

## Appendix B

# DEVELOPMENT CASE STUDIES

WRCOG HOUSING ELEMENT ASSISTANCE

7/9/21





To support the assumed buildout rate used to meet Riverside's RHNA allocation, residential projects that were permitted and/or constructed during the 5th Cycle Housing Element were analyzed for development buildout trends. These projects were developed in several zones throughout the City and ranged from four units to 275. Project densities ranged from 7 du/ac to 144. This development case study analysis shows several key trends:

- Projects develop at a variety of percentages of the maximum site capacity. The developments ranged from using 23% to 229% of the zoned parcel density. On average, many projects developed at just under or just above the zoned maximum density. Projects in the Downtown Specific Plan and Residential (R-3 and R-4) zones had the highest buildout rates.
- Sites that were nonvacant have been successfully redeveloped to more intense uses. Prior to development, these sites had commercial or low-density residential use, or included parking lots. For example, the Imperial Hardware Lofts (89 units), Main + Nine Apartments (36 units), and Mark (165 units) projects developed or are developing nonvacant sites to more intense use.
- Sites that were vacant or partially vacant have also been successfully redeveloped to more intense uses. These sites had one or two buildings and/or parking adjacent to vacant land within the same parcel or on adjacent parcels. Examples of these sites being developed to more intense use include the Home Front at Camp Anza (30 units), Merrill Avenue (108 units), and Mission Heritage Plaza (72 units) projects.

Key data from the case studies is summarized in the following table, and the accompanying analyses are shown by project on subsequent pages. Sources for the data include the City of Riverside permitted development tracking internal database, City of Riverside ArcGIS zoning application, City of Riverside Municipal Code, City of Riverside specific plans, and Google Earth historical imagery.

# Multifamily Developments Constructed During Cycle 5

| Project                                | Units | Acres | Zone     | Max Density (du/ac) | Max FAR | Project Density (du/ac) | Percent Buildout |
|----------------------------------------|-------|-------|----------|---------------------|---------|-------------------------|------------------|
| <b>RESIDENTIAL ZONES</b>               |       |       |          |                     |         |                         |                  |
| Home Front at Camp Anza                | 30    | 2.14  | R-3-2500 | 17.4                | --      | 14                      | 0.81             |
| Sunrise at Bogart                      | 23    | 0.76  | R-3-2000 | 21.8                | --      | 30                      | 1.39             |
| Entrada                                | 65    | 2.03  | R-3-1500 | 29                  | --      | 32                      | 1.1              |
| Harvard Pacific Senior Apartment Homes | 58    | 2.01  | R-3-1500 | 29                  | --      | 29                      | 1.0              |
| Core at Sycamore Highlands             | 275   | 10.26 | R-4      | 40                  | --      | 27                      | 0.68             |
| Lincoln Village                        | 180   | 5.34  | R-4      | 40                  | --      | 34                      | 0.85             |
| <b>Average</b>                         |       |       |          |                     |         | <b>28</b>               | <b>0.97</b>      |
| <b>MIXED USE ZONES</b>                 |       |       |          |                     |         |                         |                  |
| Habitat Riverside                      | 4     | 0.57  | MU - V   | 30                  | 2.5     | 7                       | 0.23             |
| Merrill Avenue                         | 108   | 3.14  | MU - U   | 40                  | 4       | 34                      | 0.86             |
| Metro Gateway                          | 187   | 3.7   | MU-U     | 40+                 | 4.0     | 51                      | 1.28             |
| <b>Average</b>                         |       |       |          |                     |         | <b>31</b>               | <b>0.79</b>      |
| <b>DOWNTOWN SPECIFIC PLAN</b>          |       |       |          |                     |         |                         |                  |
| 10th and Almond                        | 6     | 0.16  | DSP-RC   | 60+                 | 3+      | 38                      | 0.63             |
| Mission Heritage Plaza                 | 72    | 1.38  | DSP-RC   | 60+                 | 3+      | 52                      | 0.87             |
| Imperial Hardware Lofts                | 89    | 0.62  | DSP-RC   | 60+                 | 3+      | 144                     | 2.4              |
| Main + Nine Apartments                 | 36    | 0.36  | DSP-RC   | 60+                 | 3+      | 100                     | 1.67             |
| Mark                                   | 165   | 1.2   | DSP-RC   | 60+                 | 3+      | 138                     | 2.29             |
| Market Street                          | 67    | 1.7   | DSP-MSG  | 20                  | 2       | 39                      | 1.31             |
| <b>Average</b>                         |       |       |          |                     |         | <b>85</b>               | <b>1.53</b>      |

# HOME FRONT AT CAMP ANZA



Site location and prior use

**Address:** 5731-5797 Picker St  
**APN:** 151123015  
**Prior Use:** Vacant/Rehabilitation  
**Units Developed:** 30  
**Above Moderate:** 0  
**Moderate:** 0  
**Lower:** 30  
**Status:** Constructed  
**Site Area (Acres):** 2.14  
**Zone:** R-3-2500  
**Zone Description:** Multi-Family Residential (Up to 17.4 du/ac)  
**Maximum Allowable Density:** 17.4 du/ac

**Project Density:**

|                 |                   |
|-----------------|-------------------|
| 30 units        | Percent Buildout: |
| 2.14 acres      | 14 du/ac          |
| <b>14 du/ac</b> | <b>0.81</b>       |



Completed project

**Project Description:** Rehabilitation of the Camp Anza Officer's Club to create an affordable housing community with on-site supportive services for disabled veterans and their families.



MERRILL AVENUE



Site location and prior use

**Address:** 3575-3661 Merrill Ave  
**APN:** 225140007  
**Prior Use:** Vacant/Parking Lot  
**Units Developed:** 108  
    **Above Moderate:** 108  
    **Moderate:** 0  
    **Lower:** 0  
**Status:** Construction in Progress  
**Site Area (Acres):** 3.14  
**Zone:** MU - U  
**Zone Description:** Mixed Use - Urban (Up to 40 du/ac)  
**Maximum Allowable Density:** 40 du/ac

**Project Density:** 108 units  
40 acres  
**34 du/ac**



Conceptual project rendering

**Project Description:** Mixed-use development containing 108 dwelling units, 1,200 square foot commercial area, and 192 parking stalls on six contiguous parcels, partially developed as a surface parking lot.

**Percent Buildout:** 34 du/ac  
40 du/ac  
**0.86**

# 10TH AND ALMOND



Site location and prior use

**Address:** 3943 10th St  
**APN:** 215021003  
**Prior Use:** Rehabilitation  
**Units Developed:** 6  
     **Above Moderate:** 0  
     **Moderate:** 0  
     **Lower:** 6  
**Status:** Constructed  
**Site Area (Acres):** 0.16  
**Zone:** DSP-RC  
**Zone Description:** Downtown Specific Plan - Raincross District (Up to 60+ du/ac)  
**Maximum Allowable Density:** 60+ du/ac

**Project Density:**

|                 |             |
|-----------------|-------------|
| 6 units         | 38 du/ac    |
| 0.16 acres      | 60 du/ac    |
| <hr/>           |             |
| <b>38 du/ac</b> | <b>0.63</b> |



Completed project

**Project Description:** Riverside Housing Development Corporation rehabilitation of a housing project to create permanent supportive housing units.



# MISSION HERITAGE PLAZA



Site location and prior use



Conceptual project rendering

|                            |                                                               |                                                                                                                                                                            |
|----------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:                   | 3933 Mission Inn Ave                                          | <b>Project Description:</b> Affordable homes for families and veterans, community meeting space, and new offices for the Fair Housing Council of Riverside County (FHCRC). |
| APN:                       | 213331008                                                     |                                                                                                                                                                            |
| Prior Use:                 | Vacant/Commercial                                             |                                                                                                                                                                            |
| Units Developed:           | 72                                                            |                                                                                                                                                                            |
| Above Moderate:            | 1                                                             |                                                                                                                                                                            |
| Moderate:                  | 0                                                             | Construction in Progress                                                                                                                                                   |
| Lower:                     | 71                                                            |                                                                                                                                                                            |
| Status:                    | Construction in Progress                                      |                                                                                                                                                                            |
| Site Area (Acres):         | 1.38                                                          |                                                                                                                                                                            |
| Zone:                      | DSP-RC                                                        |                                                                                                                                                                            |
| Zone Description:          | Downtown Specific Plan - Raincross District (Up to 60+ du/ac) | Maximum Allowable Density: 60+ du/ac                                                                                                                                       |
| Maximum Allowable Density: | 60+ du/ac                                                     |                                                                                                                                                                            |

|                  |            |          |
|------------------|------------|----------|
| Project Density: | 72 units   | 52 du/ac |
|                  | 1.38 acres | 60 du/ac |
|                  | 52 du/ac   | 0.87     |

MARKET STREET



Site location and prior use

**Address:** 2450 Market St  
**APN:** 209101001  
**Prior Use:** Rehabilitation  
**Units Developed:** 67  
**Above Moderate:** 67  
**Moderate:** 0  
**Lower:** 0  
**Status:** Construction in Progress  
**Site Area (Acres):** 1.7  
**Zone:** DSP-MSG  
**Zone Description:** Downtown Specific Plan - Market Street Gateway District (Up to 30 du/ac)  
**Maximum Allowable Density:** 30 du/ac

**Project Density:** 67 units  
1.7 acres  
**39 du/ac**

**Percent Buildout:** 39 du/ac  
30 du/ac  
**1.31**



Conceptual project rendering

**Project Description:** Construction of a senior housing facility within an existing three-story, approximately 51,321 -square-foot building.



# METRO GATEWAY



Site location and prior use

**Address:** 3410-3426 Grande Vista Parkway  
**APN:** 138030026  
**Prior Use:** Vacant  
**Units Developed:** 187  
**Above Moderate:** 187  
**Moderate:** 0  
**Lower:** 0  
**Status:** Constructed  
**Site Area (Acres):** 3.7  
**Zone:** MU-U  
**Zone Description:** Mixed Use - Urban (Up to 40 du/ac)  
**Maximum Allowable Density:** 40+ du/ac

**Project Density:**

|           |          |
|-----------|----------|
| 187 units | 51 du/ac |
| 3.7 acres |          |
| <hr/>     |          |
|           | 51 du/ac |



Completed project

**Project Description:** Transit-oriented residential development adjacent to the La Sierra Metrolink station.

\* Note, projects within one-half mile of a transit station in the MU-U zone may have a higher maximum residential density of 60 du/ac. The base maximum residential density in this zone is 40 du/ac. This project's proximity to the La Sierra Metrolink station qualifies it for this maximum allowable density increase.

**Percent Buildout:**

|          |
|----------|
| 51 du/ac |
| 40 du/ac |
| <hr/>    |
| 1.28     |

# CORE AT SYCAMORE HIGHLANDS



Site location and prior use



Completed project

|                                   |                                                |  |  |                                                                                                                                                                                   |
|-----------------------------------|------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>                   | 5898 - 5980 Sycamore Canyon Blvd               |  |  | <b>Project Description:</b> Multiple-family residential development, including common and private amenities and covered and uncovered surface parking, on two contiguous parcels. |
| <b>APN:</b>                       | 2630300083                                     |  |  |                                                                                                                                                                                   |
| <b>Prior Use:</b>                 | Vacant                                         |  |  |                                                                                                                                                                                   |
| <b>Units Developed:</b>           | 275                                            |  |  |                                                                                                                                                                                   |
| <b>Above Moderate:</b>            | 275                                            |  |  |                                                                                                                                                                                   |
| <b>Moderate:</b>                  | 0                                              |  |  |                                                                                                                                                                                   |
| <b>Lower:</b>                     | 0                                              |  |  |                                                                                                                                                                                   |
| <b>Status:</b>                    | Constructed                                    |  |  |                                                                                                                                                                                   |
| <b>Site Area (Acres):</b>         | 10.26                                          |  |  |                                                                                                                                                                                   |
| <b>Zone:</b>                      | R-4                                            |  |  |                                                                                                                                                                                   |
| <b>Zone Description:</b>          | Multi-Family Residential Zone (Up to 40 du/ac) |  |  |                                                                                                                                                                                   |
| <b>Maximum Allowable Density:</b> | 40 du/ac                                       |  |  |                                                                                                                                                                                   |

|                         |                 |             |
|-------------------------|-----------------|-------------|
| <b>Project Density:</b> | 275 units       | 27 du/ac    |
|                         | 10.26 acres     | 40 du/ac    |
|                         | <b>27 du/ac</b> | <b>0.68</b> |



# IMPERIAL HARDWARE LOFTS



Site location and prior use

**Address:** 3750 Main St  
**APN:** 213271013  
**Prior Use:** Commercial  
**Units Developed:** 89  
    **Above Moderate:** 89  
    **Moderate:** 0  
    **Lower:** 0  
**Status:** Constructed  
**Site Area (Acres):** 0.62  
**Zone:** DSP-RC  
**Zone Description:** Downtown Specific Plan - Raincross District (Up to 60+ du/ac)  
**Maximum Allowable Density:** 60+ du/ac



Completed project

**Project Description:** Construction of a mixed-use project, consisting of 89 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot.

|                  |            |           |
|------------------|------------|-----------|
| Project Density: | 89 units   | 144 du/ac |
|                  | 0.62 acres | 60 du/ac  |
|                  | 144 du/ac  | 2.4       |

MAIN + NINE APARTMENTS



Site location and prior use

**Address:** 3870 Main St  
**APN:** 213301009  
**Prior Use:** Parking  
**Units Developed:** 36  
    **Above Moderate:** 36  
    **Moderate:** 0  
    **Lower:** 0  
**Status:** Constructed  
**Site Area (Acres):** 0.36  
**Zone:** DSP-RC  
**Zone Description:** Downtown Specific Plan - Raincross District (Up to 60+ du/ac)  
**Maximum Allowable Density:** 60+ du/ac

**Project Density:**

|            |           |
|------------|-----------|
| 36 units   | 100 du/ac |
| 0.36 acres | 60 du/ac  |
| <hr/>      |           |
| 100 du/ac  |           |



Completed project

**Project Description:** Development of a five-story mixed-use building containing 35 dwelling units, 5,684 square feet of commercial space, and 44 parking stalls on a 0.36-acre parcel developed with a public parking lot.

**Percent Buildout:**

|           |  |
|-----------|--|
| 100 du/ac |  |
| 60 du/ac  |  |
| <hr/>     |  |
| 1.67      |  |





Site location and prior use



Conceptual project rendering

**Project Description:** Stalder Plaza - 165 residential units and 22,000sf of retail and subterranean parking.

|                                   |                                                               |
|-----------------------------------|---------------------------------------------------------------|
| <b>Address:</b>                   | 3650 Market St                                                |
| <b>APN:</b>                       | 213222023                                                     |
| <b>Prior Use:</b>                 | Commercial                                                    |
| <b>Units Developed:</b>           | 165                                                           |
| <b>Above Moderate:</b>            | 165                                                           |
| <b>Moderate:</b>                  | 0                                                             |
| <b>Lower:</b>                     | 0                                                             |
| <b>Status:</b>                    | Construction In Progress                                      |
| <b>Site Area (Acres):</b>         | 1.2                                                           |
| <b>Zone:</b>                      | DSP-RC                                                        |
| <b>Zone Description:</b>          | Downtown Specific Plan - Raincross District (Up to 60+ du/ac) |
| <b>Maximum Allowable Density:</b> | 60+ du/ac                                                     |

|                         |                  |             |
|-------------------------|------------------|-------------|
| <b>Project Density:</b> | 165 units        | 138 du/ac   |
|                         | 1.2 acres        | 60 du/ac    |
|                         | <b>138 du/ac</b> | <b>2.29</b> |

# HARVARD PACIFIC SENIOR APARTMENT HOMES



Site location and prior use



Conceptual project rendering

**Address:** 3723 Strong St

**APN:** 206205014

**Prior Use:** Vacant

**Units Developed:** 58

**Above Moderate:**

58

**Moderate:**

0

**Lower:**

0

**Status:** Construction in Progress

**Site Area (Acres):** 2.01

**Zone:** R-3-1500

**Zone Description:** Multi-Family Residential Zone (Up to 29 du/ac)

**Maximum Allowable Density:** 29 du/ac

**Project Description:** Construction of a 58-unit senior housing complex consisting of a 57,799 square foot two-story building.

**Project Density:**

58 units

2.01 acres

**29 du/ac**

**Percent Buildout:**

29 du/ac

29 du/ac

**1.0**



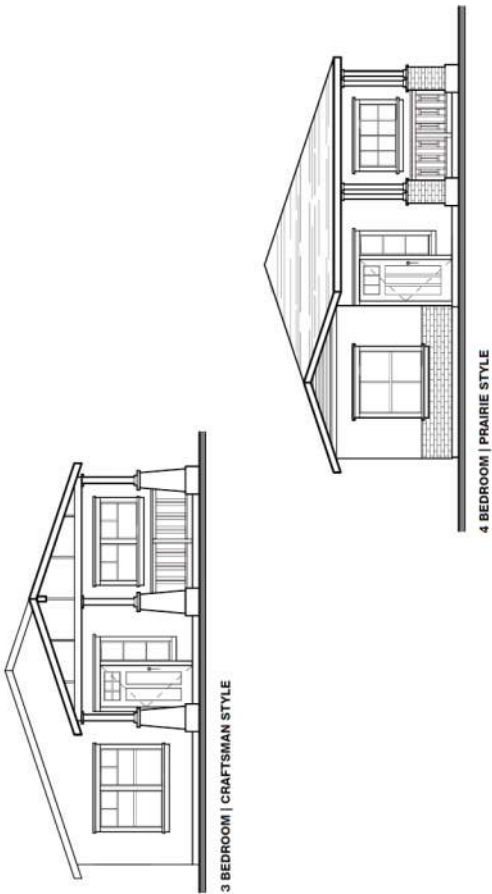
# HABITAT RIVERSIDE



Site location and prior use

|                            |                                      |
|----------------------------|--------------------------------------|
| Address:                   | 3753 Myers St                        |
| APN:                       | 234101051                            |
| Prior Use:                 | Vacant                               |
| Units Developed:           | 4                                    |
| Above Moderate:            | 0                                    |
| Moderate:                  | 4                                    |
| Lower:                     | 0                                    |
| Status:                    | Constructed                          |
| Site Area (Acres):         | 0.57                                 |
| Zone:                      | MU - V                               |
| Zone Description:          | Mixed Use - Village (Up to 30 du/ac) |
| Maximum Allowable Density: | 30 du/ac                             |

|                  |            |                   |          |
|------------------|------------|-------------------|----------|
| Project Density: | 4 units    | Percent Buildout: | 7 du/ac  |
|                  | 0.57 acres |                   | 30 du/ac |
|                  | 7 du/ac    |                   | 0.23     |



Conceptual project rendering

**Project Description:** Habitat for Humanity development of a four unit condominium project

# SUNRISE AT BOGART



Site location and prior use

**Address:** 11049 Bogart Ave  
**APN:** 146182080  
**Prior Use:** Vacant  
**Units Developed:** 23  
     **Above Moderate:** 1  
     **Moderate:** 0  
     **Lower:** 22  
**Status:** Construction in Progress  
**Site Area (Acres):** 0.76  
**Zone:** R-3-2000  
**Zone Description:** Multi-Family Residential Zone (Up to 21.8 du/ac)  
**Maximum Allowable Density:** 21.8 du/ac

**Project Density:**

|                 |             |
|-----------------|-------------|
| 23 units        | 30 du/ac    |
| 0.76 acres      | 21.8 du/ac  |
| <hr/>           |             |
| <b>30 du/ac</b> | <b>1.39</b> |



Conceptual project rendering

**Project Description:** Neighborhood Partnership Housing Services construction of a supportive housing development consisting of 23 dwelling units within two two-story buildings.





Site location and prior use

**Address:** 1705 Seventh St  
**APN:** 211181026  
**Prior Use:** Residential  
**Units Developed:** 65  
    **Above Moderate:** 1  
    **Moderate:** 0  
    **Lower:** 64  
**Status:** Construction in Progress  
**Site Area (Acres):** 2.03  
**Zone:** R-3-1500  
**Zone Description:** Multi-Family Residential Zone (Up to 29 du/ac)  
**Maximum Allowable Density:** 29 du/ac

**Project Density:** 65 units  
2.03 acres  

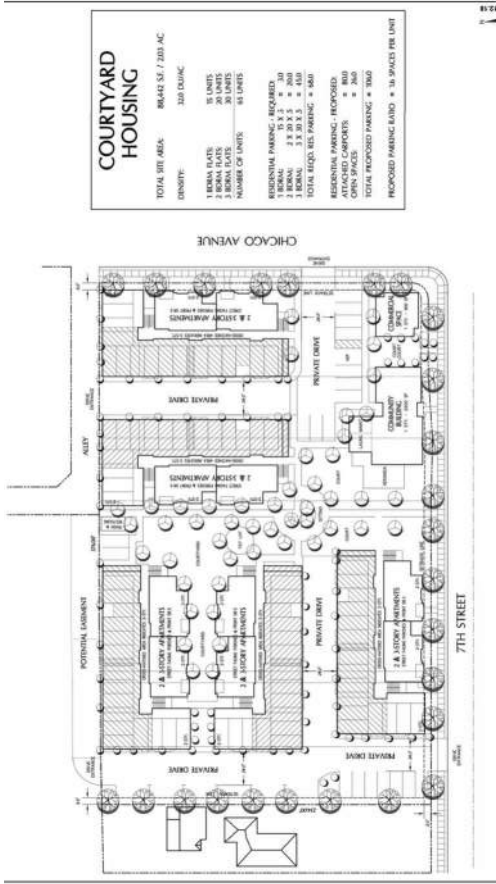
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32 du/ac

**Percent Buildout:** 32 du/ac  
29 du/ac  

---

1.1



Conceptual project rendering

**Project Description:** Construction of a 65-unit multi family residential development on seven contiguous parcels.

# LINCOLN VILLAGE



Site location and prior use



Completed project

|                            |                                                |                      |                                                                                          |  |
|----------------------------|------------------------------------------------|----------------------|------------------------------------------------------------------------------------------|--|
| Address:                   | 3000 Van Buren Blvd                            | Project Description: | 180-unit multi-tenant apartment complex with combined leasing and recreational building. |  |
| APN:                       | 234270041                                      |                      |                                                                                          |  |
| Prior Use:                 | Vacant                                         |                      |                                                                                          |  |
| Units Developed:           | 180                                            |                      |                                                                                          |  |
| Above Moderate:            | 180                                            |                      |                                                                                          |  |
| Moderate:                  | 0                                              |                      |                                                                                          |  |
| Lower:                     | 0                                              |                      |                                                                                          |  |
| Status:                    | Constructed                                    |                      |                                                                                          |  |
| Site Area (Acres):         | 5.34                                           |                      |                                                                                          |  |
| Zone:                      | R-4                                            |                      |                                                                                          |  |
| Zone Description:          | Multi-Family Residential Zone (Up to 40 du/ac) |                      |                                                                                          |  |
| Maximum Allowable Density: | 40 du/ac                                       |                      |                                                                                          |  |

|                  |            |                   |          |
|------------------|------------|-------------------|----------|
| Project Density: | 180 units  | Percent Buildout: | 34 du/ac |
|                  | 5.34 acres |                   | 40 du/ac |
|                  | 34 du/ac   |                   | 0.85     |