northerly access would be enhanced with a decorative paver motor court, with a call box and motorized entry gate that compliments the architectural elevations of the proposed building. Both access drive aisles would provide two-way traffic ingress and egress and would provide on-site circulation for all residential and commercial areas and would lead to the proposed 45 garages, 54 carports, and 34 surface parking spaces.

Operations:

Both the residential and commercial/retail components of the project will be professionally managed. Greens Gibson, LLC will be the project developer.

Design Measures:

The project is designed and includes the following features.

- Project will include MERV-13 filtration on all HVAC units.
- Project will include that doors and windows are per the following chart to ensure that interior STC ratings are at/below 45 dBA CNEL levels.

Receptor	Floor	Future Noise Level	Needed Reduction	STC
Northern Building Façade				
1	1	69	4	27
	2	70	5	28
2	1	73	8	31
	2	73	8	31
3	1	75	10	33
	2	75	10	33
Eastern Building Façade				
4	1	76	11	34
	2	77	12	35
Southern Building Façade				
5	1	71	6	29
	2	71	6	29
6	1	67	2	25
	2	68	3	26

Construction Timeline and Cost:

The project is envisioned to be completed in a single construction phase to minimize the local impact and gain efficiencies. The project will commence grading operation in Q-1 2023. The rough grading activities will last 60 to 75 days to pad grade and will include soils over-excavation between 2 and 4 feet and will be supervised by a licensed geotechnical engineer. Soil import will be sourced from local sites with an active grading permit that have an export scenario. Construction is anticipated to last 22 to 24 months depending on weather occurrences for a grand opening anticipated in Q-1 of 2025. The overall construction cost is estimated at \$35M.