



UNIVERSITY AVE SPECIFIC PLAN DENSITY TRANSFER PILOT PROGRAM

Community & Economic Development Department

Land Use Committee

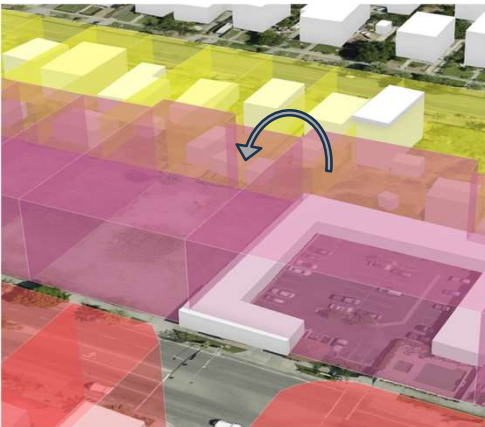
September 8th, 2025

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BACKGROUND



What is a Density Transfer?

- The transfer of residential developmental rights from one property (Donor Site) to another property (Receiver Site)
- A density transfer allows a property to build more housing units than what is currently permitted by its underlying zone and land use designation

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PROGRAM BASICS

What is a Density Transfer Program (DTP)?



- Establishes a policy framework for transferring residential development rights from one property to another
- Establishes an area of focus for density transfers to be proposed or requested



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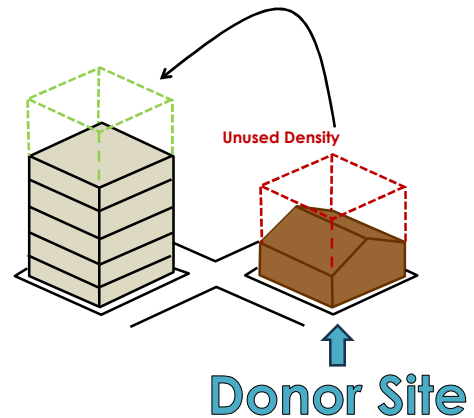
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PROGRAM BASICS

Donor Sites:

Properties with unused or underutilized residential density that donate or sell unused density for development elsewhere.

Donor sites forfeit residential development rights in perpetuity.



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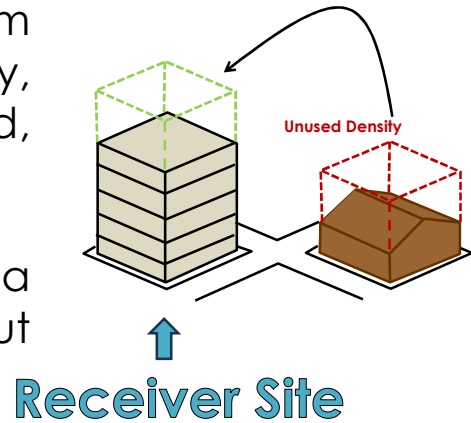
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PROGRAM BASICS

Receiver Sites:

Properties that might benefit from an increase in residential density, beyond what is currently permitted, usually for development feasibility.

These properties may be a challenge to develop without additional development rights.

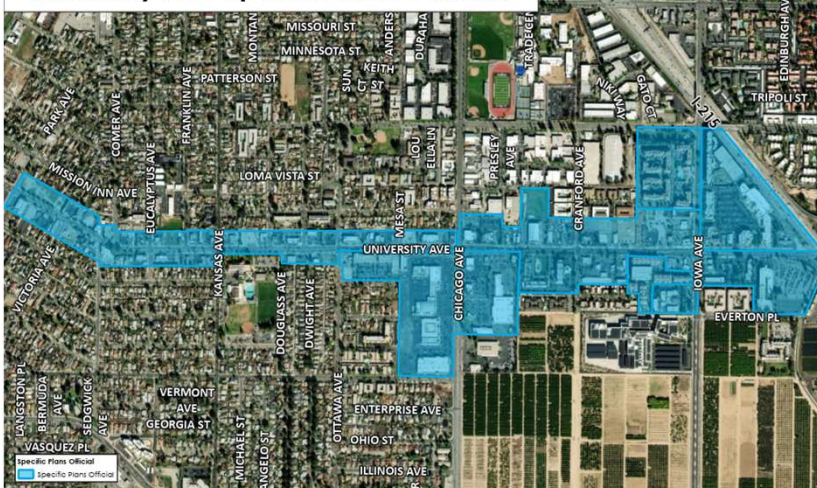


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PROPOSED AREA OF FOCUS

University Ave Specific Plan Corridor



Goal:

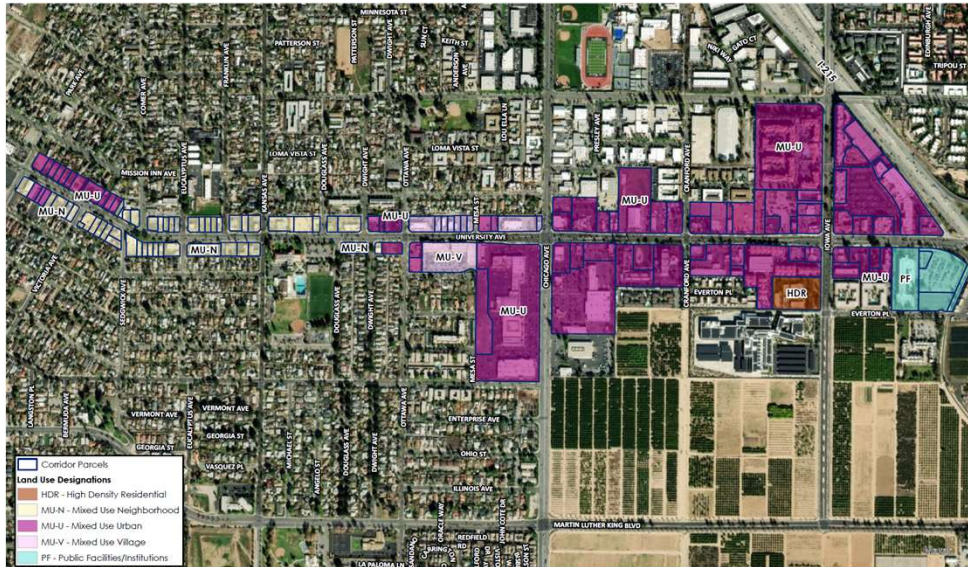
- Development of vacant surplus sites
- Investment in quality, affordable housing
- Revitalization of UASP corridor



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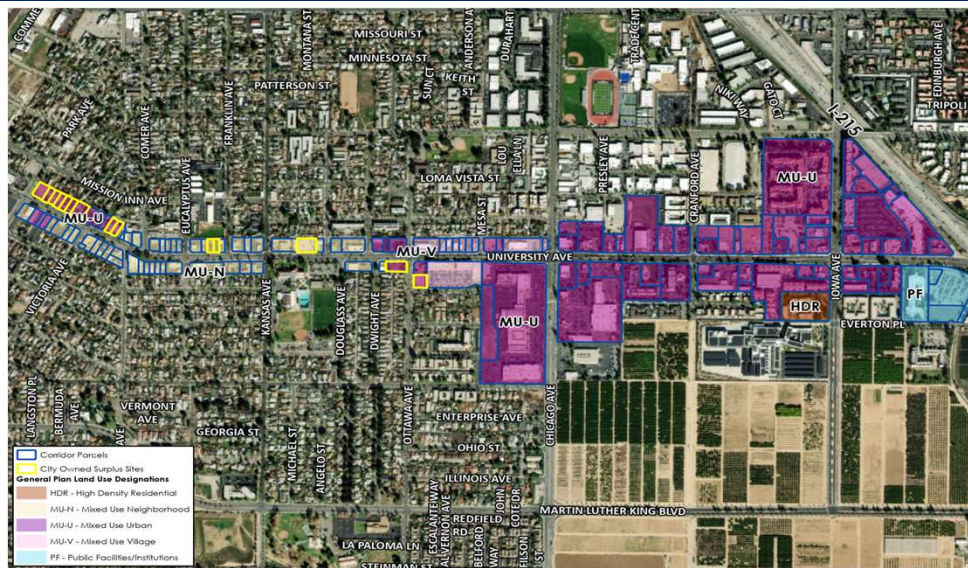
UASP LAND USE DESIGNATIONS



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CITY OWNED SURPLUS PROPERTIES



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UNUSED RESIDENTIAL CAPACITY



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DTP MODEL TYPES

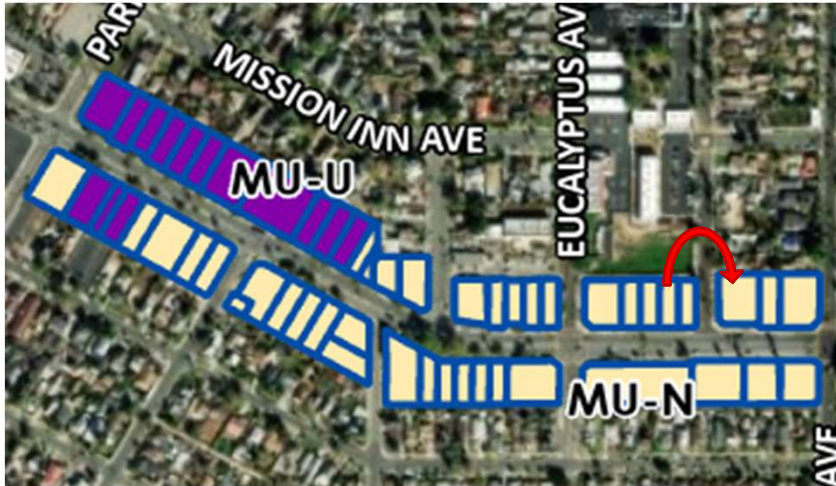
1-to-1 Direct Transfer	<ul style="list-style-type: none"> Transfer between two properties with the same land use designation
Varying Classification Transfer	<ul style="list-style-type: none"> Transfer between two properties with different land use designations
Credit Bank Model	<ul style="list-style-type: none"> Utilizes a banking system that is fed with unused development capacity which can then be withdrawn for use by other sites



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1-TO-1 DIRECT TRANSFER MODEL



- Requires negotiation between two property owners
- Similar development rights and standards can simplify appraisal/valuation and process



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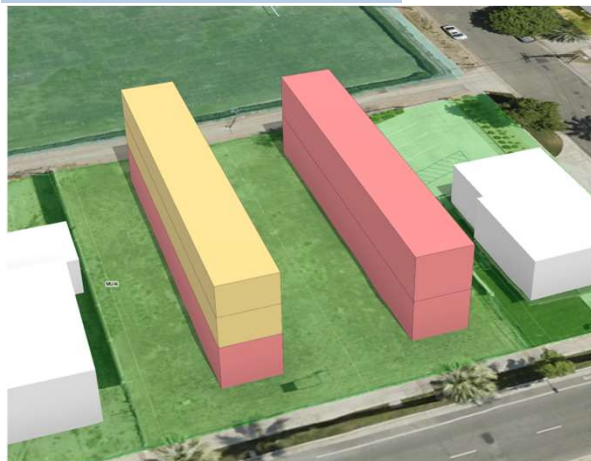
1-TO-1 DIRECT TRANSFER EXAMPLE

Mixed Use - Neighborhood Designation 1-1 Transfer

Existing Maximums: 2 Units Each



Post Transfer Maximum: 4 Units



*Donor Site (Lot on Right) forfeits residential development rights post transfer

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1-TO-1 DIRECT TRANSFER EXAMPLE

HE Site Mixed Use - Urban Designation 1-1 Transfer

Existing Maximums : 23 Units + 14 Units



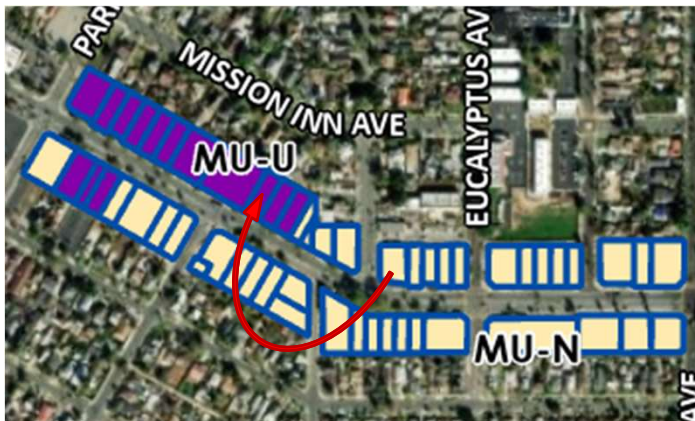
Post Transfer Maximum: 37 Units



*Donor Site (Lot on Right) forfeits residential development rights post transfer 13

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VARYING CLASSIFICATION TRANSFER MODEL



- Requires negotiation between the two property owners
- Product type will differ between land uses, may affect market value



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VARYING CLASSIFICATION TRANSFER EXAMPLE

HE Site Mixed Use - Urban

Existing Maximum Capacity: 29 Units



Post Transfer Maximum Capacity: 42 Units



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DENSITY CREDIT BANK MODEL

Donor
Site



Credit
Bank



Receiving
Site

- Allows for banking of unused residential density to be withdrawn later
- Density credit bank can be “seeded” with unused residential density from underutilized or undeveloped properties
- Could require any new nonresidential development on sites that permit mixed uses to transfer unused residential density to the credit bank as a condition of approval



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RECOMMENDED PATHWAY

Recommended Pilot Program

- Open to City-owned Surplus Sites and Housing Element Sites
- Allows for unused residential capacity from HE sites to be donated/sold
- Can streamline direct 1-to-1 transfer
- Can allow varying classification transfers through credit bank
- Flexible timing



1-To-1 Direct
Transfer



Density Credit
Bank Model



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RECOMMENDATIONS

That the Land Use Committee:

- 1. RECEIVE AND FILE** the report on the University Ave Housing Density Transfer Pilot Program; and
- 2. PROVIDE** staff with direction to proceed with one of the models presented.



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Reference Only Slides



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REFERENCE - OVERVIEW

GOAL: Develop a density transfer program to increase densities on undeveloped and under-developed lots

EVALUATION CRITERIA

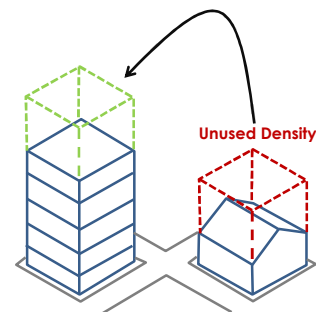
- Within General Plan density limits
- Moderate increase in residential capacity
- Community opposition unlikely

OPPORTUNITIES

- Increases the probability Vacant City Owned Surplus Properties are developed
- Provides a way to gain back unused density within current limits
- Increases ability for market to respond to changes in demand
- Incentivizes affordable housing
- Provides a way to move towards our RHNA housing obligation

CHALLENGES

- Requires ongoing monitoring, tracking and reporting



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