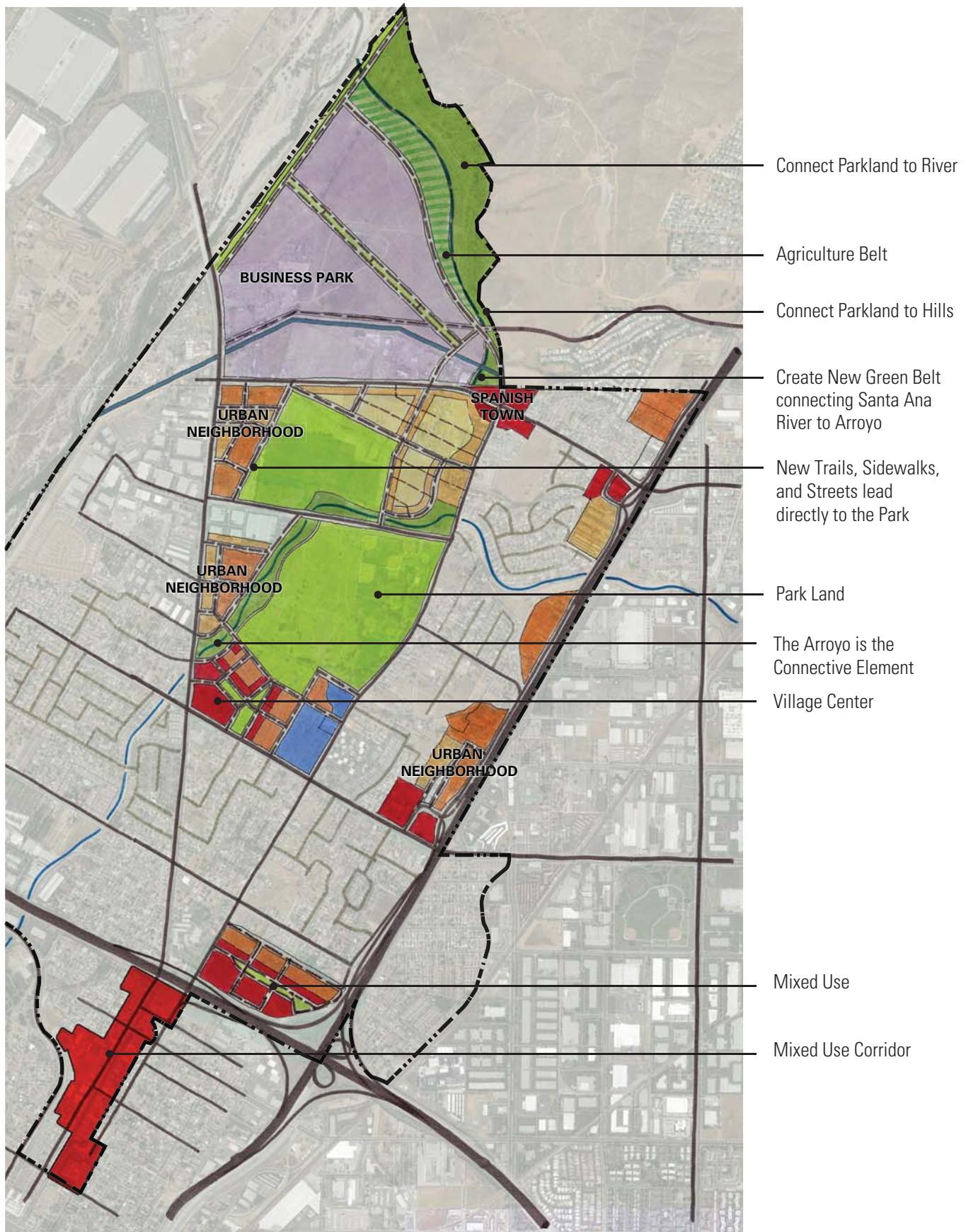


# Draft Plan



STATION #1



# Draft Plan



STATION #1

## Details

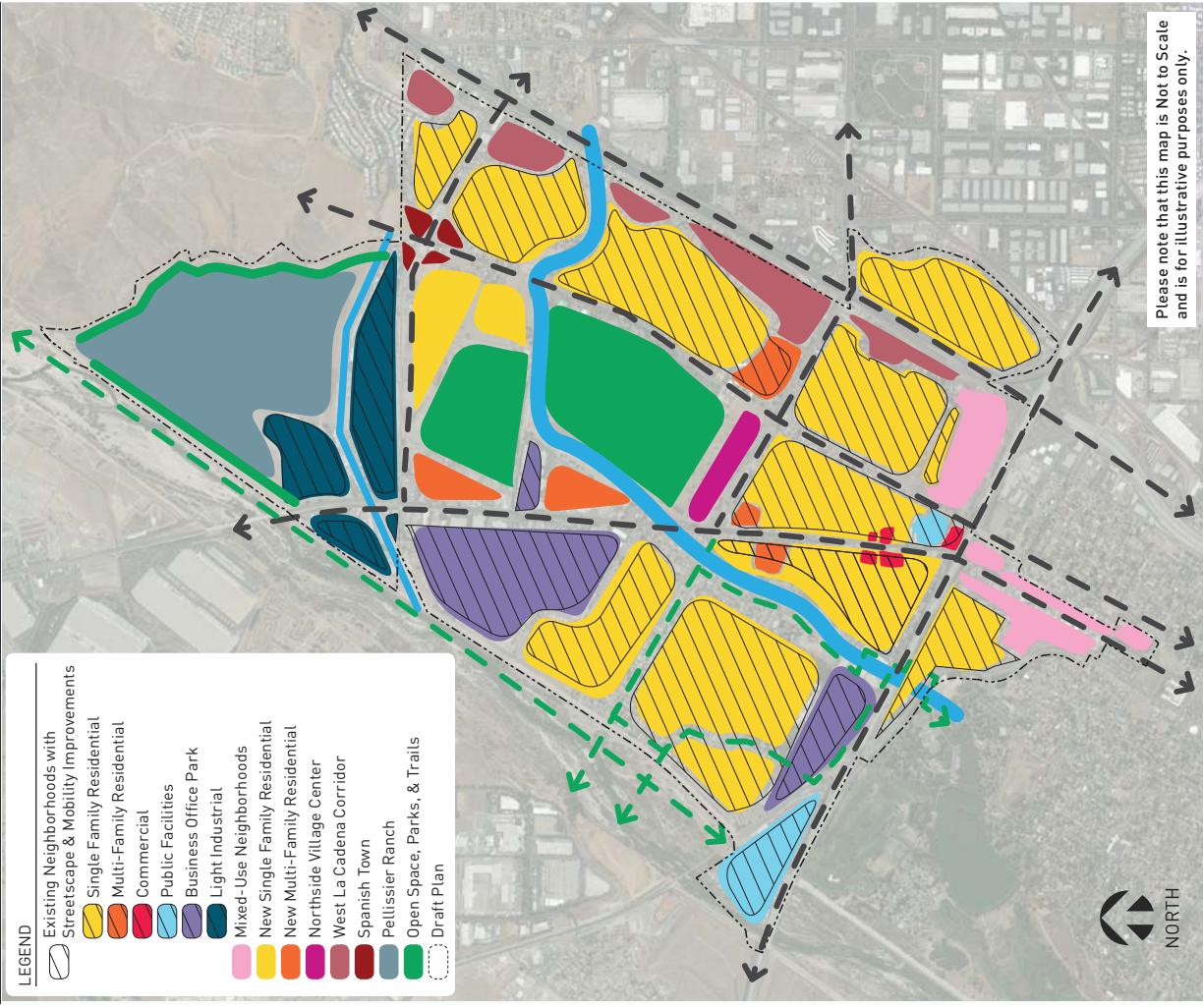
- Approximately 134 acres of park space, agriculture, Springbrook Arroyo, Sports Complex, and Spanish Town
- Approximately 4,700 new residences
- Complete Street concepts to encourage pedestrian/bicycle activity and reduce truck traffic
- Added necessities such as grocery store, health facilities, retail, and restaurants

**Let us know your thoughts** (place your sticky notes below)

# Existing Neighborhoods with Improvements



STATION #2



## Details

- No change to residential zoning
- Residential zoning in Hunter Park rather than current business/office park zoning
- Two districts currently operating as business or office parks will remain the same land use and zoning designations
- Additional improvements such as roundabouts to slow traffic, edible agriculture, and pedestrian pathway enhancements

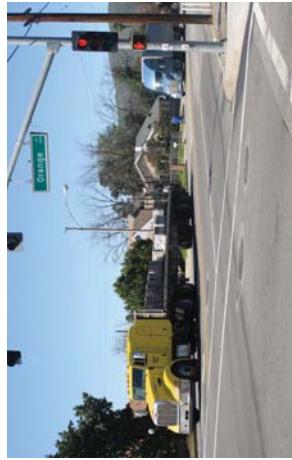


NORTH



## Existing Neighborhoods with Improvements

Existing Conditions



Let us know your thoughts (place your sticky notes below)

# Northside Village Center



STATION #3

## Inspiration



# Northside Village Center



STATION #3

## Details

- New housing and retail (potentially 1,220 new homes and 300,000 square feet of commercial space)

- Grocery store, health clinic, daycare, gym, coffee shops and restaurants
- Future restaurants in the Village Center will have the opportunity to participate in a farm-to-fork concept of which the restaurants will serve their dishes with the latest harvests from the Agriculture Belt and from other farms in the vicinity of Riverside.

- Classic Spanish architecture
- Greenways leading to the park and Springbrook Arroyo
- New 10-acre police facility at Orange and Columbia – Headquarters (50,000 square feet, two or three stories), Community Center (10,000 square feet), and Emergency Operations Center (15,000 square feet)

## Let us know your thoughts

(place your sticky notes below)

## **Northside Village Center**

Let us know your thoughts (place your sticky notes below)



**STATION #3**

# Spanish Town



STATION #4



## Option 1

### Details

- Located at Orange Avenue and Center Street
- Restoration of Trujillo Adobe Historic interpretation village
- Citrus grove, cantina, schoolhouse, museum/interpretive center, and retail and dining options (up to 36,000 square feet of retail/commercial space and 9,300 square feet of public facilities/institutional uses)



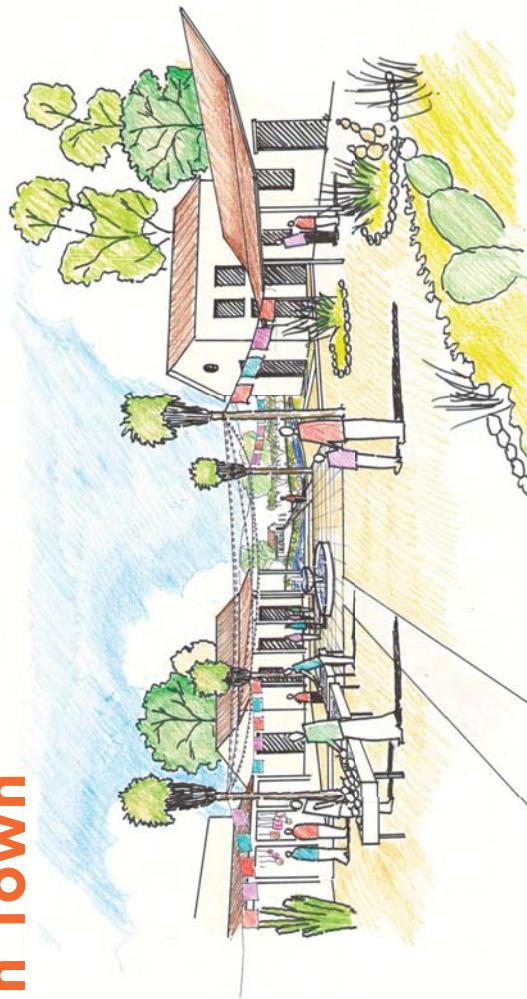
## Option 2

# Spanish Town

Inspiration



STATION #4



## Spanish Town



STATION #4

Let us know your thoughts (place your sticky notes below)

# West La Cadenas Corridor



STATION #5

Inspiration



# West La Cadenas Corridor



STATION #5

## Details

- Transition to residential and commercial uses, like adjacent neighborhood
- Orient future residential development to west, away from freeway
- Shopping options for residents
- New buildings ranging from one to five stories, up to 1,600 new homes

**Let us know your thoughts**  
(place your sticky notes below)

# Open Space, Parks, & Trails



STATION #6



# Open Space, Parks, & Trails



STATION #6

## Springbrook Arroyo

- Springbrook Arroyo is one of the main recreational features
- Will follow its natural course
- A 3-mile trail will parallel arroyo

## Sports Complex

- A privately-owned sports complex in addition to the existing Ab Brown Sports Complex, approximately 49 acres
- Will connect with Reid Park, Ab Brown Sports Complex, and future housing

## Cross-Country

- Cross-country trail leading north from the Village Center, along the Springbrook Arroyo, and through the public/private sports complex and Ab Brown Sports Complex
- Two course lengths for cross-country, one will be 2 miles and the second course will be 3 miles

## Community Agriculture

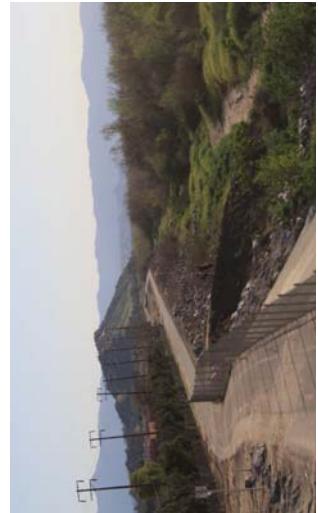
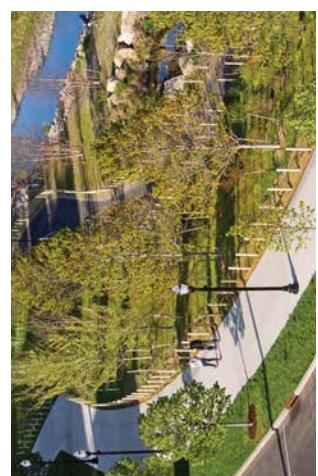
- Citrus grove in Spanish Town and a 22-acre Agriculture Belt at the base of the hills in Pellissier Ranch
- Edible agriculture will also be available throughout the Northside

# Open Space, Parks, & Trails



STATION #6

Inspiration



## **Open Space, Parks, & Trails**

Let us know your thoughts (place your sticky notes below)



**STATION #6**

# Pellissier Ranch Open Space & High-Tech Business Park

STATION #7

Inspiration



# Pellissier Ranch Open Space & High-Tech Business Park

STATION #7

## Details

- High-tech business park with agriculture, open space, and a Private Recreation facility
- Connect the Santa Ana River to the Springbrook Arroyo and Spanish Town by way of green trails and pathways
- Eco/Innovation Business Zone

## Let us know your thoughts

(place your sticky notes below)



## Pellissier Ranch Open Space & High-Tech Business Park

Let us know your thoughts (place your sticky notes below)



# Mixed-Use & Residential Neighborhoods



STATION #8

Inspiration



# Mixed-Use & Residential Neighborhoods



STATION #8

## Main Street Urban Neighborhood

- Transition the existing business/office park to mixed use
- Take advantage of the proximity and views of the Springbrook Arroyo, Recreation Sports Complex, and Northside Village Center
- The building heights will range from 3–5 stories
- Approximate number of residential units is 1,453
- Approximate square footage of retail is 6,500

## North Main Street – DSP

- Currently a commercial business corridor with multi-family residential units and auto-related businesses
- Will allow 20 dwelling units per acre and 2-story height limit
- Any future development will mimic the existing historic architecture

## South Center Street Residential

- Approximately 469 additional housing units
- Will be between 3–4 stories
- In close proximity to the Ab Brown Sports Complex, Springbrook Arroyo, and Spanish Town

**Let us know your thoughts**  
(place your sticky notes below)



## Mixed-Use & Residential Neighborhoods

Let us know your thoughts (place your sticky notes below)

# Vision & Goals



## Vision

The Northside Specific Plan will be designed to accommodate a safe, healthy and balanced community that celebrates the history and culture of our region and provide recreation and open space opportunities for the community. The balance of residential, commercial, employment and agriculture linked together through safe streets, connected trails, greenbelts and bicycle corridors create a unique part of the cities of Riverside and Colton. A special focus of the community includes the restoration of the Springbrook Arroyo as a feature of a new neighborhood center and an expanded central park. The cultural landscape and architecture details will reflect a connection with the past from the early settlement of La Placita and the Old Spanish Trail period into twentieth century Riverside.

## Goals

### Land Use

- Develop a Sustainable Community through the Integration of a Mix of Land Uses, Open Space and Public Spaces
- Characterize Placemaking Excellence through Architecture and Cultural Landscape Enhancements that Promote a "Sense of Place" within the Northside Specific Plan
- Buffer Industrial, Residential and Recreation Land Uses

### Mobility

- Expand Mobility Options in Pedestrian and Bicycle-Friendly Corridors
- Increase Open Space Connectivity throughout the Specific Plan and into the Santa Ana River
- Improve Community Air Quality through Design Strategies that Promote Alternative Modes of Transportation

### Sustainability

- Capitalize on Sustainable Environmental Technologies that Generate Fiscal Value
- Preserve and Interpret Important Cultural and Historic Resources in the Specific Plan Area
- Restore the Springbrook Arroyo as a Natural Ecological System
- Utilize Green Infrastructure and Material Resources for Increased Sustainable Project Lifecycles
- Develop Water Management Strategies for Environmental Health of Ecological Systems
- Eliminate or Minimize Truck Traffic through Residential and Commercial Neighborhoods

### Social Equity

- Foster Increased Quality of Social Conditions for Northside Residents through Community Based Projects
- Expand Necessary Community Services for Public Safety and Infrastructure for Roads, Access to Freeways and Sewer
- Improve Quality of Life for the Workforce System within the Northside Neighborhood

### Economics

- Capitalize on Market Potential of Proposed Development
- Collaborate with Local Higher Education Facilities for Innovation Programs and Projects
- Develop an Agriculture Business Community
- Ensure Future Development within the Northside is Economically Viable

# Vision & Goals



Let us know your thoughts (place your sticky notes below)