



Merrill Avenue Brownstones

Community & Economic
Development Department

City Council
May 22, 2018

RiversideCA.gov

MERRILL AVENUE BROWNSTONES



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LOCATION



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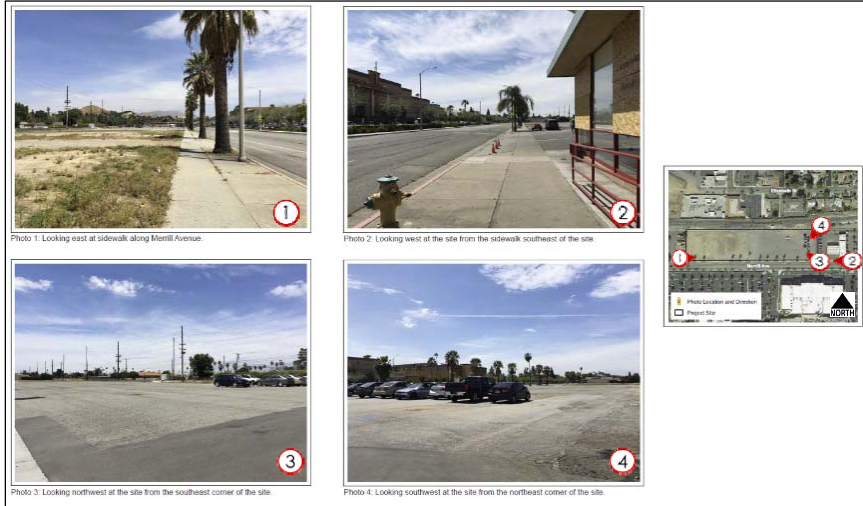
SITE AND CONTEXT PHOTOS



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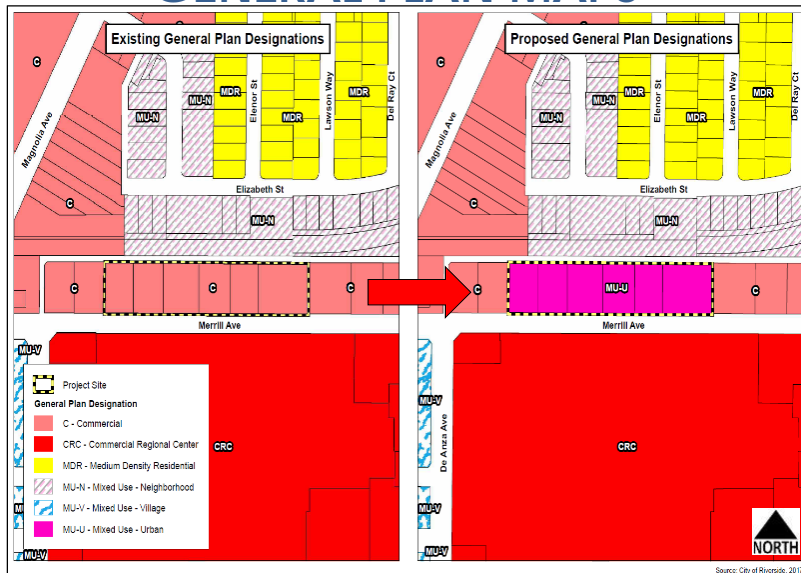
SITE AND CONTEXT PHOTOS



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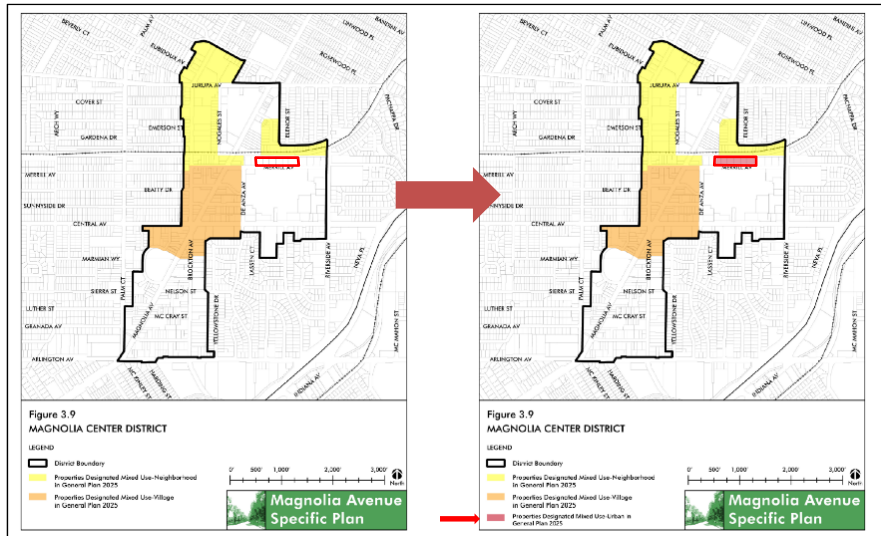
GENERAL PLAN MAPS



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MAGNOLIA CENTER DISTRICT MAPS



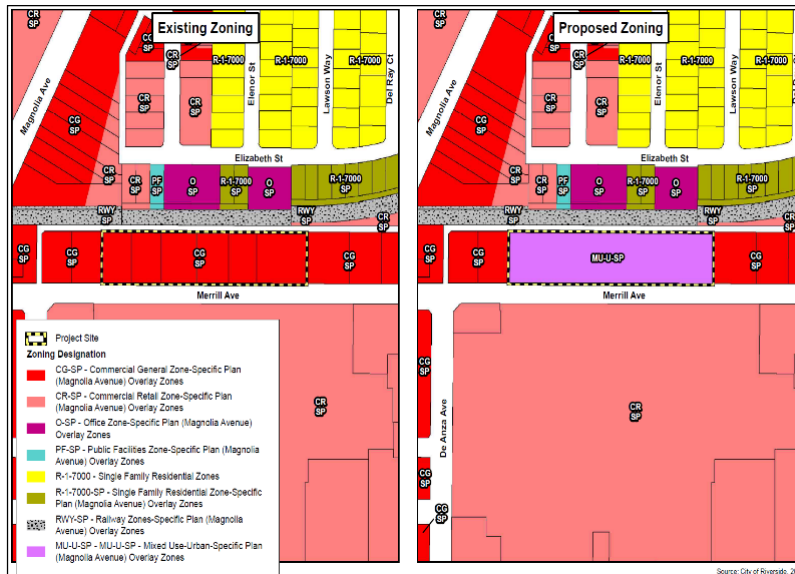
Existing Figure 3.9

Proposed Figure 3.9

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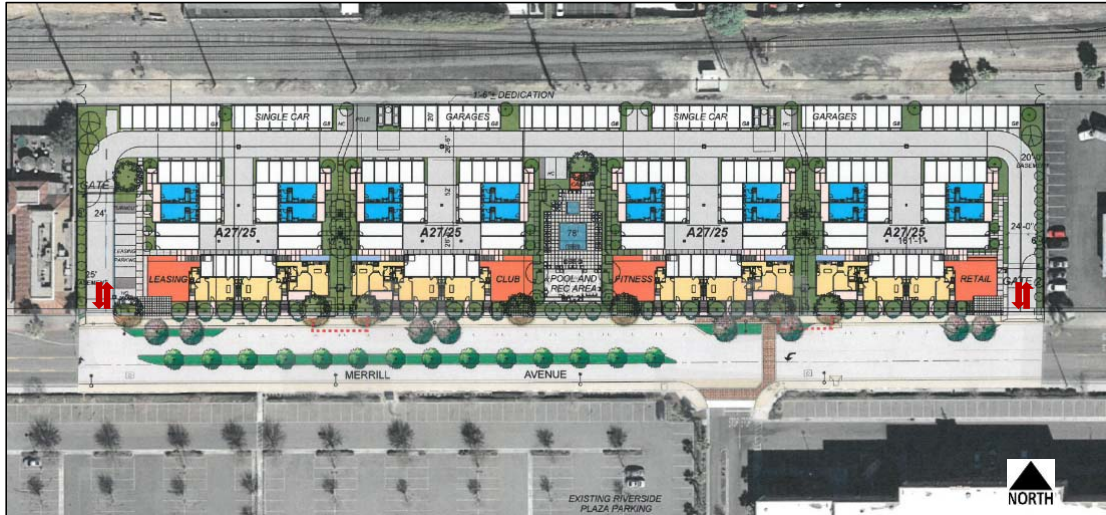


ZONING MAPS



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SITE PLAN



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BUILDING ELEVATIONS



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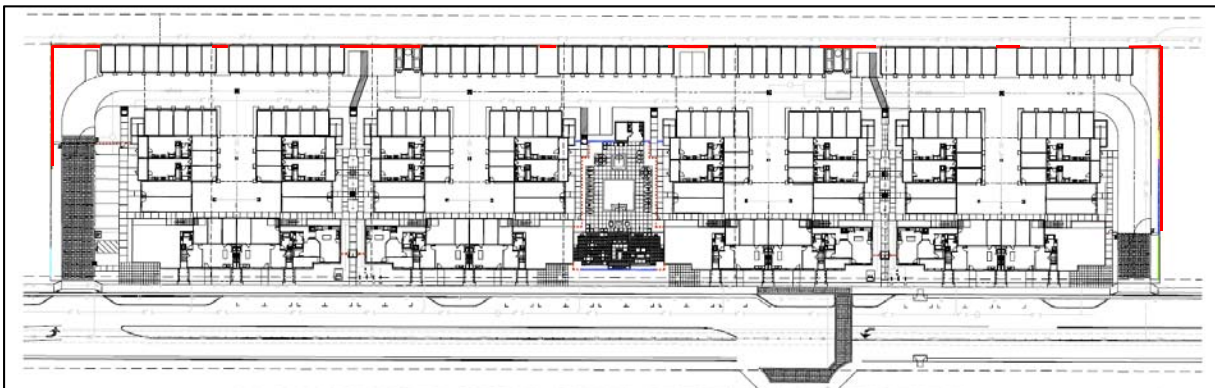
COMMON OPEN SPACE



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WALL AND FENCE PLAN



FENCE / WALL LEGEND

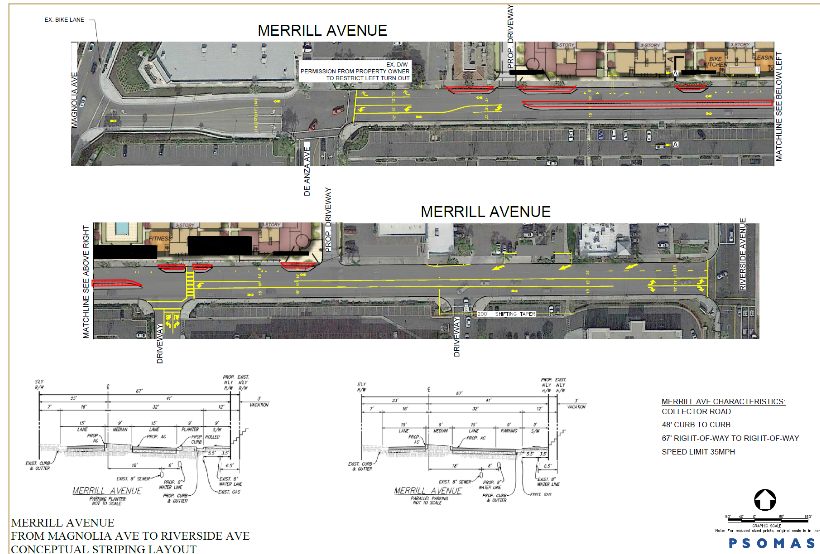
SYMBOL	DESCRIPTION	QTY
[Red line]	10 FEET HIGH CONCRETE WALL	339 LF
[Orange line]	10 FEET HIGH CONCRETE WALL	116 LF
[Yellow line]	10 FEET HIGH CONCRETE WALL	43 LF
[Green line]	10 FEET HIGH CONCRETE WALL	35 LF
[Blue line]	10 FEET HIGH CONCRETE WALL	160 LF
[Cyan line]	10 FEET HIGH CONCRETE WALL	47 LF
[Light Blue line]	10 FEET HIGH CONCRETE WALL	52 LF
[Dotted line]	10 FEET HIGH CONCRETE WALL	37 LF



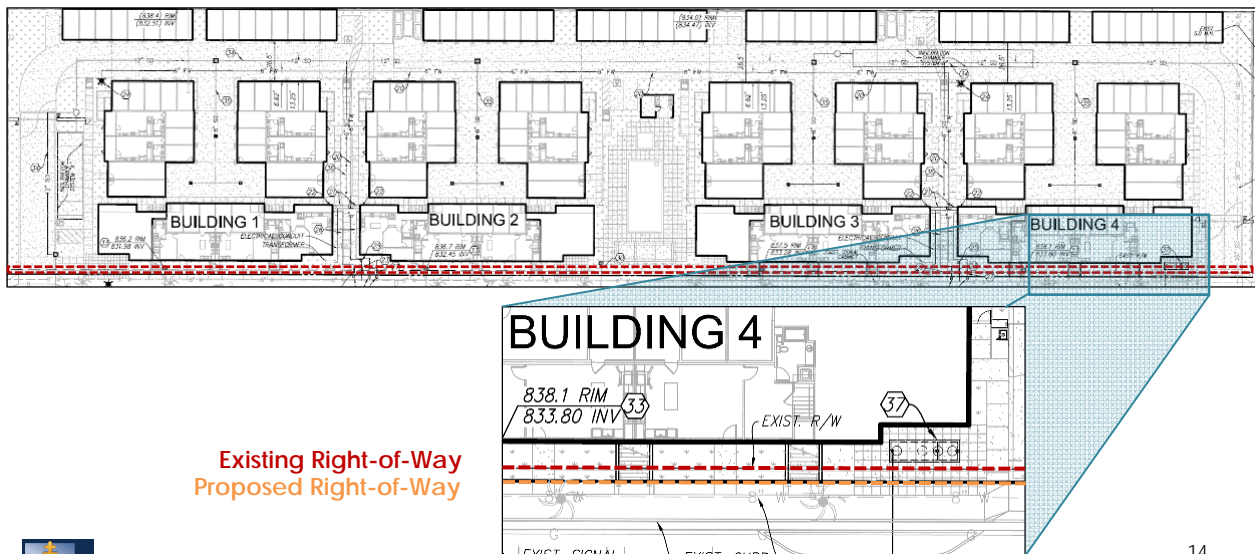
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TRAFFIC PATTERN MODIFICATION MEASURES



STREET VACATION



CONCEPTUAL LANDSCAPE PLAN



PRECEDENT IMAGES



RECOMMENDATIONS

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; adopt a Mitigated Negative Declaration; and adopt Mitigation Monitoring and Reporting Program pursuant to CEQA Sections 15097 and 21081.6;
2. Approve Planning Cases P17-0467 General Plan Amendment, P17-0466 Specific Plan Amendment, P17-0468 Rezone, P17-0469 Site Plan Review, P17-0470 Traffic Pattern Modification Measures, P17-0471 Street Vacation and P17-0472 Variance based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;



RECOMMENDATIONS CONT.

3. Introduce and subsequently adopt the attached Rezoning Ordinance amending the Zoning Map;
4. Adopt the attached Resolution to amend the General Plan Land Use Designation of the project site; and
5. Adopt the attached Resolution amending the Magnolia Avenue Specific Plan.



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MERRILL AVENUE BROWNSTONES



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FLOOR PLANS

REFERENCE



COMMON OPEN SPACE

REFERENCE



BUILDING RENDERINGS

REFERENCE



NORTH ELEVATION - RAILROAD EDGE

GARAGES AND WALL HEIGHTS
SEE LANDSCAPE WALL & FENCE PLAN FOR DETAILS

VIEW LOOKING SOUTHEAST ALONG THE RAILROAD



BUILDING ELEVATIONS

REFERENCE



SIDE ELEVATION - EAST

LEASING OFFICE

SOUTH ELEVATION - MERRILL AVENUE

MATERIALS LEGEND

- 1 EXTERIOR CEMENT PLASTER
- 2 AWNING
- 3 MANUFACTURED STONE VENEER
- 4 MANUFACTURED STONE VENEER
- 5 STOOP ENTRY ELEMENTS
- 6 WROUGHT IRON RAILING
- 7 DECORATIVE BUILDING CORNICE
- 8 BUILT UP WINDOW TRIM
- 9 MASONRY VENEER
- 10 STOREFRONT GLAZING
- 11 VINYL WINDOW FRAME (COLORED OPTION)
- 12 SIGNAGE LOCATION
- 13 GARAGE DOOR
- 14 PAINTED SHUTTERS



SITE AND CONTEXT PHOTOS

REFERENCE



FLOOR PLANS

REFERENCE



FLOOR PLANS

REFERENCE



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FLOOR PLANS

REFERENCE

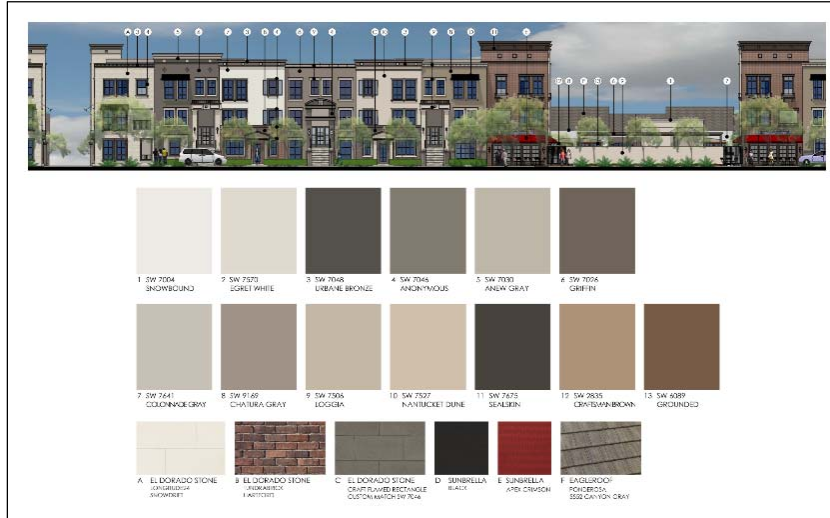


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MATERIAL SAMPLE BOARD

REFERENCE



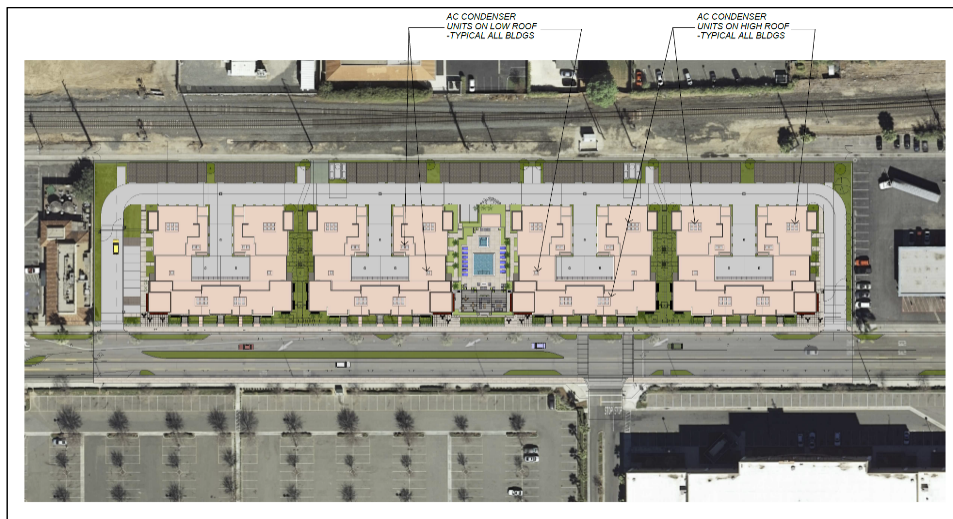
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ROOF PLAN

REFERENCE



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MAGNOLIA CENTER – MAGNOLIA AVENUE SPECIFIC PLAN

CITY OF RIVERSIDE

Magnolia Avenue Specific Plan

Table 3.5. General Plan Land Use Designations in the Magnolia Center District

General Plan Land Use Designation	Location
Mixed Use – Neighborhood (MU-N)	Northwestern and northeastern portions of the District
Mixed Use-Village (MU-V)	Central portion of the District between Brockton and De Anza Avenues, north of San Simeon Way and Merrill Avenue
Mixed Use – Urban (MU-U)	Southeastern portion of the District, bordering Magnolia Avenue between San Rafael Way and Arlington Avenue
Medium Density Residential (MDR)	Parcels to the immediate north of Riverside Plaza
Office (O)	Four properties south of Maplewood Plaza
Commercial (C)	Southern portion of the District
Commercial Regional Center (CRC)	North central portion of the District, at the Brockton Arcade
Public Facilities/Institutional (PF)	Parcels to the immediate north and south of Riverside Plaza
Public Park (P)	Riverside Plaza site between Central and Merrill Avenues and between De Anza and Riverside Avenues
	Riverside Adult School across the Brockton Arcade
	Low Park at the corner Magnolia and Arlington Avenues

The Mixed Use Land Use Designations occur at key nodes along Magnolia Avenue, where pedestrian-oriented activity centers are focused. The properties designated MU-N, MU-V and MU-U in the Magnolia Center District are illustrated in Figure 3.3 of this Chapter. Mixed use development will have the greatest impact in the Magnolia Center District, as it can include office, housing and live/work spaces in mixed use buildings with retail uses primarily at the street level. This will bring additional residences and employees to the area to support the retail expansion and re-energize the District.

Framing the Vision

Areas generally between Merrill Avenue and the Brockton Arcade

- It offers a prime opportunity for retail, office and residential uses in a mixed use development format per the City's Mixed Use-Village (MU-V) Zoning.

Riverside Plaza and Brockton Arcade

- Nodes of shopping activity should be focused at Riverside Plaza and the Brockton Arcade to avoid the dispersal of retail uses throughout the District. This will help create a focus for the District and energize the retail area.
- With a new RapidLink Station near Riverside Plaza, transit-oriented development that promotes pedestrian activity is strongly encouraged.

Examples of projects that illustrate Mixed Use Village character

3-38 November 2009

