





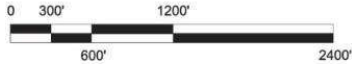
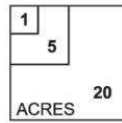


Figure 2A
Historic Districts
 Downtown Specific Plan

LEGEND

- | | |
|--|---|
|  Mission Inn Historic District |  Downtown Specific Plan Boundary
(Revised March 2025) |
|  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 | |



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.

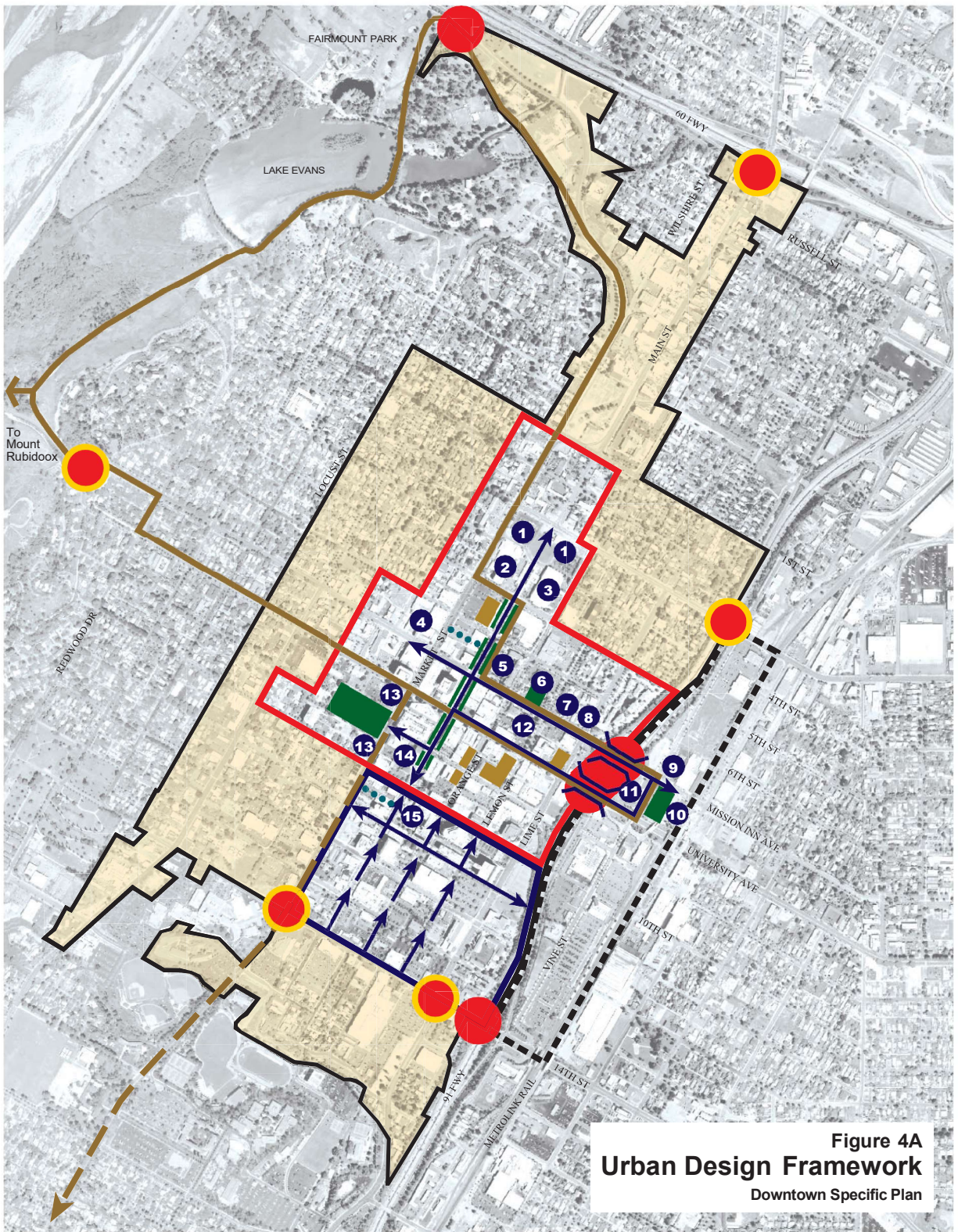


Figure 4A
Urban Design Framework
Downtown Specific Plan

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
- 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

