

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
RESIDENTIAL ZONES							
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
Average						28	0.97
MIXED USE ZONES							
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
Average						31	0.79
DOWNTOWN SPECIFIC PLAN							
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
Average						85	1.53

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
14 du/ac	0.81



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

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



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.

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
38 du/ac	0.63



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	Project Description: 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	
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	
1.28	

CORE AT SYCAMORE HIGHLANDS



Site location and prior use



Completed project

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

Project Density:	275 units	27 du/ac
	10.26 acres	40 du/ac
	27 du/ac	0.68

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:
 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	
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
1.67



Site location and prior use



Conceptual project rendering

Address:	3650 Market St	Project Description:	Stalder Plaza - 165 residential units and 22,000sf of retail and subterranean parking.
APN:	213222023		
Prior Use:	Commercial		
Units Developed:	165		
Above Moderate:	165		
Moderate:	0		
Lower:	0		
Status:	Construction In Progress		
Site Area (Acres):	1.2		
Zone:	DSP-RC		
Zone Description:	Downtown Specific Plan - Raincross District (Up to 60+ du/ac)		
Maximum Allowable Density:	60+ du/ac		

Project Density:	165 units	Percent Buildout:	138 du/ac
	1.2 acres		60 du/ac
	138 du/ac		2.29

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

Percent Buildout:

29 du/ac

29 du/ac

1.0

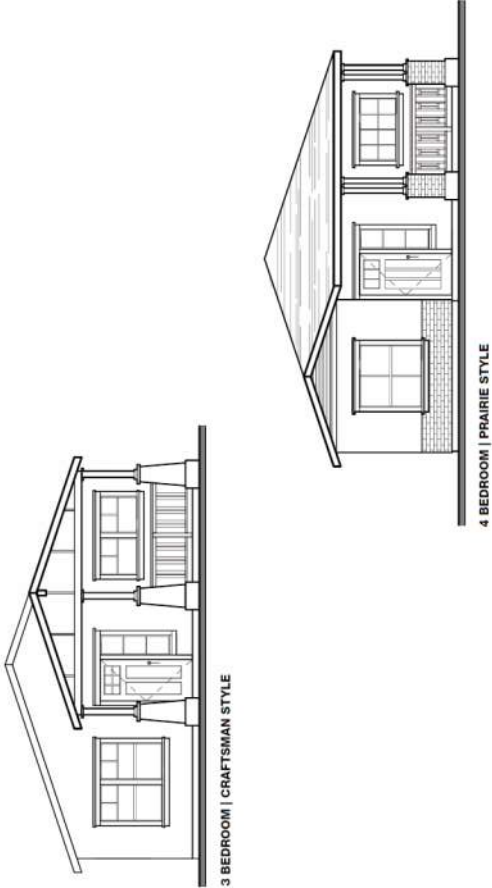
HABITAT RIVERSIDE



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	
30 du/ac	



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.

Percent Buildout:

30 du/ac
21.8 du/ac
1.39

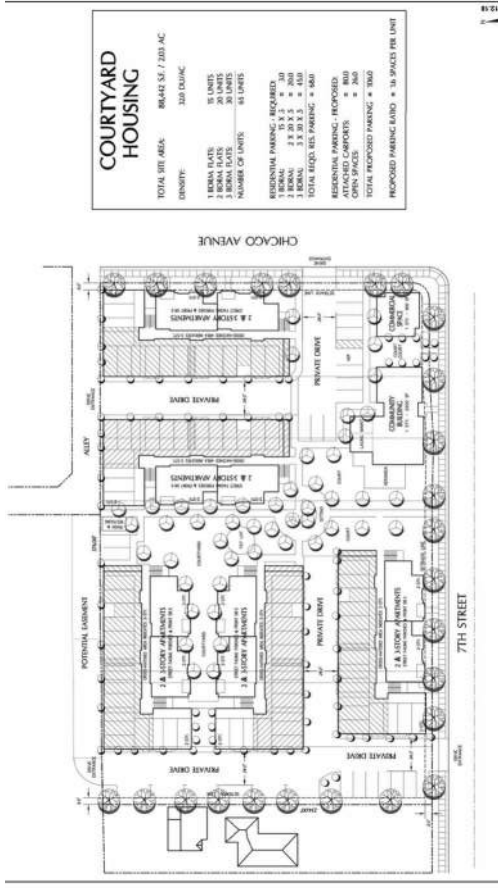


Site location and prior use

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:

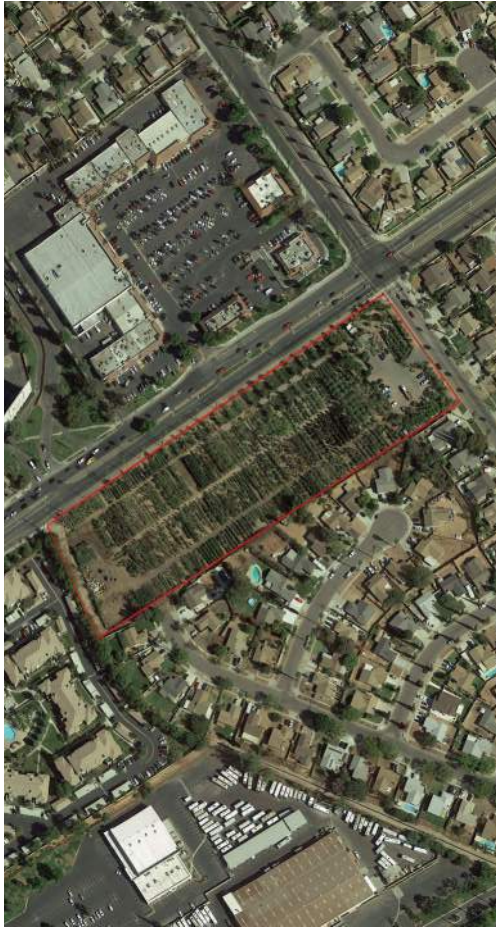
65 units	Percent Buildout:	32 du/ac
2.03 acres		29 du/ac
32 du/ac		1.1



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

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

5.34 acres

34 du/ac

Percent Buildout:

34 du/ac

40 du/ac

0.85

Project Description: 180-unit multi-tenant apartment complex with combined leasing and recreational building.