

PROPOSED LAND USE FRAMEWORK FOR THE INNOVATION DISTRICT

Community & Economic Development

Economic Development, Placemaking and Branding/Marketing Committee

June 17, 2021

Riverside CA.gov

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Aligned w/Housing Element Process

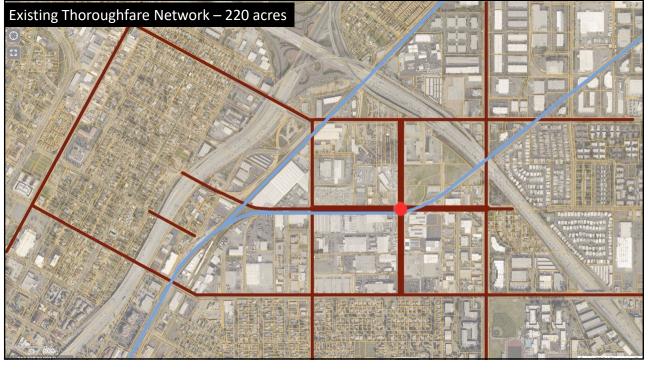
- Housing Element/Environmental Impact Report
 - Update to adopt/enable Freestyle Innovation District Overlay Zone with specific area boundaries
- Zoning Overlay (Section 19.090.010 C. Overlay zones)
 - An overlay zone supplements the base zone for the purpose of establishing special use or development
 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

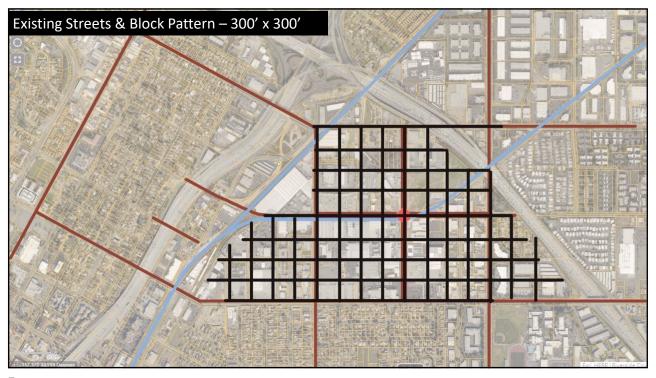
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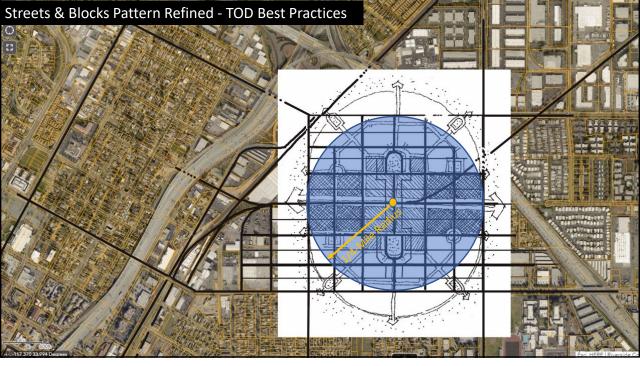
Supported by General Plan

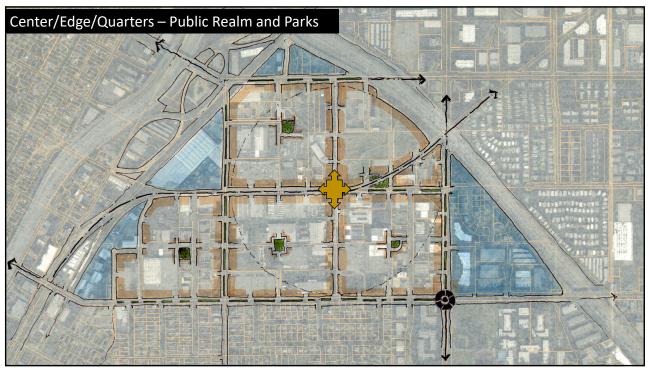
- GP Policy LU-25.4: Identify opportunities to redevelop older, underutilized properties
 - Hunter Industrial Park -evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers 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.



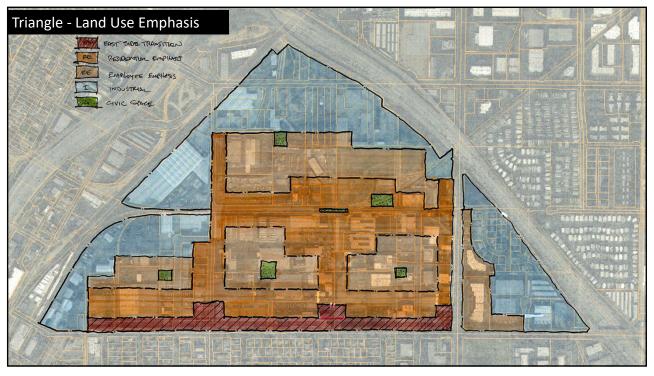








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Land Use Emphasis – Characteristics



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 welling 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

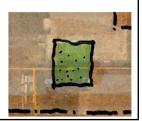


0 dwelling units/acres 2.0 FAR

Industrial Emphasis

Civic Space – Min. Area per Type Greens – min. 2 acres Squares – min. 1 acre

> Plazas – min. 0.5 acre Paseos – min. 0.25 acre



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

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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

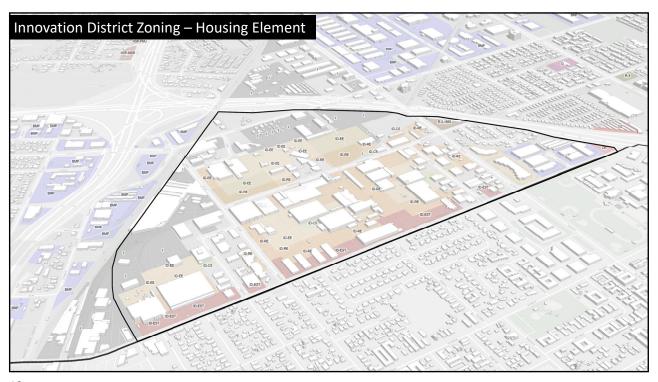
TOTALS

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%**



Sub-District Zones				strict Descr						
IE – Industrial Emphasis	IE encourages a range of industrial uses, including green-businesses, light manufacturing, transportation services, repair and storage, and energy-generation facilities. Innovation District - Overla						ay Zoni	ľ		
EE – Employment Emphasis	EE promotes high-intensity office and employment centers. EE includes employment centers of regional importance and is a primary hub for businesses, communications, offices, convention centers, hotels, and less-intensity permanent supportive and market rate housing units.					offices, convention using units.				_
HE – Housing Emphasis	and ground-floor establishments, or	HE accommodates primarily residential development, small-scale businesses, offices, services, and ground-floor active commercial uses to provide for a mix of housing, retail, dining, drinking establishments, office, educational, recreation and cultural uses – creating a complete community.								
EST – East Side Transition Zone	artist studios, live	e/workspace	s, hotels, office		se array of uses, ir nd development, a	ncluding residential, nd retail.	Table 19.240.XX – Employment Emphasis Subdistrict Development Standards			
CS – Civic Space	CS includes gree	ens, squares	, and plazas.							
District		IE	EE	HE	EST	CS				
Residential										
Detached Single-Unit		X	X	P	P	X				
Attached Multi-Unit		MC	P	P	P	X			Н.	_
Single-Room Occupancy Unit		MC	P	P	MC	X			ll	
Emergency Shelters		P	P	MC	X	X	•			
Office				IVIC	^	^		THE PARTY OF THE P		
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Administrative and Professional		P	P	P	P	X				
Medical		MC	P	P	P	X			17	-
Research Laboratories		P	P	MC	X	X		1 -		
Industrial							ala i i II! i i			
Warehousing and Distribution Facilities (subjec	to 19.435)	Per Table 1	9.150.020A	X	X	X			P P	
Fransportation		Р	MC	X	X	X				
_ight-Industrial		P	P	MC	Х	X				
Heavy-Industrial		MC	MC	MC	X	X		1 !		
Green/Clean Industries		Р	P	P	X	X		1 1		
Outdoor Storage		Р	MC	Х	X	X				
Commercial Services										/
Alcohol Sales – On-Premises		P	P	P	MC	P			L.	
Alcohol Sales – Off-Premises		MC	MC	MC	X	X			Ц	
Assemblies of People – Entertainment		X	MC	MC	MC	MC				
Assemblies of People – Non-Entertainment		X	MC	P	P	MC				
Education and Training Facilities		X	P	P	MC	MC			P.	
Home Base Businesses		P	P	MC	MC	X				_
Personal Services		P	P	P	P	x				
Retail Sales		MC	P	P	P	P	Development Standards	Minimum	Maximum	
Restaurant with Drive-thru		MC	X	X	X	X	Lot and Density Standards	Millingin	Maximum	4
Restaurant	+	MC	P	P	P	P	Lot Width (ft.)	25	300	I
Vehicle Repair (indoor only)		P	MC	X	X	X	Floor Area Ratio (FAR)	2.0	6.0	I
		MC		X			Residential Density (Lots – Dwelling Units per Acre) Building Form and Location	30	100	\perp
			X		X	X	Building Form and Location Building Height - Primary Building (Floors)	2 floors / 50-feet	[KM48]	$\overline{}$
Vehicle Fuel Station		P	P	P	MC	X	Building Height – Accessory Building (Floors)	1 floors / 35-feet	6 floors / 65-feet	+
Vehicle Fuel Station Veterinarian/Small Animal Clinic							Build-to Lines and Setbacks (ft.)			_
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging				P	P	X	Front (Principal Building)	0	10	Ŧ
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast		Х	MC				Front (Principal Building) Street Side (Primary Street)	0	10	+
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast Hotel		X X	MC P	P	X	X				
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast Hotel					Х	X	Street Side (Secondary) Minimum	5 0	10	\neg
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast Hotel Civic Facilities					X	X P	Street Side (Secondary) Minimum Interior Side Rear Minimum	5 0 5	10	\pm
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast Hotel Civic Facilities Library Services		X	Р	P			Street Side (Secondary) Minimum Interior Side Rear Minimum Front (Principal Building) Encroachment (%)	5 0 5 60	10	\pm
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast -lotel Civic Facilities Librany Services		X	P	P	Р	P	Street Side (Secondary) Minimum Interior Side Rear Minimum Front (Principal Building) Encroachment (%) Parking Standards		10 10 10 10 80	<u> </u>
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Sed & Breakfast Uotel Sivic Facilities Library Services Oostal Services		X P MC	P P	P P	P P MC	P P	Street Side (Secondary) Minimum Interior Side Rear Minimum Front (Principal Building) Encroachment (%)	5 0 5 60 N/A	10 10 10 10 80	=
Vehicle Fuel Station Veterinarian/Small Animal Clinic Lodging Bed & Breakfast Hotel Civic Facilities Library Services Peatial Sprudures Parking Structure Surface Parking tot		X X P MC	P P P P	P P P P	P P MC P	P P P	Street Side (Secondary) Minimum Interior Side Rear Minimum Freet (Principal Buildins) Encroachment (%) Parking Standards Off-Street Parking		10 10 10 10 80	I
Vehicle Fuel Station Veterinarian/Small Annal Clinic Lodging Bed & Breakfast Hotel Civic Facilities Library Services Postal Services Parking Structure Surface Parking Lot Transit Mobility Services/Station		X P MC P	P P P P	P P P P	P P MC P	P P P P	Street Side (Secondary) Minimum Interior Side Rear Minimum Front (Principal Building) Encroachment (%) Parking Standards		10 10 10 10 80	I
Vehicle Fuel Station Veterinarian/Smal Animal Clinic Lodging Bod & Breakfast Jotel Civic Facilities Library Services Postal Services Parking Structure Surface Parking Lot		X X P MC	P P P P	P P P P	P P MC P	P P P	Street Side (Secondary) Minimum Interior Side Rear Minimum Freet (Principal Buildins) Encroachment (%) Parking Standards Off-Street Parking		10 10 10 10 80	<u> </u>

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.

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.

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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