

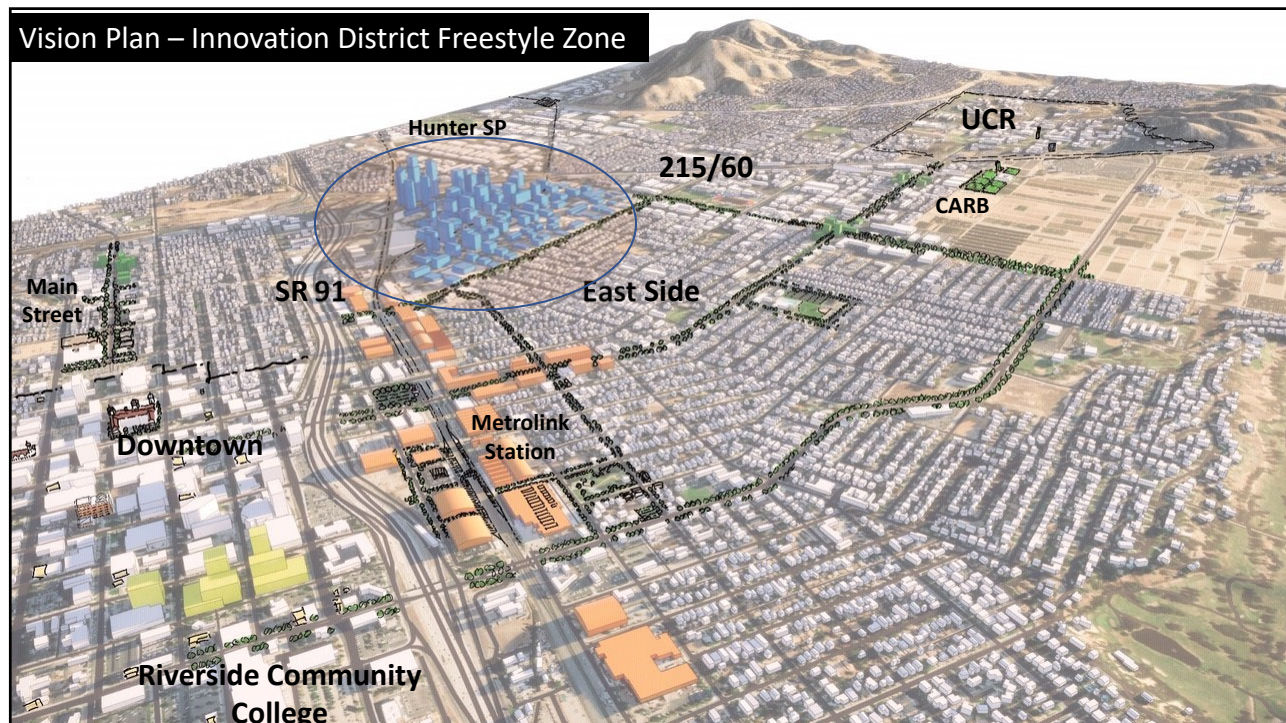
INNOVATION DISTRICT MASTER PLAN AND ASSOCIATED ZONING

Community & Economic Development

Economic Development, Placemaking and Branding/Marketing Committee
September 23, 2021

RiversideCA.gov

1



2

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



3

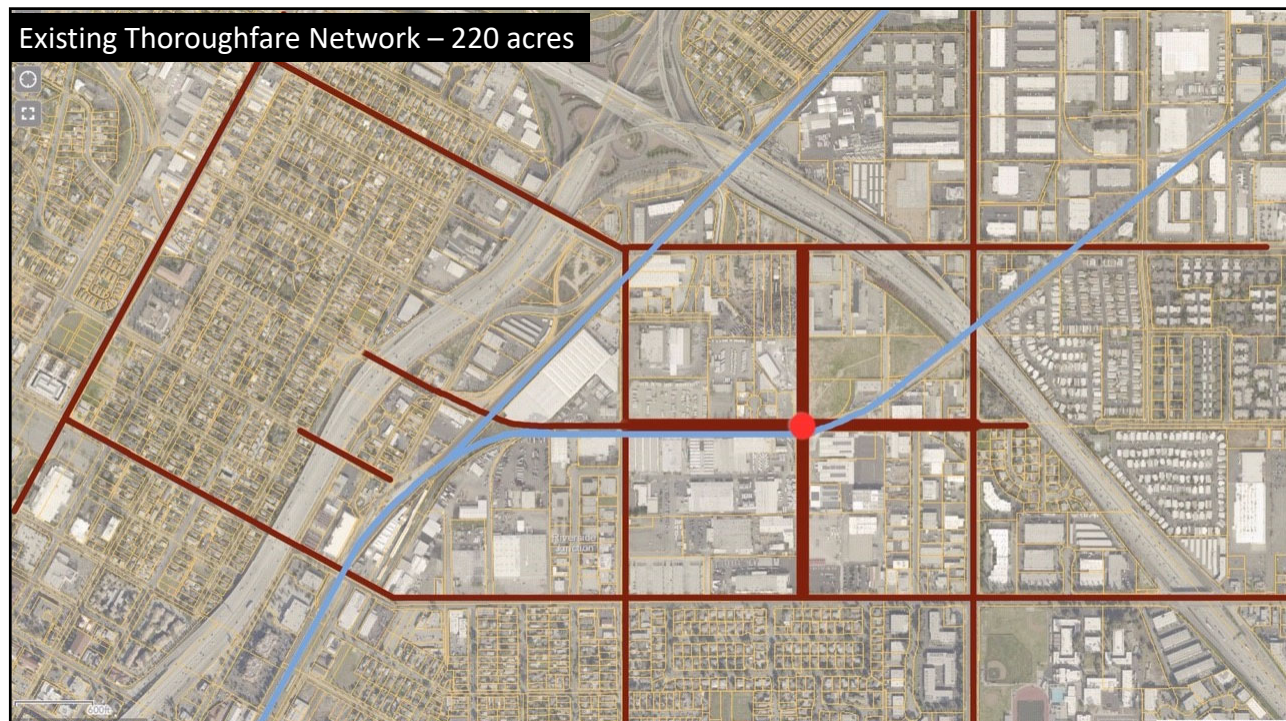
Supported by General Plan

- **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.

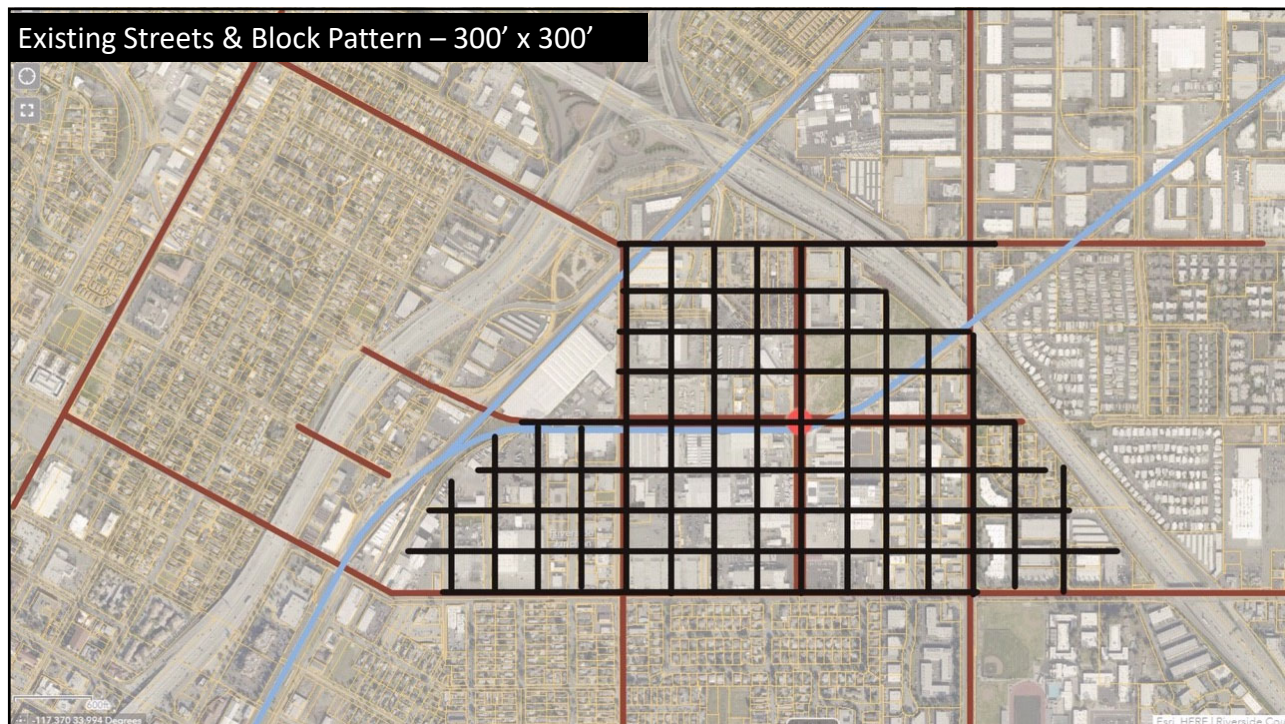
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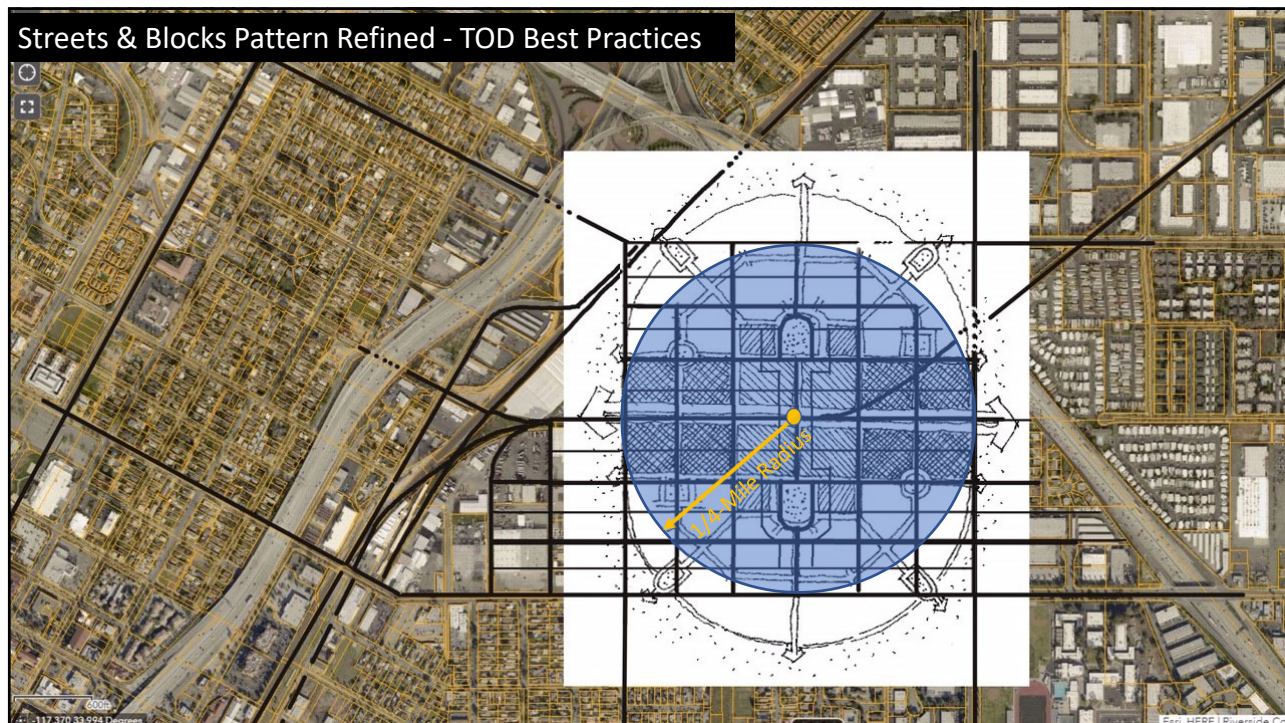
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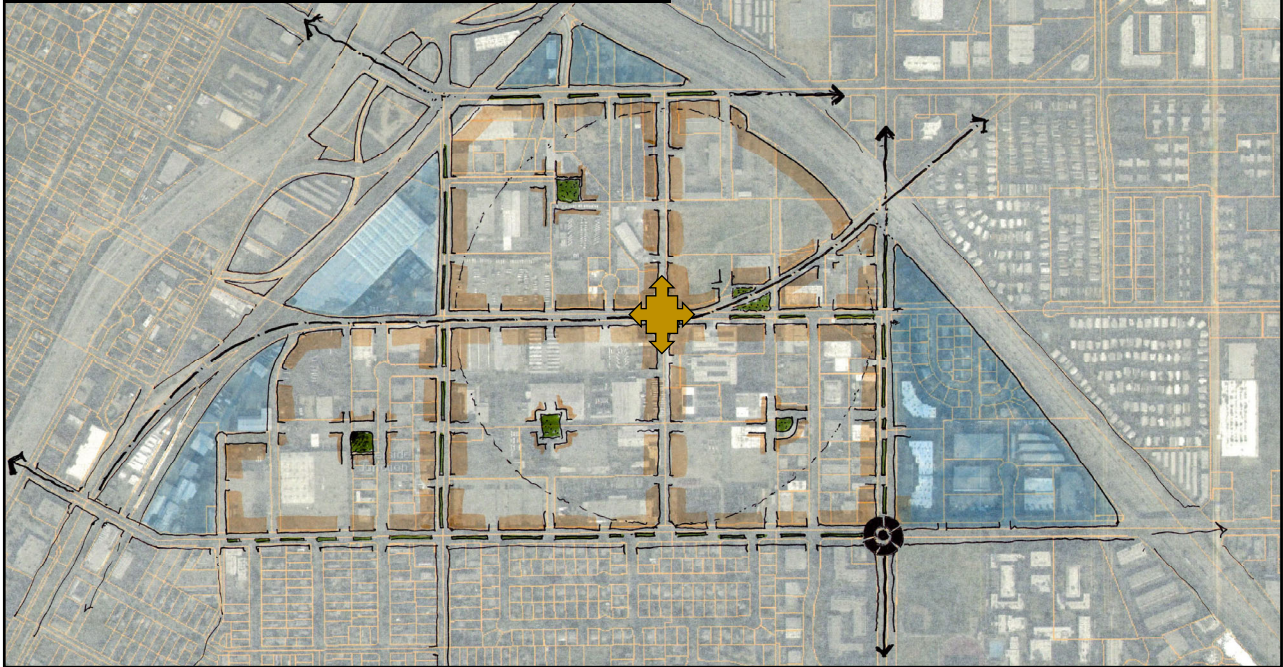


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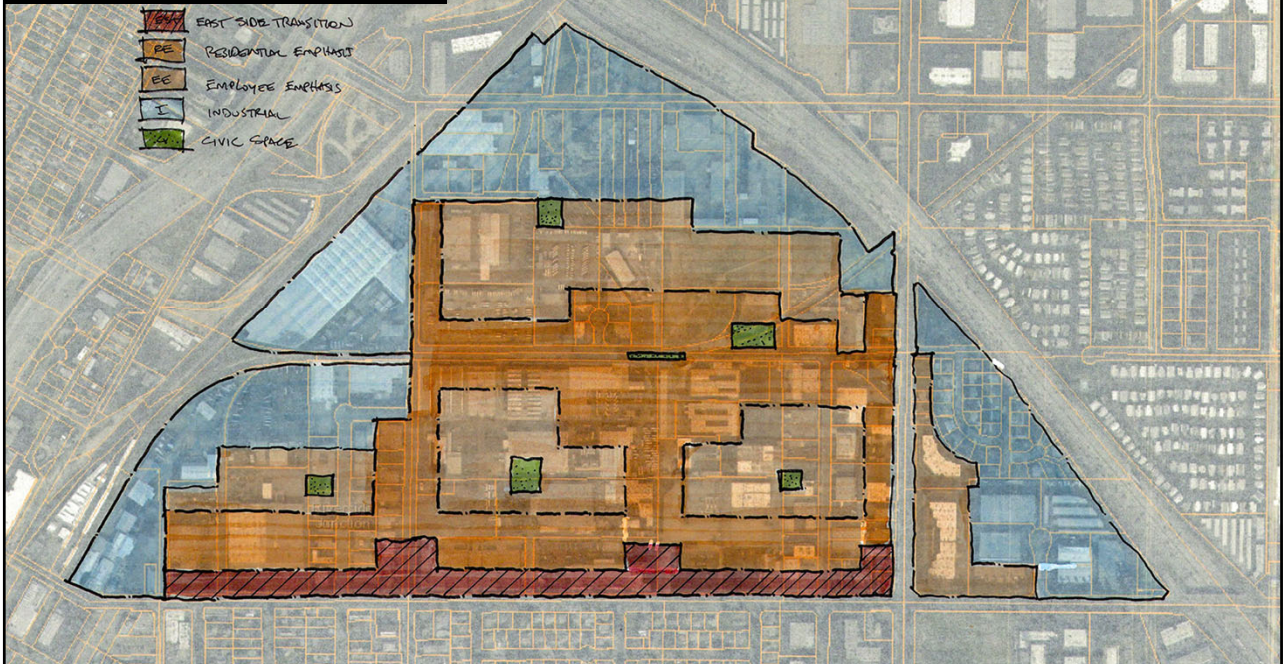
8

Center/Edge/Quarters – Public Realm and Parks



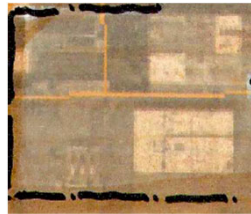
9

Triangle - Land Use Emphasis



10

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)

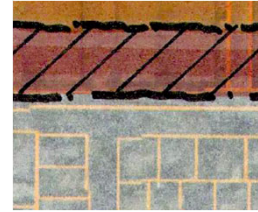


Industrial Emphasis
0 dwelling units/acres 2.0 FAR

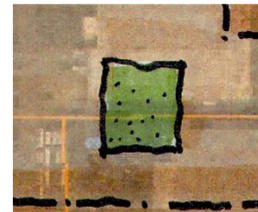


Housing Emphasis
150 dwelling units/ac 5.0 FAR
 300' x 300' = 90,000 sf Full Block
 200 units (800 sf) 160k sf/1.7 FAR
 300,000 sf Office/Manufacturing

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



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



11

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%**

12

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

15

District Management Organization Steps - Implementation

1. City Council forms an **Advisory Board** with Eastside, UCR, and RCCD representatives, stakeholders, and led by city staff
2. Form a **Business-based** and a city-managed **Property-based Business Improvement District** for thoroughfares that sunsets in 5-10 years
[Overlay 2 types of BIDs + Advisory Board – do not combine into one powerful board. Business based bids (BBIDs) are funded through business licenses under a 1989 law, and Riverside has the option to appoint an advisory board, which is mandatory for a merchant-based BBID. The city can set up an advisory board per [Riverside Art. VIII Sec. 800.](#)]
3. Prior to sunset, organize a **Non-Government Organization/nonprofit** to manage the PBID after city investment
4. Throughout, **retain advisory board** for steering overall project.

16

Applicant Process - Implementation

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 Planning Commission appeal
4. Advisory Board 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

17

Next Steps

Short-Term / Fall 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.

18

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

 #3 Economic Opportunity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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19

RECOMMENDATION

That the Economic Development, Placemaking and Branding/Marketing Committee review and recommend that the City Council adopt the proposed Master Plan and Associated Zoning for the Innovation District included as Attachment 1 of the staff report.

20