

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE DOWNTOWN SPECIFIC PLAN TO REMOVE TWO PARCELS LOCATED AT 4440 AND 4468 BROCKTON AVENUE, FROM THE DOWNTOWN SPECIFIC PLAN BOUNDARIES.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case PR-2024-001701, to amend the Downtown Specific Plan by removing two (2) parcels consisting of approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue, generally situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos. 217-060-009 and 217-060-020 (“Property”), as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, from the Downtown Specific Plan, as set forth in Exhibit “C” attached hereto and incorporated herein by reference; and

WHEREAS, on April 10, 2025, the Planning Commission of the City of Riverside held a public hearing to consider the proposed amendment to the Downtown Specific Plan and recommended to the City Council that the amendment be approved to remove the Property from the Downtown Specific Plan; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing on May 20, 2025, to consider Planning Case No. PR-2024-001701; and

WHEREAS, the City Council received and considered the reports and recommendation from the Planning Commission and all other testimony, whether written or oral, presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Riverside, California, as follows:

Section 1: The above recitals are hereby incorporated as if set forth herein in full.

Section 2: The Downtown Specific Plan is hereby amended by removing two (2) parcels consisting of approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue, generally situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos. 217-060-009 and 217-060-020, as described and depicted in Exhibit “A” and Exhibit “B” attached

1 hereto and incorporated herein by this reference, from the Downtown Specific Plan, as shown in
2 Exhibit "C" attached hereto and incorporated herein.

3 ADOPTED by the City Council this _____ day of _____, 2025.
4

5 PATRICIA LOCK DAWSON
6 Mayor of the City of Riverside
7

8 Attest:
9

10 DONESIA GAUSE
11 City Clerk of the City of Riverside

12 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
13 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
14 its meeting held on the _____ day of _____, 2025, by the following vote, to wit:
15 Ayes:

16 Noes:

17 Absent:

18 Abstain:

19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
20 City of Riverside, California, this _____ day of _____, 2025.
21

22 DONESIA GAUSE
23 City Clerk of the City of Riverside
24
25
26
27
28

25-0435 04/17/25

EXHIBIT "A"
"SPECIFIC PLAN AMENDMENT"
LEGAL DESCRIPTION
FROM: DOWNTOWN SPECIFIC PLAN
TO: RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN

THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOTS 6 THROUGH 10 AND THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 65087, OFFICIAL RECORDS, ALL IN B. S. FINCH SUBDIVISION AS SHOWN AS MAP ON FILE IN BOOK 4, PAGE 87 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET OF SAID LOTS 6 THROUGH 9, INCLUSIVE, LYING WITHIN BROCKTON AVENUE.

CONTAINING AN AREA OF 0.825 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSE OF A "SPECIFIC PLAN" ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY AND FOR THE PURPOSE OF SALE, LEASE OR FINANCING WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J. Lenherr

JEFFREY J. LENHERR
P.L.S. 9305

4/8/2025

DATE



DESCRIPTION APPROVAL:

BY: *[Signature]* 4/16/25

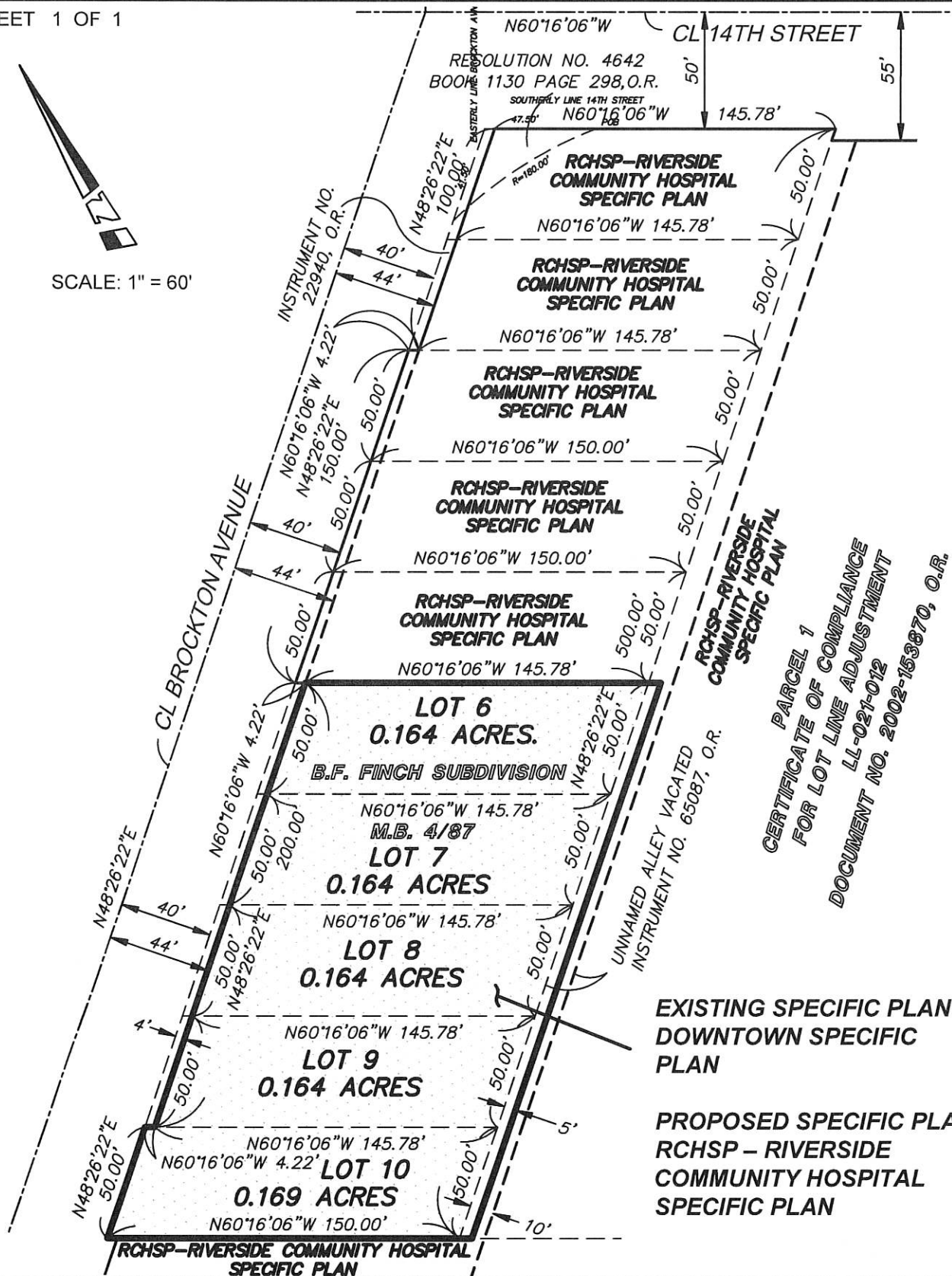
DATE
FOR: DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

EXHIBIT "B"

SHEET 1 OF 1



SCALE: 1" = 60'



Kimley»Horn

1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: 714-939-1031
WWW.KIMLEY-HORN.COM

SPECIFIC PLAN AMENDMENT
FROM: DOWNTOWN SPECIFIC PLAN
TO: RCHSP - RIVERSIDE COMMUNITY HOSPITAL
SPECIFIC PLAN

JOB NO: 099670012 | DATE: 4-8-2025

APPROVED BY:

Jeffrey J. Lenherr

JEFFREY J. LENHERR P.L.S. 9305

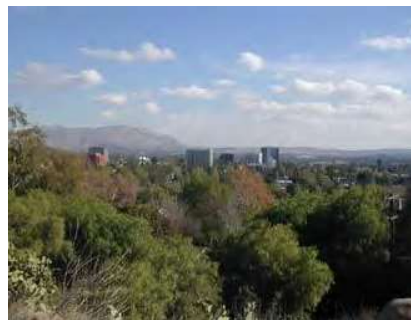
EXHIBIT "C"

City of Riverside, California **DOWNTOWN SPECIFIC PLAN**

Adopted November 2002

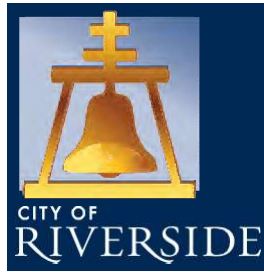
Last Amended May 2017=

Amended May 2025



DOWNTOWN SPECIFIC PLAN

City of Riverside, California



November, 2002

GP-004-012

Adopted by Ordinance No. 6638 11-12-02

Ordinance No. 6641 11-19-02

Resolution No. 20323 12-10-02

Revised to Include Amendments

1st Amendment P05-0123 Resolution 21034 Adopted 9-6-05

Off-Sales at Gas Stations in DSP-JC

2nd Amendment P05-0973 Resolution 21145 Adopted 3-28-06

Multi-Family Residences Above Ground Floor in DSP-RC

3rd Amendment P05-1050 Resolution 21146 Adopted 3-28-06

Restaurant Size in DSP-MSD

4th Amendment P13-0211 Resolution 22692 Adopted 5-20-14

*Remove 22.5 acres from Health Care District concurrent with Adoption of
Riverside Community Hospital Specific Plan*

5th Amendment P16-0124 Resolution 23090 Adopted 9-27-16

*Revised definition of Floor Area Ratio, maximum heights in DSP-RC, DSP-JC, and DSP-PPO,
and additional amenities with CUP in DSP-RC and DSP-JC*

6th Amendment P16-0854 Resolution 23175 Adopted 5-16-17

*Revised uses in DSP-RC and DSP-JC which included Assemblies of People-Entertainment
and Non-Entertainment, Brewery Uses, Mixed Use, and Retail Sales*

7th Amendment ###-#### Resolution ##### Adopted 00-00-00

Remove 0.8 acres from Downtown Specific Plan concurrent with Adoption of Riverside
Community Hospital Specific Plan

Original Draft Prepared by: The
Arroyo Group

In consultation with:

Cotton/Bridges/Associates Keyser

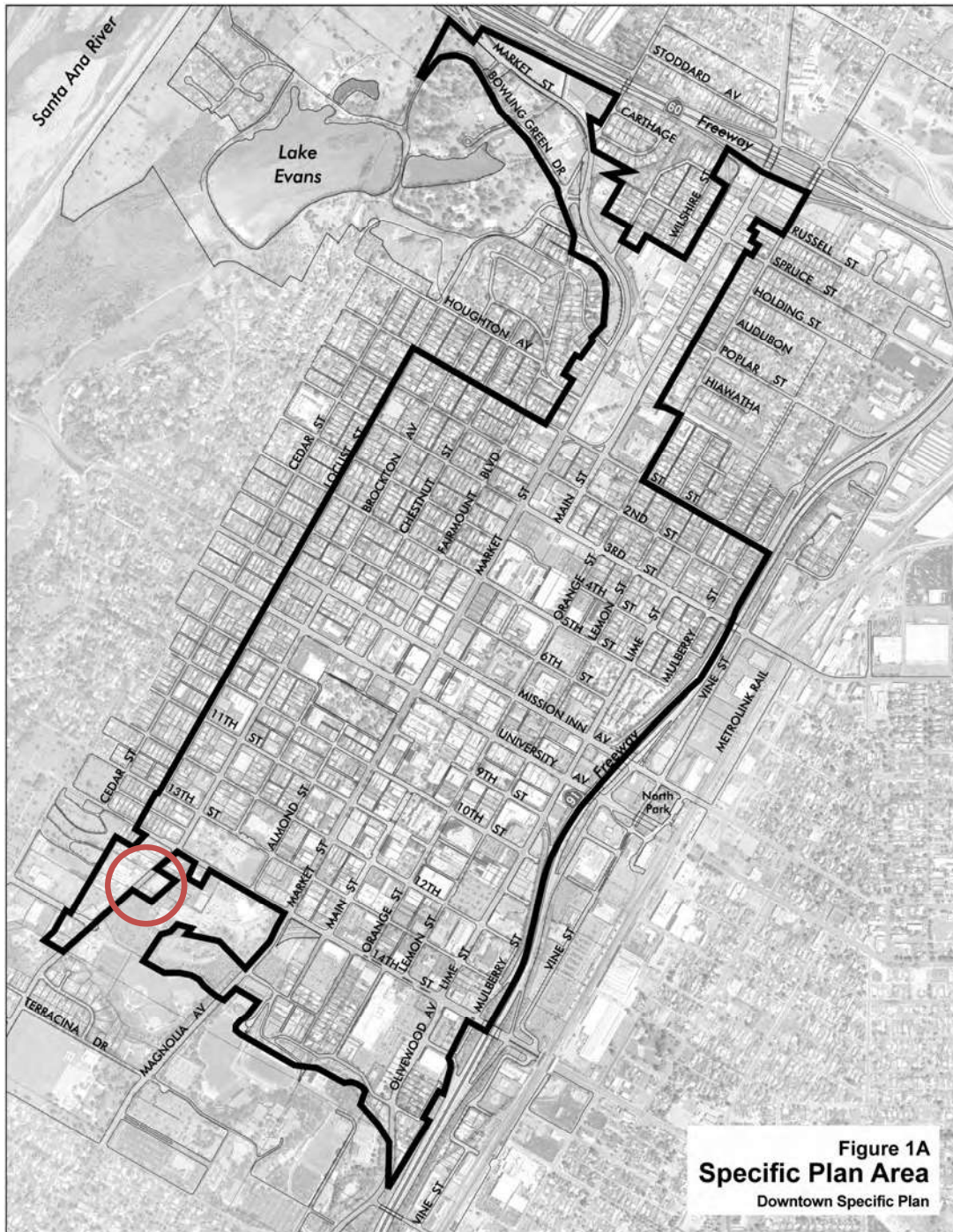
Marston Associates, Inc.

The Mobility Group

EPT Design

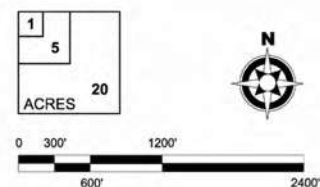
Myra L. Frank & Associates, Inc.

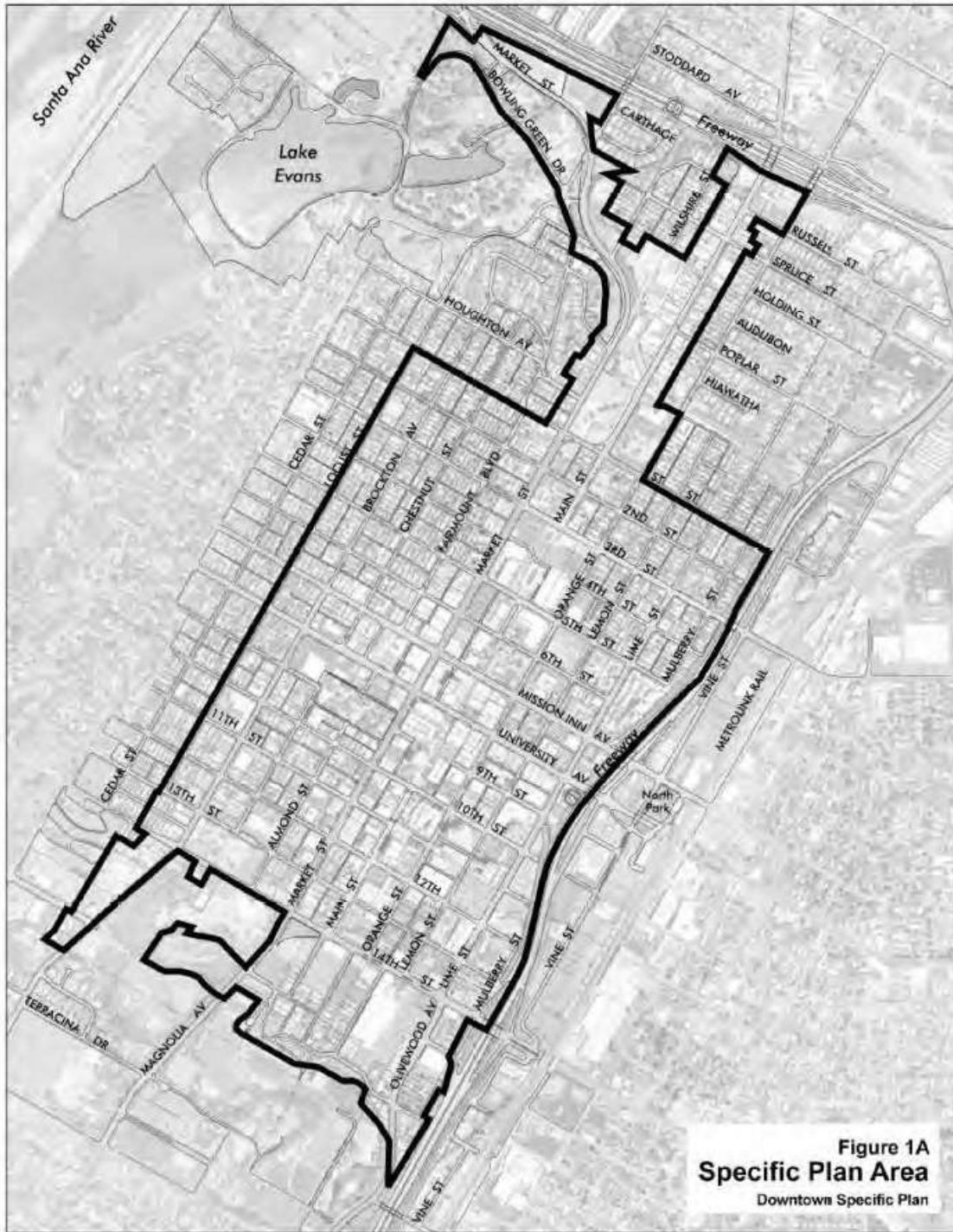
Isenberg & Associates, Inc.



LEGEND

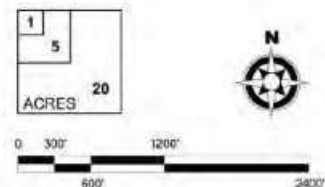
— Downtown Specific Plan Boundary
(Revised May 2014)

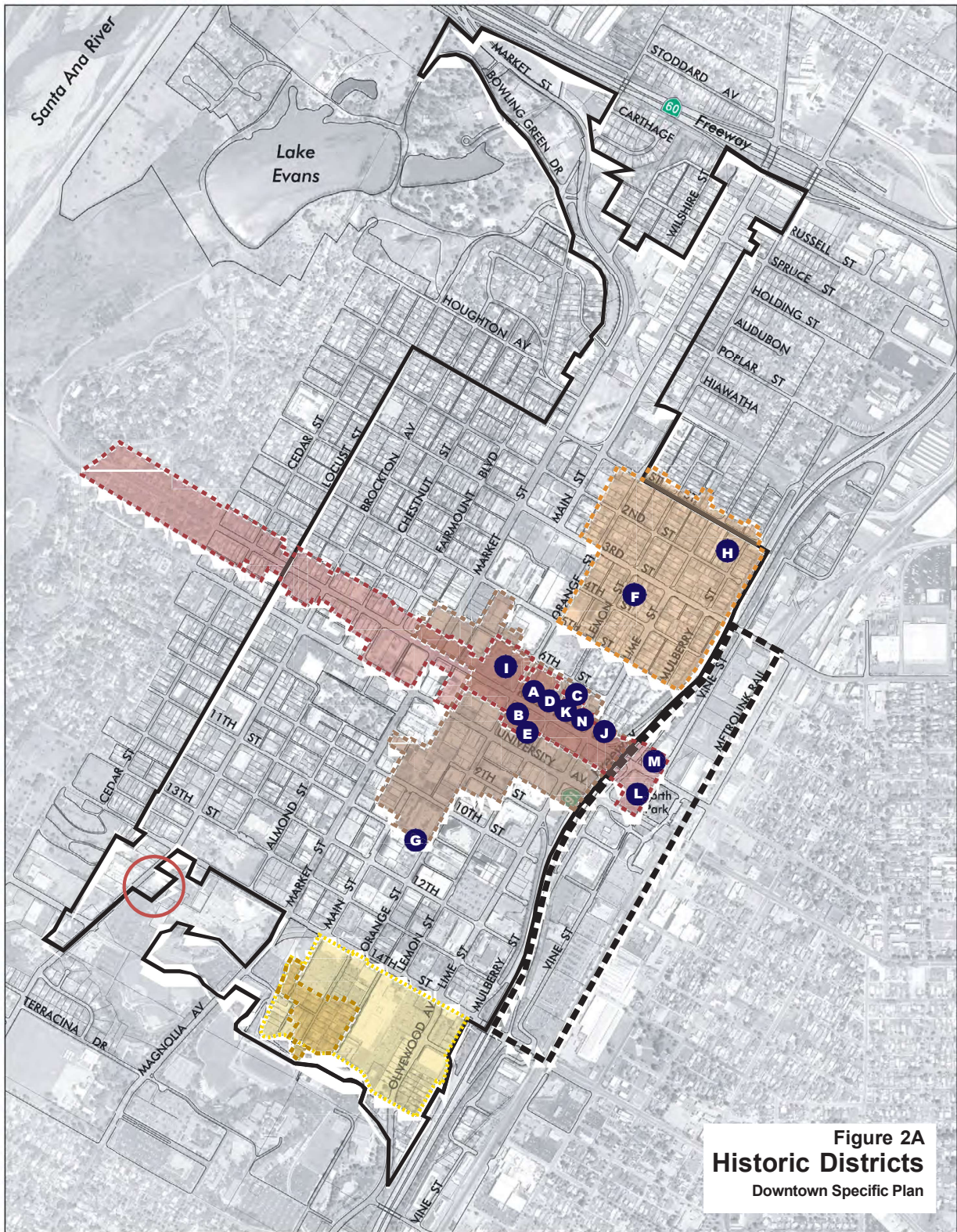




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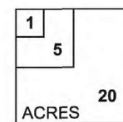
— Downtown Specific Plan Boundary
 (Revised March 2025)





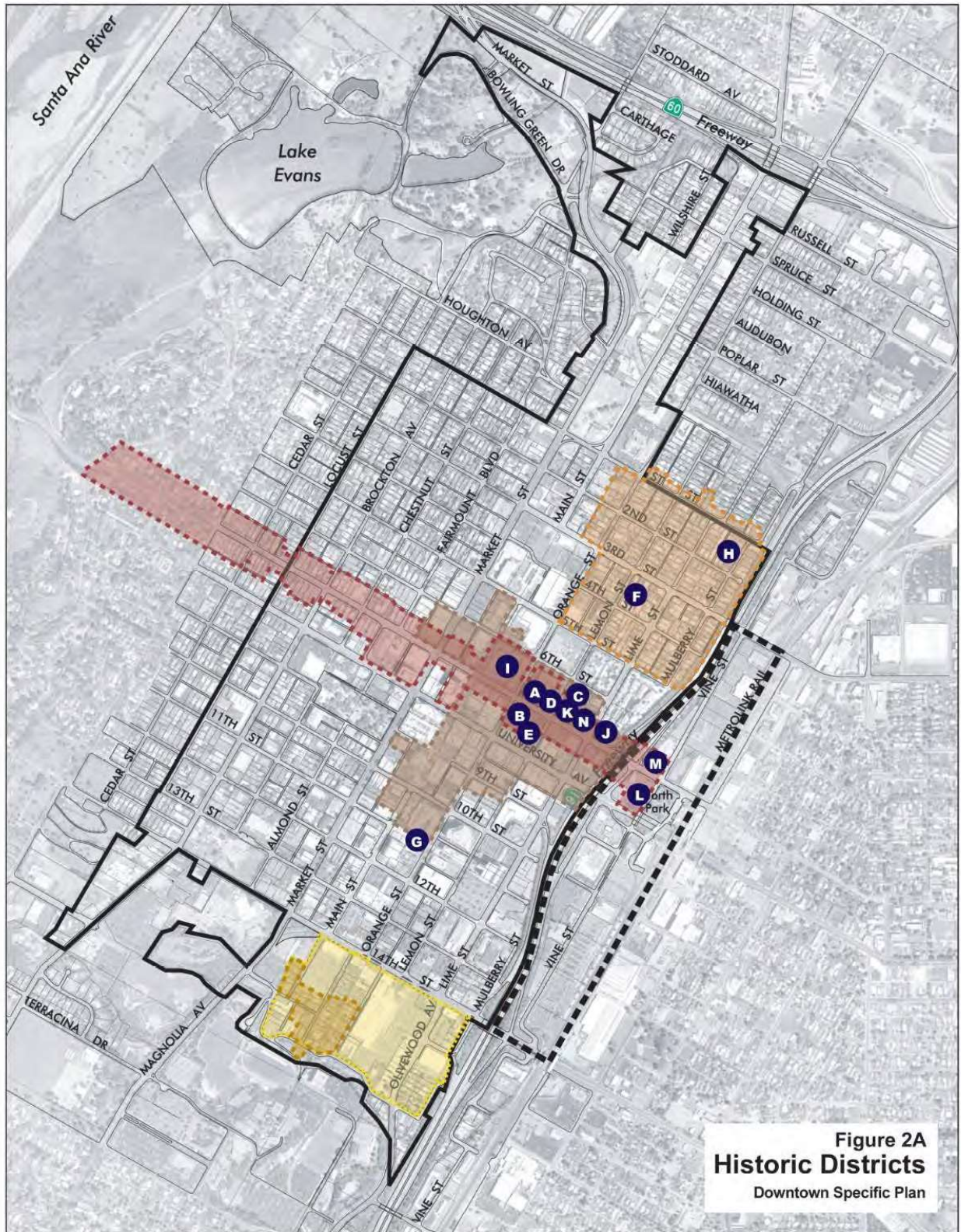
LEGEND

- | | | | |
|--|--|--|--|
| | Mission Inn Historic District | | Downtown Specific Plan Boundary (Revised May 2014) |
| | Seventh Street Historic District | | Riverside Marketplace |
| | Heritage Square Historic District | | National Register Sites (See Table 2A) |
| | Prospect Place Historic District | | |
| | Twogood Neighborhood Conservation Area | | |
| | Area where Mission Inn and Seventh Street Historic Districts Overlap | | |



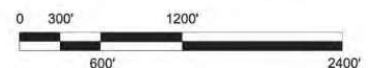
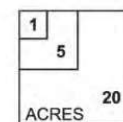
2400'

MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE



LEGEND

- | | | | |
|--|--|--|---|
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(Revised March 2025) |
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Twogood Neighborhood Conservation Area

This area is bounded by 14th Street to the north, Prospect Avenue to the south, Main Street to the west and Mulberry Street to the east. The period of significance is 1880-1910. It represents one of Riverside's first residential neighborhoods and includes a high concentration of Victorian era architectural styles. This district was named for Daniel C. Twogood who built and lived in the Mission Revival Style residence at 3410 Prospect Avenue. The Prospect Place Historic District is included within the Twogood Neighborhood Conservation Area. Many of the homes that were originally located in the Twogood Neighborhood Conservation Area have been removed to accommodate the Press Enterprise expansion, therefore, this area is being reviewed to determine whether or not the Neighborhood Conservation Area designation is still valid.

2.3 EXISTING DEVELOPMENT AND LAND USE

There is a wide diversity of land uses within the Specific Plan area including government and judicial offices, commercial and office uses, parking facilities, cultural and institutional facilities, visitor facilities, some older industrial uses, and single and multiple-family residences (Table 2B). Excluding roads and right-of-ways, which take up approximately 30% of the total land area, the wide range of land uses in the Specific Plan area are fairly evenly distributed, with no single use exceeding approximately 13% of the total land area. Commercial services are the greatest single land user (excluding roads and right-of-ways) in the Downtown, and residential uses also account for a large percentage. In general, residential uses ring the Specific Plan area, surrounding the Downtown's commercial, office and civic core.

Table 2B
Existing Land Use in the Downtown Specific Plan Area

Land Use	Approximate Land Area (Acres)	Percentage of Total Land Area
Single Family Detached Residential	80.7	42% 13%
Multiple family Residential	45.3	7%
Commercial Services	82.7	13%
Office	41.5	6%
Intensive Industry	20.7	5% 3%
Institutional	23.0 22.2	4% 3%
Parks/Recreation/Open Space	19.5	3%
Community Facilities	23.5	4%
Education Facilities	7.0	1%
Utilities	3.7	1%
Transportation	53.5	8%
Public Right-of-Way (non-road)	1.2	1%
Vacant	34.6	5%
Roads and Right-of-Ways	202.5	32%
Total	639.5 638.7	100%

Source: This information was obtained from the City's Geographic Information Systems (GIS) database and field verified by City Staff in December 2000.

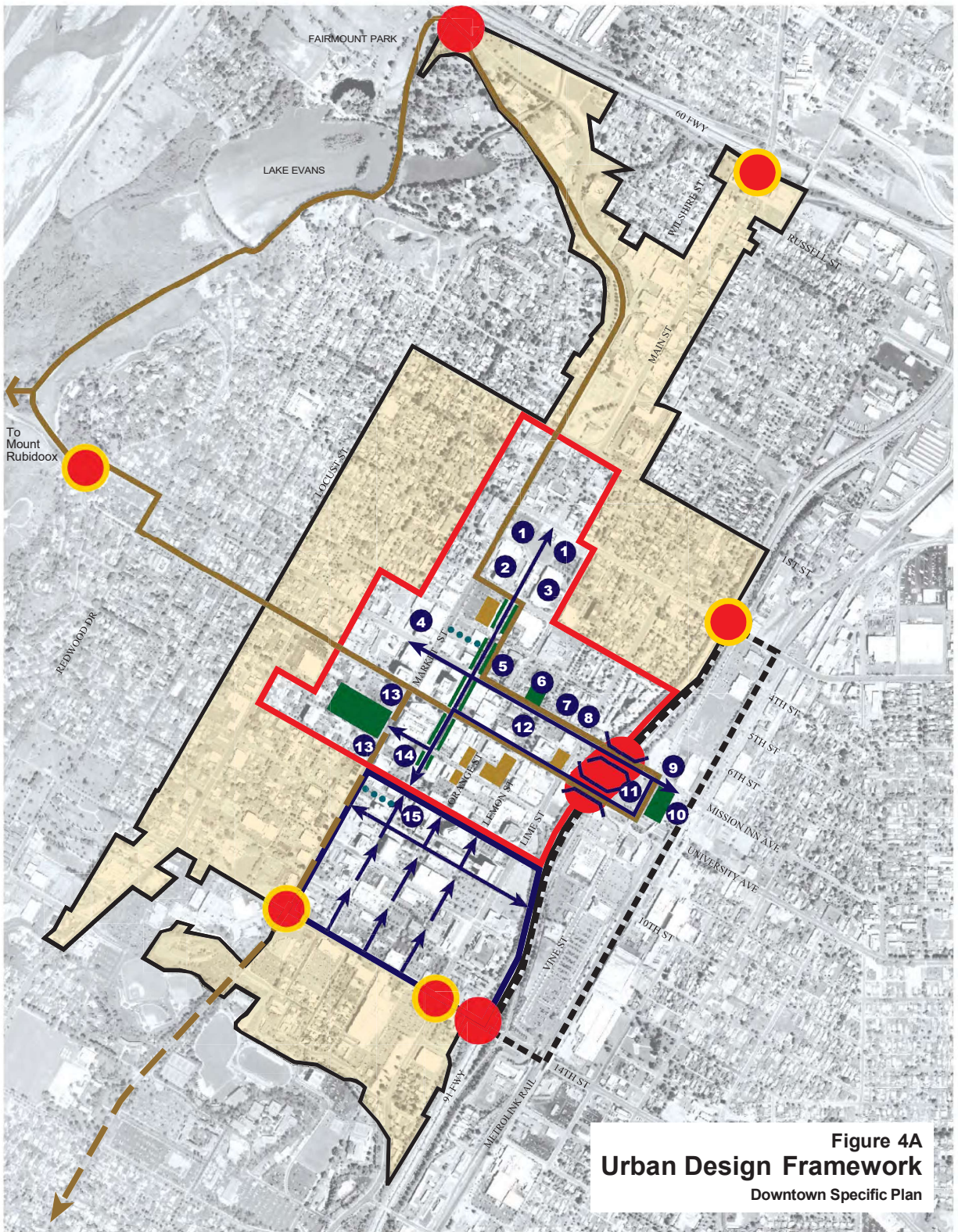


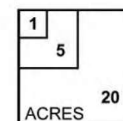
Figure 4A
Urban Design Framework
Downtown Specific Plan

LEGEND

- Raincross District
- Justice Center District
- Regional Entry Points
- Local Entry Points
- Major Open Spaces
- ➔ Key Pedestrian Linkages
- Strategic Parking Sites
- ⌋ Freeway Underpass Connections
- ⋯ View Corridor
- - Courthouse from Market Street
- - Market Street to Mission Inn
- Urban Hiking Trail
- Historic Magnolia Street Corridor

Key Historic, Cultural, and Civic Elements

- 1 Convention Center and Hotel Expansion
- 2 Convention Center Hotel
- 3 Convention Center
- 4 Fox Theater
- 5 Mission Inn
- 6 Main Library
- 7 Municipal Auditorium
- 8 Riverside Art Museum
- 9 Packing House (Restaurant)
- 10 Santa Fe Railroad Station
- 11 Union Pacific Railroad Station
- 12 Municipal Museum
- 13 Proposed Performing Arts School
- 14 City Hall
- 15 County Courthouse



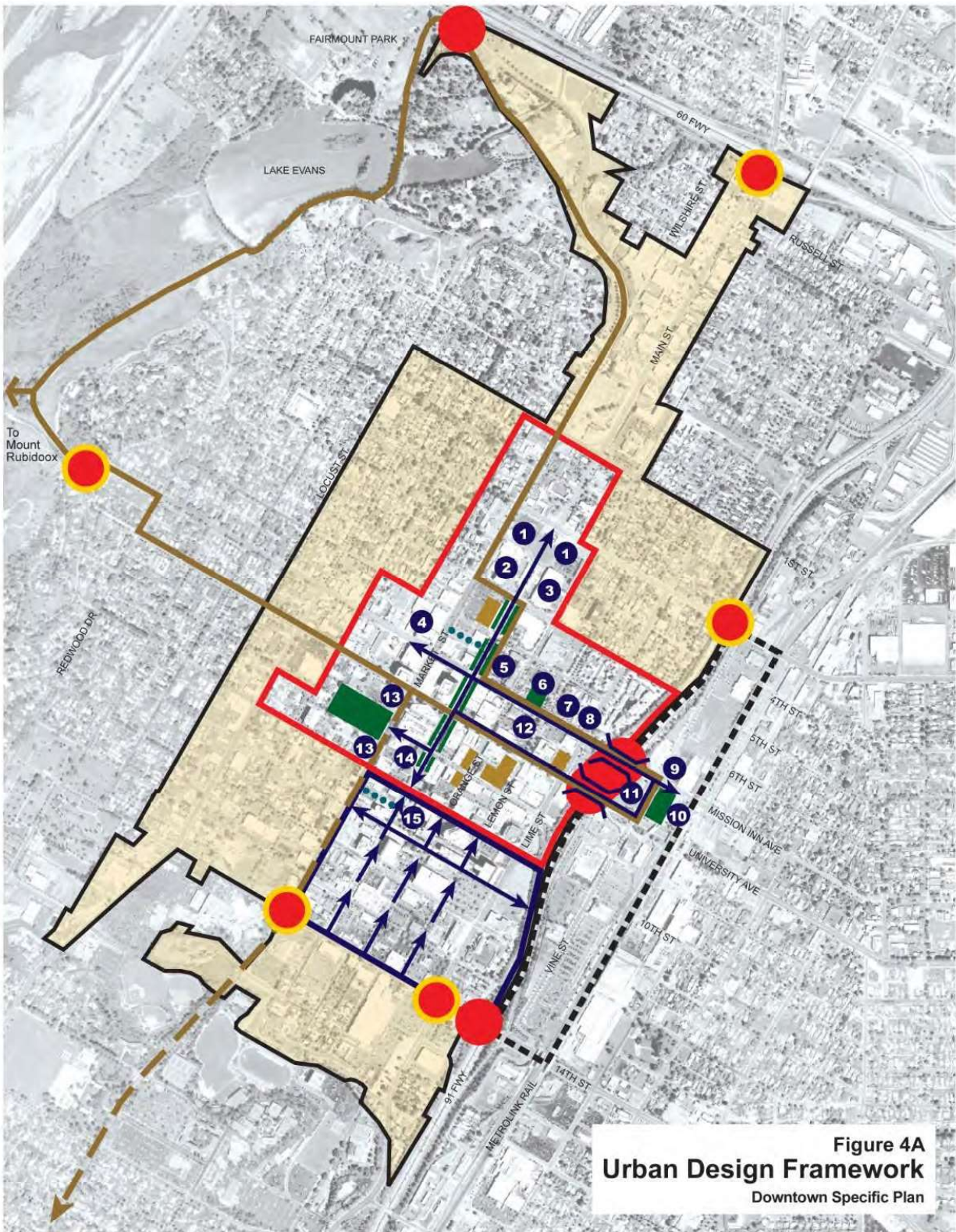


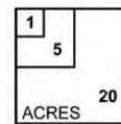
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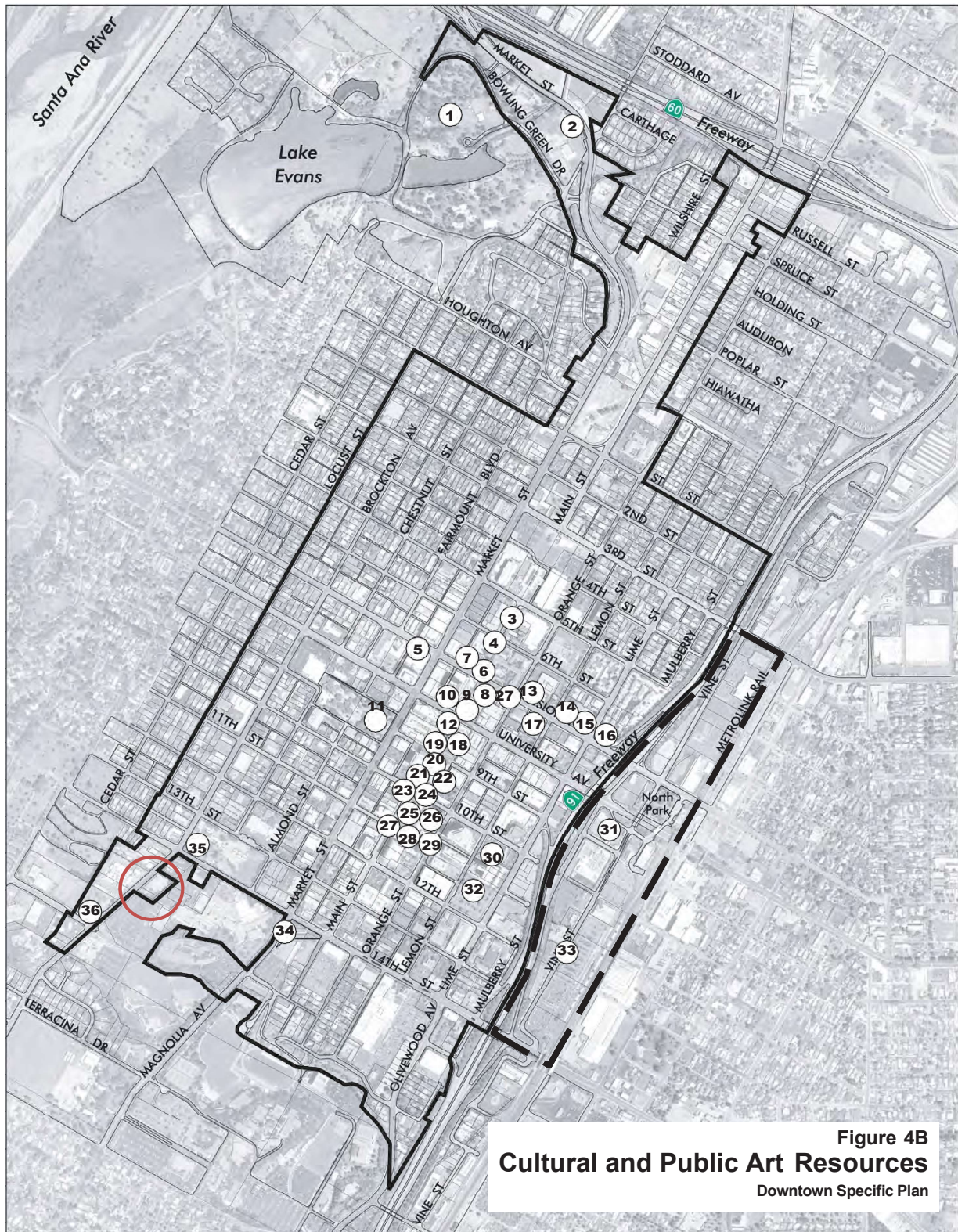
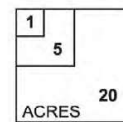


Figure 4B
Cultural and Public Art Resources
 Downtown Specific Plan

- | | | | |
|---|---|---|--|
| 1 Fairmount Monument
Entry & Signage/
Famous Water Buffalo/
Fairmount Rose Garden/
Fairmount Band Shell | 10 "Notion of Ideal Government"/
California Mobile/Public Art Pavers/
"Visions of the Local Scene" Murals/
Cal. Towers | 19 Dr. Martin Luther King Jr. Sculpture | 29 "Safe in His Arms" Sculpture |
| 2 Union Pacific Engine Car/
Market Street | 11 White Park | 20 "Riverside Tripod", James Rosetti/
Civic Center | 30 Riverside Ballet Arts Building/
Riverside Arts Council |
| 3 Riverside History Walk | 12 Cloud Fountain | 21 Sister City Temple Sculpture/
Civic Center | 31 Historic Signage/Murals |
| 4 <i>Grumpy</i> Insets/Pedestrian Mall | 13 Chinese Pavilion Sundial | 22 Pergola and City Colony Marker/
Civic Center (Public Restrooms) | 32 Boy Scout Sculpture |
| 5 <i>Grumpy</i> Installation/
Mission Inn Museum | 14 Riverside Dickens Festival/
Mission Inn Ave | 23 Civic Clock Tower Fountain/
Civic Center Courthouse | 33 Metrolink Public Art/
Citrus Label Murals |
| 6 <i>Grumpy</i> Association with
Metal Mobile Sculpture | 15 Riverside Museum of Art | 24 War Monument and Memorial Wall/
Civic Center | 34 De Anza Sculpture |
| 7 <i>Grumpy</i> Landscape Architecture
berg & Associates, Inc. | 16 Pergolas/Mission Inn Ave/
Riverside Municipal Auditorium | 25 Soroptomist Rose Garden/
Courthouse Lawn | 35 Grant Elementary
School Fountain |
| 8 <i>Grumpy</i> Landscape Architecture
berg & Associates, Inc. | 17 Women's Christian Temperance
Union Fountain | 26 Detention Center Sculpture | 36 Chinatown Historic Site |
| 9 <i>Grumpy</i> Mobility Group | 18 UCR California
Museum of Photography | 27 City Raincross Light Standards | |
| 10 <i>Grumpy</i> L. Frank & Associates, Inc. | | 28 Riverside County Courthouse | |



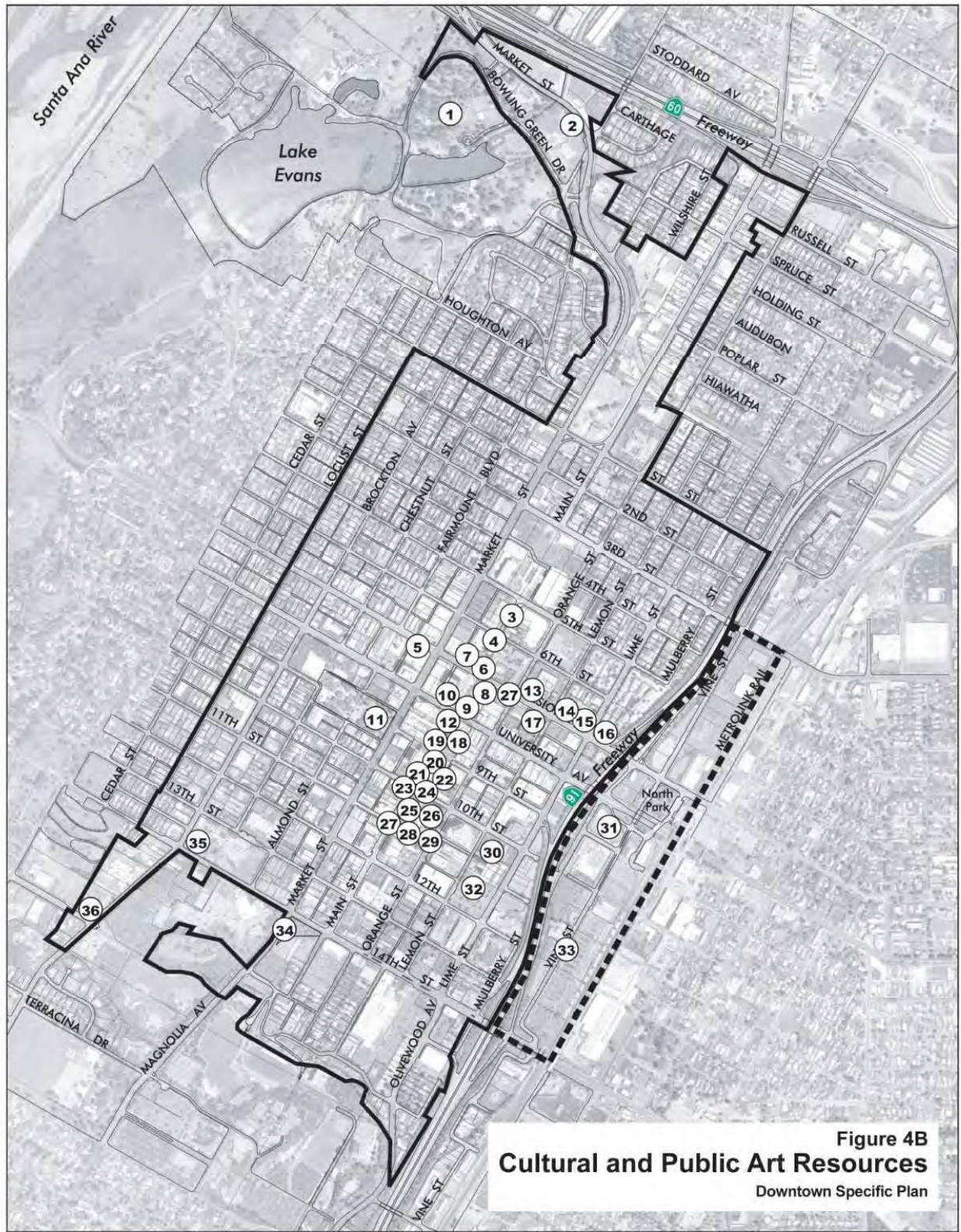
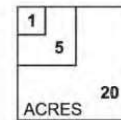
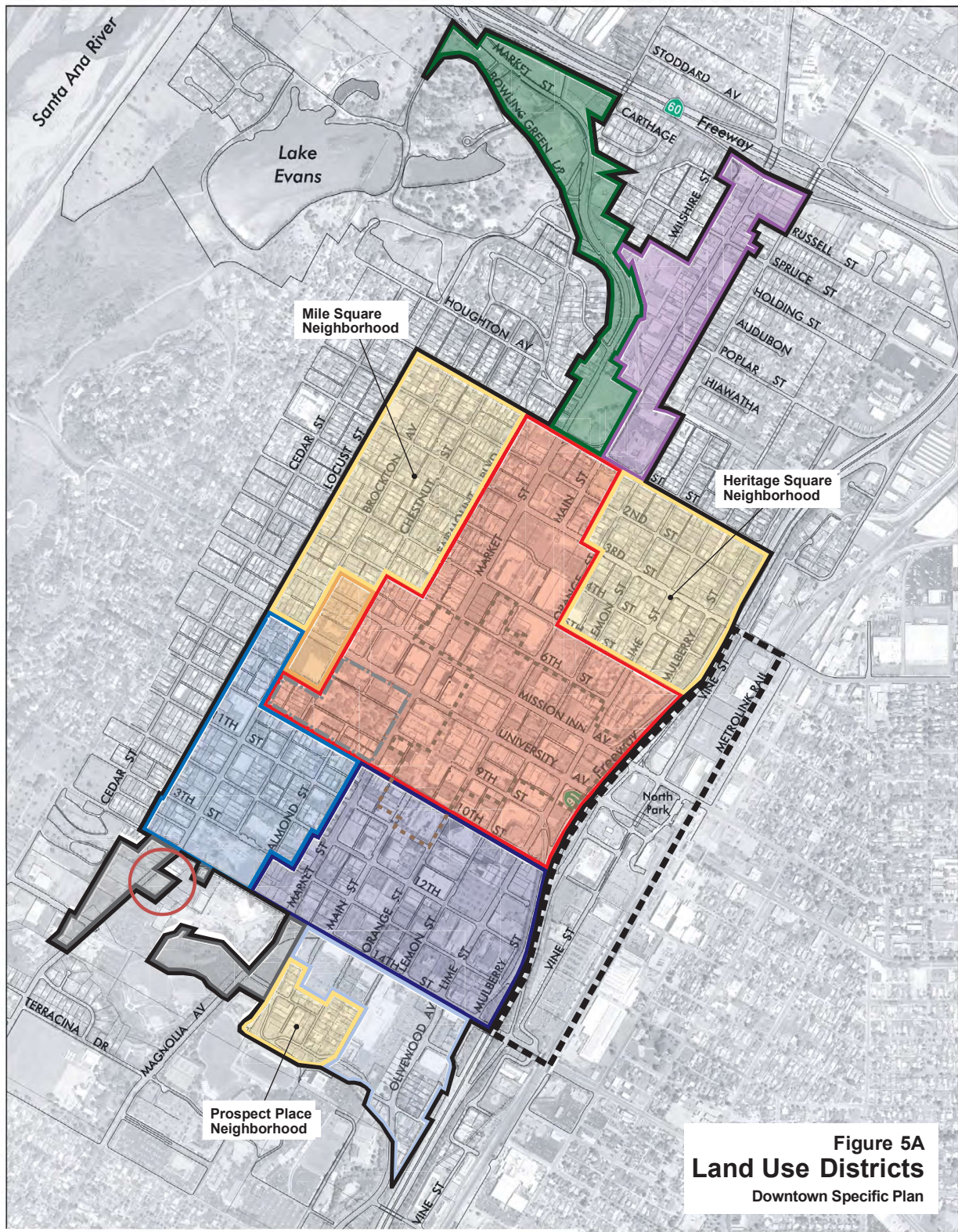


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 Downtown Specific Plan

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Memorial Sculpture | | 27 City Raincross Light Standards | |
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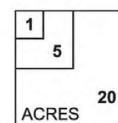


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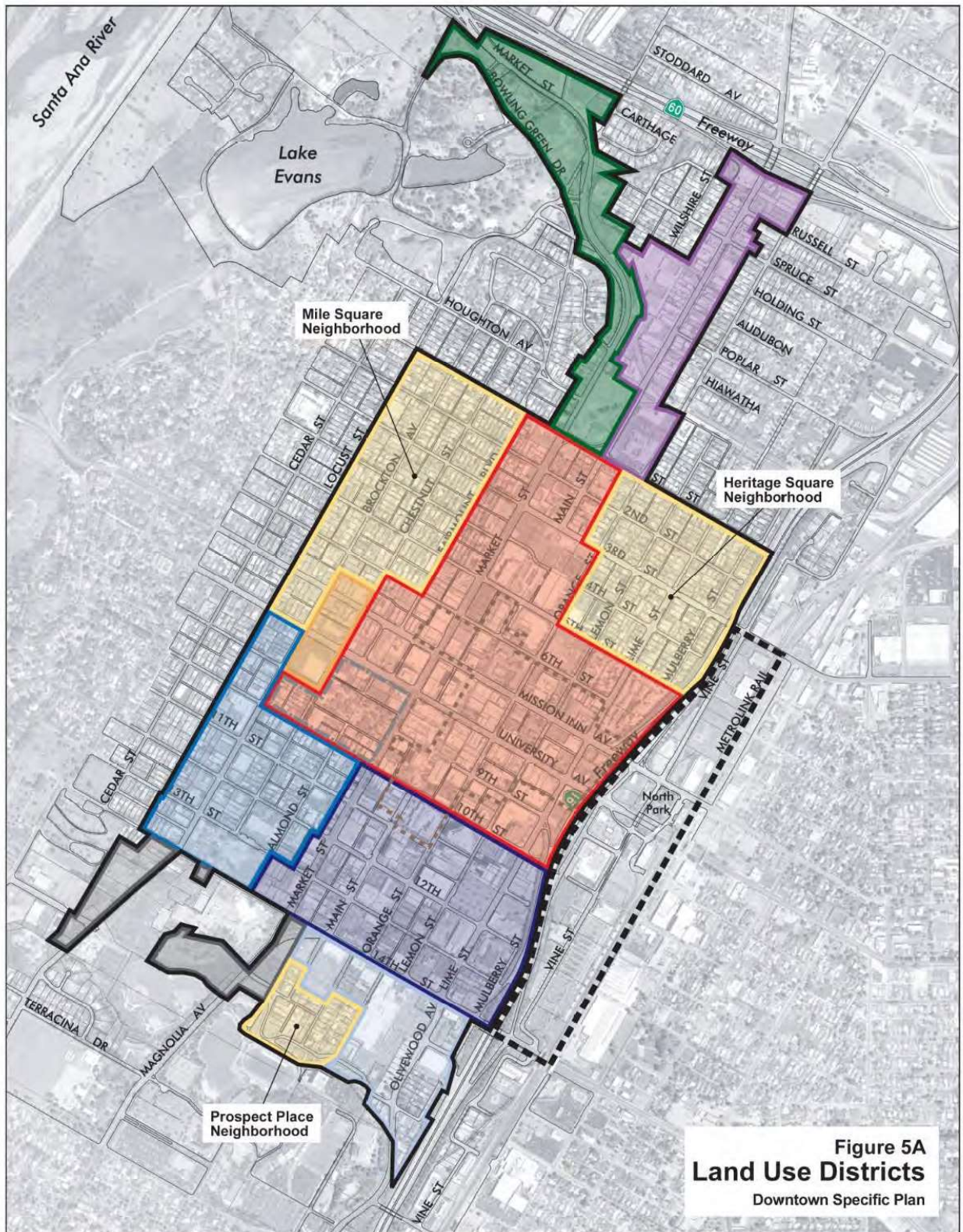
LAND USE DISTRICTS

- Raincross
- Justice Center
- Almond Street
- Prospect Place Office
- Health Care
- North Main Street Specialty Services
- Market Street Gateway
- Residential
- Neighborhood Commercial

- Downtown Specific Plan Boundary (Revised May 2014)
- Mission Inn Historic District (area of special development standards)
- Master Plan Area for the Riverside School for the Arts
- Riverside Marketplace



MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

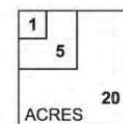


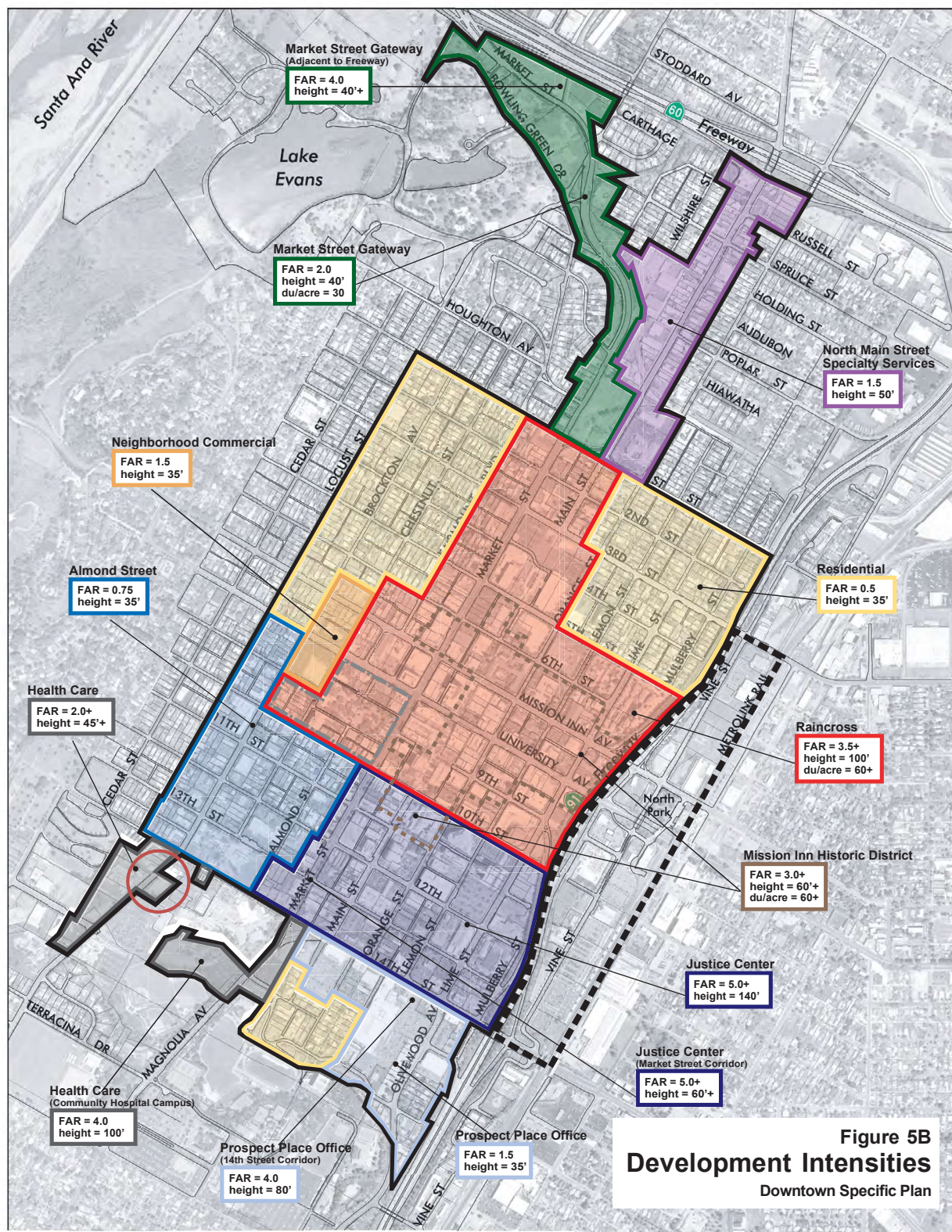
LEGEND

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- Mission Inn Historic District
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- Master Plan Area for the
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LEGEND

LAND USE DISTRICTS

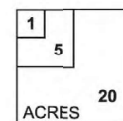
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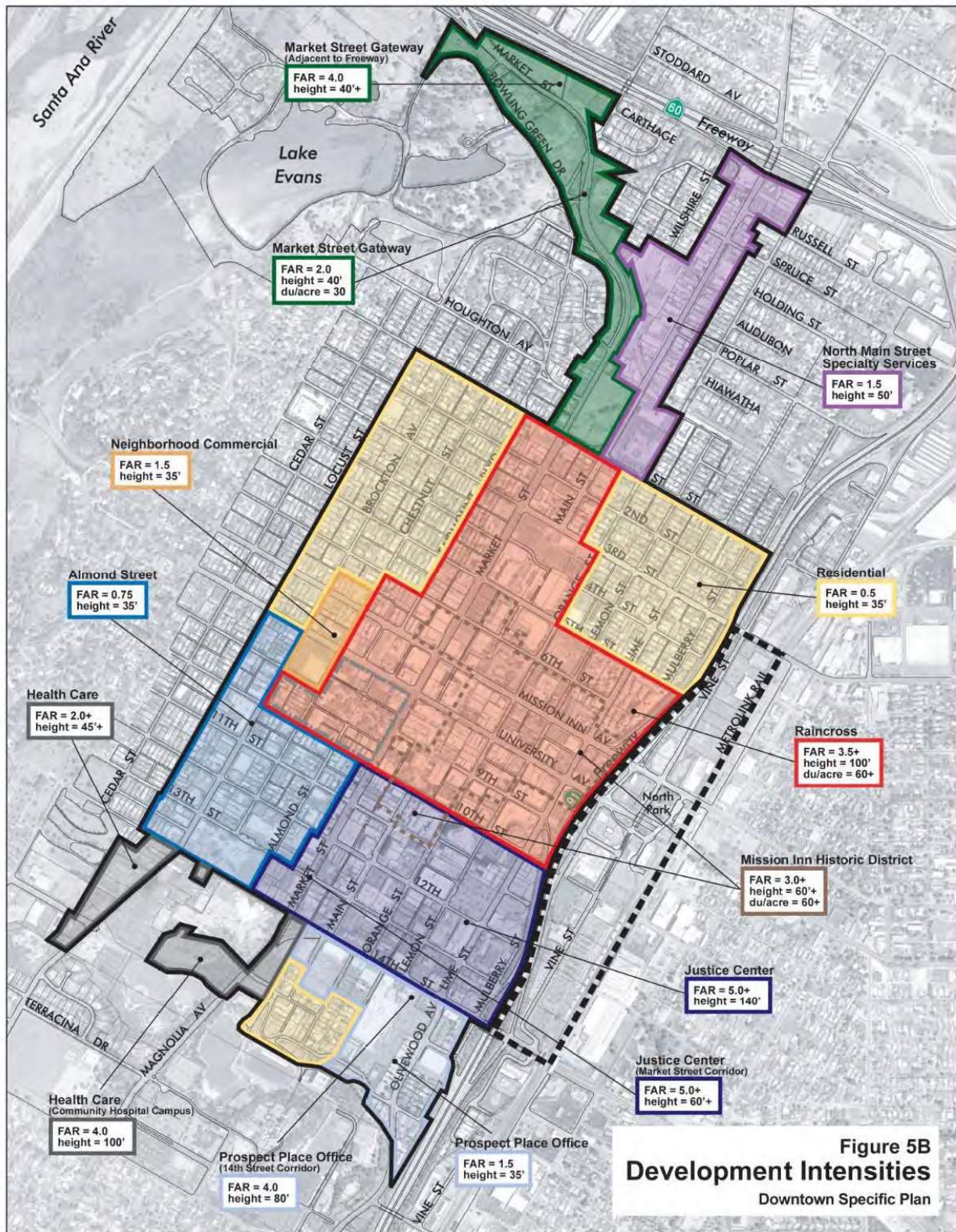
Downtown Specific Plan Boundary (Revised May 2014)

 Mission Inn Historic District
 (area of special development standards)

Master Plan Area for the
Riverside School for the Arts
Riverside Marketplace

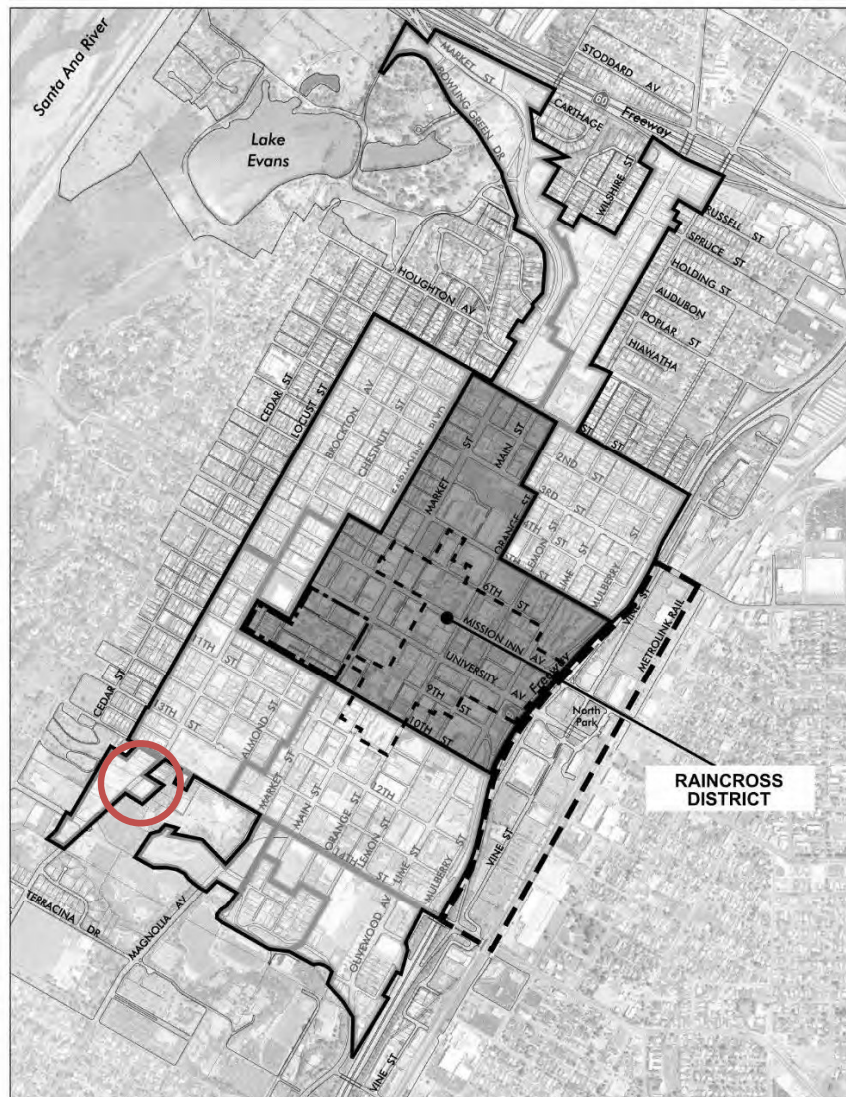
FAR	Maximum Floor Area Ratio
Permitted height	Maximum Height
Permitted	
du/acre	Maximum Dwelling Units per Acre Permitted





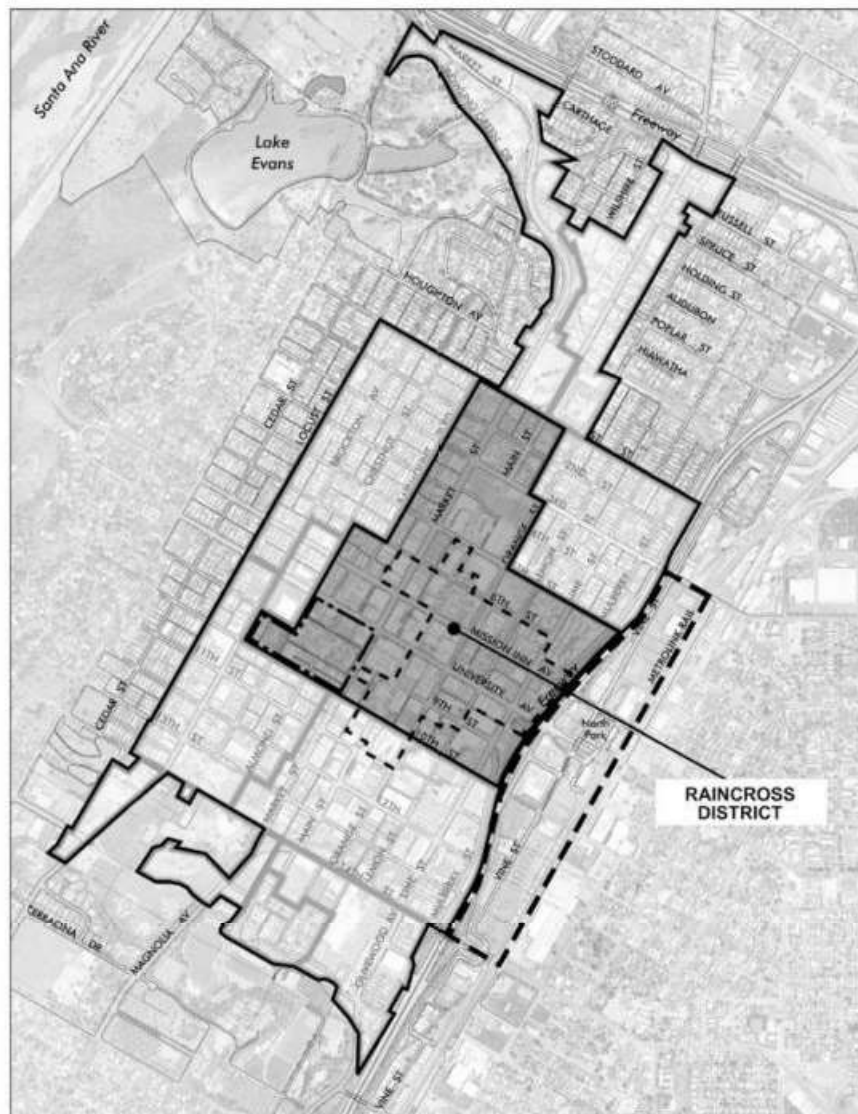
This Chapter defines the land uses, development standards and design standards and guidelines for the Raincross District. This Chapter is organized as follows:

- 6.1 Purpose
- 6.2 Permitted Uses
- 6.3 Conditionally Permitted Uses
- 6.4 Prohibited Uses
- 6.5 Development Standards for the Raincross District
- 6.6 Design Standards and Guidelines for the Raincross District
- 6.7 Additional Standards for Live/Work Units in the Raincross District
- 6.8 Additional Standards for Mixed-Use Development in the Raincross District
- 6.9 Additional Standards for Multiple Family Residential Development in the Raincross District



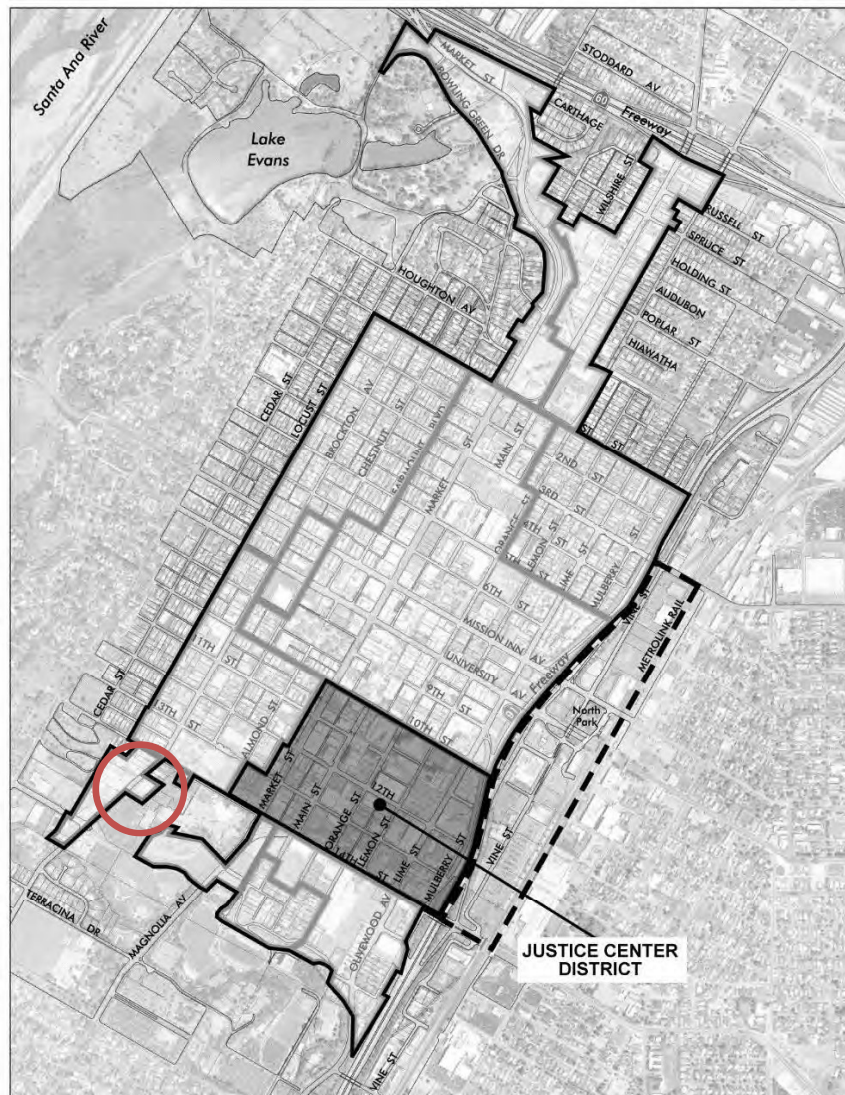
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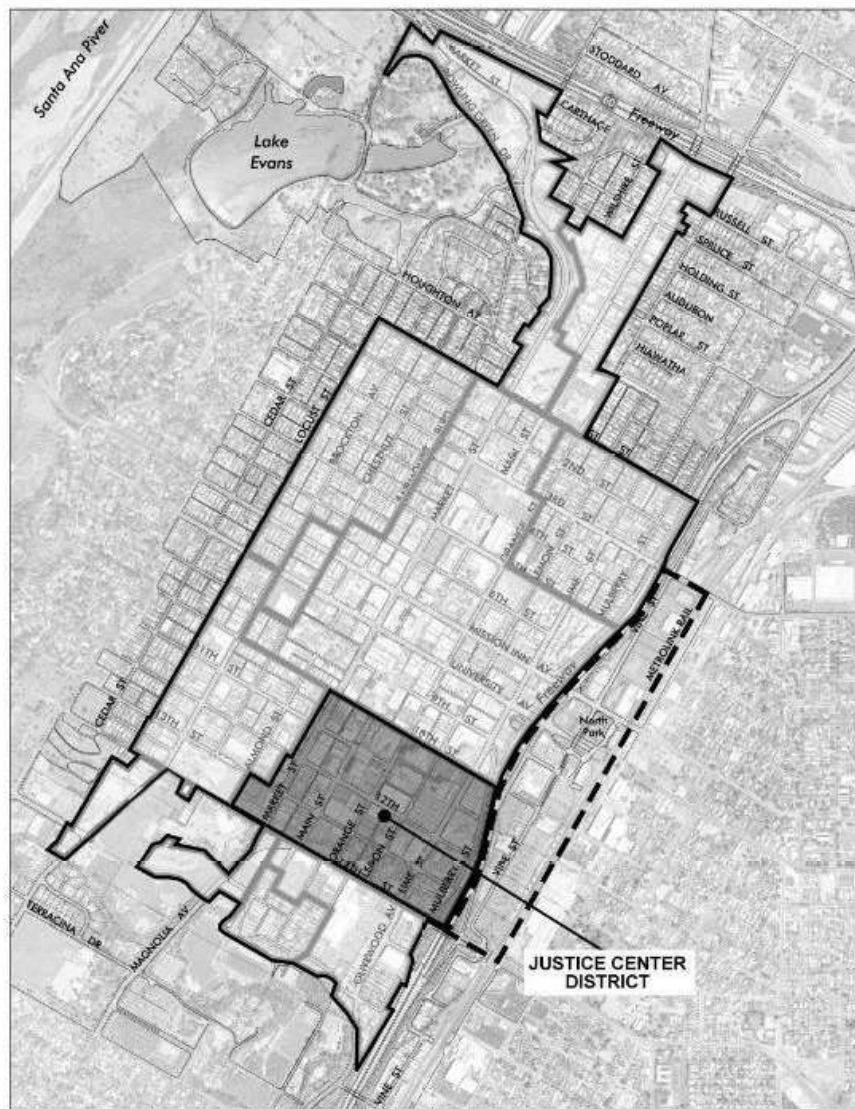
This Chapter defines the land uses, development standards and design standards and guidelines for the Justice Center District. This Chapter is organized as follows:

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- 7.6 Design Standards and Guidelines for the Justice Center District



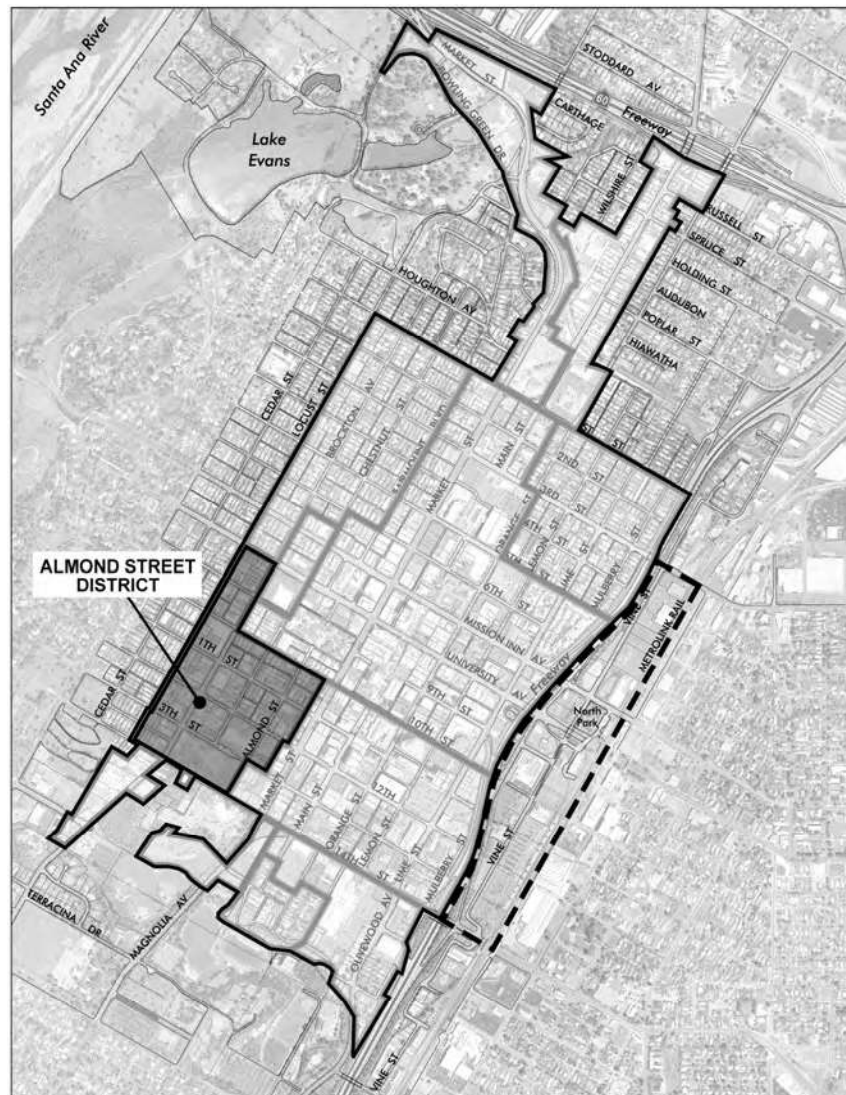
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- 7.5 Development Standards for the Justice Center District
- 7.6 Design Standards and Guidelines for the Justice Center District



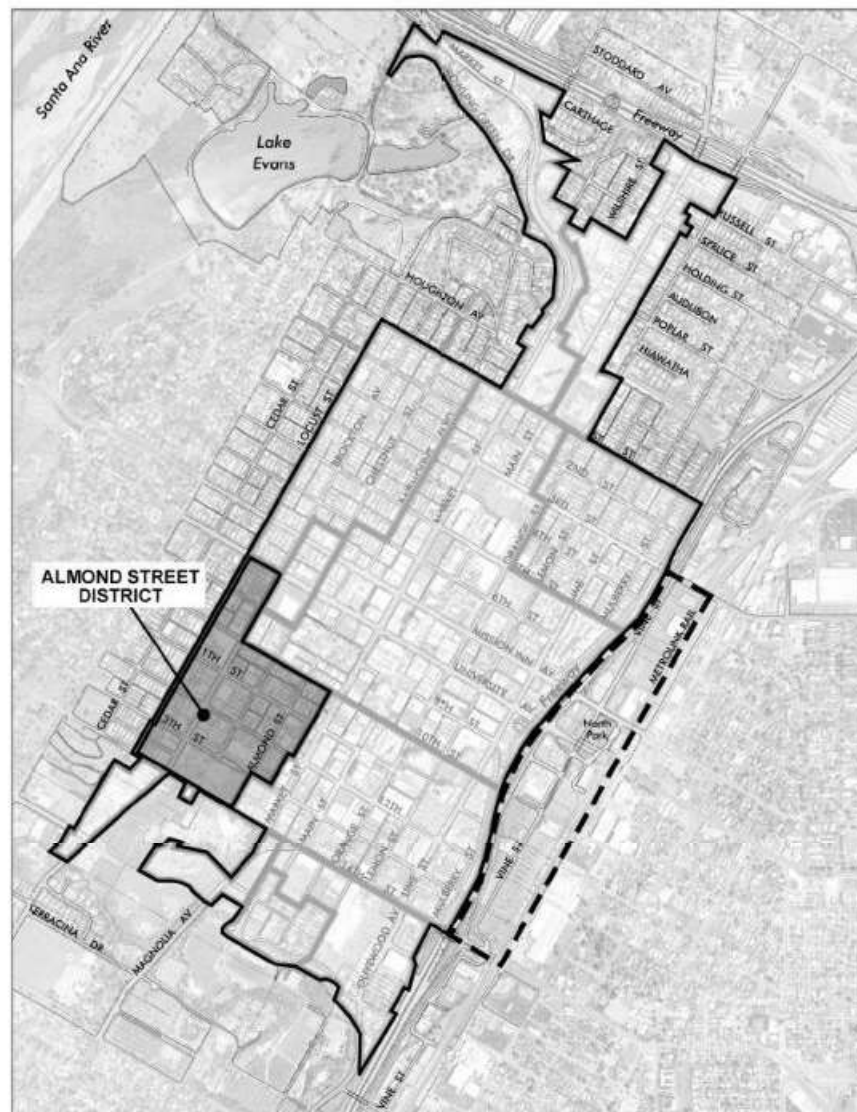
This Chapter defines the land uses, development standards and design standards and guidelines for the Almond Street District. This Chapter is organized as follows:

- 8.1 Purpose
- 8.2 Permitted Uses
- 8.3 Conditionally Permitted Uses
- 8.4 Prohibited Uses
- 8.5 Development Standards for the Almond Street District
- 8.6 Design Standards and Guidelines for the Almond Street District
- 8.7 Additional Standards for Live/Work Units in the Almond Street District



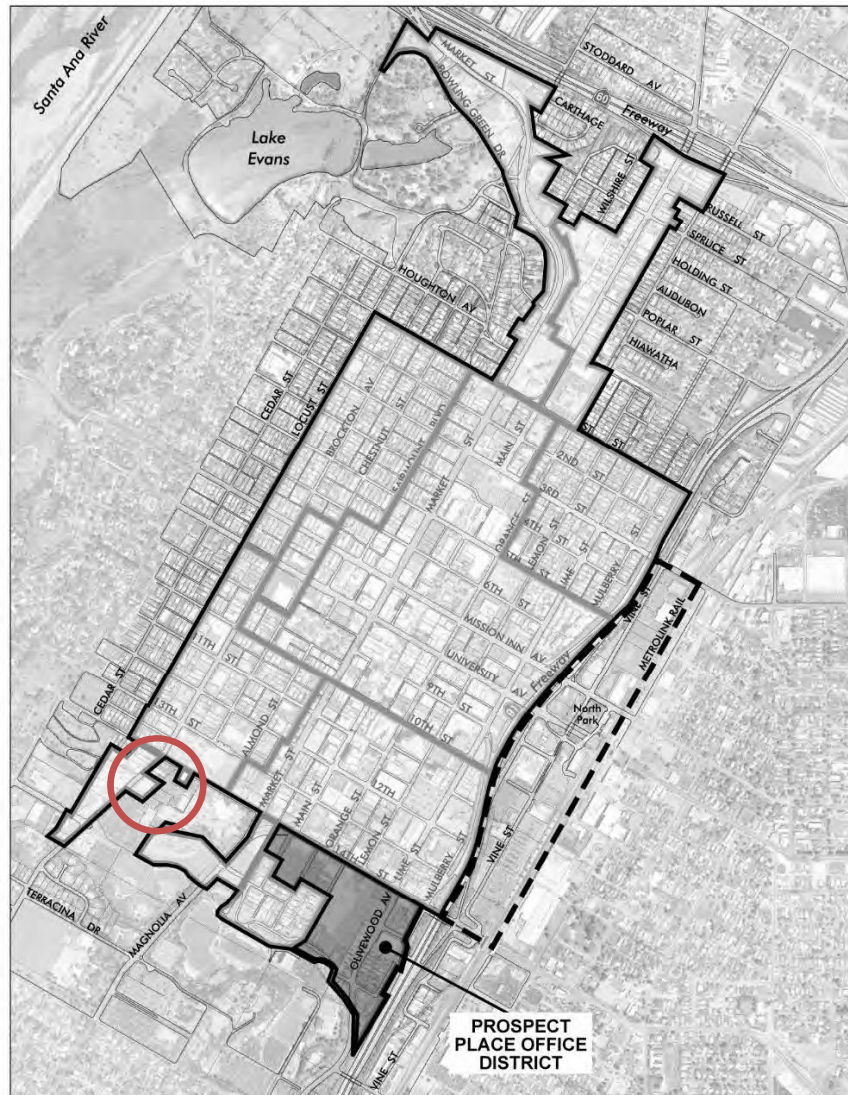
This Chapter defines the land uses, development standards and design standards and guidelines for the Almond Street District. This Chapter is organized as follows:

- 8.1 Purpose
- 8.2 Permitted Uses
- 8.3 Conditionally Permitted Uses
- 8.4 Prohibited Uses
- 8.5 Development Standards for the Almond Street District
- 8.6 Design Standards and Guidelines for the Almond Street District
- 8.7 Additional Standards for Live/Work Units in the Almond Street District



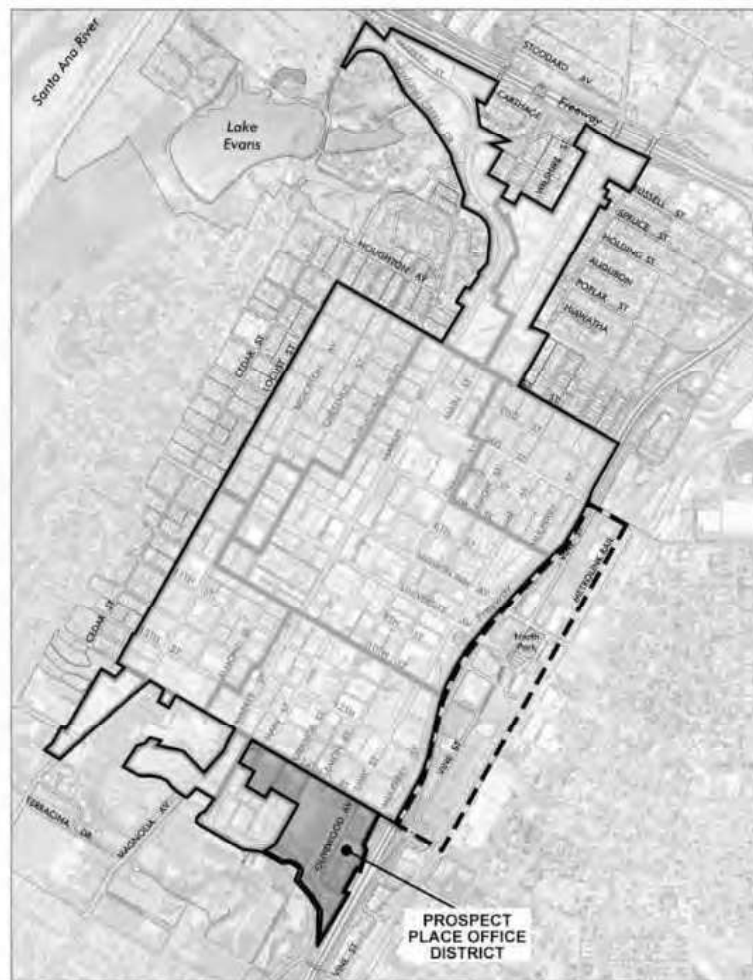
This Chapter defines the land uses, development standards and design standards and guidelines for the Prospect Place Office District. This Chapter is organized as follows:

- 9.1 Purpose
- 9.2 Permitted Uses
- 9.3 Conditionally Permitted Uses
- 9.4 Prohibited Uses
- 9.5 Development Standards for the Prospect Place Office District
- 9.6 Design Standards and Guidelines for the Prospect Place Office District
- 9.7 Additional Standards for Live/Work Units in the Prospect Place Office District



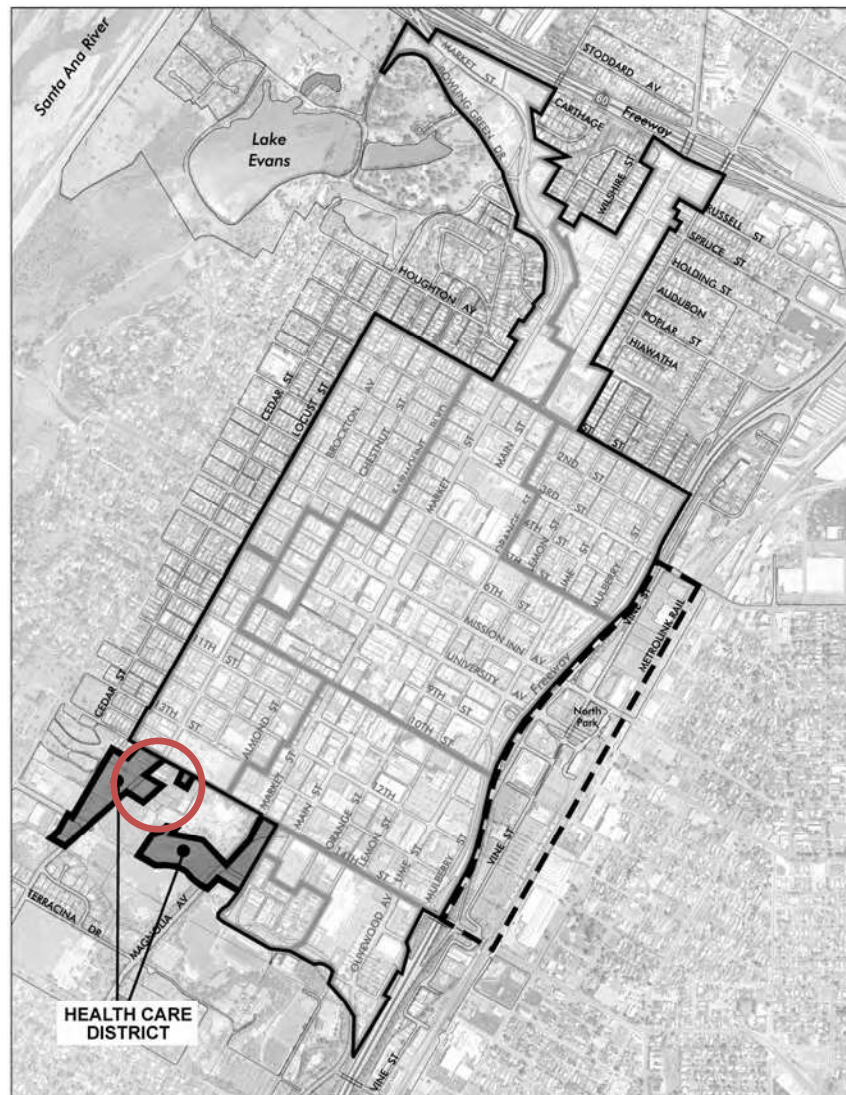
This Chapter defines the land uses, development standards and design standards and guidelines for the Prospect Place Office District. This Chapter is organized as follows:

- 9.1 Purpose
- 9.2 Permitted Uses
- 9.3 Conditionally Permitted Uses
- 9.4 Prohibited Uses
- 9.5 Development Standards for the Prospect Place Office District
- 9.6 Design Standards and Guidelines for the Prospect Place Office District
- 9.7 Additional Standards for Live/Work Units in the Prospect Place Office District



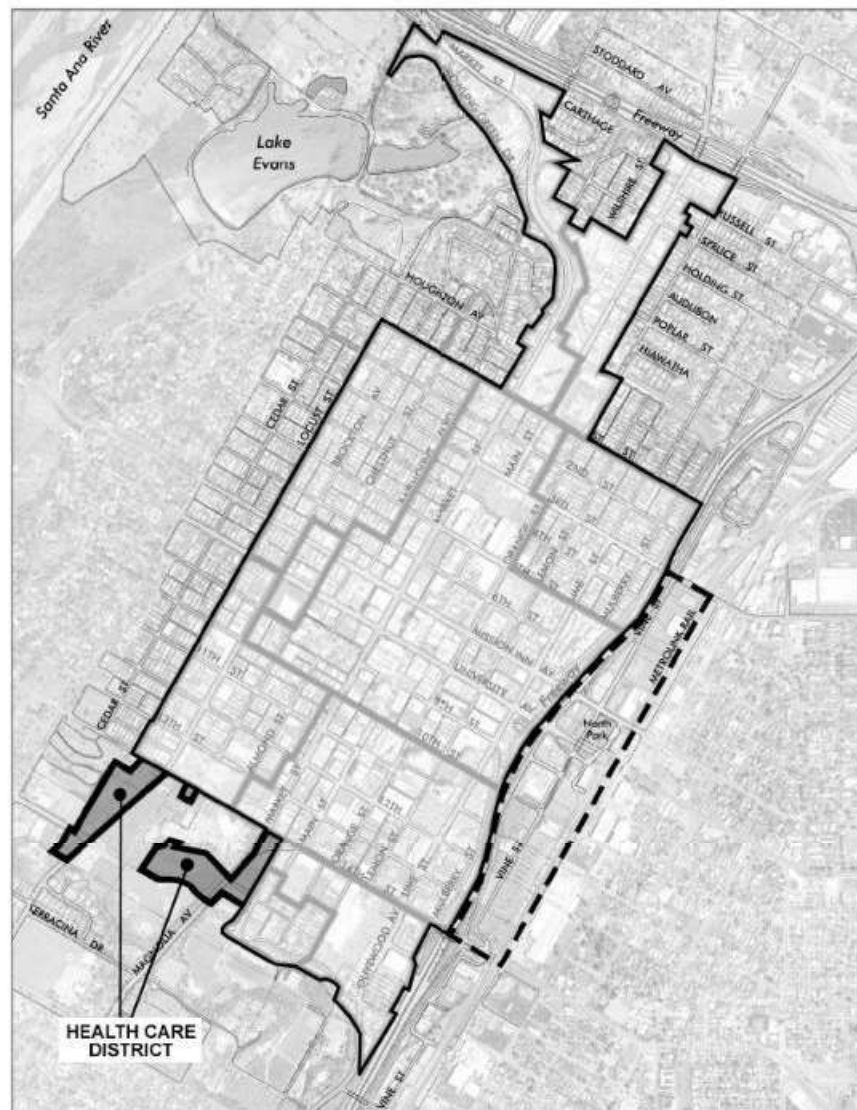
This Chapter defines the land uses, development standards and design standards and guidelines for the Health Care District. This Chapter is organized as follows:

- 10.1 Purpose
- 10.2 Permitted Uses
- 10.3 Conditionally Permitted Uses
- 10.4 Prohibited Uses
- 10.5 Development Standards for the Health Care District
- 10.6 Design Standards and Guidelines for the Health Care District



This Chapter defines the land uses, development standards and design standards and guidelines for the Health Care District. This Chapter is organized as follows:

- 10.1 Purpose
- 10.2 Permitted Uses
- 10.3 Conditionally Permitted Uses
- 10.4 Prohibited Uses
- 10.5 Development Standards for the Health Care District
- 10.6 Design Standards and Guidelines for the Health Care District

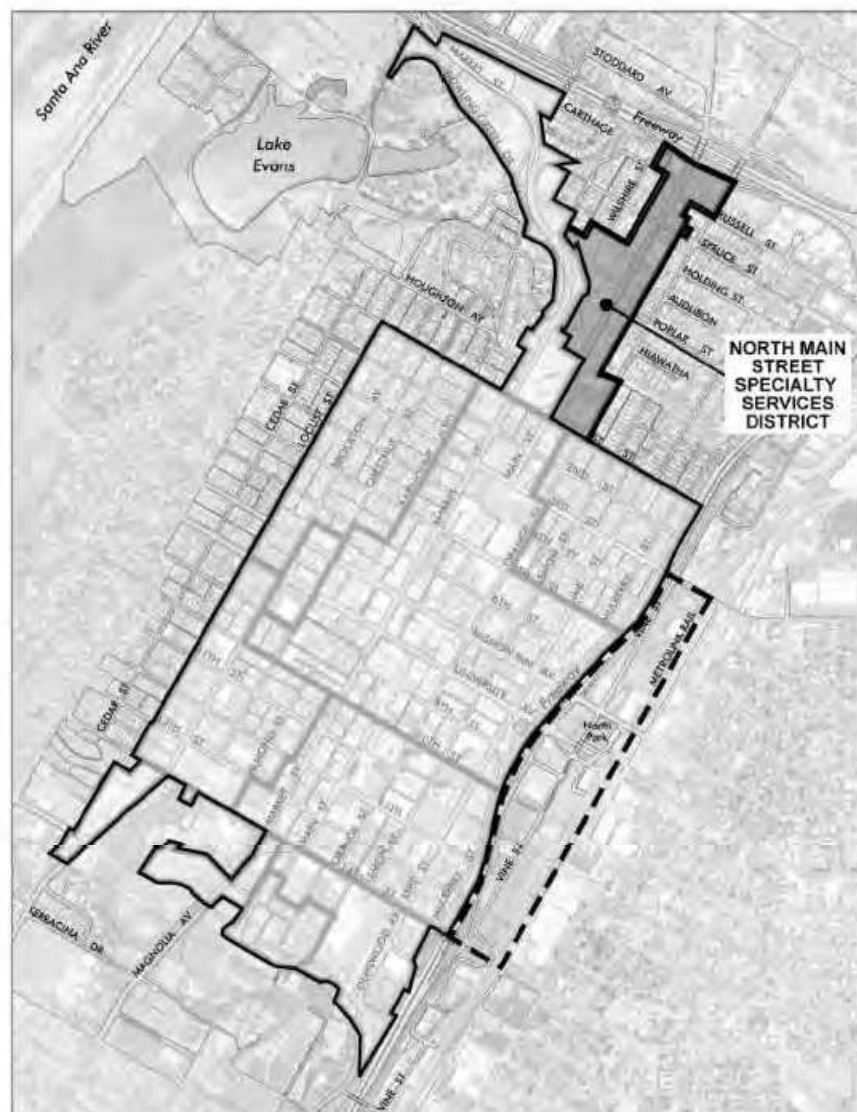


- 11.1 Purpose
- 11.2 Permitted Uses
- 11.3 Conditionally Permitted Uses
- 11.4 Prohibited Uses
- 11.5 Development Standards for the North Main Street Specialty Services District
- 11.6 Design Standards and Guidelines for the North Main Street Specialty Services District
- 11.7 Additional Standards for Live/Work Units in the North Main Street Specialty Services District



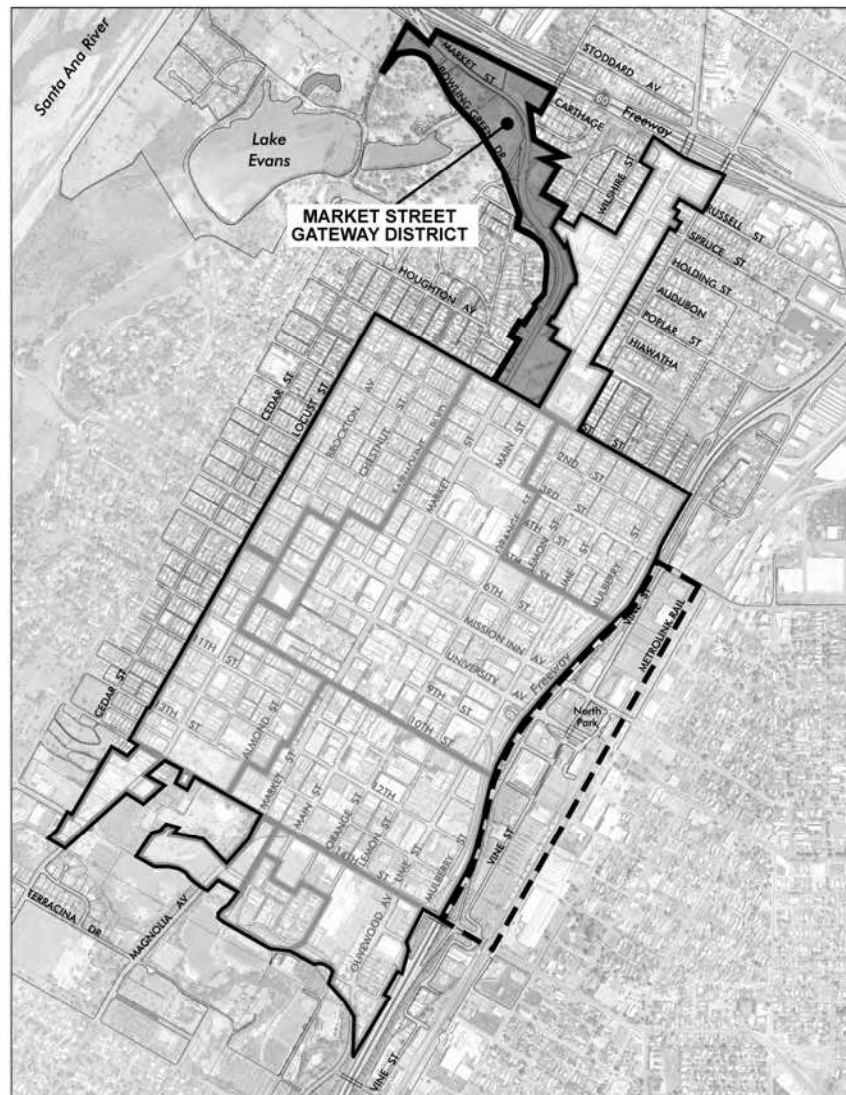
This Chapter defines the land uses, development standards and design standards and guidelines for the North Main Street Specialty Services District. This Chapter is organized as follows:

- 11.1 Purpose
- 11.2 Permitted Uses
- 11.3 Conditionally Permitted Uses
- 11.4 Prohibited Uses
- 11.5 Development Standards for the North Main Street Specialty Services District
- 11.6 Design Standards and Guidelines for the North Main Street Specialty Services District
- 11.7 Additional Standards for Live/Work Units in the North Main Street Specialty Services District



This Chapter defines the land uses, development standards and design standards and guidelines for the Market Street Gateway District. This Chapter is organized as follows:

- 12.1 Purpose
- 12.2 Permitted Uses
- 12.3 Conditionally Permitted Uses
- 12.4 Prohibited Uses
- 12.5 Development Standards for the Market Street Gateway District
- 12.6 Design Standards and Guidelines for the Market Street Gateway District

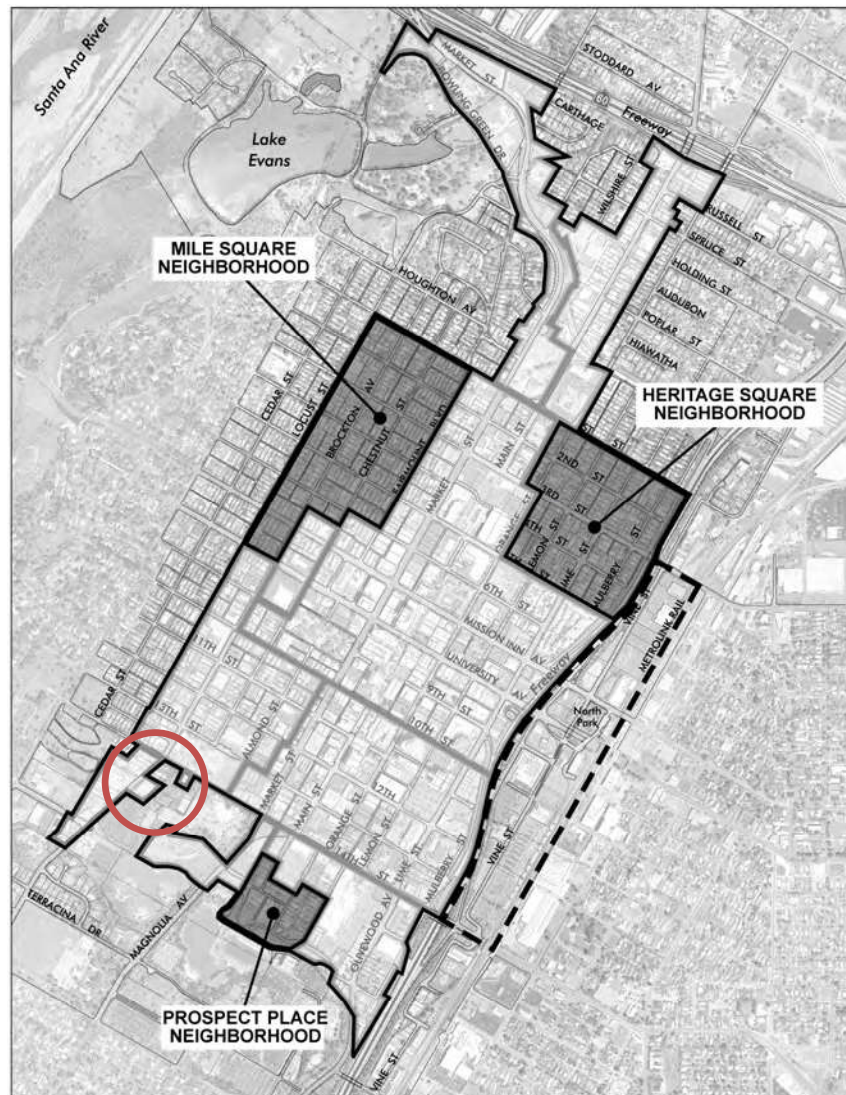


- 12.1 Purpose
- 12.2 Permitted Uses
- 12.3 Conditionally Permitted Uses
- 12.4 Prohibited Uses
- 12.5 Development Standards for the Market Street Gateway District
- 12.6 Design Standards and Guidelines for the Market Street Gateway District



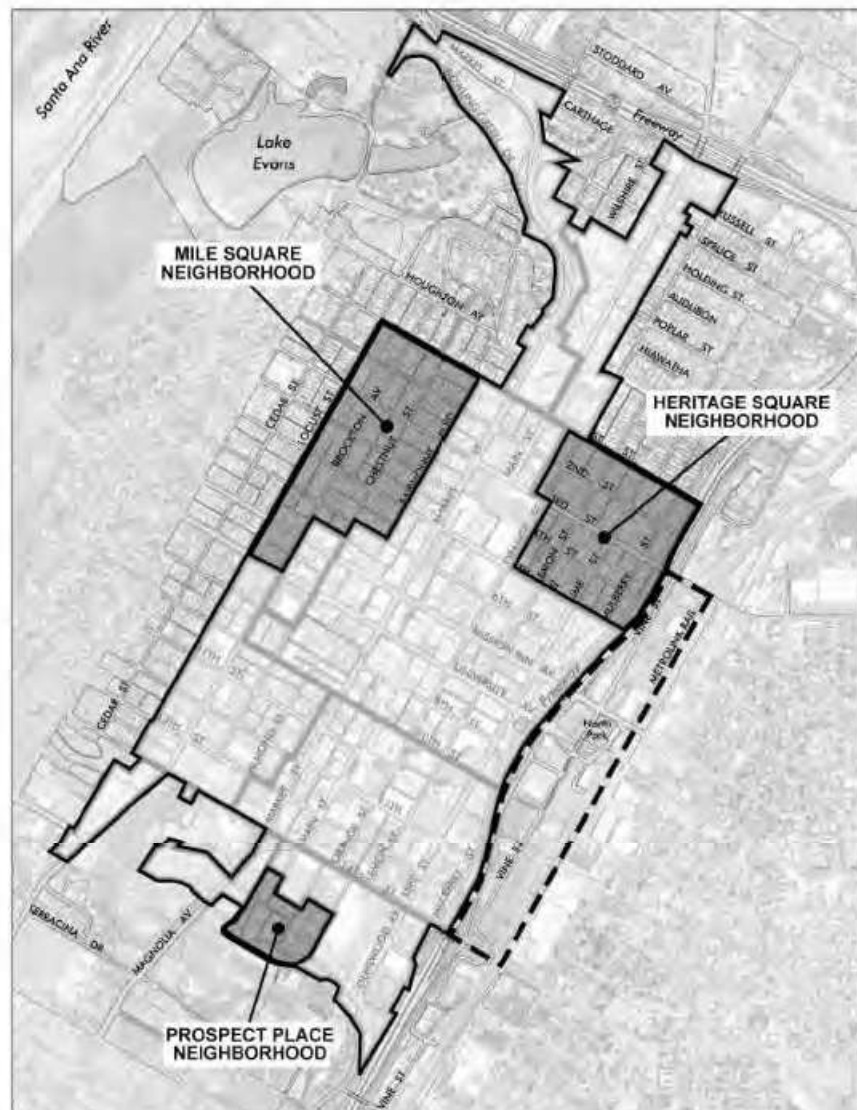
This Chapter defines the land uses, development standards and design standards and guidelines for the Residential District. This Chapter is organized as follows:

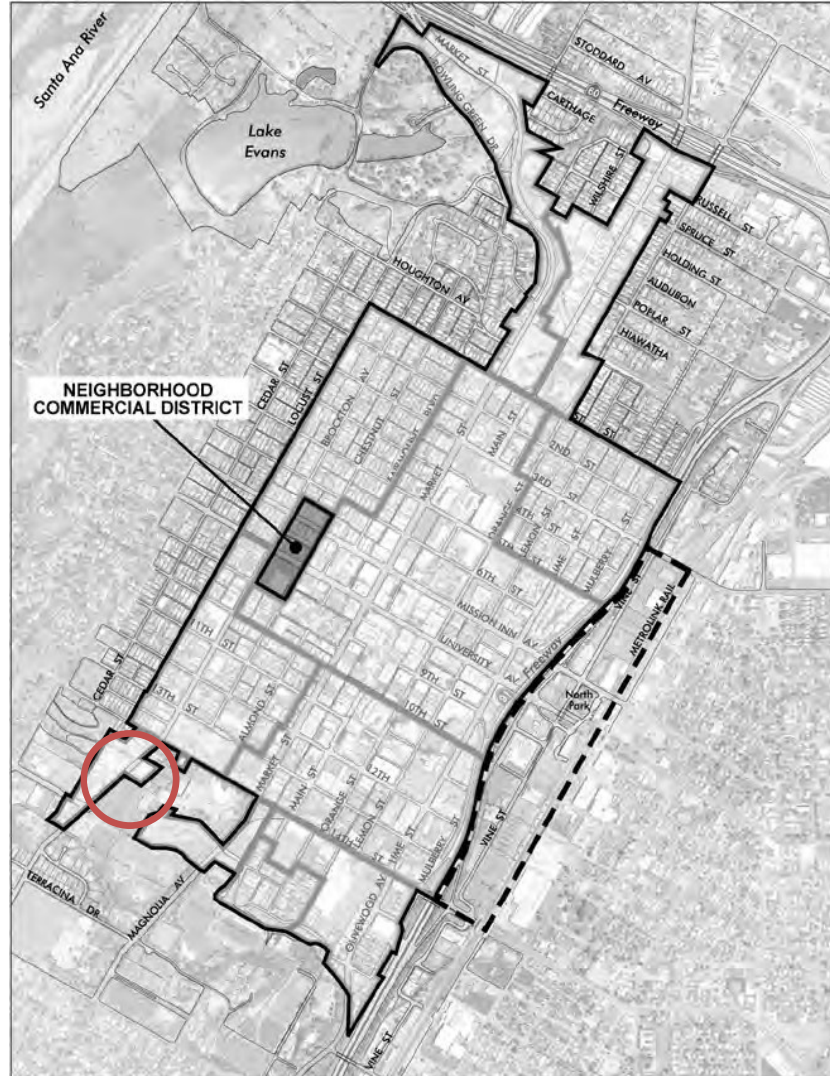
- 13.1 Purpose
- 13.2 Permitted Uses
- 13.3 Conditionally Permitted Uses
- 13.4 Prohibited Uses
- 13.5 Development Standards for the Residential District
- 13.6 Historic Residential Architectural Styles
- 13.7 Design Guidelines for Rehabilitation and Additions for Historic Residential Structures
- 13.8 Design Guidelines for Infill Construction in Historic Residential Districts
- 13.9 Additional Design Standards and Guidelines for the Residential District



This Chapter defines the land uses, development standards and design standards and guidelines for the Residential District. This Chapter is organized as follows:

- 13.1 Purpose
- 13.2 Permitted Uses
- 13.3 Conditionally Permitted Uses
- 13.4 Prohibited Uses
- 13.5 Development Standards for the Residential District
- 13.6 Historic Residential Architectural Styles
- 13.7 Design Guidelines for Rehabilitation and Additions for Historic Residential Structures
- 13.8 Design Guidelines for Infill Construction in Historic Residential Districts
- 13.9 Additional Design Standards and Guidelines for the Residential District





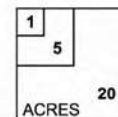
MOB AND AUTOSHOP PROPERTIES REMOVED FROM
SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE





LEGEND

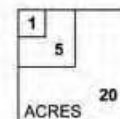
- Potential Parking Structure Locations
- Downtown Specific Plan Boundary
- Riverside Marketplace





LEGEND

- Potential Parking Structure Locations
- Downtown Specific Plan Boundary
- - - Riverside Marketplace



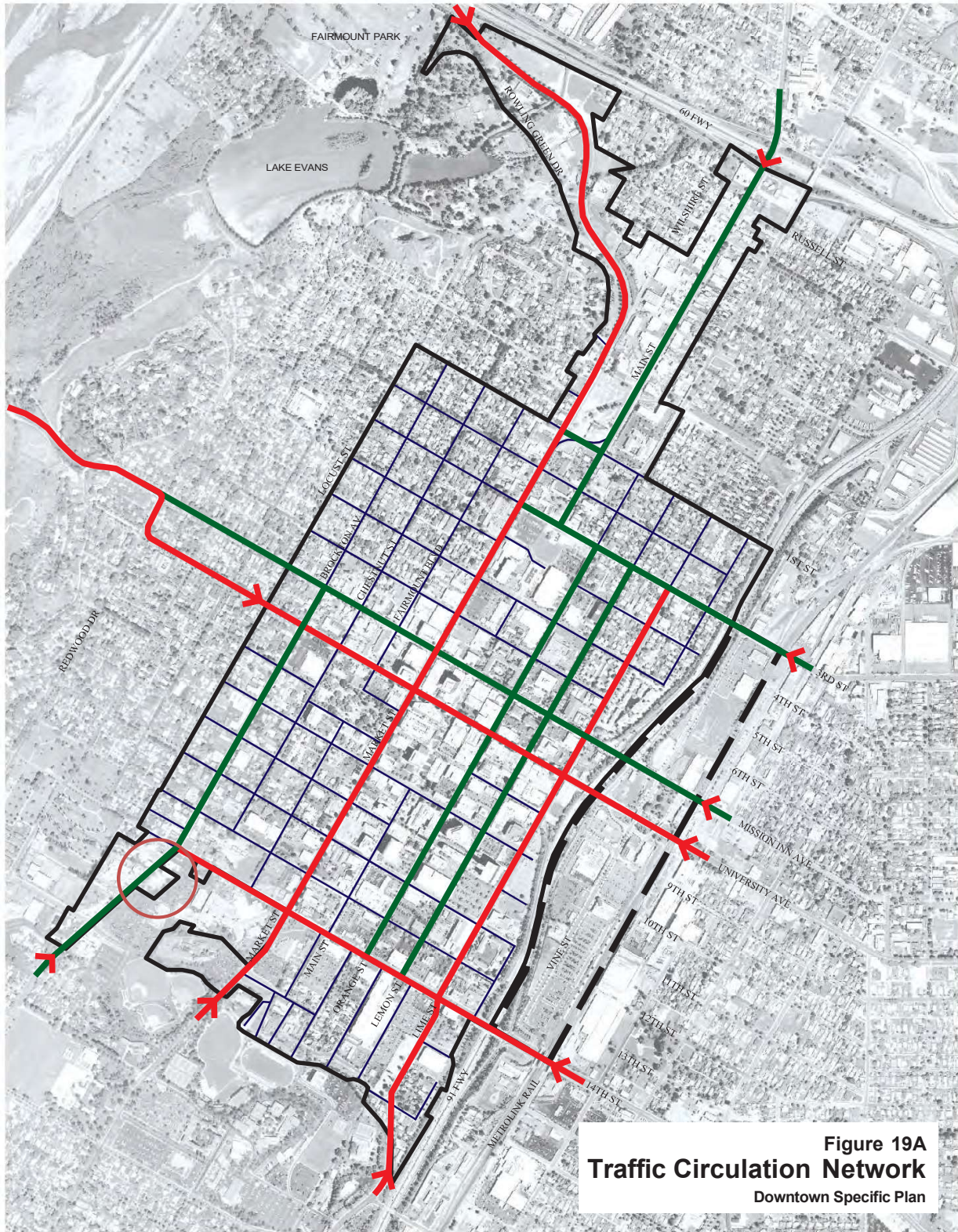




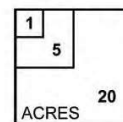


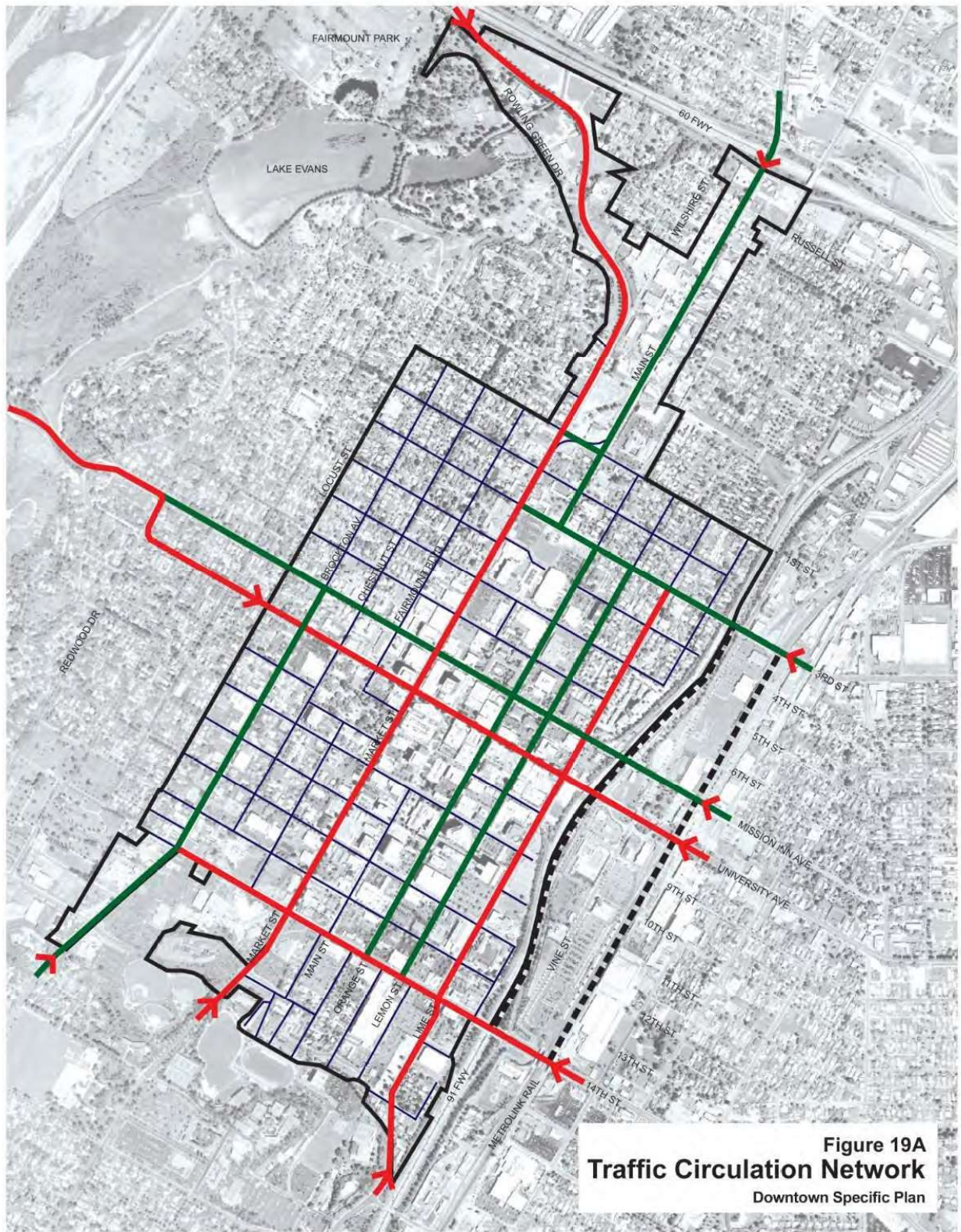
Figure 19A
Traffic Circulation Network
Downtown Specific Plan

LEGEND

-  Entry Gateway
-  Major Street
-  Secondary Street
-  Other Street

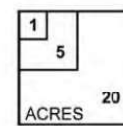
MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

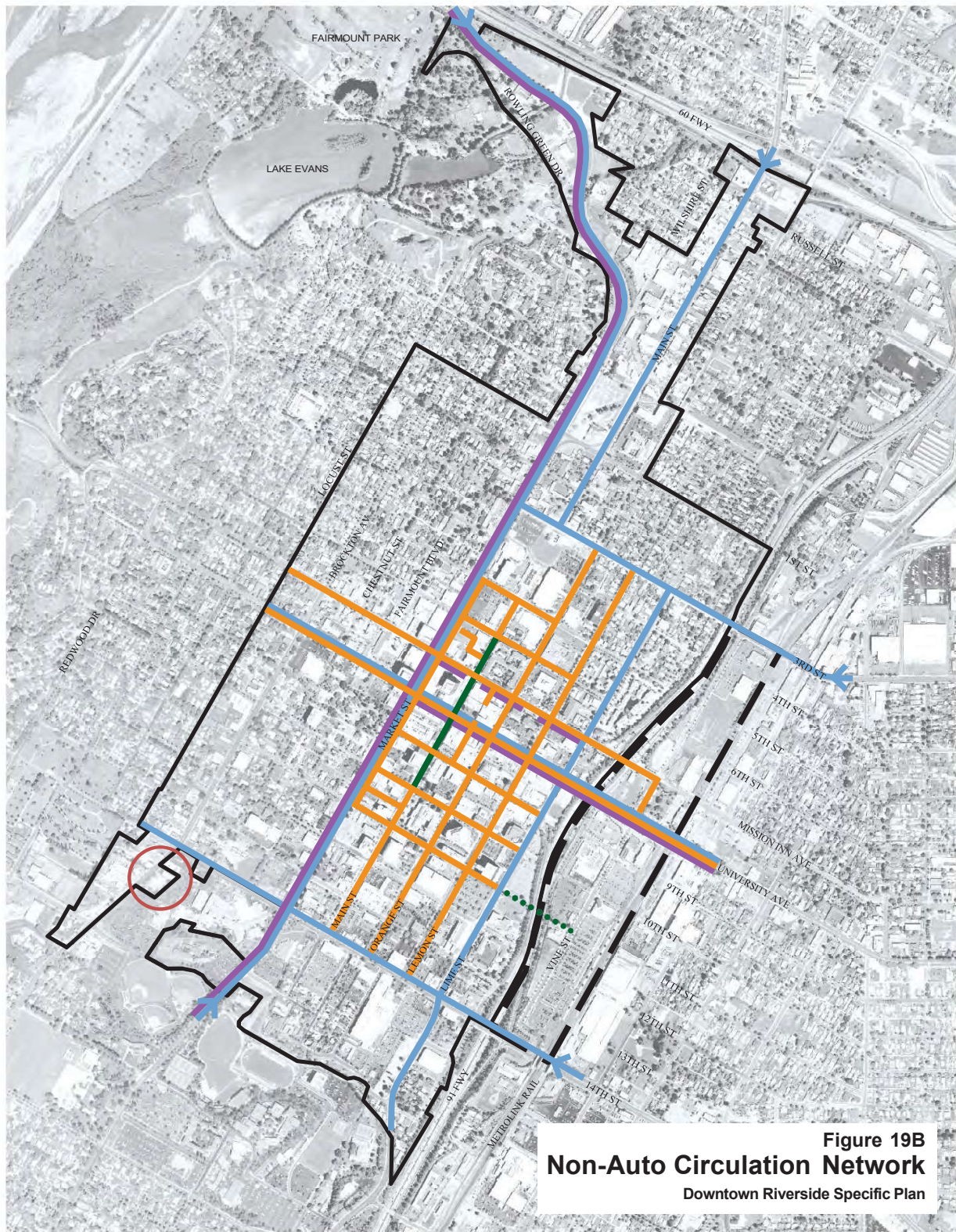




LEGEND

-  Entry Gateway
-  Major Street
-  Secondary Street
-  Other Street

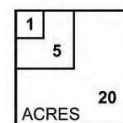




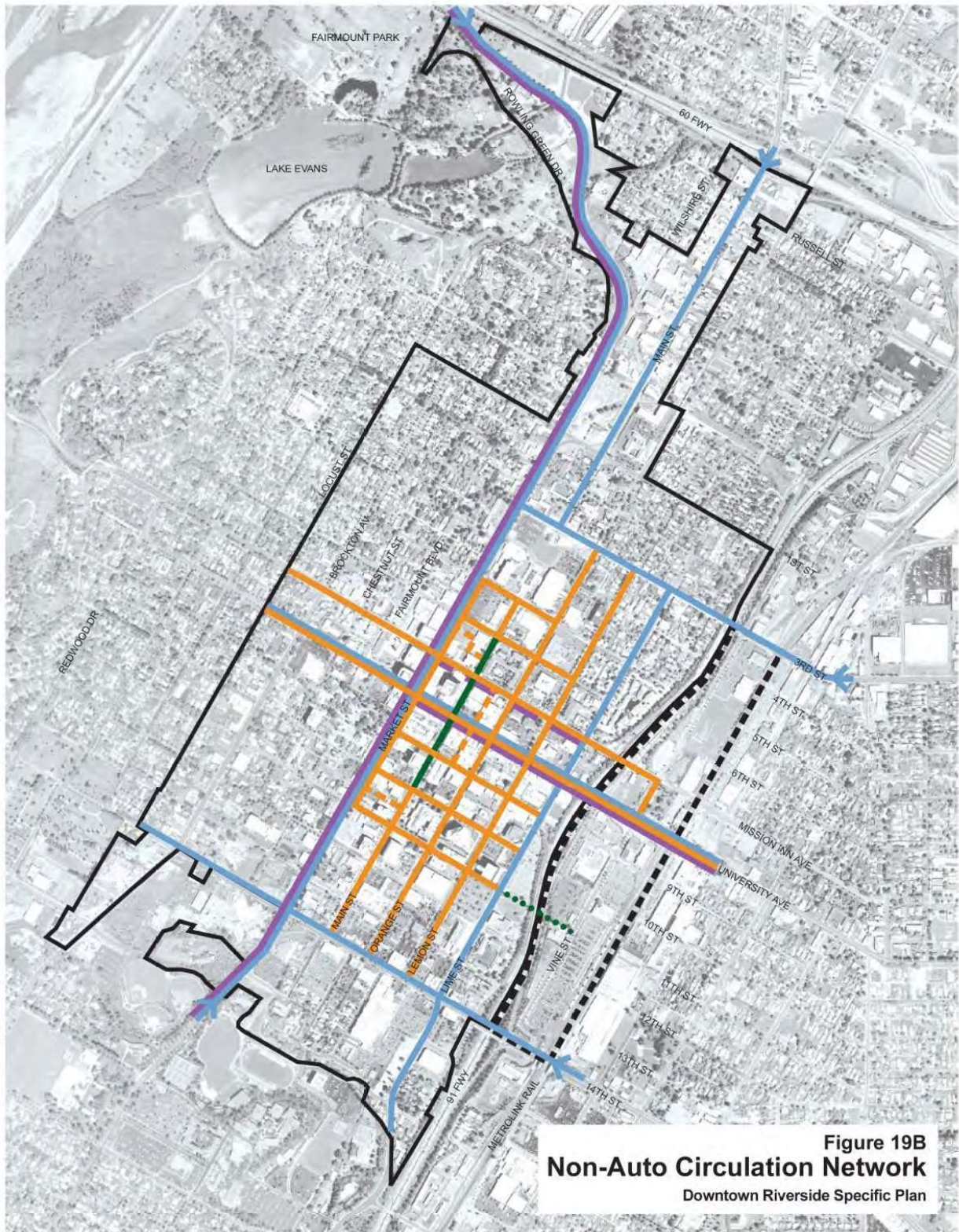
LEGEND

- General Plan Class II Bike Route Approaching Downtown
- Class II Bike Route (Bike Lane)
- Transit Street
- Bus only Lanes in Peak Periods (Longer Term)

- Pedestrian-oriented Street
- Pedestrian-oriented Alley Opportunities
- Pedestrian Mall (Pedestrian-only)
- Opportunity for Pedestrian Bridge over Freeway



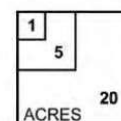
MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

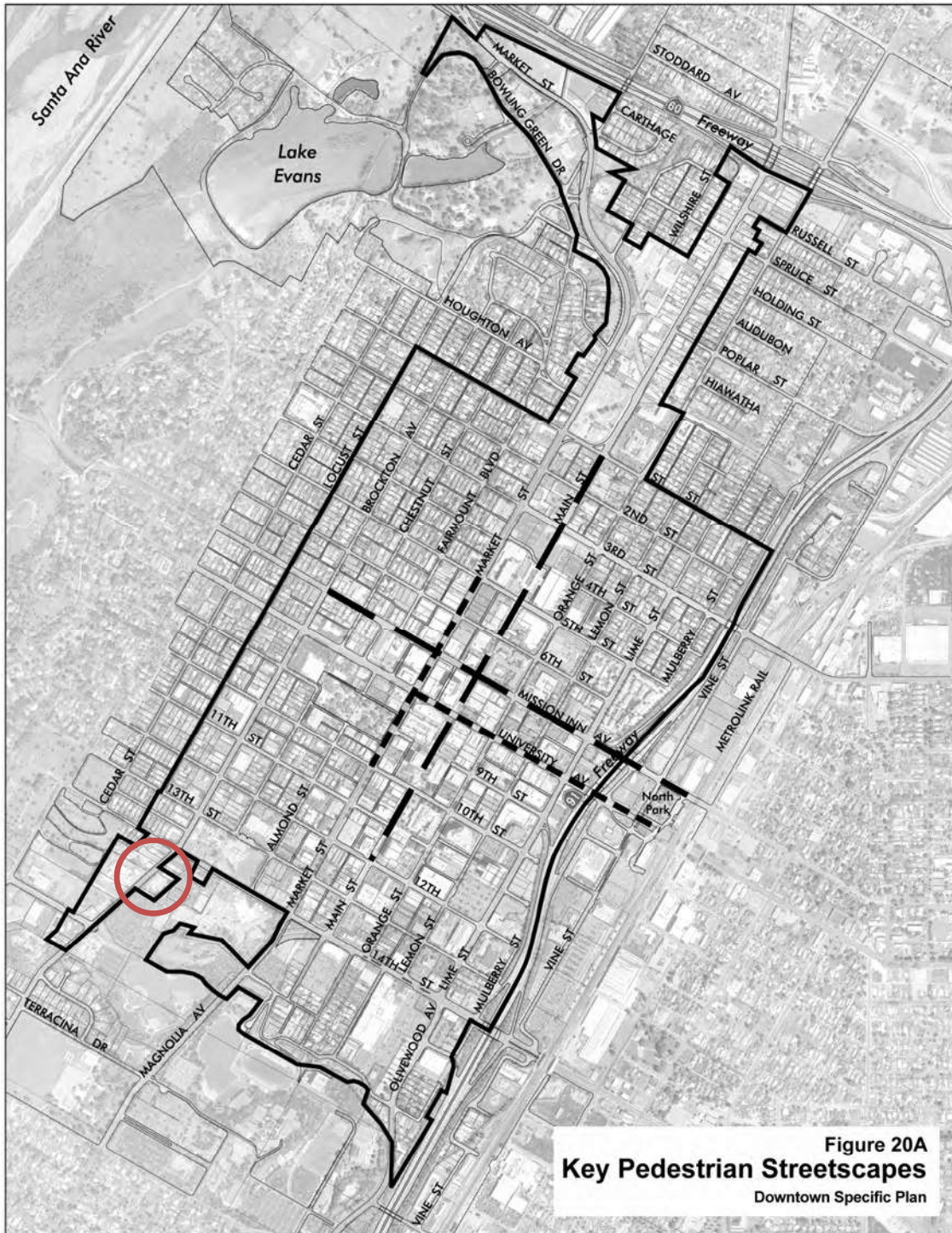


LEGEND

- General Plan Class II Bike Route Approaching Downtown
- Class II Bike Route (Bike Lane)
- Transit Street
- Bus only Lanes in Peak Periods (Longer Term)

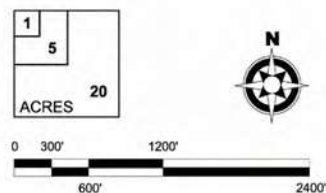
- Pedestrian-oriented Street
- Pedestrian-oriented Alley Opportunities
- Pedestrian Mall (Pedestrian-only)
- Opportunity for Pedestrian Bridge over Freeway

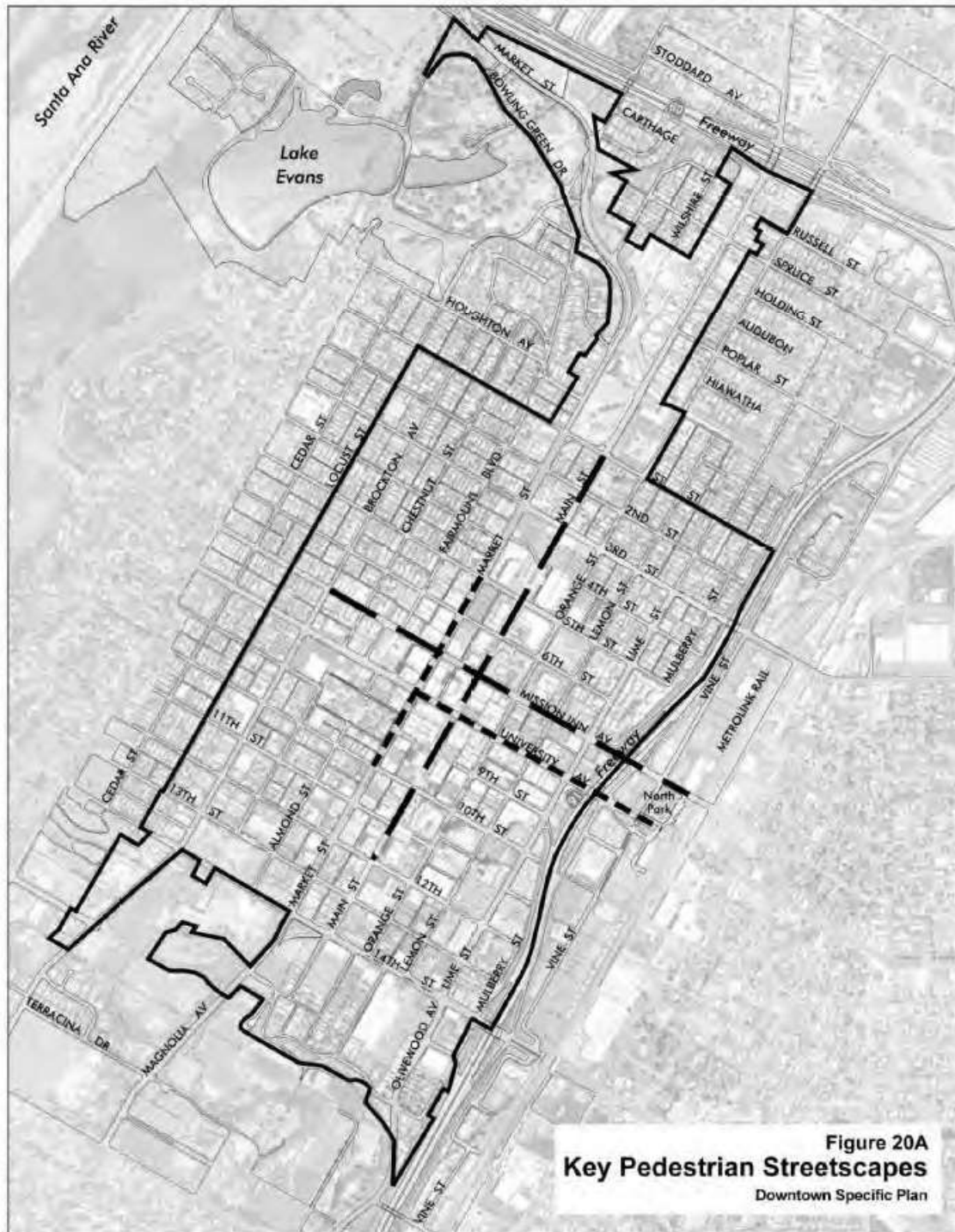




LEGEND

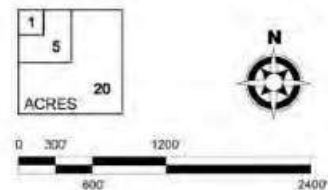
- Specific Plan Buncary (Revised May 2014)
- Historic Cross Axis Streets
 - Mission Inn Avenue
 - Main Street
- Supporting Historic Streets
 - Market Street
 - University Avenue





LEGEND

- Specific Plan Bouncary (Revised May 2014)
- Historic Cross Axis Streets
 - Mission Inn Avenue
 - Main Street
- Supporting Historic Streets
 - Market Street
 - University Avenue



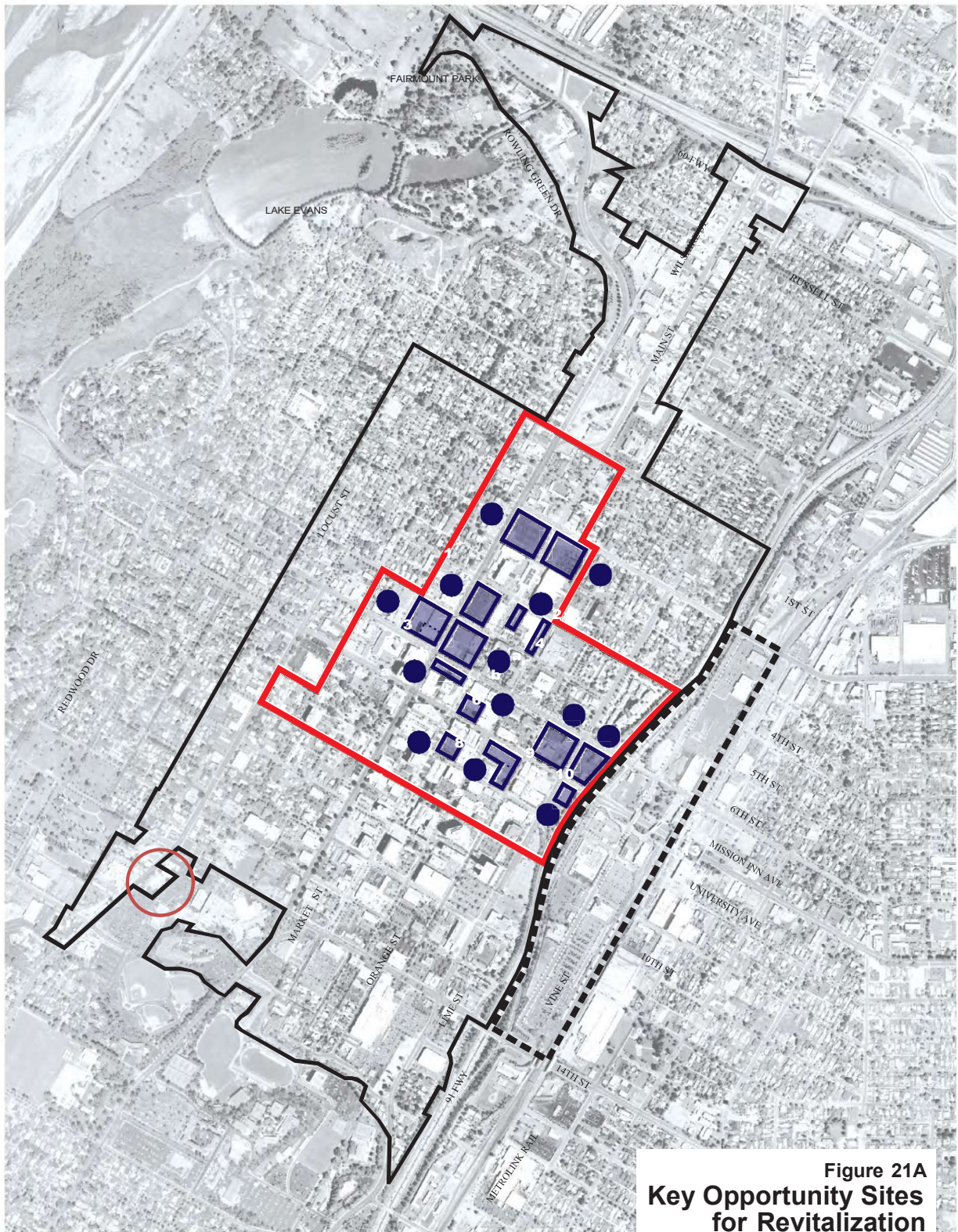
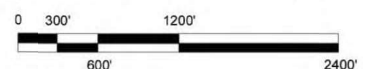
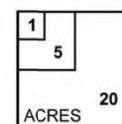


Figure 21A
Key Opportunity Sites
for Revitalization
 Downtown Specific Plan



Specific Plan Boundary-(Revised May 2014)
Riverside Marketplace

MOB AND AUTOSHOP PROPERTIES REMOVED FROM
SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

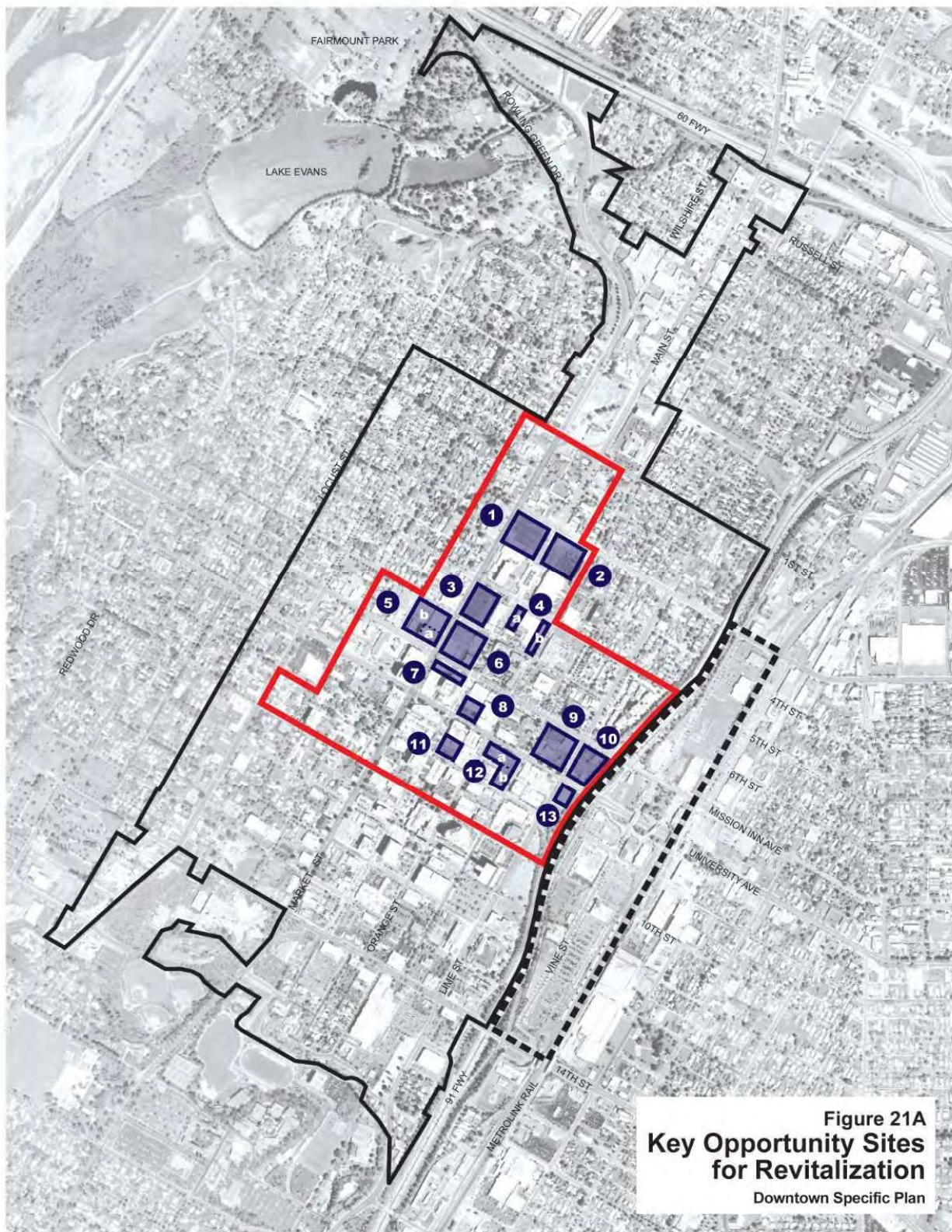
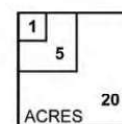
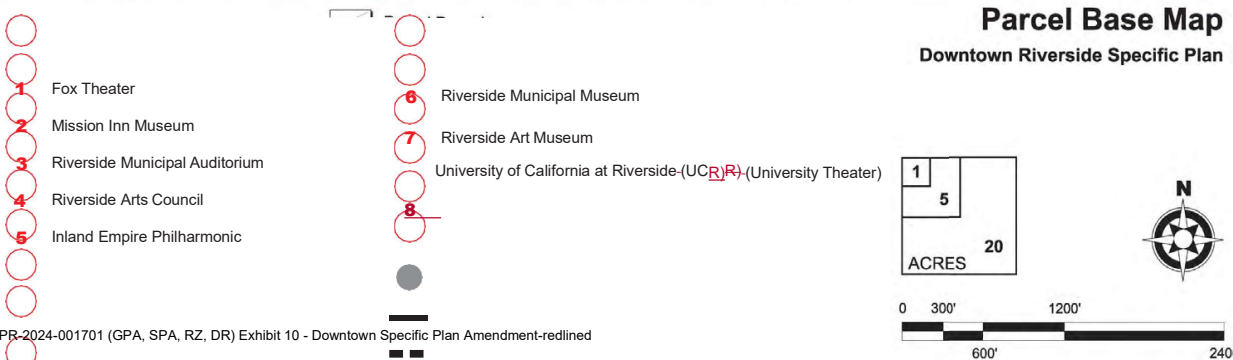


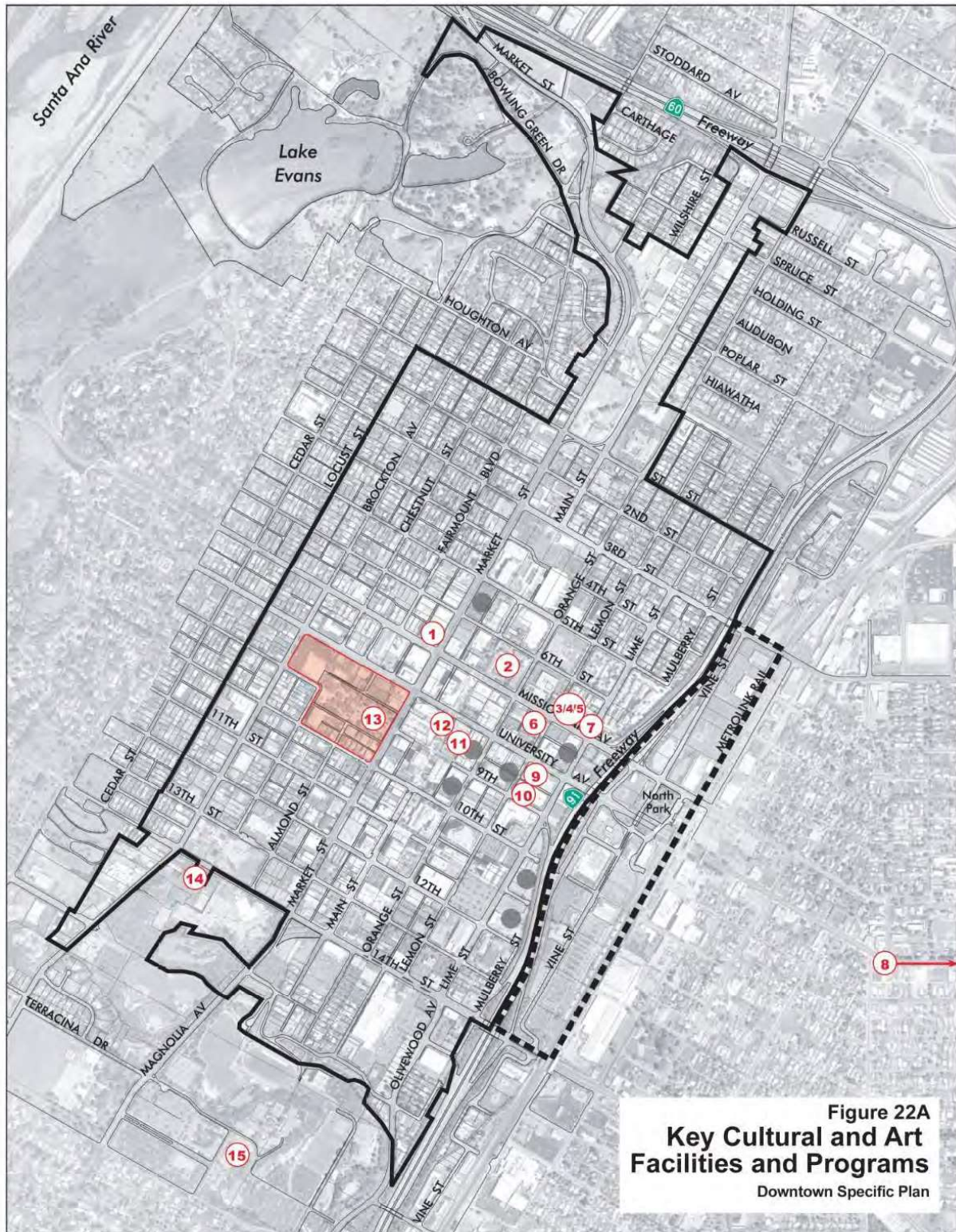
Figure 21A
Key Opportunity Sites
for Revitalization
 Downtown Specific Plan

LEGEND

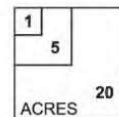
- 1 Development Site Numbers
- Raincross
- Specific Plan Boundary (Revised May 2014)
- Riverside Marketplace

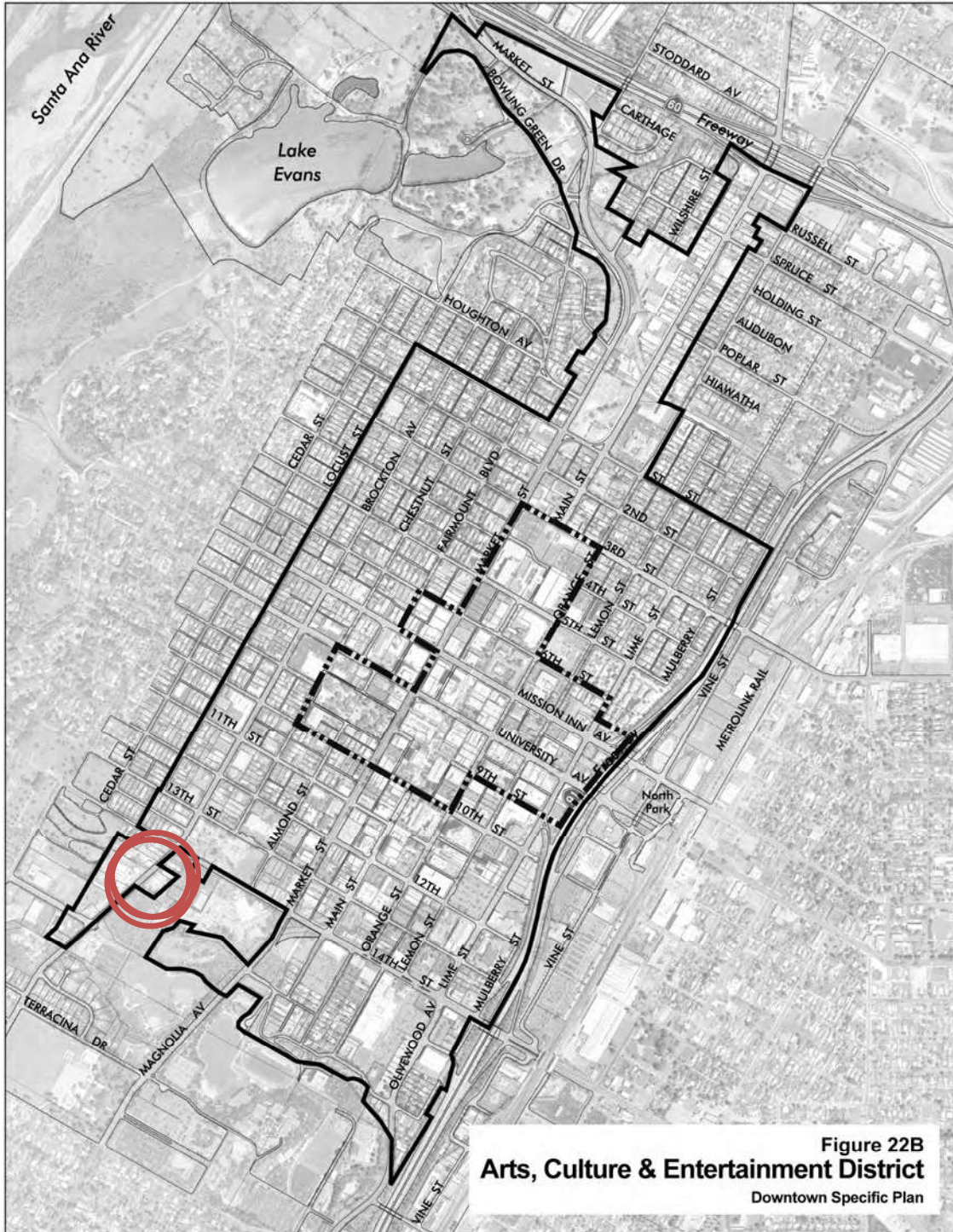






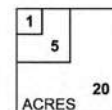
- | | |
|--|--|
| 1 Fox Theater | 10 Riverside Community Arts Association |
| 2 Mission Inn Museum | 11 Riverside Downtown Partnership |
| 3 Riverside Municipal Auditorium | 12 UCR/California Museum of Photography |
| 4 Riverside Arts Council | 13 Riverside School for the Arts |
| 5 Inland Empire Philharmonic | 14 Riverside Community Players |
| 6 Riverside Municipal Museum | 15 Riverside Community College (Landis Auditorium) |
| 7 Riverside Art Museum | ● Potential Parking Structure Locations |
| 8 University of California at Riverside (UCR) (University Theater) | — Downtown Specific Plan Boundary (Revised March 2025) |
| 9 California Riverside Ballet | — Riverside Marketplace |

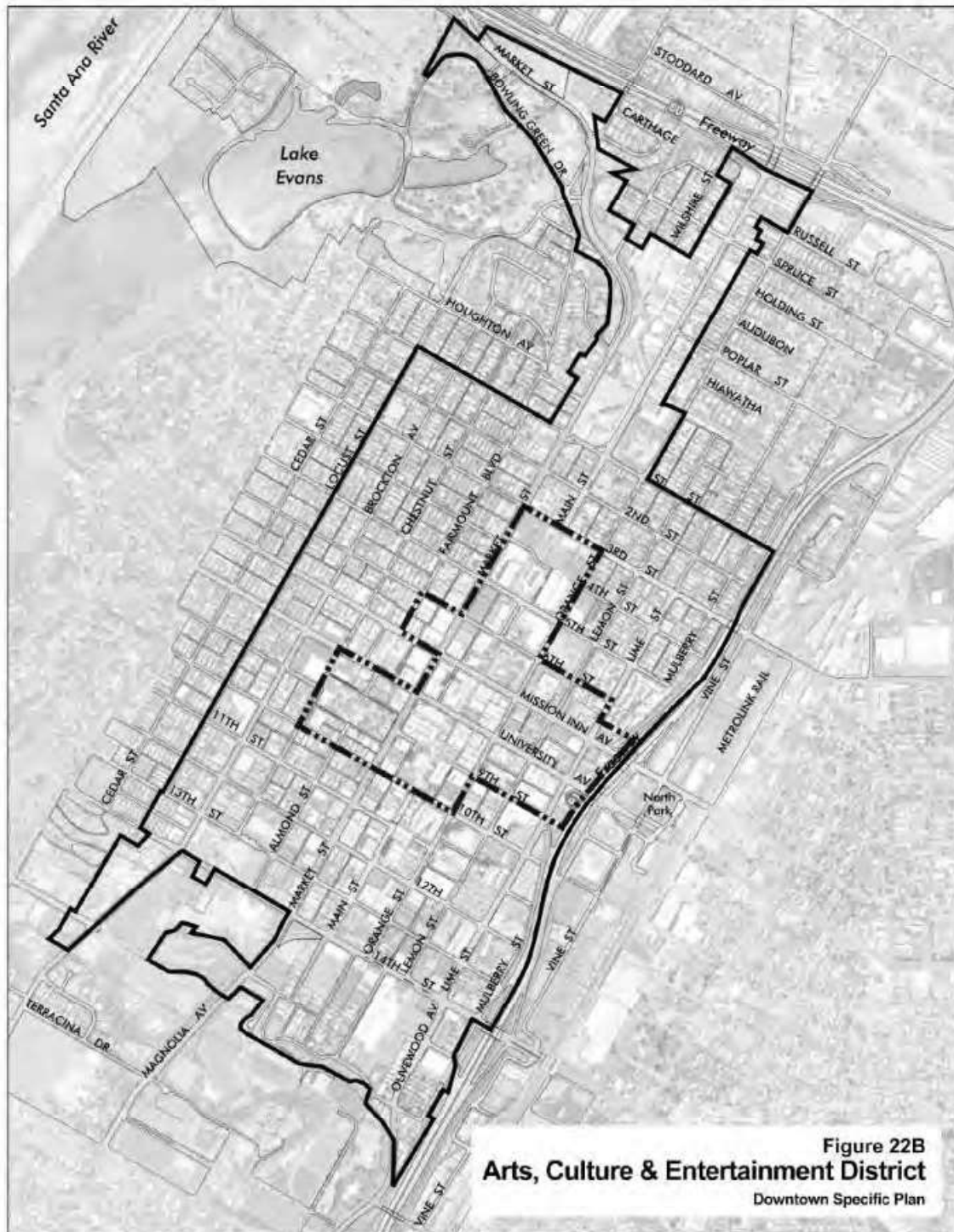




LEGEND

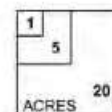
- Arts, Culture, & Entertainment District
- Specific Plan Boundary (Revised May 2014)

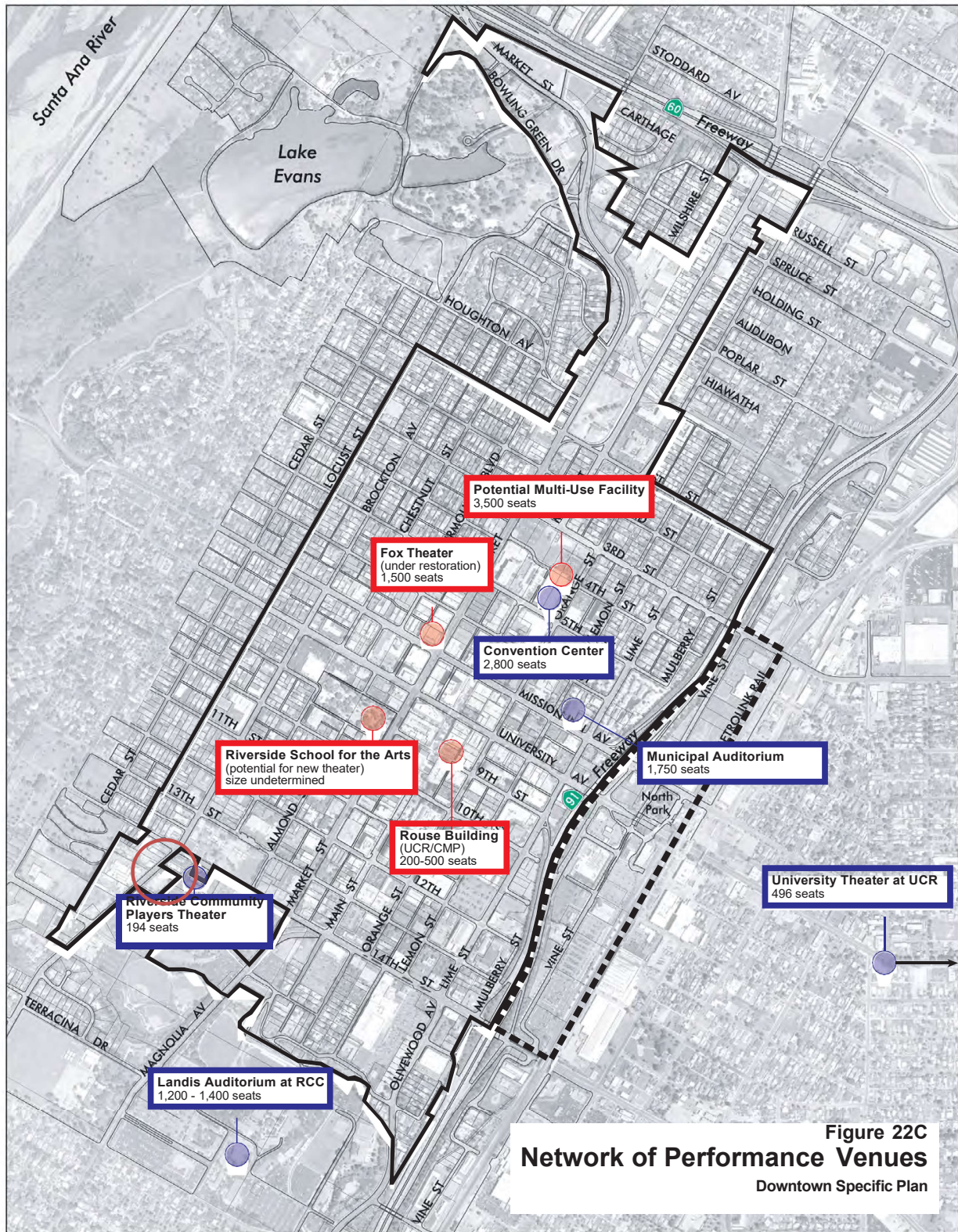




LEGEND

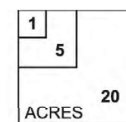
- Arts, Culture, & Entertainment District
- Specific Plan Boundary
(Revised May 2014)



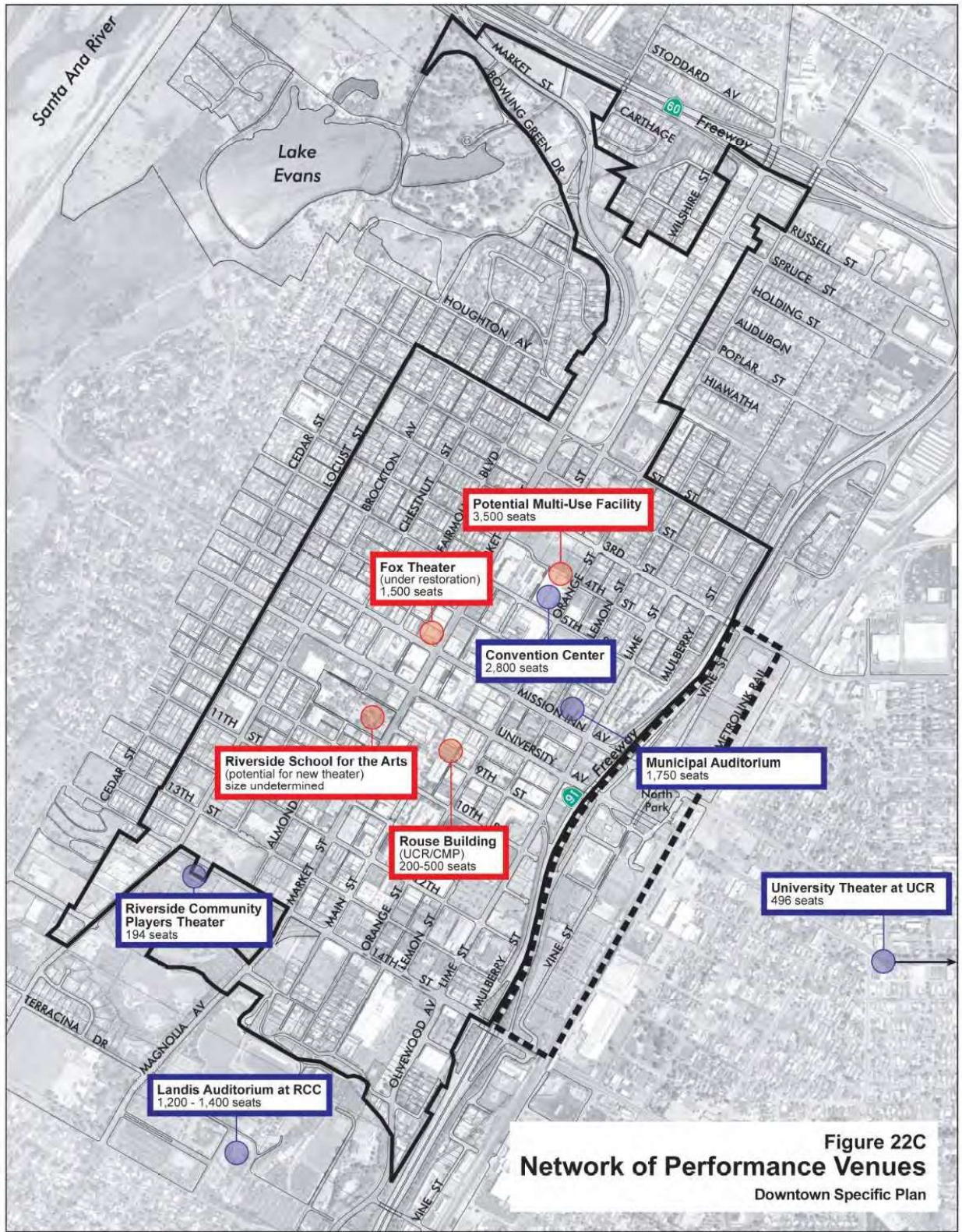


LEGEND

- Existing Performance Venues
- Planned Performance Venues
- Downtown Specific Plan Boundary (Revised May 2014)
- Riverside Marketplace



MOB AND AUTOSHOP PROPERTIES REMOVED
FROM SPECIFIC PLAN AREA - SEE REVISD
EXHIBIT D - Downtown Specific Plan Amendment-redlined



LEGEND

- Existing Performance Venues
- Planned Performance Venues
- Downtown Specific Plan Boundary (Revised May 2014)
- Riverside Marketplace

