



# PROPOSED LAND USE FRAMEWORK FOR THE INNOVATION DISTRICT

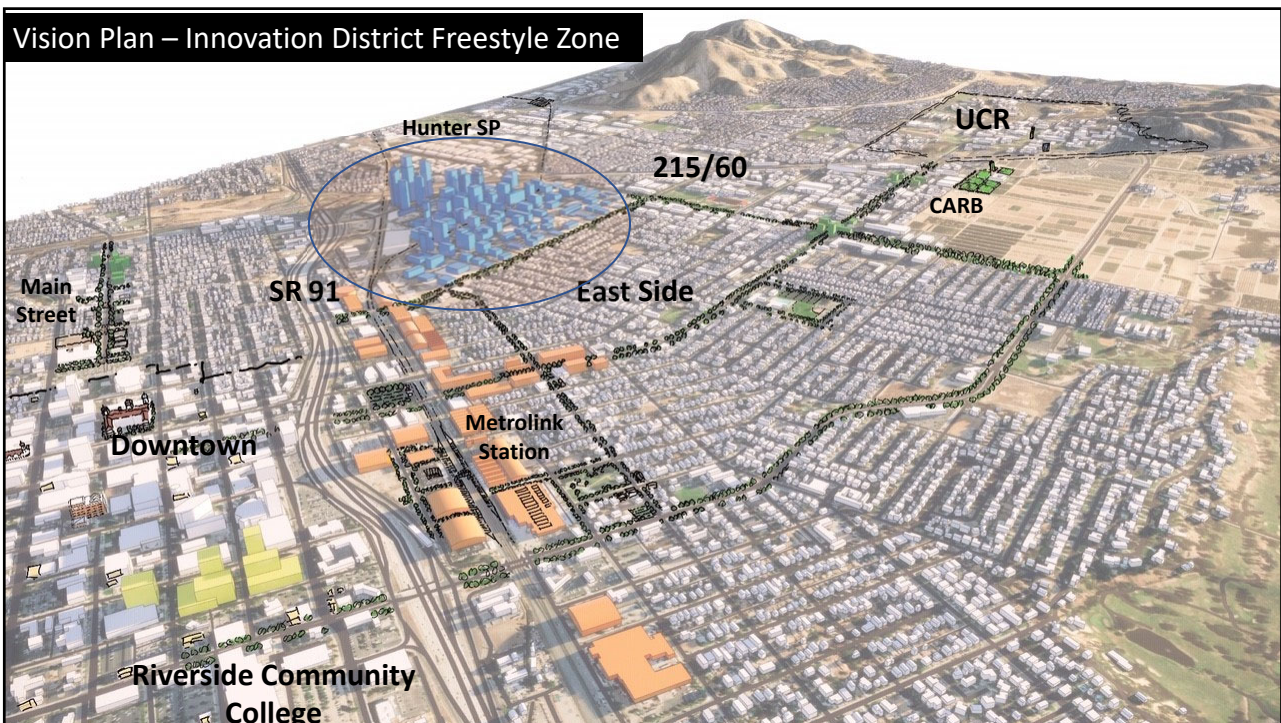
## Community & Economic Development

Economic Development, Placemaking and Branding/Marketing Committee

June 17, 2021

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## Aligned w/Housing Element Process

- Housing Element/Environmental Impact Report
  - Update to **adopt/enable Freestyle Innovation District Overlay Zone** with **specific area boundaries**
- Zoning Overlay (Section 19.090.010 – C. Overlay zones)
  - An overlay zone supplements the base zone for the purpose of establishing special use or **development regulations for a particular area** in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.
- Add Freestyle Innovation District Overlay Zone Development Regulations
  - 'Workforce' housing, On-site Manufacturing and Sales, and Public Right of Way Permitting Incentives to the Industrial, Business Manufacturing base zones.
- Enable first-mile/last-mile regulations
  - Planned **High-Quality Transit Corridors** between two Riverside **Transit Priority Areas** per 2020-20145 SCAG RTP



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## Supported by General Plan

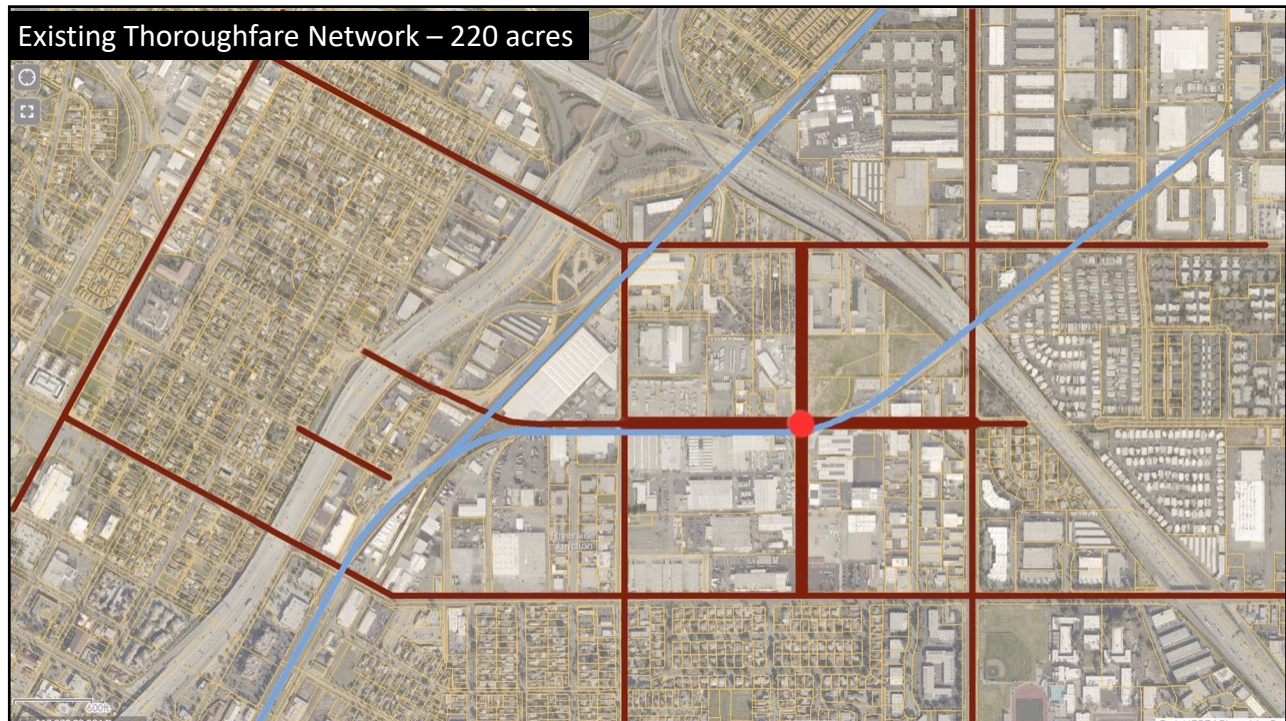
- **GP Policy LU-25.4:** Identify opportunities to redevelop older, underutilized properties
  - **Hunter Industrial Park** -evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers at UCR and Riverside's considerable pool of highly trained residents, many of whom must leave the City to find high-paying employment
- **Objective LU-55:** Make Hunter Industrial Park into a major employment center by creating a high-quality business park environment that will attract private sector investment and encourage partnerships institutions (ID, Kilroy, and Alexander Models).
- **Policy LU-55.1:** Recognize different development standards for technology park development, emphasizing high-tech infrastructure and the potential for flexible reuse of buildings.

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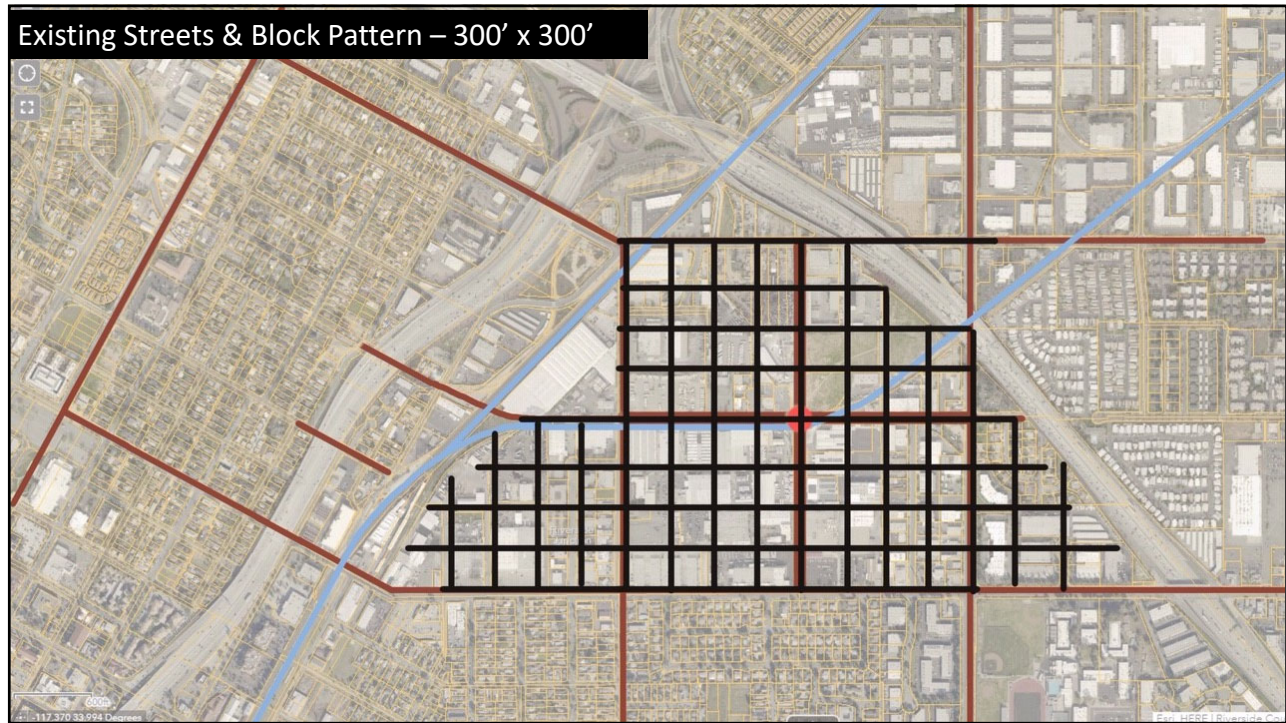


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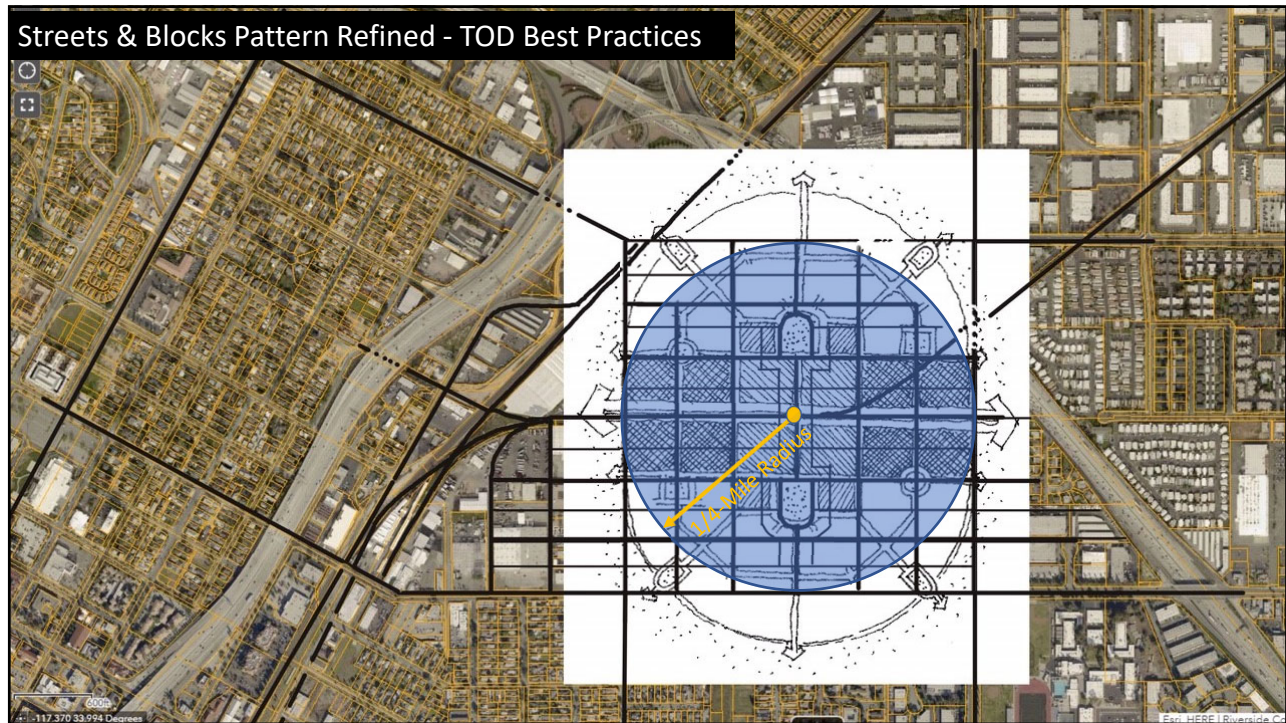


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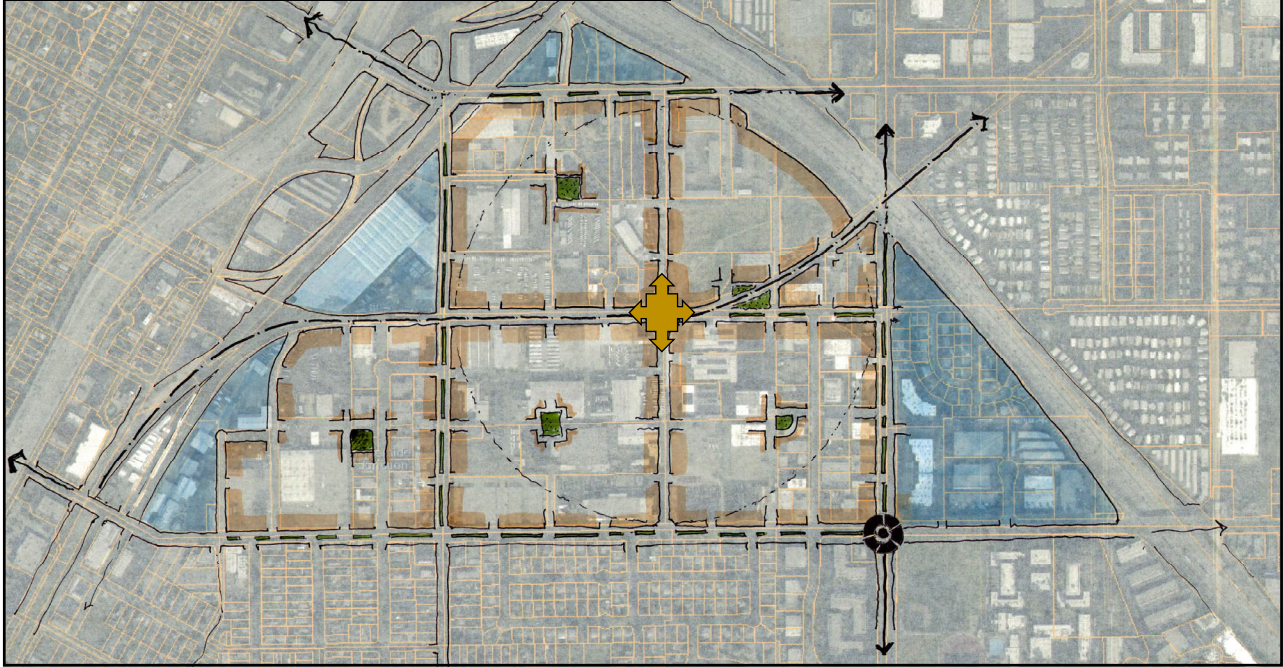
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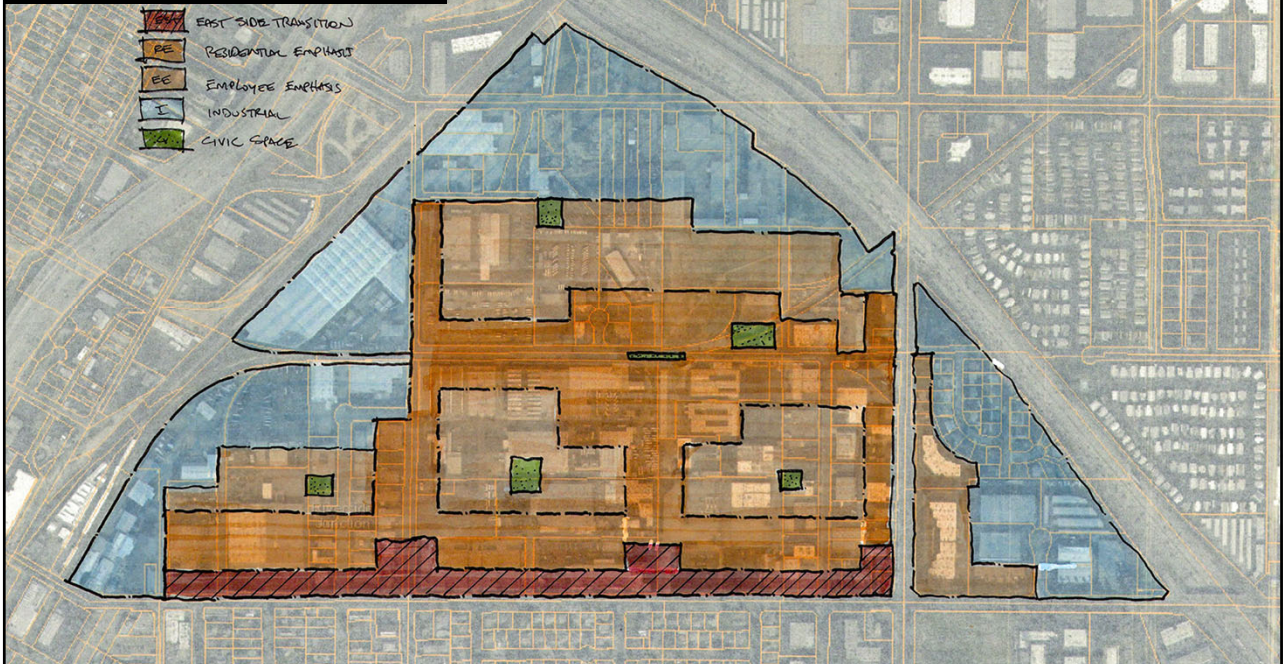


### Center/Edge/Quarters – Public Realm and Parks



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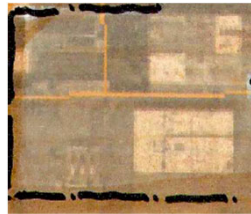
### Triangle - Land Use Emphasis



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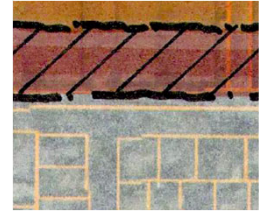


## Land Use Emphasis – Characteristics



**Employment Emphasis**  
**100 dwelling units/ac 6.0 FAR**  
 300' x 300' = 90,000 sf Full Block  
 200 units (800 sf) 160k sf/1.7 FAR  
 300,000 sf Office/Manufacturing  
 (4.3 FAR Employment)

**East Side Transition**  
**60 dwelling units/ac 1.5 FAR 55'**  
**Height Limit**  
 300' x 150' = 45,000 sf Half Block  
 62 units (1,000 sf) 62k sf/ 1.4 FAR  
 27,000 sf Retail / 0.6 FAR

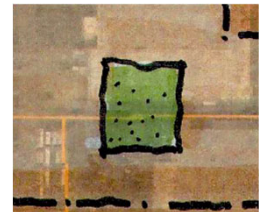


**Industrial Emphasis**  
**0 dwelling units/acres 2.0 FAR**



**Housing Emphasis**  
**150 dwelling units/ac 5.0 FAR**  
 300' x 300' = 90,000 sf Full Block  
 200 units (800 sf) 160k sf/1.7 FAR  
 300,000 sf Office/Manufacturing

**Civic Space – Min. Area per Type**  
 Greens – min. 2 acres  
 Squares – min. 1 acre  
 Plazas – min. 0.5 acre  
 Paseos – min. 0.25 acre



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## Land Use Emphasis – Potential Build Out

**Employment Emphasis (56 Full Blocks – 112 acres)**  
**100 dwelling units/ac 6.0 FAR**  
 300' x 300' = 90,000 sf Full Block  
 200 units (800 sf ea) 160k sf/1.7 FAR x 13 Blocks = **2,600 units**  
 300,000 sf Office/Manufacturing x 13 = **3,900,000 sf**  
 (4.3 FAR Employment)

**Live-Work Emphasis (42 Full Blocks – 84 acres)**  
**100 dwelling units/ac 4.5 FAR**  
 400' x 400' = 160,000 sf Full Block  
 200 units (800 sf ea) 160K sf/1.7 FAR x 9 Blocks = **1,800 units**  
 252,000 sf Office/Manufacturing x 9 = **2,268,000 sf**  
 (2.8 FAR Employment)

**Housing Emphasis (35 Full Blocks – 28 acres)**  
**150 dwelling units/ac 5.0 FAR**  
 400' x 400' = 160,000 sf Full Block  
 300 units (1,000 sf ea) 300k sf/3.3 FAR x 7 Blocks = **2,100 units**  
 150,000 sf Office/Manufacturing x 7 = **1,050,000 sf**  
 (1.7 FAR Employment)

**Industrial Emphasis (40 Full blocks – 40 acres)**  
**0 dwelling units/acres 1.0 FAR**  
 12 ac x 80% bldg. area = **400,000 sf** Employment

**East Side Transition (16 Full Blocks – 8 acres)**  
**60 dwelling units/ac 1.5 FAR 55' Height Limit**  
 400' x 400' = 160,000 sf Full Block  
 120 units (1,200 sf ea) 144k sf/ 1.6 FAR x 4 Blocks = **480 units**  
 36,000 sf Retail / 0.4 FAR x 4 = **144,000 sf**

### TOTALS

Total Area: ±220 Acres / 88 Blocks = **176 ac PVT** + 44 ac PUB  
 7,66,560 sf ground floor

**6,980 units** (6,631,000 sf total) **Housing area**  
 30,000 sf bldg plates (5 floors bldg avg) x 20 blocks = **20%**

**7,758,000 sf Employment Area**  
 60,000 sf bldg plates (2 floors bldg avg) x 48 blocks = **60%**

4 acres Civic Spaces + 40 acres Streets/Thoroughfares = **20%**

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## Design - Implementation Strategies

### Technology, Housing, and Mixed-Use Building - New Parcels/Blocks

- Tower over Wrapped Garage Base (\$30 sf Threshold Land Value - Vancouver Model, \$6 sf rents)
- Mid-Rise Urban Blocks (\$30 sf TLV, Type I, **10 – 12 stories**, \$5 sf rents)
- Light Gauge Steel System (\$25 sf TLV, Type III Podium, **7 – 8 stories**, \$4 sf rents)
- Podium Mixed Use Residential (\$20 sf TLV, Type V, **5 – 6 stories**, \$4 sf rents)
- Four-Plex Over Commercial (\$15 sf TLV, Type I Wood Frame, **2 – 4 stories**, \$2 sf rents)
- Large-Format Floor Plate Office (\$8 sf TLV – Type I, **9 – 10 stories**, \$2 sf rents)
- Tilt Slab (\$12 sf TLV, Type II, 3 – 4, **2 – 3 stories**, \$2 sf rents)
- Office Over Retail (\$10 sf TLV, Type II, **2 stories**, \$2 sf rents)

Threshold Land Value	Stories	Approximate height	Mode	Building Width
\$8	5-12	148	Large-format office	100
\$10	2	28	Office over retail	100
\$12	1-2	28	Tilt Slab	100
\$15	2-4	44	Four-plex w/ commercial	60
\$20	5-6	66	Podium mixed-use - wood	60
\$25	7-8	86	Podium mixed-use - LST	60
\$30	10-12	148	Mid-rise block	100
\$30	21-40	124*	Vancouver tower	100

### Implementation Tools

- Character-Based Zoning Overlay District - Transition to East and Emphasis Areas
- Zoning Flexibility - No Minimum Lot Size or Parking
- Parcel Map Flexibility - Dedicated ROW – No Public Allies
- Enhanced P-BID Management/Maintenance/Governance
- Large-Format Floor Plates - Mixed-Use Buildings

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## District Management Organization Steps - Implementation

### Options being considered:

1. City Council appointed **Advisory Board** to determine district management
2. Formation of a separate **Business-based** and **Property-base Business Improvement Districts** or similar (sunsets in 5-10 years)
3. Organize a **Non-Government Organization/nonprofit** to manage the PBID after sunset
4. Throughout, retain **advisory board** for steering overall project.

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## Applicant Process - Implementation

Options being considered include:

1. Site Plans are submitted to City Staff
2. Zoning entitlement, Parcel Map Subdivision of new lots, blocks, streets are reviewed by City Staff for conformance
3. City Staff approves <90,000 sq. ft. of land projects, which are subject to strict criteria and Planning Commission appeal
4. City Staff reviews new Site Plans for Projects >90,000 sq. ft. of land, approved by Planning Commission, appeal to Council
5. City Council approves major Tentative Map subdivisions and Rezoning Applications

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## Next Steps

### Short-Term / Summer 2021

- **Confirm Housing Element** Alignment and Monitor Adoption
- **Freestyle Innovation District Overlay Zone** Review and Vetting

### Long-Term / Fall 2021 – Spring 2022

- Begin to **Market and Promote** the area, produce policy statements, implementation directives, and a detailed report emphasizing the promise and opportunity. Make this a public event and compress the time and money to generate the report.
- **Budget and allocate** city staff/resources to provide **detailed incentives and entitlement processes**, such as a project management processing system and fee programs to assist owners and developers.

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## RECOMMENDATION

That the Economic Development, Placemaking and Branding/Marketing Committee:

1. Receive and file an update on the proposed land use regulation framework for the Innovation District.



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