



Appendix A

Input Received at Community Workshop #3



Station 1

Sticky Notes

- Add senior living.
- Way too few acres are dedicated to parks, Arroyo, and agriculture.
- We do pocket parks, why can't we do some pocket commercial spaces?
- Plan should include transition zoning for changed land uses.
- Getting better with each mtg!
- Support trail connections to River, Trujillo Adobe, the Park, and Spanish Town.
- A grocery store is needed.
- Adopt the Springbrook Heritage parklands proposal.
- Agricultural type of uses would be a great feature.
- More bike trails, upgraded sports complex.
- Please make the plan like New York City – high density, walkable, available stores, and open spaces, but make it affordable.
- Incorporate aggressive and innovative TOD zoning along main street near any potential station areas for future urban center.
- Current transit/road infrastructure is inadequate to support higher density and must be a comprehensive effort by PW and at the same time or before increased development.
- Improve public transit services, benches, and stops as well as parking.
- Public art murals.

Input Cards

- I would like to see many more senior facilities and special senior centers like Janet Goeske.
- Great idea! This is my first meeting and I like how much work you have done, and please email to keep me informed.
- Work to make the Santa Ana river a recreational area and have the trails connect up.
- Need bike trail class, running trail, sidewalks.
- Trying to figure out street names on Draft Plan handouts – pens don't write on the map handouts.
- We do pocket parks, why can't we do more pocket commercial opportunities? There are a lot of residences already built – none of them have any commercial now. Let's consider them small commercial/retail inside existing neighborhoods.
- There may be a hard time to get people to change.

Station 2

Sticky Notes

- Should be single house to match existing neighborhood.
- No warehouse – will not mix well.
- No multi-buildings across from Fremont School.
- What is the impact of the Center Street Warehouse to this plan?



- What about current private land of different use?
- What about 300,000 safe warehouses? Plan changes?
- Improve connections between existing community and SART at locations beyond at Market St. and flood channel/Main St.
- Add detail/commerce opportunities in the existing and new mixed-use residential areas.
- Zoning changes needed B/mp on Main St. needs to be commercial that's what started all this.
- No more multi-units across from Fremont School.
- Police station should not be in this area.
- Traffic calming and neighborhood greenways.
- Get rid of truck-sized radii at intersections that are not designated to be truck routes.
- Need Buffer Industrial Land use at Center St. and Orange St. as interface between residential and Heavy Industrial in Colton.
- Would like to see improvements to east side of North Orange – curbs/gutters, sidewalks.
- Speed bumps on Strong St., between Orange and La Cadena.
- Get the truck traffic to move off Columbia.
- Do something about traffic on Columbia, stay on North side of street.
- I support more residential areas as opposed to business; bike lanes, no warehouse.
- Traffic calming please – on Columbia between Orange and Main.
- Need to get semis off of Columbia Ave!
- Need transitional zoning for existing Business Park being transitioned to residential zoning.
- Pedestrian crossings on Main, Center and Orange – side walks on Orange.
- Class IV bikeways and other improvements to create LTSZ connections.
- Improve RTA stops – benches, curbs, public transit improvements.
- Add sidewalks to Chase St. and La Cadena.
- Open Bowman St. Trail to La Cadena.
- Remove meth clinic from area.
- Connect septic tanks to main sewer line.

Input Cards

- Septic tank to main line and hook ups for older houses, saves digging up streets and sidewalks at a later date as well as removes possibility of septic leaching into proposed water way.
- Is there a safer solution than the Roundabouts?
- It would be good to fix streets.
- Sidewalks on orange pedestrian crossings on orange and main.
- I don't mind the concept of the police campus, but I want it visually inviting and welcoming.
- My concern was hearing that bikes lanes were going to be added to the already crowded Columbia Street. Strong doesn't have sidewalks and I was adduced to have the children use the sidewalks on Columbia to get to Fremont Elementary since the bus was taken away.
- Prevent warehouse, industrial, and heavy industrial development.
- Warehouses are land intensive and job poor.
- Are any of the projects public funded?



Station 3

Sticky Notes

- Add another access point off of Main St. to reduce traffic on Columbia.
- Don't make the single-family homes too close.
- How long will it take to build the Village Center after city approval and all permits?
- If there's a warehouse style grocery store or supermarket planner, locate it on Main in the industrial area, not here.
- Require that all parking structure be designed to be transitioned to an alternative use.
- No high density residential traffic won't support.
- Great, but add a 20-foot green strip and sidewalk on Orange, Columbia, and Main St.
- Agricultural elementals need to be by residential.
- No industrial on Columbia and Main St.
- Daycare and gym affordable. Hm.
- We need a major grocery store.
- Good comprehensive planning
- Please no more police – crime is actually low. Invest in or communities: libraries, gardens, etc.
- If you put a super market, Stater Bros or Winco.
- Make sure there is enough parking for all these centers.
- Public transit connection? Parking? New businesses should also invest into the community.
- Farms with restaurants, food stands, homes for residential workers.
- Form-based code to allow for adaptive reuse of commercial.
- Grocery store, Daycare, Gym.
- Winco.

Input Cards

- I like the concept but will compete with project going on/planned for 215/60 Interchange and Orange St. behind Fremont Elementary School. Might bring more traffic to area in concentrated area.
- A community center model that includes a small police station is better than an over-emphasis on a police station. Include social services, library, etc.
- No on warehouse!!!
- Will there be a partnership in place where the new businesses are contributing towards maintaining this community?
- I live on the corner of Columbia and Kearny and I am very discouraged to see apartment buildings in full view of my living room window.
- Some walking passage from Orange St.
- Village barriers prevent foot traffic from river bottom and below from moving through housing and neighborhoods north of Main St. at Columbia.
- Columbia Ave. is already prone to major accidents and cars running into houses. 4 inlet/outlets to Columbia would be devastating unless mitigated with stoplights at each.
- Fewer shops or none. Not the right street for enter and exits. More arts and recreation areas



- Great, but add a 20-foot green strip and sidewalk on Orange, Columbia, and Main St.
- Please no Costco size stores – would impact traffic and the environment.
- We definitely need a “major” grocery store in our area.
- No apartments or senior housing only!
- No more multi-units.

Station 4

Sticky Notes

- The area around Center St. and Orange St. is not appropriate for residential development. The Adobe should be relocated.
- Use option 2 to block 800 cars-a-day from the planned “Rogue Ranch”.
- Love the Olvera Street concept.
- 6 to 10 tiny houses to generate income.
- Family likes option 2.
- Just be sure the Trujillo Adobe is saved and Spanish Town becomes a reality!
- Create Olvera Street vibe!
- Culture, history, arts and food. Great features come forth in this area.
- Adobe cannot be relocated.
- Option 2 stops drive through traffic – good idea for cities and Adobe.
- Latino network member – option 2.
- Option 2 with move off street parking.
- City of Montebello has done a good job presenting the Juan Matias Sanchez historic adobe – a community resource.
- Heavy industrial on the north side of Center St. in Colton will never move. Trucks will always use Center St.
- Preserve and restore history gem, Adobe and other plaza buildings. How about Native Village and Springs?
- Great concept preserving the Historical Trujillo Adobe – Riverside Women’s Club.
- Is there any way to put the wrap around parking into option 2?
- STHF option 2.
- Spanish Town – option 2.
- There was a school suggested for Spanish town will it be a part of RUSD?
- Option #2 – enough traffic passing pedestrians – public transportation.
- Support option #2 – need parking and drop off/pickup area.
- Support trail wayside signage of Old Spanish Trail.
- Support preserving Trujillo Adobe and Spanish Town.
- Corner of Orange St. and Center add daycare where original Trujillo School was.
- Do not place waterway underground – option 2 preferred.
- A “destination” arose to cultural tourism will put the area on the map!
- Why do we need the City of Colton’s input?
- What is Colton advocating for?
- Nice to have history lessons.
- RTA connection?



- I like option #2!
- Prefer option #2

Input Cards

- I love the fact that you are entertaining the Restoration of the TA. It is a historical past of Riverside and should be preserved.
- I like option 2, it would eliminate traffic from Colton Housing project from crowding Spanish Town project.
- When considering how to deal with truck traffic on Center, why not separate it by propping Center below Spanish Town and keeping the Brides as pedestrian spaces on Orange?
- This is a huge “atta boy” and a long time coming. I hope I am alive to see it, thank you.
- Both options are great. Increase shopper presence, keeps historical value, adequate parking seems; only concern as pointed out is truck traffic and the necessity of having Cal-Trans at the table as this gets rolled out. Must oppress nearby freeway entry and exit.
- I appreciate the determination and drive of the Spanish Town alliance to get this into development.
- Have some kind of hotel and/or bed and breakfast for tourists to come and stay for a couple days.
- Use option 2 to stop the 800 cars a day from the “Rogue Ranch” development planned for La Coma Hills, thank you!
- Option #2.

Station 5

Sticky Notes

- Where are the community gardens in neighborhoods?
- Will commercial traffic be restricted from traveling in neighborhood areas?
- Major improvements needed for truck traffic.
- Where is truck traffic mitigation planned in design?
- Better screening from the freeway than what currently exists.
- No high density residential areas.
- That they place shade awnings, lots of sun.
- Do not site residential next to freeways.
- Away from freeway so less air pollutions.
- Public transportation connection?
- No warehouse please.
- More low-income homes.
- Good idea.
- Parking?

Input Cards

- I like the concept. Need to get drug treatment centers/trailer parks out on more in a controlled environment. I like the hotel/retail concept.
- Please use high density apartments/senior living facilities – it will keep schools from being overcrowded while providing much needed senior apartments.



- There's empty land behind my house (old boat shop). This would be a great place to have a community Garden (not too big and add life and beauty from freeway view – this is Riverside)
- Putting high density residential along a major interstate with poor air quality is not right. Traffic impacts won't work. La Cadena is one of only two commercial areas and should be retained as such.

Station 6

Sticky Notes

- Option 1 is the best.
- Do not move soccer fields!
- Absolutely don't give public money to subsidize a private sports center.
- I like the sports park next to the shops.
- Please do not move soccer field.
- Please keep as much sports land as possible.
- Please balance housing with enough space for recreation and leisure.
- How will the Colton/Center St. warehouses impact this plan?
- Make sure there is parking for the town center, so it won't use the community streets.
- No residential with houses so close.
- Trail needs to take into account and eliminate by design conflicts between people on bikes and on foot.
- Option 1 – leave soccer field as is so it does not become a warehouse in the future
- Park has a creek, as is.

Input Cards

- Would like to see an amphitheater since Riverside is known for its Arts. Not so many soccer fields and many upgrades to Reid Park.
- Integrate as much small scale commercial agriculture opportunities as possible. Equity, income, business, and health impacts.
- I like this open space, park and trail, but I still want the bike trail, walk trail, and side walk on the outside by the main street Class I.
- To make sure there is enough parking for the cross-country events. As the cars are parked across the neighborhood of Columbia and Kearney and Orange Street, making it dangerously crowded for the people who live there.
- We already have parking issues, to add businesses then say share parking is a bit unreasonable.
- I am encouraged by the land use – please give preference to less is more, thank you.
- Riverside Camping with walking trails and mini gold waterpark (Nature and fun).
- Parking for sports complex needs to be provided. They are already parking in neighborhoods when there is an event such as cross country.
- The Springbrook waterway needs to be restored to its natural state, creating habitat. The city policies preclude encroachment closer than 50 feet and additional buffer space is needed for erosion control, habitat, and fire control.
- Leave the soccer fields alone. Make sure to add more park area.
- Option 1 is preferred for protection of existing mature trees in the old gold course. The existing soccer fields can be improved with additional planting of trees, etc.



- All designs need to plan around the existing healthy tree canopy.
- Sounds like there is real use for open space.
- Privately owned sports complex would ensure proper maintenance but could result in selecting one higher paying team over another.
- Support option 1 – what do you mean by privately owned and what are the conceptual details?
- Fully support the Springbrook Arroyo.
- I like both options, but option 1 is more practical. Being of Reid Park LL, Rugby, and soccer have congruent tournaments, option 2 will be overfilled with cars from all. At least option 1 separates all the recreation that will be going on.
- Concerned about emphasis on parking. I would rather see a multi-level parking structure than a massive lot with a massive footprint.
- I like option 2 – Seems more sustainable by according better access to shopping – more business friendly with neighborhood flair.
- Recreation, open space, reform to natural flow, and wild life will be great for residents, neighbors, and environment.
- Fully support the preservation and restoration of the Springbrook Arroyo!
- I don't like the shopping center next to the shops.
- Use option 1 – Keeps soccer field as is, so it does not become a future warehouse! And creek runs through parkland.
- Option #1 – Keep AB Brown where it is now.
- Is there a need for another sports complex? Will the leagues actually show interest in using it when they already use Silverlakes in Norco? There aren't big soccer club teams based out of Riverside. It would be a good idea to expand it to a multi-sport complex – soccer, football, rugby, etc.
- Make sure baseball and soccer coordinate to reduce parking issues.
- Option 1 is better for an eyes-on-the-park from the residential than on the south side of the park.
- Trails should take into account the realistic speeds and experiences of people traveling on various wheeled devices and provide clear delineation to separate the two user groups.
- I like option 1 better than 2 and can the open space be larger?
- Option 1 is good, option 2 is no good! We don't trust the city or RPU.
- Improve current soccer field.
- Bathrooms would be nice.
- Indoor recreational center would be nicer with more opportunities for kids.
- No to option #2 – leave the soccer fields where they are!

Station 7

Sticky Notes

- Coordination with Roquet Ranch specific plan.
- Natural resources are more important – use for water recharge.
- No building until ground survey of original La Placita Settlement.
- We do not need another business park, we have lots.
- Enclosed camping and recreation area to prevent homeless activity.
- Love the preservation of the Springbrook Arroyo.



- Improve public transit service.
- Do not sell RPU building, lease instead.
- More open space and agriculture please.
- What kind of recreational facility?
- Campground activity area.
- Parking plan?
- More bike trails.
- Improve all curbing.
- Provide world-class bikeway connection through this zone to the SART.
- Great concept, you can also add archeological sites, this area is rich.
- Acknowledge through design historical trails ie. Old Spanish Trail Route.

Input Cards

- This plan designates too few acres to agriculture, urban ag, and community gardens. Community gardens need to be designed into neighborhood areas and parks, plus a dedicated area for agriculture. The choice for ag land needs to be based on soil capability units in the Western Riverside Co. for efficient land use.
- Cannot build anything until the site is investigated! This is the location of the original La Placita settlement! Sandy soil over all the foundations!
- Great retaining open space, parks, local agriculture; especially agri-related neighborhoods.
- Eco Innovation – for sustainable food, energy, housing and transportation.
- I like the concept!

Station 8

Sticky Notes

- What would the average rent be to live in a multi-family unit?
- Biophilia – Open space, not just for wealthy neighborhoods.
- What is the business owners' position on this plan?
- Provide more parking at existing soccer fields.
- Against mixed-use, long term doesn't work.
- Improve public transit.
- Senior housing?
- Parking plan?
- No industrial.
- Build Winco.
- Development in floodplain.
- Build 1-story building for elderly and include walk-in showers.
- Accidents on Columbia, Orange – Fatality Kerry/Columbia.
- Preserve Main Street businesses as much as possible.
- Provide designed buffer for safety of pedestrians.
- I support the upgrade from towing and trailer storage rentals.
- If land is already privately owned, how do you achieve the desired results?



- This is one of only 2 commercial areas and needs to stay that way.
- Don't care for high density housing, subsidized housing would be great.
- Form-based codes in Main Street, Urban, and South Center St. residential.
- I support having more housing for low income people and mixed-use high-density buildings.
- The land around the intersection of Orange and Center is not suitable for residential development. I suggest using this area as Buffer Industrial per GP.
- Transitional zoning needed for property being transitioned from Business Park to Residential.
- New 200,000 SF warehouse approved in Colton on North side of Center Street. Need Buffer Industrial Zone.
- Just FYI: No retail or restored park/Arroyo gets built without Residential going in first. In other words, supporting the new residential drives the economics of everything else.

Input Cards

- The most pressing issue is infrastructure existing, which cannot support increased usage. Current developments front costs for improvements directly adjacent/serving projects, but this leads to piecemeal patterns (think of saw tooth effect with road dedications). Comprehensive commitment, long-range planning and pre-development improvements are needed to better integrate this plan into the area in a naturally-fitting way. The demand for housing is there, but we should not be creating these "islands" of mixed-use ill-fitting to surrounding uses.
- On behalf of Jimmy Preuiti and Frontier Communities, we would like to be a cornerstone of acquiring and helping transition the new proposed residential areas. This will have some of the highest risk and take the most vision to deliver the first rooftops that begin to make the economics of the entire plan work. We are prepared to invest heavily and make a large bet on the future of North Riverside.
- The area around Center St. and Orange St is not appropriate for residential development. This one should be designated as an Industrial Buffer zone. Heavy industrial on the north side of Center St. should not be adjacent to proposed residential.
- Too many houses which means we will need another school sooner rather than later. This has happened before, and classes got up to 40-45 a classroom.
- Huge change but we should really switch the plan of the park area to go to where you plan to put the business and restaurant area.
- Too many trees and trails destroyed to build more right next to it?
- No high density residential. Expand and keep commercial opportunities on Main St. corridor.
- Provide more parking at existing soccer fields, and don't move them.
- Not sure about Residential on such a busy high traffic at Main and Center.
- Like overall concept of this station!



Question and Answer Session Notes

Q. What is the deadline for providing comments?

A. There is a joint City Council and Riverside Public Utilities (RPU) meeting tentatively scheduled for July 25 at the Board of Supervisors Chamber at the Downtown Riverside County building. It would be best if comments were received within a week of the workshop date so that the team can incorporate the comments into the staff report for the joint meeting. The environmental impact report (EIR) process will also have a comment period. There is also an opportunity to comment on the Draft Plan once it has been prepared.

Q. Is there a date for when this project will be built?

A. The Specific Plan will have an implementation plan to define and phase-in the development. A public hearing process and review of Requests for Proposals/Requests for Qualifications will also be administered before there is any development. The proposed development will take several years.

Q. Will the Northside Specific Plan team continue to update the community on the process?

A. Yes, community members can sign up to receive email notifications for updates on the process.

Q. Why is RPU deciding to sell the property now?

A. Please ask an RPU representative. There is a tentatively scheduled joint City Council and RPU meeting on July 25.

Q. What about the possibility of leasing RPU land? Who is responsible for infrastructure?

A. Please ask an RPU representative. There is a tentatively scheduled joint City Council and RPU meeting on July 25.

Q. When will materials be posted online?

A. The Workshop 3 materials will be posted on NorthsidePlan.com within a week.

Q. What about the 308,000 square foot warehouse proposed on Placentia/Center Streets?

A. It will depend upon what the Land Use Committee and City Council decide. If the City Council decides to uphold the appeal, then the warehouse property is proposed to be used for single-family residential. If the City Council does not uphold the appeal, then the City will figure out how to best integrate the warehouse in the middle of single-family residential homes.

Q. Will there be a tax increase?

A. There will be no tax increase to existing homeowners, but there may need to be a Mello-Roos tax for new structures/property owners.

Q. There is a recent ban on truck traffic between Lane to Spruce Streets.



A. The City is proposing ideas to discourage truck traffic throughout the Northside using traffic calming infrastructure.

Q. One out of three trucks use Center Street to travel to the I-215, will the City widen and reinforce Center Street to handle trucks?

A. The City is proposing ideas to discourage truck traffic throughout the Northside by ways of traffic calming infrastructure and are also taking into consideration the speed that trucks should be moving. Pedestrians are also part of this consideration.

Q. How much change to the draft Plan will there be by the City Council? Will there be another outreach process if there is a drastic change?

A. The City Council has yet to review the draft Plan. The City Council will direct outreach efforts after their review of the draft Plan if needed.

Q. How much will change after this workshop?

A. There may be small changes to the draft plan unless there is a unanimous voice that states the project team proposed something that is not in line with what the project team has heard throughout the planning process.



Appendix B

Workshop Materials



WORKSHOP PASSPORT

Northside Specific Plan



**Station 1:
Draft Plan**



**Station 5:
West La Cadena Corridor**



**Station 2:
Existing Neighborhoods
with Streetscape & Mobility
Improvements**



**Station 6:
Open Space, Parks, & Trails**



**Station 3:
Northside Village Center**



**Station 7:
Pellissier Ranch Open
Space & High-Tech
Business Park**



**Station 4:
Spanish Town**

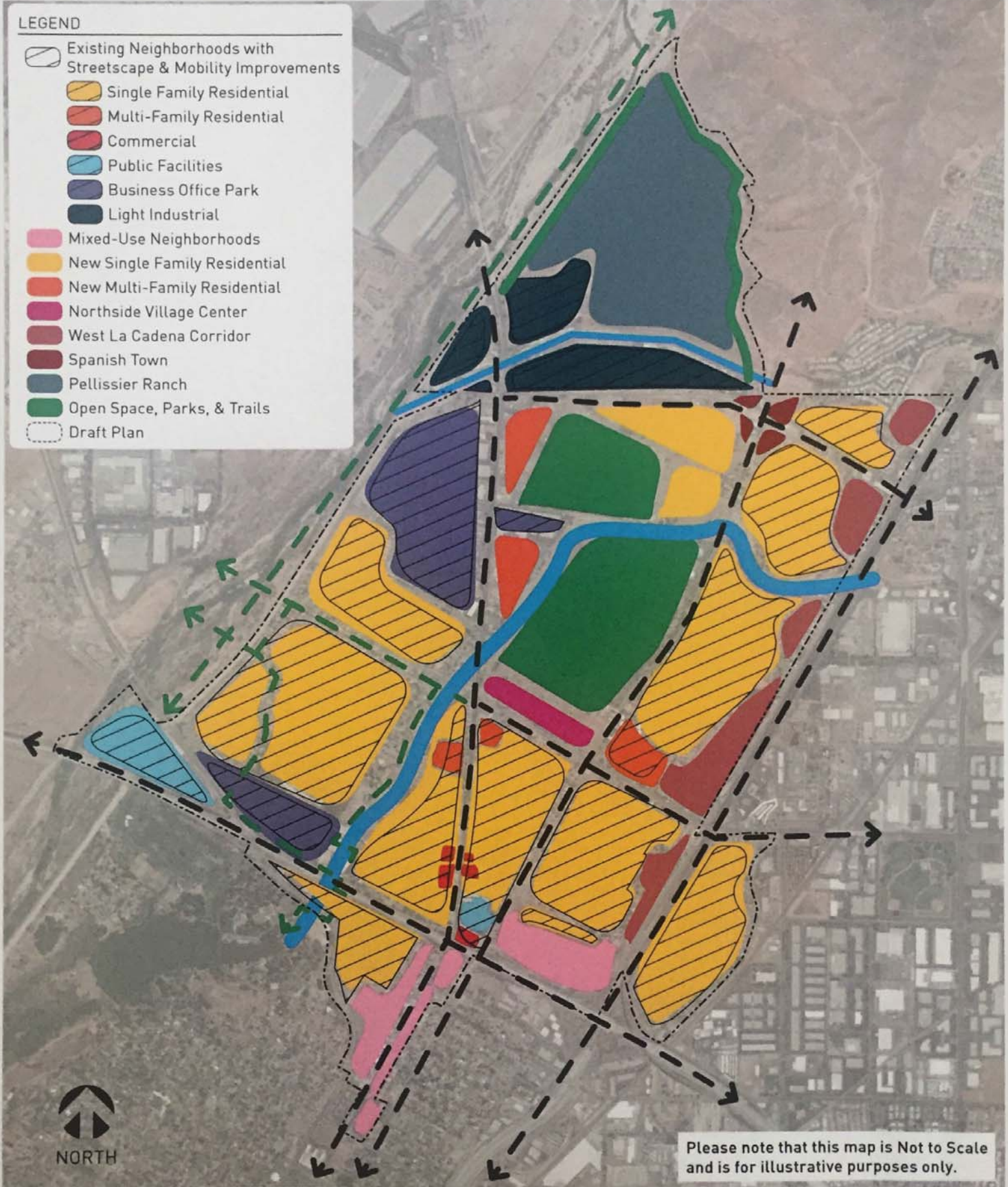


**Station 8:
Mixed-Use Single-Family &
Multi-Family**

DRAFT NORTHSIDE PLAN

LEGEND

- Existing Neighborhoods with Streetscape & Mobility Improvements
- Single Family Residential
- Multi-Family Residential
- Commercial
- Public Facilities
- Business Office Park
- Light Industrial
- Mixed-Use Neighborhoods
- New Single Family Residential
- New Multi-Family Residential
- Northside Village Center
- West La Cadena Corridor
- Spanish Town
- Pellissier Ranch
- Open Space, Parks, & Trails
- Draft Plan

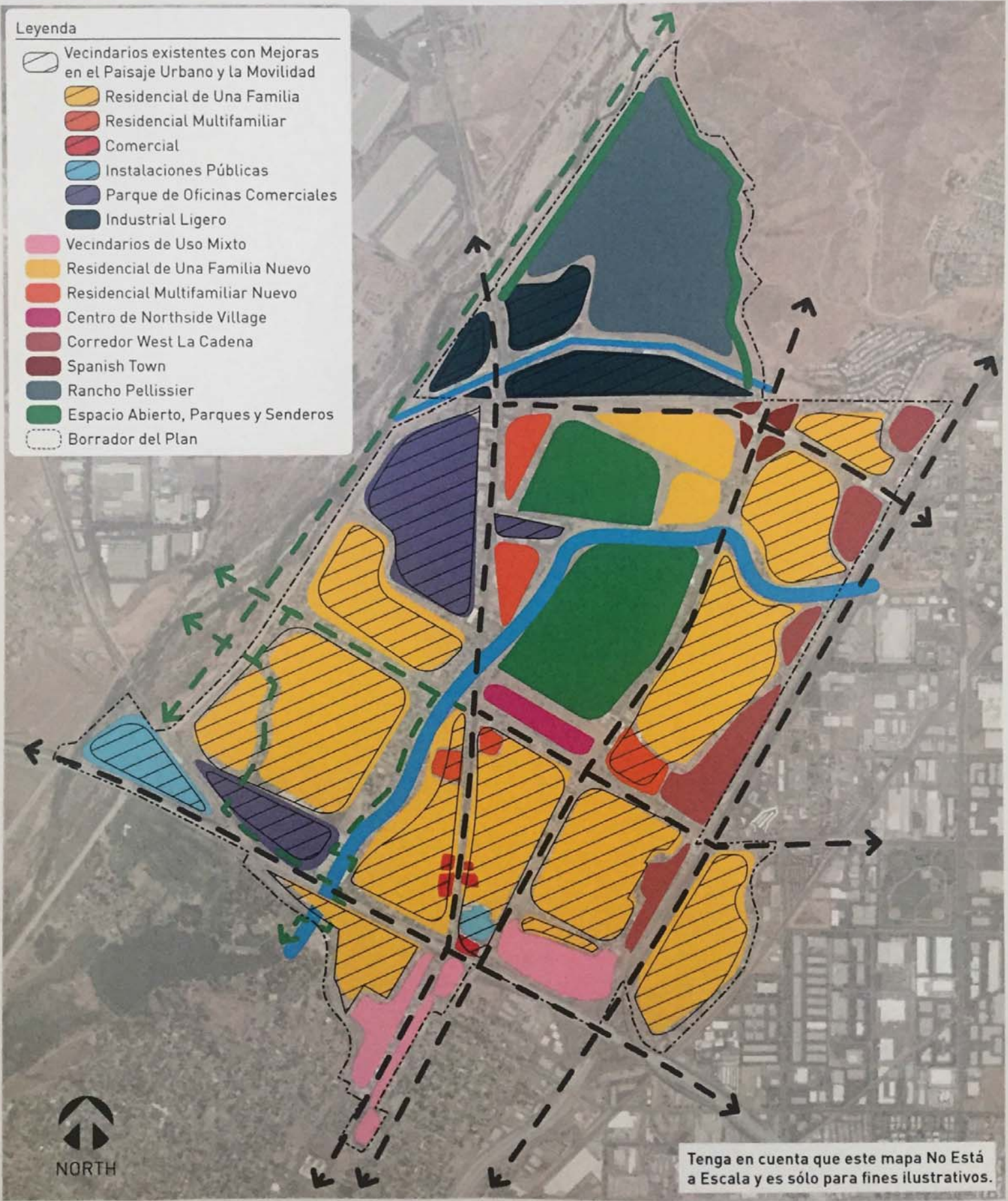


Please note that this map is Not to Scale and is for illustrative purposes only.

BORRADOR DEL PLAN DE NORTHSIDE

Legenda

-  Vecindarios existentes con Mejoras en el Paisaje Urbano y la Movilidad
-  Residencial de Una Familia
-  Residencial Multifamiliar
-  Comercial
-  Instalaciones Públicas
-  Parque de Oficinas Comerciales
-  Industrial Ligero
-  Vecindarios de Uso Mixto
-  Residencial de Una Familia Nuevo
-  Residencial Multifamiliar Nuevo
-  Centro de Northside Village
-  Corredor West La Cadena
-  Spanish Town
-  Rancho Pellissier
-  Espacio Abierto, Parques y Senderos
-  Borrador del Plan



Tenga en cuenta que este mapa No Está a Escala y es sólo para fines ilustrativos.