



NORTHSIDE SPECIFIC PLAN WORKSHOP

Community & Economic Development Department

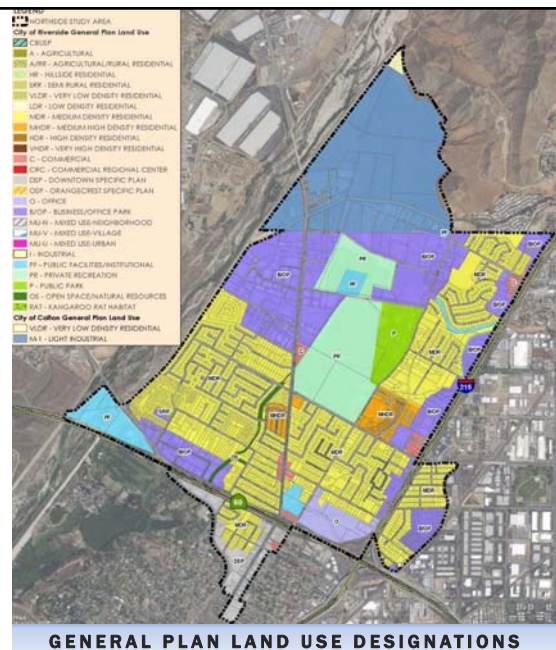
City Council and Board of Public Utilities
August 22, 2018

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PROJECT OVERVIEW

1. Preparation of a Specific Plan
2. Over 1,400 acres
3. Governed by four jurisdictions:
 - a) City of Riverside
 - b) City of Colton
 - c) County of Riverside
 - d) County of San Bernardino
4. Multiple Stakeholders



GENERAL PLAN LAND USE DESIGNATIONS



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CITY & UTILITY PROPERTIES



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BACKGROUND

1. April 28, 2015 – Council directed staff to prepare a specific plan.
2. March 23, 2026 – City released RFQ and RFP to solicit consultant to prepare the “Northside Neighborhood and Pellissier Ranch Inter-Jurisdictional Specific Plan & Program Environmental Impact Report (PEIR).”
3. June 27, 2016 – Board of Public Utilities approves budget amendment to accommodate 39% percent of the project costs.
4. September 20, 2016 – Council selects Glenn A. Rick Engineering as the project consultant.
5. December 20, 2018 – Council approves \$1,593,272 consultant contract.

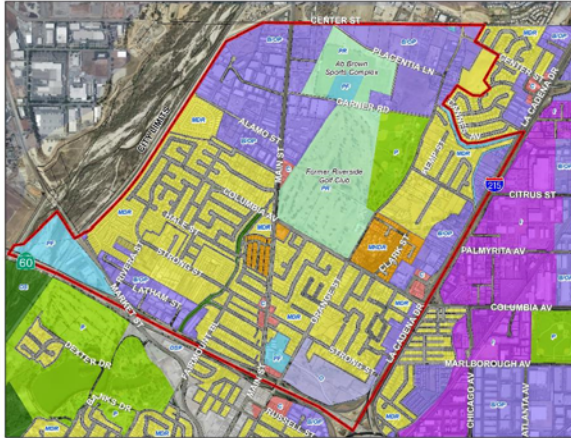


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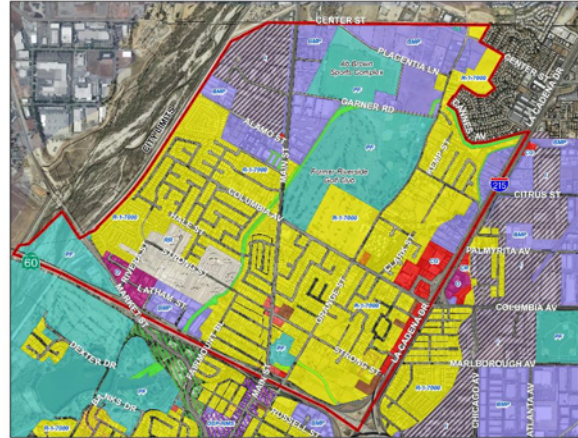
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CITY OF RIVERSIDE - RPU PROPERTY DESIGNATIONS

General Plan



Zoning



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PROJECT PHASES

COMMUNITY INVOLVEMENT FRAMEWORK FOR THE NORTHSIDE SPECIFIC PLAN & PROGRAM EIR



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WHAT WE HEARD...



WHAT WE HEARD...



Family-Oriented Community



Community Gardens



Grocery Store/Farmers Market



Parks and Open Space



WHAT WE HEARD...

Spanish Town



Agriculture



Springbrook
Arroyo Restoration



Pedestrian Friendly



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WHAT WE LEARNED...

1. Land Use
2. Visual Character
3. Environmental Setting
4. Mobility
5. Infrastructure
6. Balanced Economic Development



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WE'RE ALL IN IT TOGETHER!

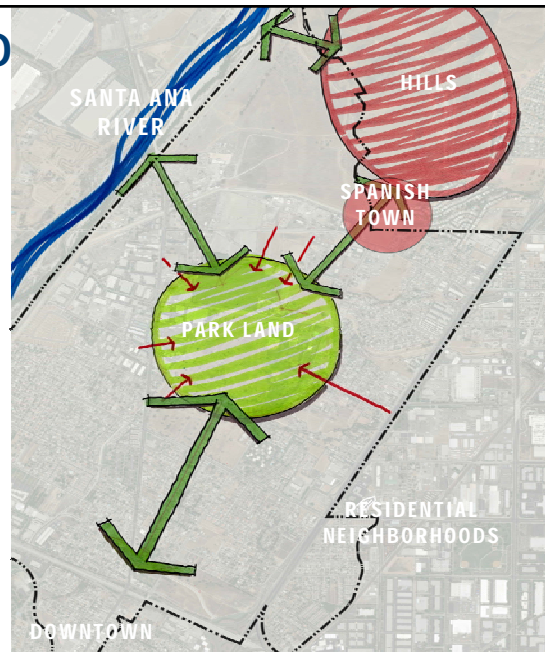


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HOW THE PLAN WAS DEVELOPED

1. Connecting Anchors

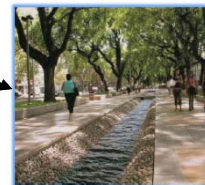
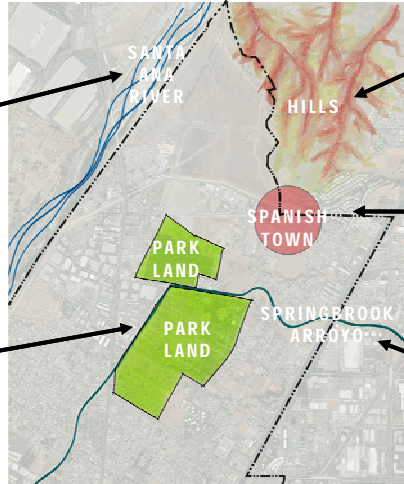


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HOW THE PLAN WAS DEVELOPED...

2. Enhancing Systems



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KEY ISSUES FOR THE DRAFT PLAN

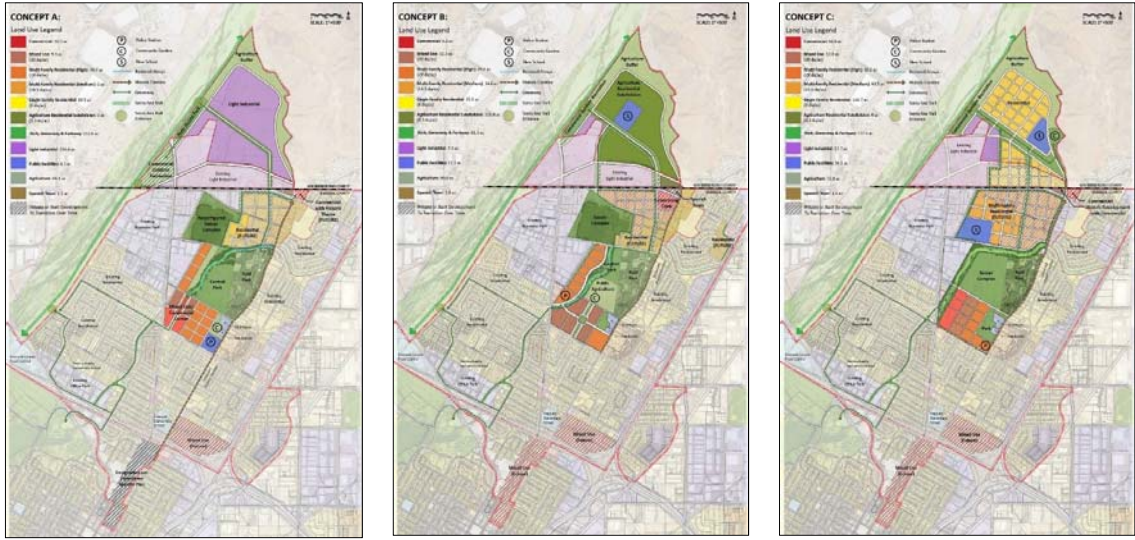
1. Create Lively Neighborhoods that benefit from Recreation, Agriculture, Housing and Commercial Uses;
2. Create a Sense of Place and Community Identity focusing on Sports and History;
3. Preserve and Enhance Springbrook Arroyo;
4. Balance Economic and Market Needs while Achieving a Higher Quality of Life; and
5. Ensure an Economic Return to RPU Ratepayers.



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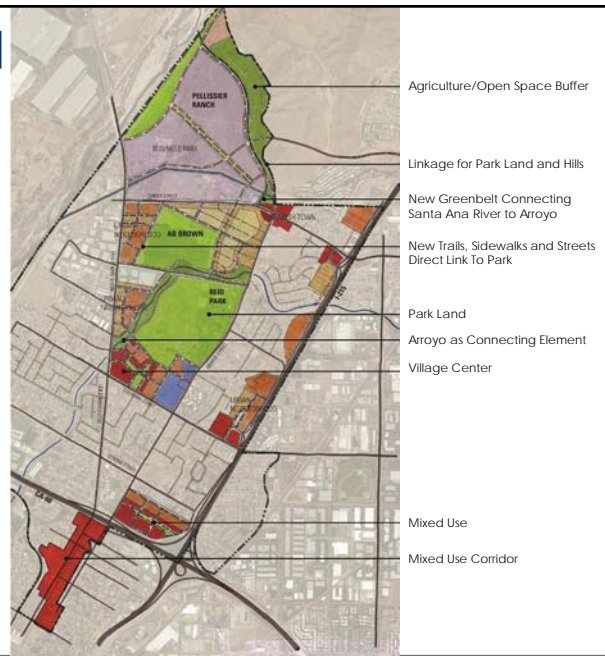
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LAND USE CONCEPTS – PRESENTED OCTOBER 2017



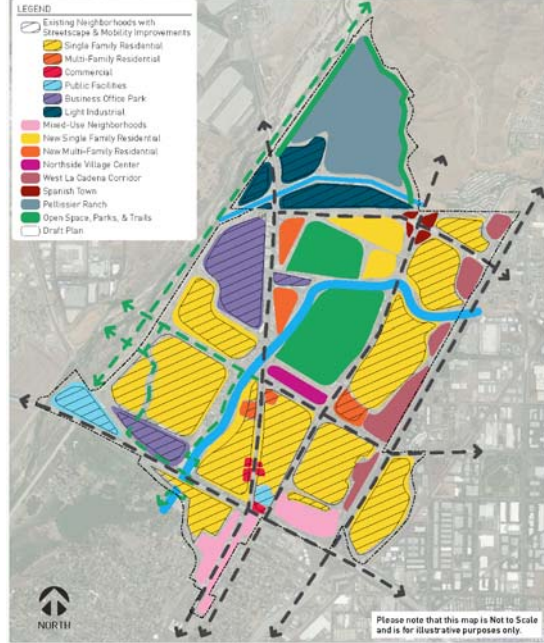
NORTHSIDE SPECIFIC PLAN

DRAFT FRAMEWORK PLAN



NORTHSIDE SPECIFIC PLAN

DRAFT LAND USE FRAMEWORK



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VILLAGE CENTER



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SPANISH TOWN OPTIONS

Option 1



Option 2



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OPEN SPACE OPTIONS

Option 1



Ab Brown
Maintained at
Current Location



Option 2




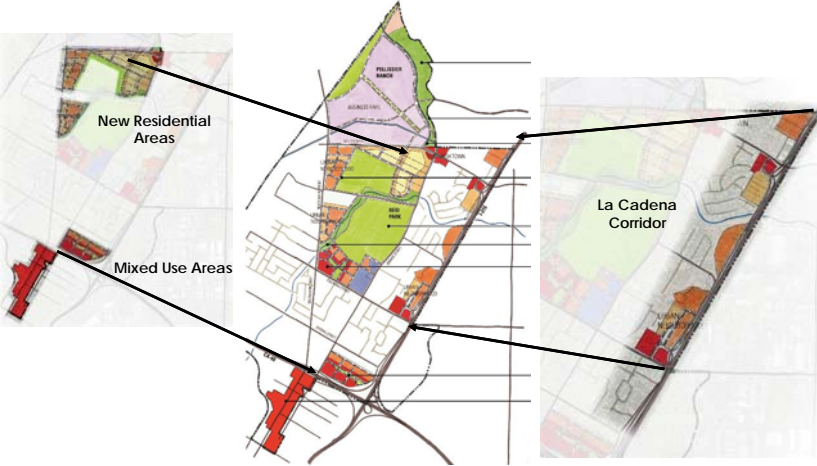
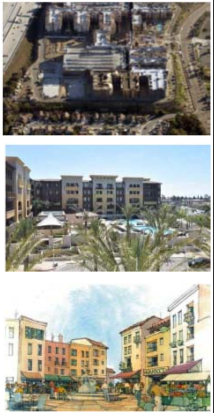
Ab Brown Moved to the
Northern Portion of the
Former Riverside Golf
Course




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KEY AREAS OF THE PLAN


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NEXT STEPS

1. Present to City of Colton staff, Planning Commission and City Council;
2. Identify opportunities and solutions for property owners;
3. Establish details for Specific Plan components; and
4. Initiate Program Environmental Impact Report.

COMMUNITY INVOLVEMENT FRAMEWORK FOR THE NORTHSIDE SPECIFIC PLAN & PROGRAM EIR

STEP	1	2	3	4	5	6	7
	Project Launch & Baseline Assessment	Vision & Goals	Alternatives	Draft Plan	Environmental Scoping	Draft Specific Plan & Draft Program EIR	Final Specific Plan & Final Program EIR


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RECOMMENDATIONS

That the City Council:

1. Receive a presentation on the status of the Northside Neighborhood and Pellissier Ranch Inter-Jurisdictional Specific Plan and discuss the draft framework plan and land use concept; and
2. Provide comments related to revisions, or attributes to keep within the Draft Framework Plan and Land Use Concept, including:
 - a) Inclusion of Ab Brown Sports Park;
 - b) Accommodation of a cross country course within a City trail network;
 - c) Inclusion of 10 acres for a police headquarters and future training facility;
 - d) An enhanced Springbrook Arroyo as a community feature;
 - e) Inclusion of the Spanish Town Heritage Center;
 - f) General mix and type of land uses; and
 - g) Economic return to utility ratepayers.

