

# ARLINGTON MIXED USE

RIVERSIDE, CA

## 5TH ENTITLEMENT SUBMITTAL SET

MARCH 13, 2024



VIEW OF PROJECT ENTRY ALONG STREETER AVENUE

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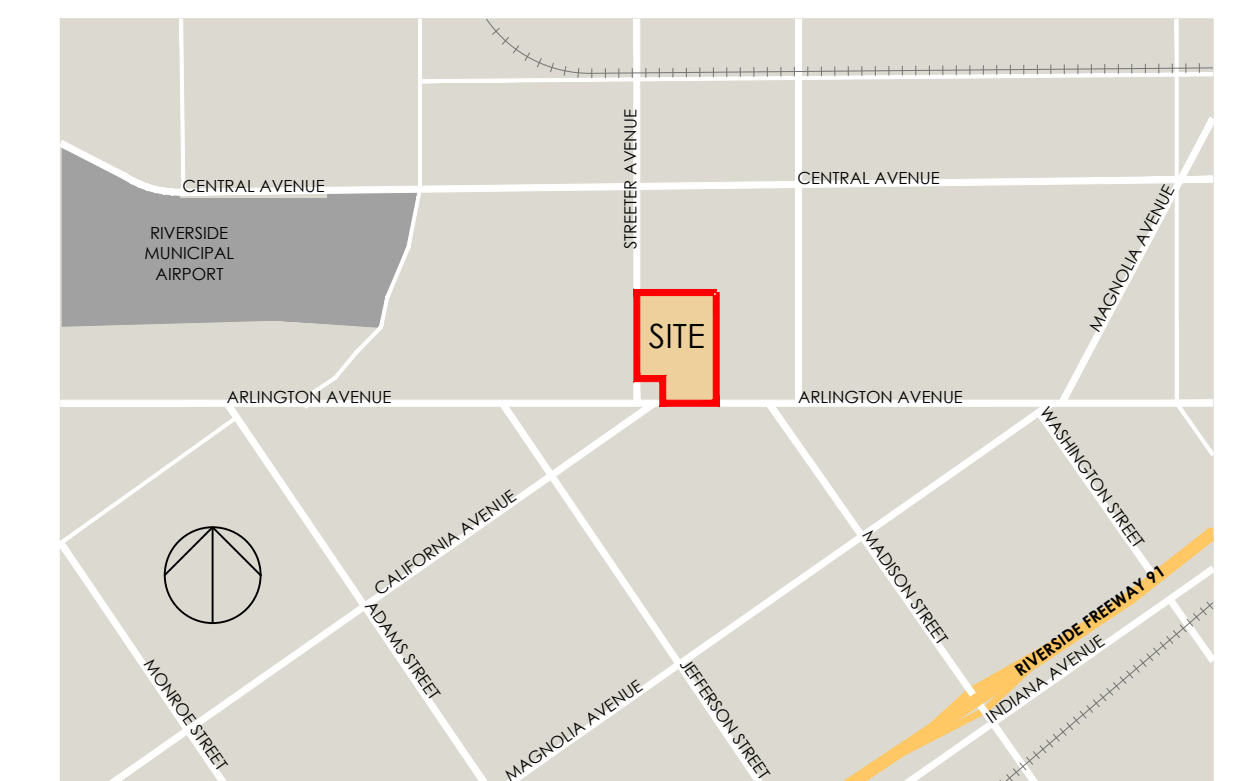
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### VICINITY MAP N.T.S.





**ARLINGTON MIXED USE**

PROJECT DESCRIPTION	
A MIXED USE PROJECT WITH A 388-UNIT MULTIFAMILY RESIDENTIAL COMPONENT CONSISTING OF THIRTEEN (13) 3-STORY TUCK-UNDER AND FOURTEEN (14) 2-STORY TOWNHOME BUILDING TYPES AS WELL AS A COMMERCIAL PORTION THAT INCLUDES A 20,320 SQ. FT. GROCERY AND A 5,000 SQ. FT. RETAIL PAD.	
GROSS LAND AREA (IN ACRES):	17.43
TOTAL UNITS:	388
DENSITY (DWELLING UNITS PER ACRE):	22.3
FLOOR AREA RATIO (MAXIMUM 2.5):	0.6
EXISTING AND PROPOSED ZONING	
EXISTING	COMMERCIAL RETAIL (CR)
PROPOSED	MIXED USE-VILLAGE (MU-V)

VEHICLE PARKING - REQUIRED					
RESIDENTIAL PARKING REQUIRED (9'-0"X18'-0")					
UNIT TYPE	NUMBER OF UNITS	REQUIRED RATIO	TOTAL STALLS REQUIRED		
STUDIOS	18	1.0	18		
1 BEDROOM	152	1.5	228		
2 BEDROOM	158	2.0	316		
3 BEDROOM	60	2.0	120		
<b>TOTAL UNITS</b>	<b>388</b>				
<b>TOTAL RESIDENTIAL PARKING REQUIRED:</b>			<b>682</b>		
COVERED RESIDENTIAL PARKING REQUIRED:		75%	512		
<b>PARKING RATIO:</b>			<b>1.8</b>		
RETAIL PARKING REQUIRED (9'-0"X18'-0")					
PARKING TYPE PER USE	TOTAL FLOOR AREA (SQ. FT.)	RATIO PER SQ. FT.	STALLS REQUIRED		
GROCERY	20,320	1 PER 250	82		
RETAIL PAD	5,000	1 PER 100	50		
<b>TOTAL RETAIL PARKING REQUIRED:</b>			<b>132</b>		
DESIGNATED USPS STALL REQUIRED (9'-0"X18'-0")					
			<b>1</b>		
ACCESSIBLE STALLS REQUIRED (MIN. 9'-0"X18'-0")					
PARKING TYPE PER USE	QTY.	RATIO	REQ.	OF REQUIRED	
				STD.	VAN**
ADA - RESIDENTIAL COVERED*	512	2.0%	11	9	2
ADA - RESIDENTIAL GUEST*	170	5.0%	9	7	2
ADA - RETAIL*	132	5.0%	7	6	1
<b>TOTAL:</b>			<b>27</b>	<b>22</b>	<b>5</b>
<b>TOTAL ACCESSIBLE STALLS REQUIRED:</b>				<b>27</b>	
EVCS STALLS REQUIRED (MIN. 9'-0"X18'-0")					
PARKING TYPE PER USE	QTY.	RATIO	REQ.	ACCESSIBLE REQUIRED***	
EVCS - RESIDENTIAL COVERED*	512	10.0%	52	3	
EVCS - RESIDENTIAL GUEST*	170	10.0%	17	1	
EVCS - RETAIL*	132	10.0%	14	1	
<b>TOTAL EVCS STALLS REQUIRED:</b>				<b>83</b>	

\*NOTE: INCLUDED IN PARKING COUNT  
 \*\*PROVIDE (1) VAN ACCESSIBLE STALL FOR EVERY 8 ACCESSIBLE STALLS PROVIDED  
 \*\*\*PROVIDE (1) ACCESSIBLE STALL FOR EVERY 25 EVCS STALLS PROVIDED

<b>TOTAL STALLS REQUIRED</b>				<b>815</b>
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**BUILDING SUMMARY - COMMERCIAL**

BUILDING	BUILDING USE	TOTAL FLOOR AREA (SQ. FT.)
GROCERY	RETAIL SALES	20,320
RETAIL PAD	RETAIL SALES	5,000
<b>TOTAL COMMERCIAL FLOOR AREA</b>		<b>25,320</b>

UNIT SUMMARY				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL DU FLOOR AREA (SQ. FT.)	%
S1	597	18	10,746	4.6%
A1	745	66	49,170	17.0%
A2	770	86	66,220	22.2%
B1	1,020	40	40,800	10.3%
B2	1,054	36	37,944	9.3%
B3	1,162	28	32,536	7.2%
B4	1,205	54	65,070	13.9%
C1	1,265	18	22,770	4.6%
C2	1,307	42	54,894	10.8%
<b>TOTAL</b>	<b>980 AVG.</b>	<b>388</b>	<b>380,150</b>	<b>100%</b>

VEHICLE PARKING - PROVIDED						
RESIDENTIAL						
PARKING TYPE	STD.	ADA		EVCS		TOTAL
		STD.	VAN	STD.	ADA	
GARAGE STALLS	307	6		36		349
CARPOR STALLS	150	3	2	17	1	173
OPEN STALLS	72	7	2	13	2	96
DIAGONAL STALLS	12					12
TANDEM STALLS	52					52
USPS STALL	1					1
<b>SUBTOTAL</b>	<b>594</b>	<b>16</b>	<b>4</b>	<b>66</b>	<b>3</b>	<b>683</b>
<b>TOTAL RESIDENTIAL PARKING PROVIDED:</b>						
COVERED RESIDENTIAL PARKING PROVIDED:					522	76.4%
RETAIL						
PARKING TYPE	STD.	ADA		EVCS		TOTAL
		STD.	VAN	STD.	ADA	
OPEN - GROCERY LOT	50	3	1	6	1	61
OPEN - RETAIL PAD LOT	61	3		6	1	71
<b>SUBTOTAL</b>	<b>111</b>	<b>6</b>	<b>1</b>	<b>12</b>	<b>2</b>	<b>132</b>
<b>TOTAL RETAIL PARKING PROVIDED:</b>						
<b>TOTAL PARKING PROVIDED:</b>						
					<b>815</b>	

BICYCLE PARKING			
SHORT-TERM BICYCLE PARKING			
RATIO	TOTAL VEHICLE PARKING STALLS	TOTAL BICYCLE STALLS REQUIRED	TOTAL BICYCLE STALLS PROVIDED
0.05	815	41	41
SHORT-TERM BICYCLE PARKING			
RATIO	TOTAL VEHICLE PARKING STALLS	TOTAL BICYCLE STALLS REQUIRED	TOTAL BICYCLE STALLS PROVIDED
0.05	815	41	41

**BUILDING SUMMARY - RESIDENTIAL**

BUILDING NUMBER	BUILDING TYPE	STUDIO	1 BEDROOM		2 BEDROOM				3 BEDROOM		TOTAL	GARAGE STALLS
			A1	A2	B1	B2	B3	B4	C1	C2		
1	3-STORY TUCK-UNDER	III	6	8	4	6		3	3		30	20
2			6	8	4	6		3	3		30	20
3			12	2	4						18	11
4		II	3	3	6	2			6		20	13
5			3	3	6	2			6		20	13
6			3	3	6	2			6		20	13
7			3	3	6	2			6		20	13
8			3	3	6	2			6		20	13
9			3	3	6	2			6		20	13
10		III	6	8	4	6		3	3		30	20
11			6	8	4	6		3	3		30	20
12			6	8	4	6		3	3		30	20
13			6	8	4	6		3	3		30	20
<b>TUCK-UNDER UNIT SUBTOTAL</b>		<b>18</b>	<b>66</b>	<b>86</b>	<b>40</b>	<b>36</b>	<b>0</b>	<b>54</b>	<b>18</b>	<b>0</b>	<b>318</b>	<b>209</b>
<b>%</b>		<b>4.6%</b>	<b>39.2%</b>		<b>33.5%</b>				<b>4.6%</b>			
14	2-STORY TOWNHOME	A					2			3	5	10
15							2			3	5	10
16							2			3	5	10
17							2			3	5	10
18							2			3	5	10
19							2			3	5	10
20							2			3	5	10
21							2			3	5	10
22							2			3	5	10
23							2			3	5	10
24							2			3	5	10
25							2			3	5	10
26							2			3	5	10
27					2			3	5	10		
<b>TOWNHOME UNIT SUBTOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>70</b>	<b>140</b>
<b>%</b>		<b>0.0%</b>	<b>0.0%</b>		<b>7.2%</b>				<b>10.8%</b>			
<b>OVERALL UNIT TOTAL</b>		<b>18</b>	<b>152</b>	<b>158</b>	<b>158</b>	<b>60</b>	<b>388</b>	<b>349</b>	<b>100%</b>			
<b>%</b>		<b>4.6%</b>	<b>39.2%</b>		<b>40.7%</b>				<b>15.5%</b>			

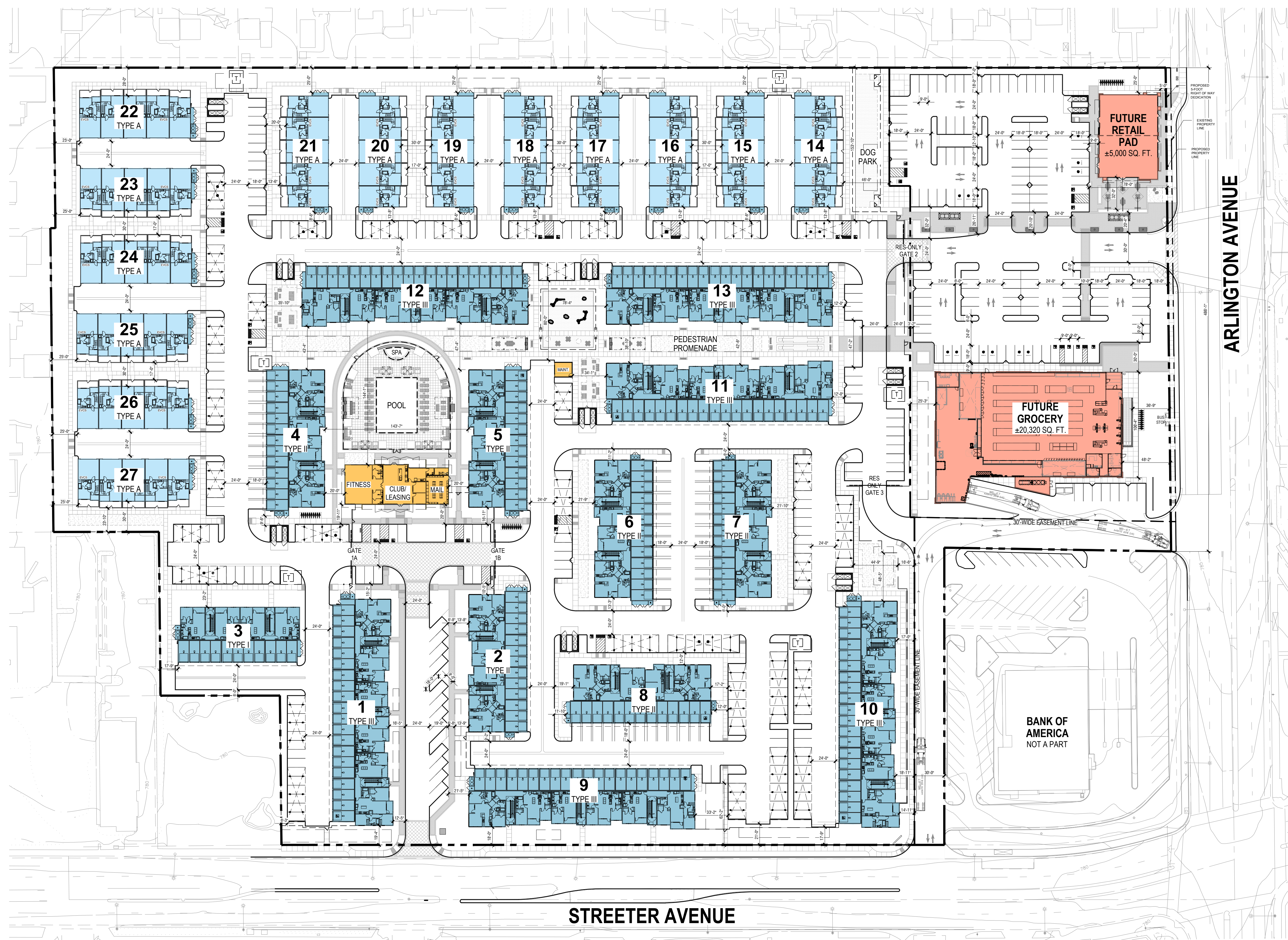
RETAIL FRONTAGE - ARLINGTON	
AREA	FRONTAGE LENGTH (FT.)
GROCERY	106'-4"
OUTDOOR DINING/FLEX SPACE	32'-0"
RETAIL PAD	87'-6"
<b>TOTAL RETAIL FRONTAGE LENGTH</b>	<b>223'-11"</b>
<b>TOTAL ARLINGTON PL LENGTH</b>	<b>486'-1"</b>
<b>PERCENTAGE OF RETAIL FRONTAGE</b>	<b>46.3%</b>

BUILDING GROSS FLOOR AREA					
BUILDING TYPE	BUILDING COUNT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL AREA
I	1	6,842	7,079	7,079	21,000
II	6	8,257	8,541	8,541	152,034
III	6	12,927	13,439	13,439	238,830
A	14	4,874	4,741		134,610
LEASE/CLUB	1	4,409			4,409
GROCERY	1	20,320			20,320
RETAIL PAD	1	5,000			5,000
<b>TOTAL</b>	<b>30</b>	<b>231,911</b>	<b>205,333</b>	<b>138,959</b>	<b>576,203</b>



**LEGEND**

- RESIDENTIAL: 2-STORY TOWNHOMES
- RESIDENTIAL: 3-STORY TUCK-UNDER
- RESIDENTIAL: LEASING/AMENITY
- COMMERCIAL



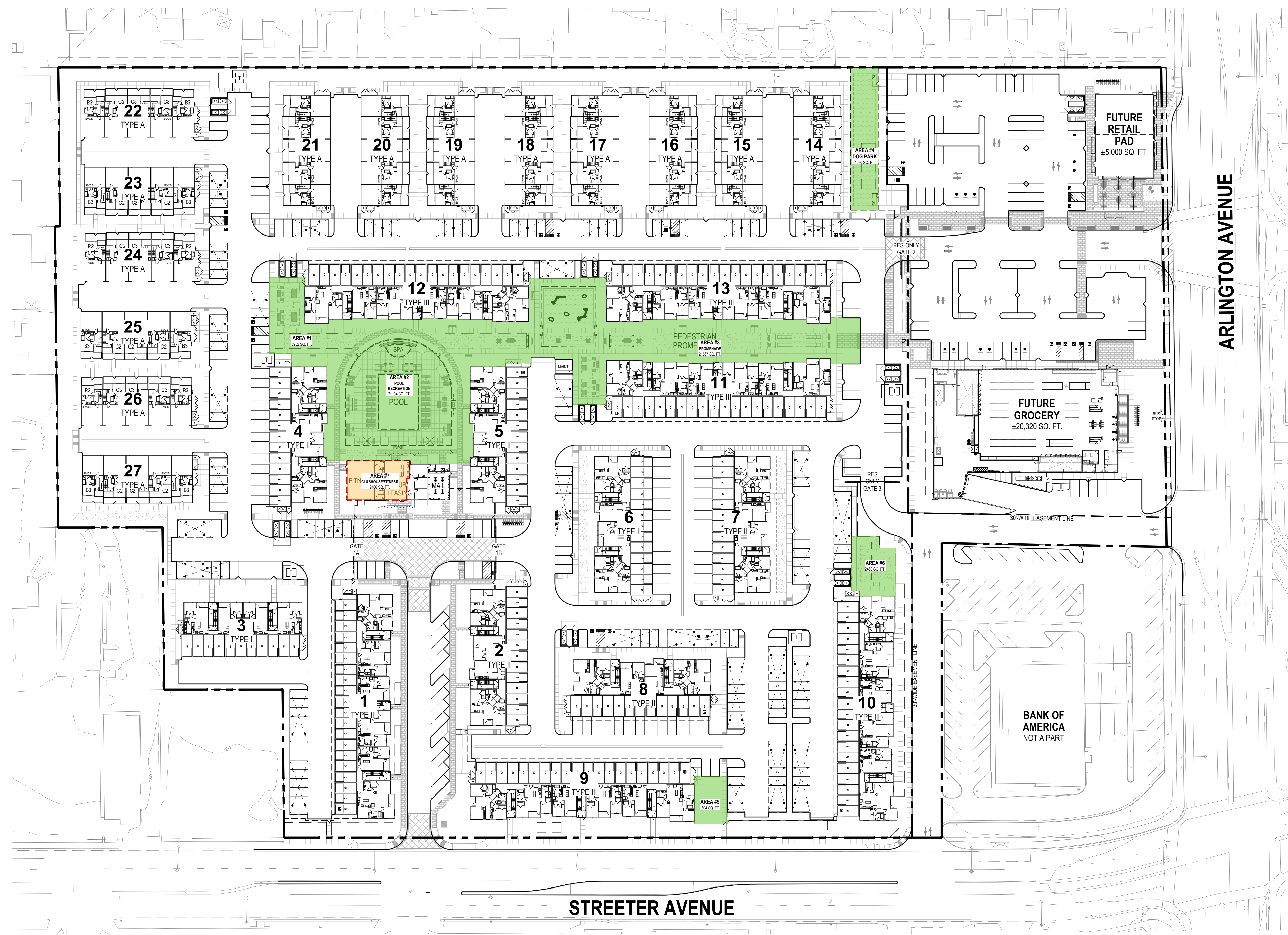


# LEGEND

COMMON OPEN SPACE

INTERIOR AMENITY SPACE

NOTE: COMMON USEABLE OPEN SPACE MAY BE DIVIDED INTO MORE THAN ONE AREA; HOWEVER, AT LEAST ONE AREA SHALL BE A MINIMUM OF 625 SQUARE FEET, WITH NO DIMENSION ON ANY SIDE OF LESS THAN 25 FEET.



TOTAL OPEN SPACE REQUIRED			
TYPE	NUMBER OF UNITS	AREA PER UNIT (SQ. FT.)	TOTAL AREA REQUIRED (SQ. FT.)
PRIVATE	388	50	19,400
COMMON		50	19,400
<b>TOTAL OPEN SPACE REQUIRED</b>			<b>38,800</b>

PRIVATE OPEN SPACE - PROVIDED			
UNIT TYPE	UNIT DECK AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL AREA (SQ. FT.)
S1	51	18	918
A1	64	66	4,224
A2	64	86	5,504
B1	54	40	2,160
B2	69	36	2,484
B3	215	28	6,020
B4	50	54	2,700
C1	77	18	1,386
C2	243	42	10,206
<b>TOTAL PRIVATE OPEN SPACE PROVIDED</b>			<b>35,602</b>

COMMON OPEN SPACE - PROVIDED		
LOCATION	TOTAL AREA (SQ. FT.)	
AREA #1	3,952	
AREA #2 - POOL RECREATION	20,957	
AREA #3 - PROMENADE	21,567	
AREA #4 - DOG PARK	4,036	
AREA #5	1,604	
AREA #6	2,469	
AREA #7 - CLUBHOUSE/FITNESS	2,486	
<b>TOTAL COMMON OPEN SPACE PROVIDED</b>		<b>57,071</b>

TOTAL OPEN SPACE PROVIDED		
TYPE	TOTAL AREA (SQ. FT.)	
PRIVATE OPEN SPACE	35,602	
COMMON OPEN SPACE	57,071	
<b>TOTAL OPEN SPACE PROVIDED</b>		<b>92,673</b>