

studioneleven

# Repurpose Riverside Adaptive Reuse Case Studies

## Riverside, CA

March 2026



## Introduction

These architectural case study tests were conducted to evaluate how adaptive reuse strategies could effectively be applied across a range of urban contexts in the City of Riverside. Two representative sites, a suburban commercial property and a downtown infill site, were selected to explore design and regulatory considerations in different physical and policy environments. Each case study examined how an existing building form, parcel configuration, and site constraints influenced the feasibility of adaptive reuse projects under current development standards.

The case studies aimed to identify potential obstacles within the zoning code and assess the efficacy of various incentives, exceptions, and procedural modifications prior to their inclusion in the adaptive reuse ordinance. By basing the ordinance's development on real-world situations, the City ensured that proposed standards would be both practical and adaptable, facilitating investment in existing buildings while preserving compatibility with surrounding development patterns.

Prepared for:



Prepared by:



Funded by:









## Site 1 Proximity Map

### DESCRIPTION:

The first case study examines a street designed primarily for vehicles, not pedestrians. It is more suburban in nature, but does have walking access to several beneficial amenities such as a grocery store, laundry mats, and restaurants and retail.

### Legend:

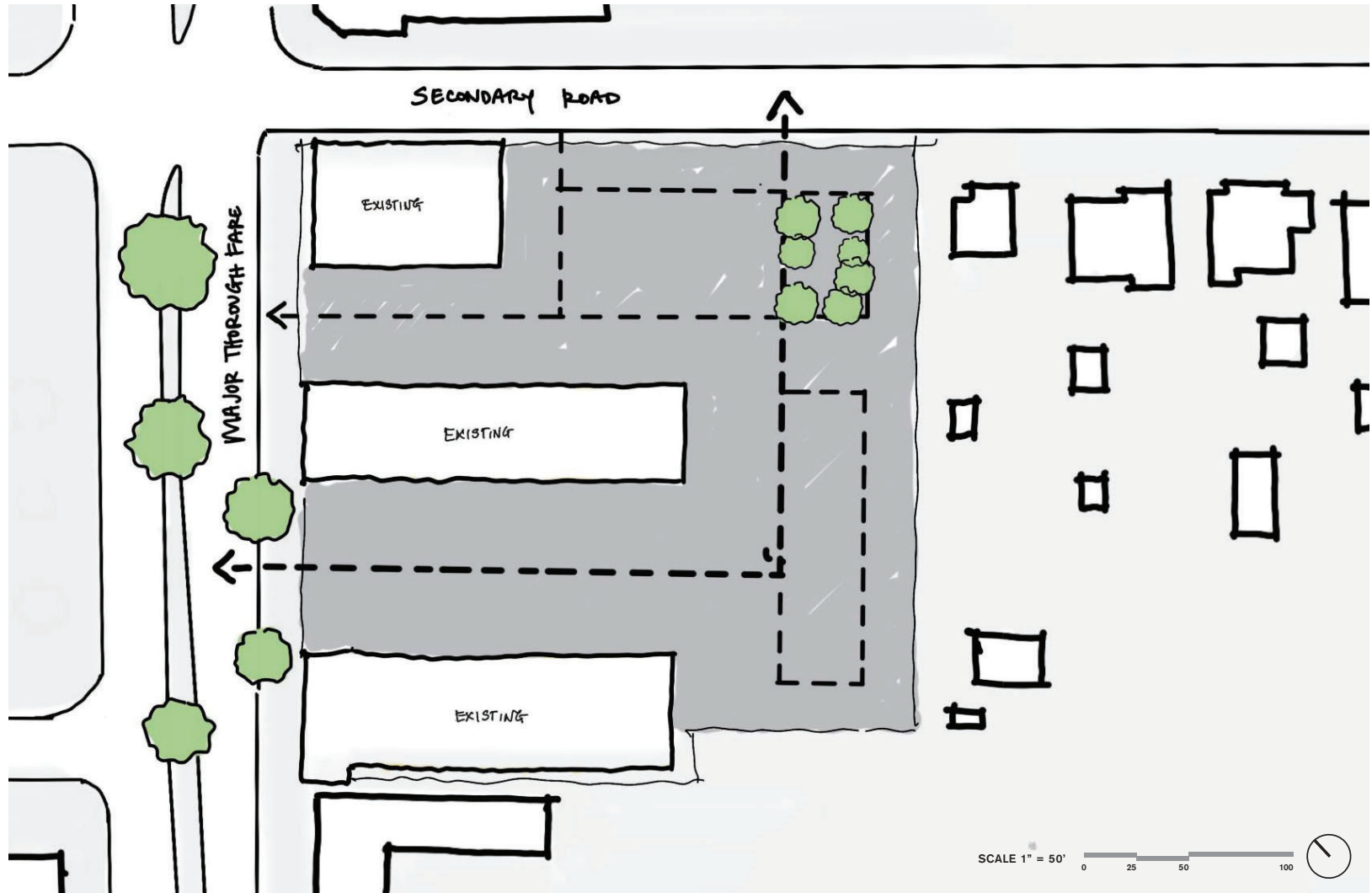
-  Site
-  Commercial / Retail / Food & Beverage
-  Institutional / Civic
-  Residential
-  Parks
-  Public Transit






## Site 1 Existing

### DESCRIPTION:

This case study site consists of two infill parcels and a corner lot. On the infill lots there are long existing commercial buildings oriented perpendicular to a major thoroughfare with vehicular circulation and parking located along the long edge of the building. The corner lot has an existing structure located at the corner of the intersection of the major thoroughfare and secondary road with vehicular circulation and parking located behind it. There is also a small landscaped/open space node near the northeast, buffering adjacent smaller-scale residential lots.



### Legend:

-  Existing
-  Parking
-  Vehicular Circulation

## Site 1 Existing - Massing

### DESCRIPTION:

The site consists of three parcels infill parcels with several long existing commercial buildings oriented perpendicular to a major thoroughfare along the west edge. Vehicular circulation and shared paving form an "L"-shaped interior area behind and between the buildings, with a small landscaped/open space node near the northeast, buffering adjacent smaller-scale residential lots.

### KEY FEATURES:

Site Acres:  
2.37

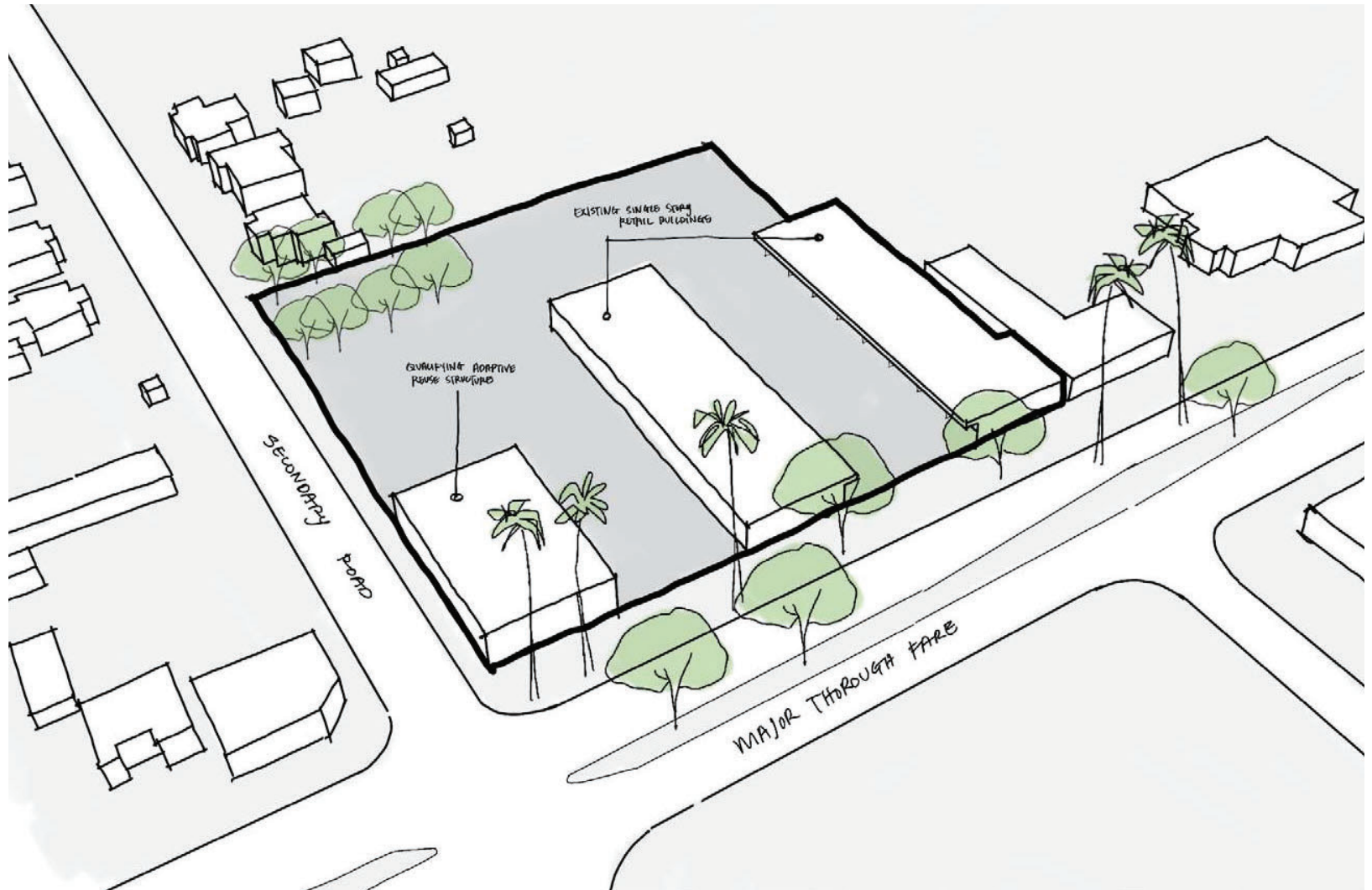
Total Lots:  
3

Existing Square Footage:  
29,095 SF

Construction Type:  
Type V (Concrete / Masonry  
Bearing Walls)

Surrounding Uses:  
Less than 1/4 mile from a school,  
1/2 mile from the nearest park  
and located along a major  
thorough fare lined with retail

### Legend:



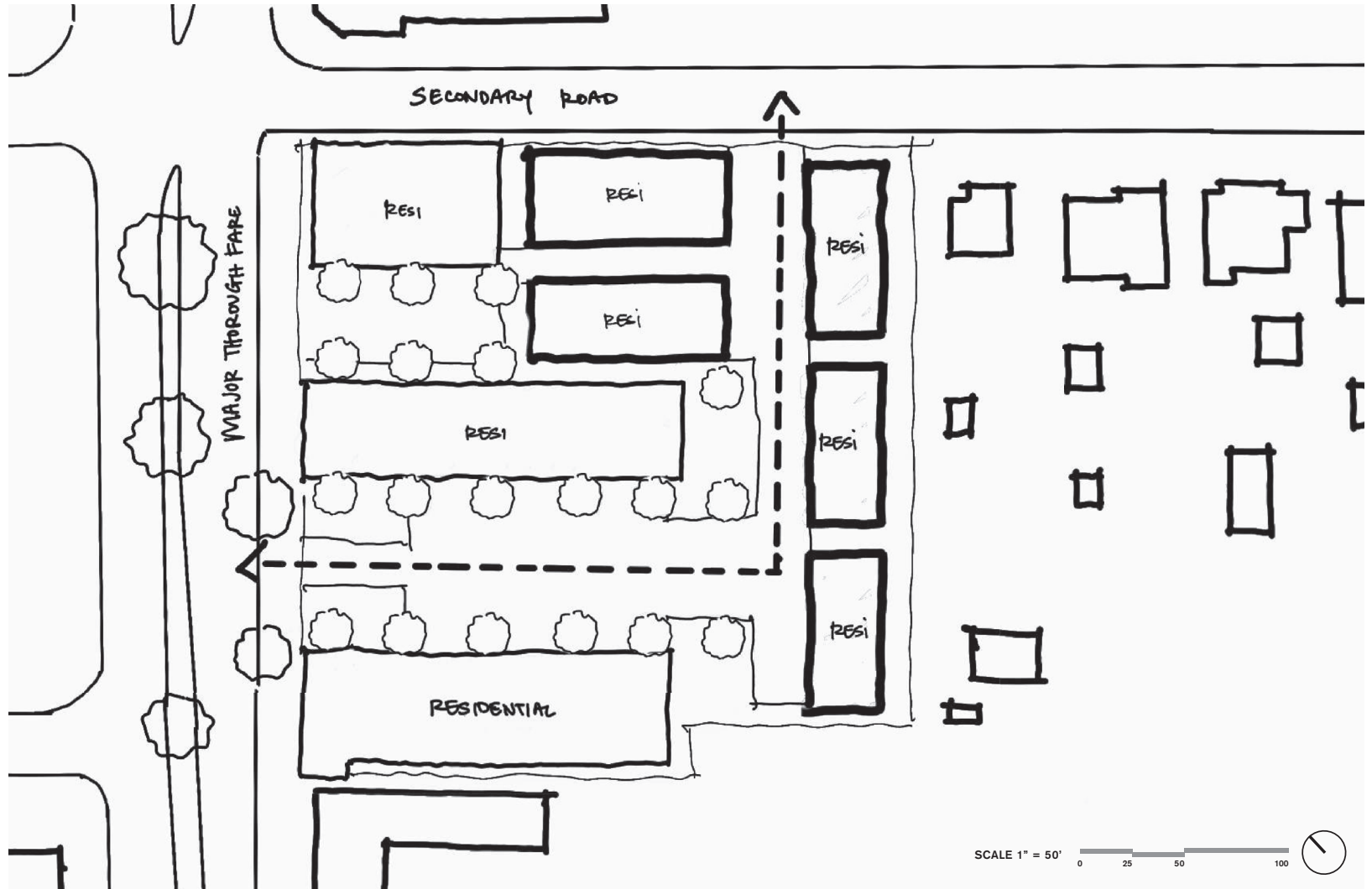
## Site 1 Option 1

### DESCRIPTION:

In Option 1, the three existing buildings are converted into housing, with most of their structure left unchanged except for some interior partition walls. Five additional buildings have been proposed to boost the site's residential density. The redesigned parking areas now feature extra landscape buffers, making the surroundings greener.

### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Landscape
-  Parking
-  Vehicular Circulation



## Site 1 Option 1 - Massing

### KEY FEATURES:

Adaptive Reuse Square Footage:  
29,095 SF

New Construction Square Footage:  
48,660 SF

Number of Units in Adaptive Reuse:  
25 Units





Number of New Units:  
22 Units

Usable Open Space Provided:  
5,905 SF

Parking Count:  
81 Stalls



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Landscape
-  Parking

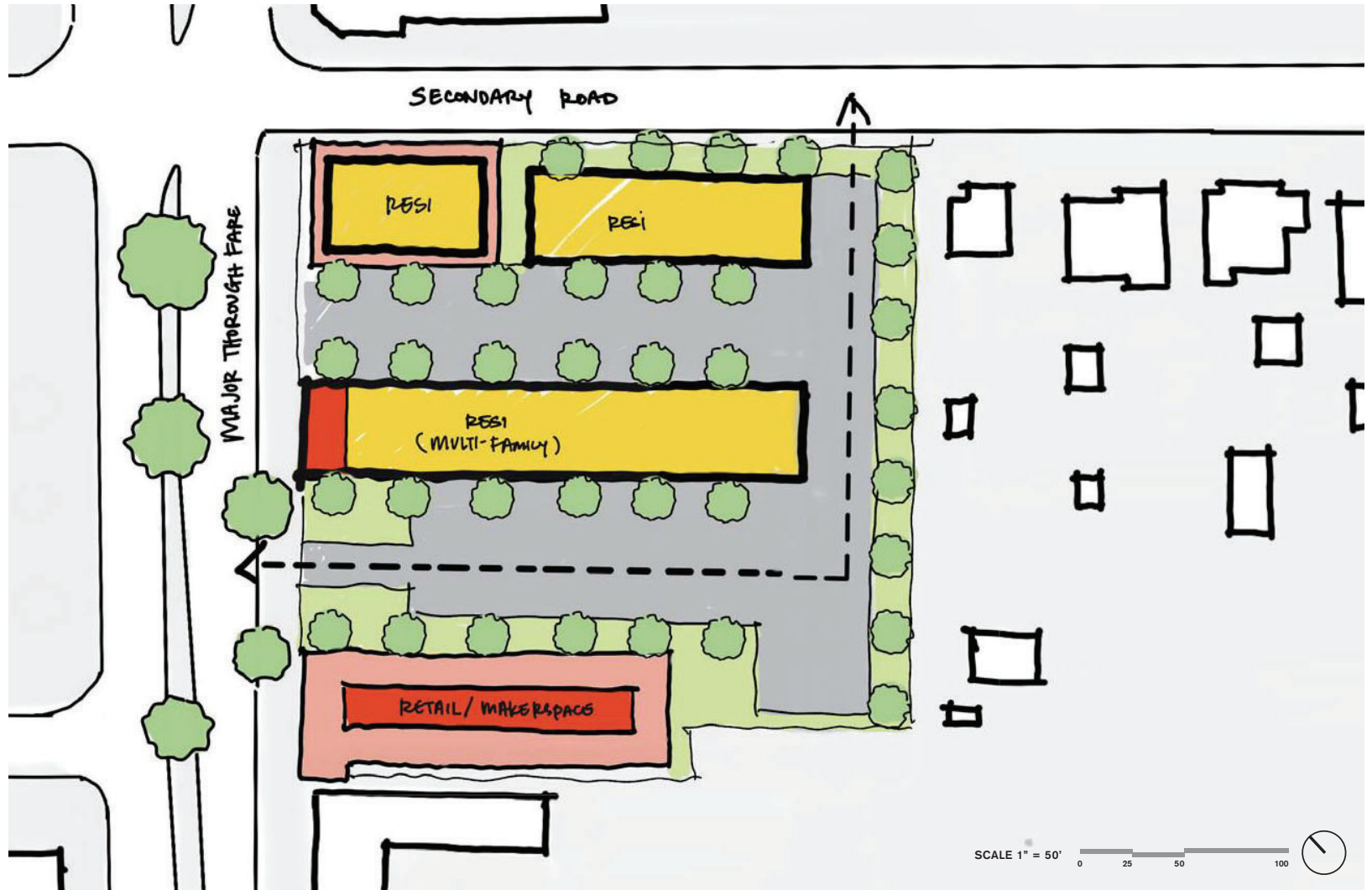
## Site 1 Option 2

### DESCRIPTION:

In the second option, two existing structures are kept with new additions, while the middle structure is replaced by new construction. This approach increases site density and provides a larger green buffer to neighboring single-family homes. Retail and food and beverage spaces remain along the main street to encourage activity.

### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  New Mixed-Use Construction
-  Mixed-Use Adaptive Reuse
-  Landscape
-  Parking
-  Vehicular Circulation



## Site 1 Option 2 - Massing

### KEY FEATURES:

Adaptive Reuse Square Footage:  
14,935 SF

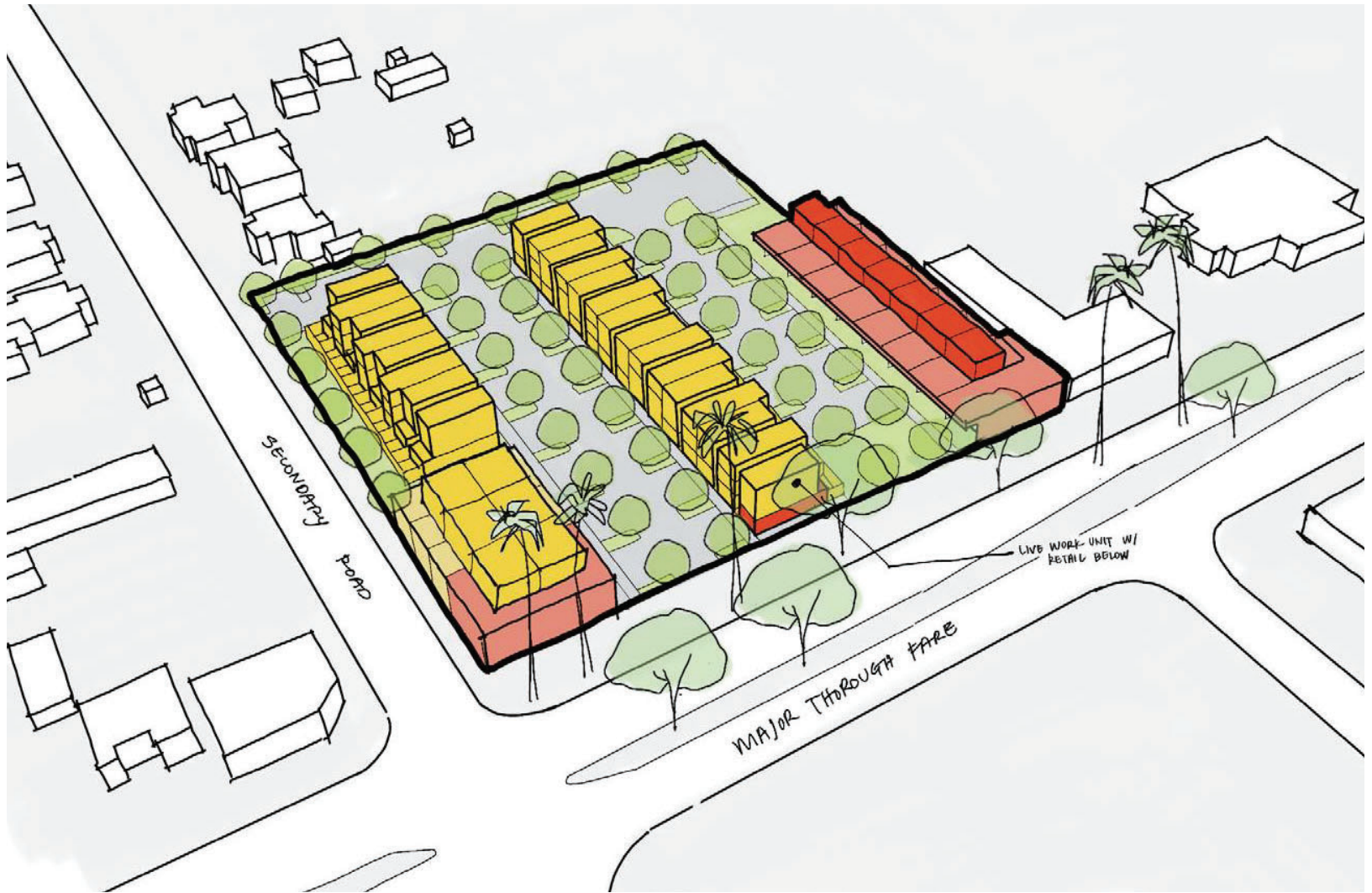
New Construction Square Footage:  
44,820 SF

Number of Units in Adaptive Reuse:  
5 Units

Number of New Units:  
57 Units

Usable Open Space Provided:  
4,865 SF

Parking Count:  
109 stalls



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  New Mixed-Use Construction
-  Mixed-Use Adaptive Reuse
-  Landscape
-  Parking

## Site 1 Precedents



THE SIERRAS HOUSING, LANCASTER



LA PLACITA CINCO, SANTA ANA



4TH STREET MARKET LOFTS, LONG BEACH (EXTERIOR)



(INTERIOR)

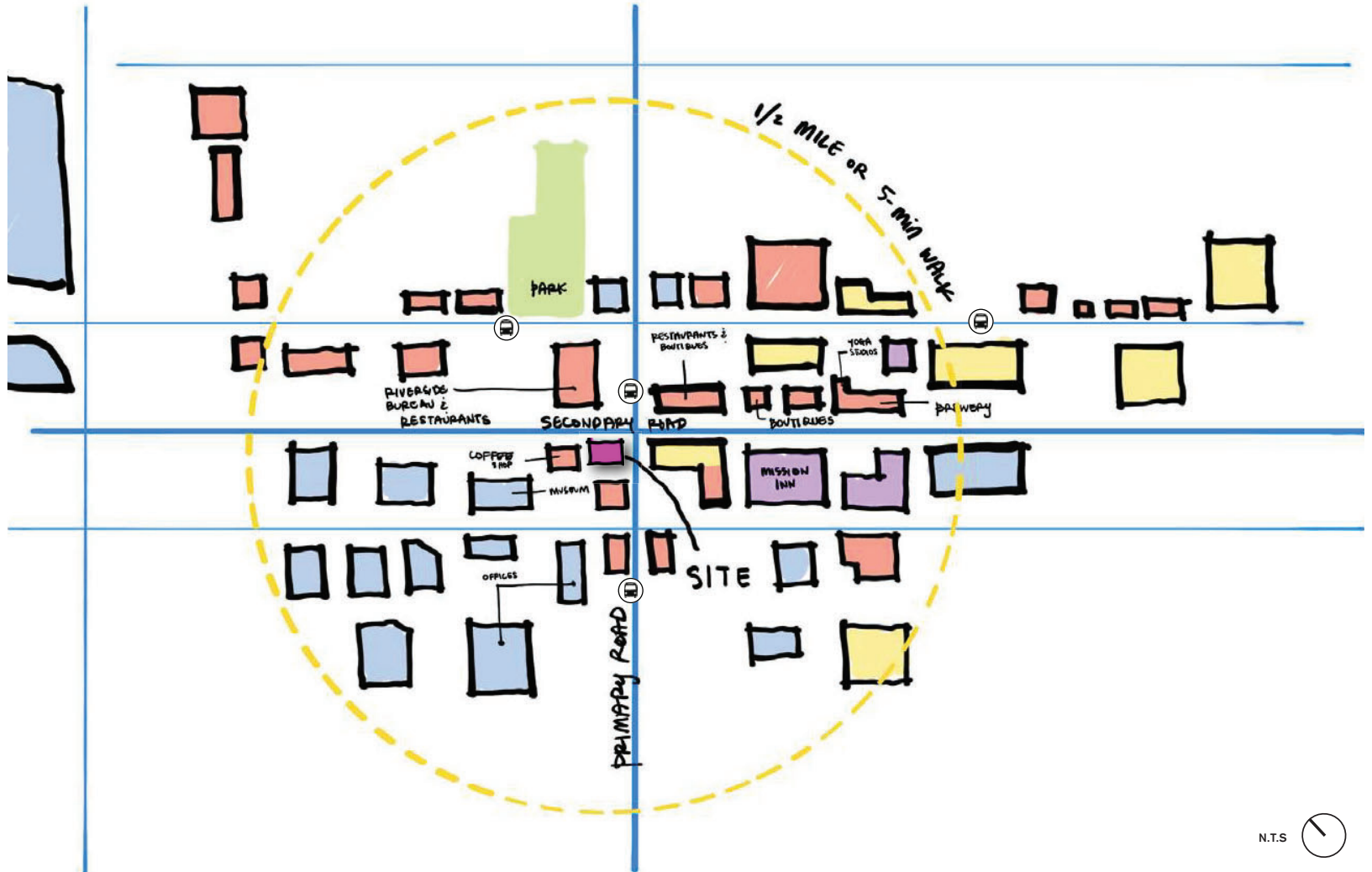


SAFeway HOUSING, WILMINGTON

## Site 2 Proximity Map

### DESCRIPTION:

The second case study is a downtown Riverside site in a potentially historic building.



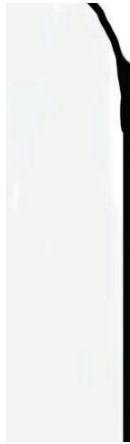
### Legend:

-  Site
-  Residential
-  Institutional / Civic
-  Hotels
-  Commercial / Retail / Food & Beverage
-  Green Space
-  Public Transit

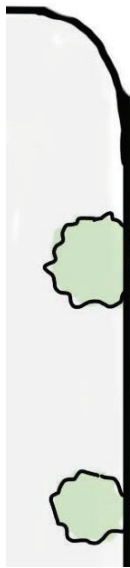
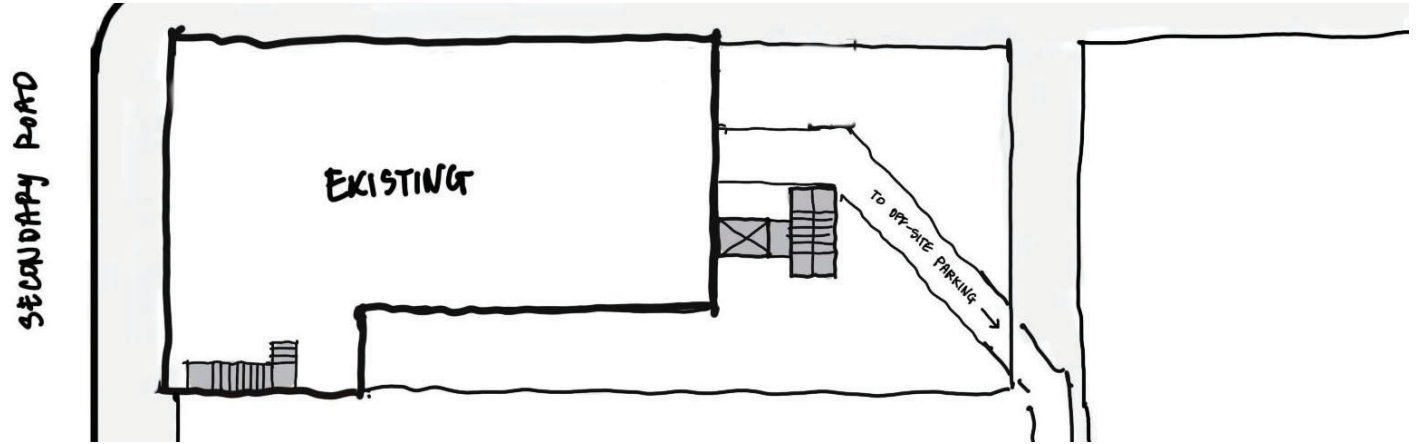
## Site 2 Existing

### DESCRIPTION:

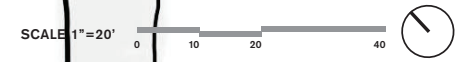
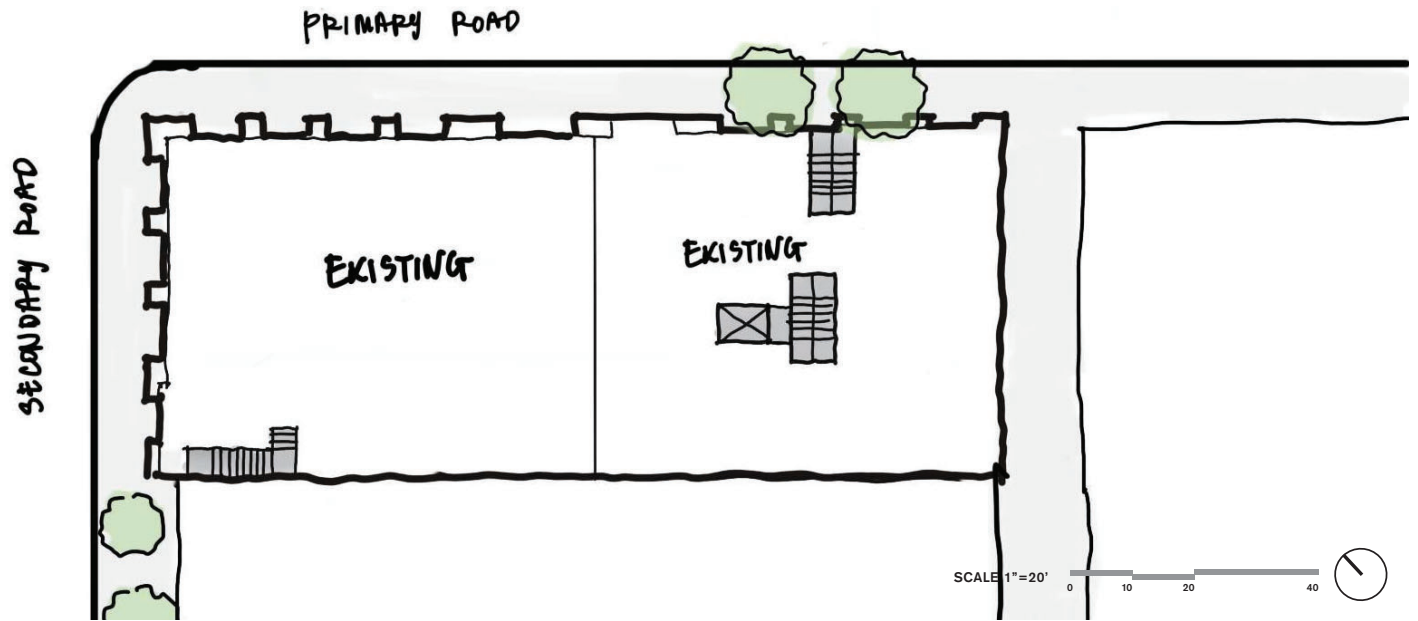
This site is a mostly built-out urban infill site with an existing mid-rise office building occupying most of a corner block between a primary road to the north and a secondary road to the west. The building wraps the corner and is built to the sidewalks, with service or access areas along the rear and side edges of the parcel.





LEVEL 2



LEVEL 1



### Legend:

-  Existing
-  Core

## Site 2 Existing - Massing

### DESCRIPTION:

The building presently serves as office space situated above an established restaurant. The site faces parking constraints and currently utilizes parking facilities located in an adjacent property.

### KEY FEATURES:

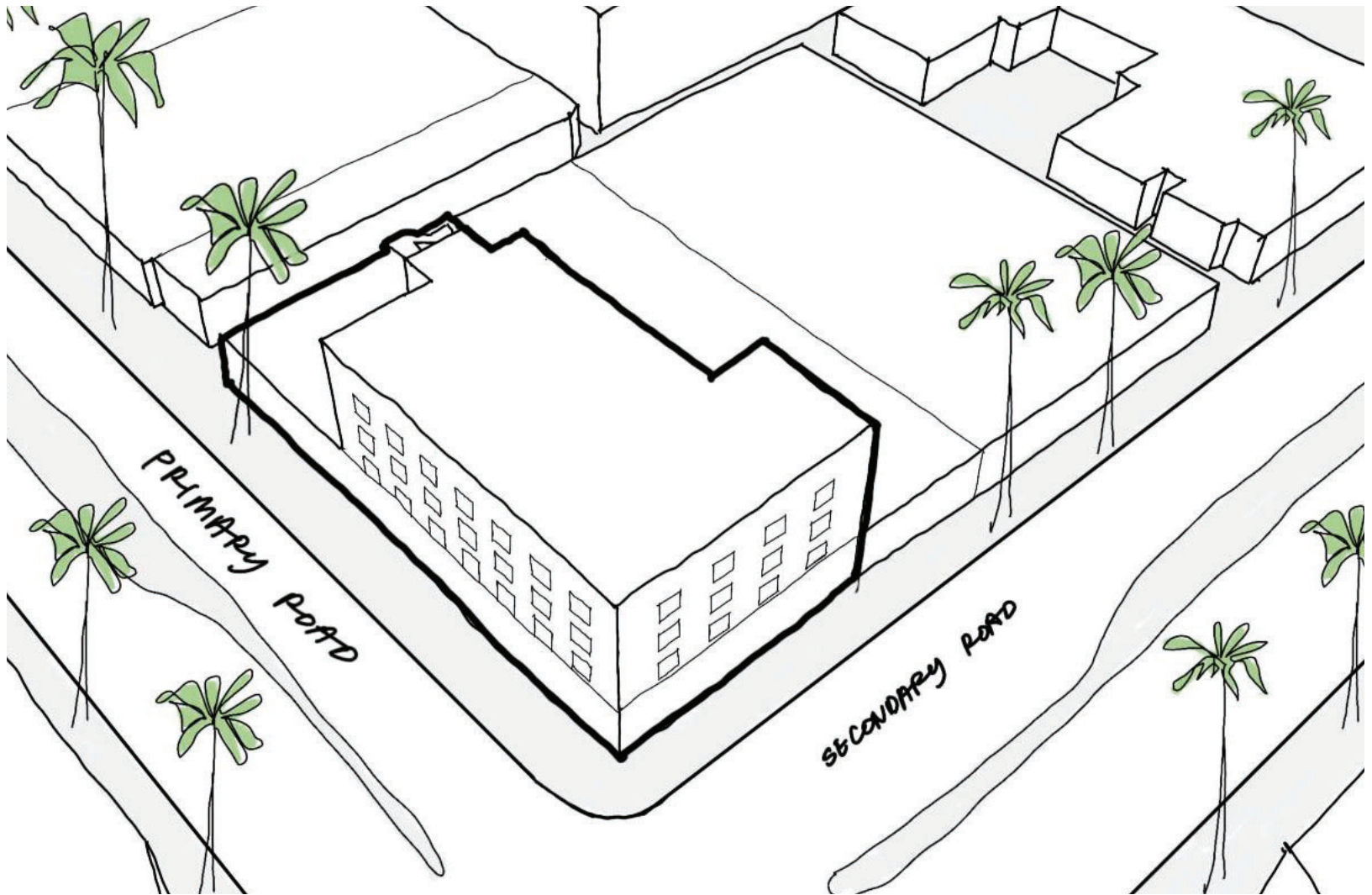
Site Acres:  
.28

Total Lots: 1

Existing Square Footage:  
29,870 SF

Construction Type:  
Type III (Concrete / Masonry  
Bearing Walls)

Surrounding Uses:  
Located downtown adjacent  
to restaurants, businesses and  
an iconic historic hotel, it is less  
than 1/4 mile from the nearest  
park



### Legend:



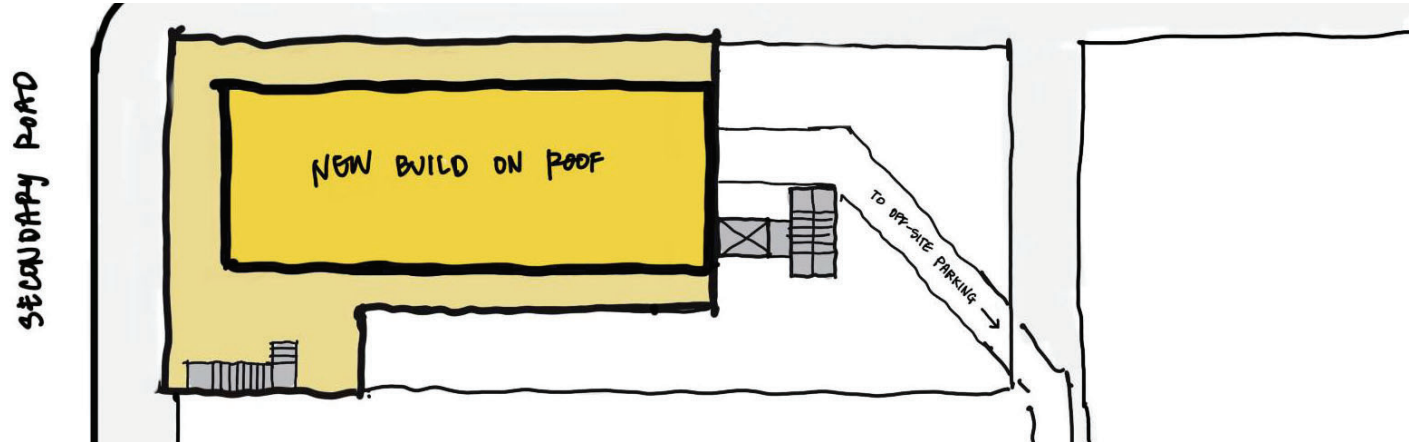
## Site 2 Option 1

### DESCRIPTION:

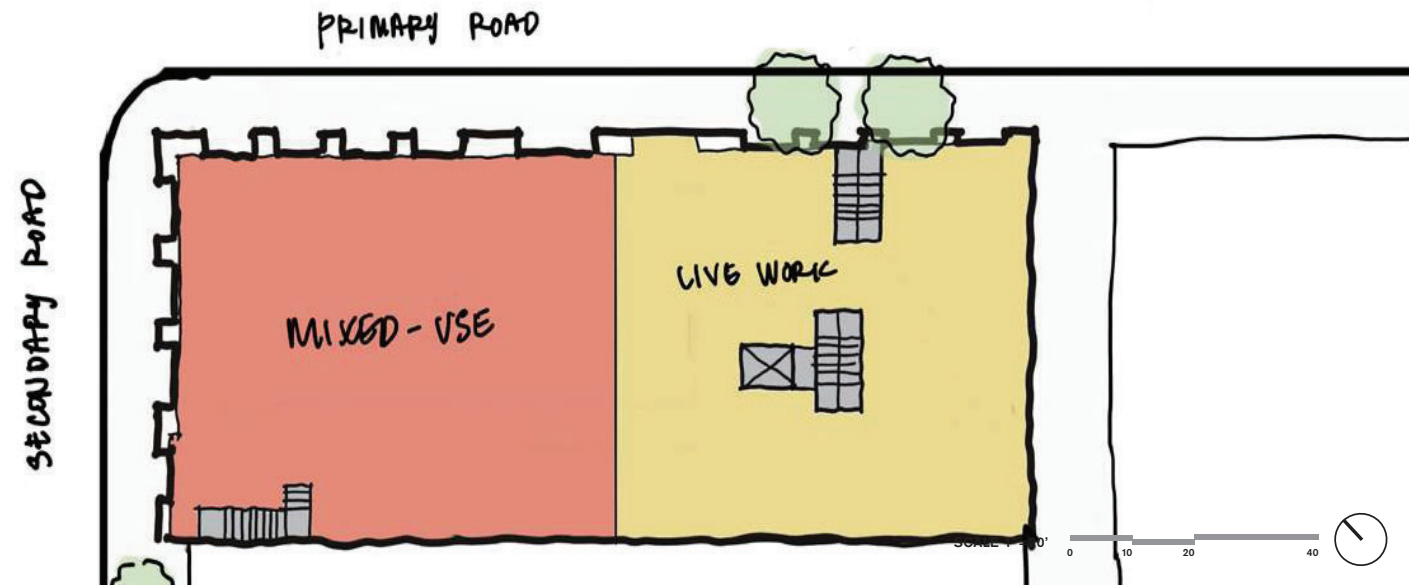
Option 1 maintains the current restaurant on the ground floor, while the remaining space is repurposed for live/work units. The upper floors are redesigned as residential units, with two new levels added above the existing structure.





LEVEL 2



LEVEL 1



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Mixed-Use Adaptive Reuse
-  Core

## Site 2 Option 1 - Massing

### KEY FEATURES:

Adaptive Reuse Square Footage:  
29,870 SF

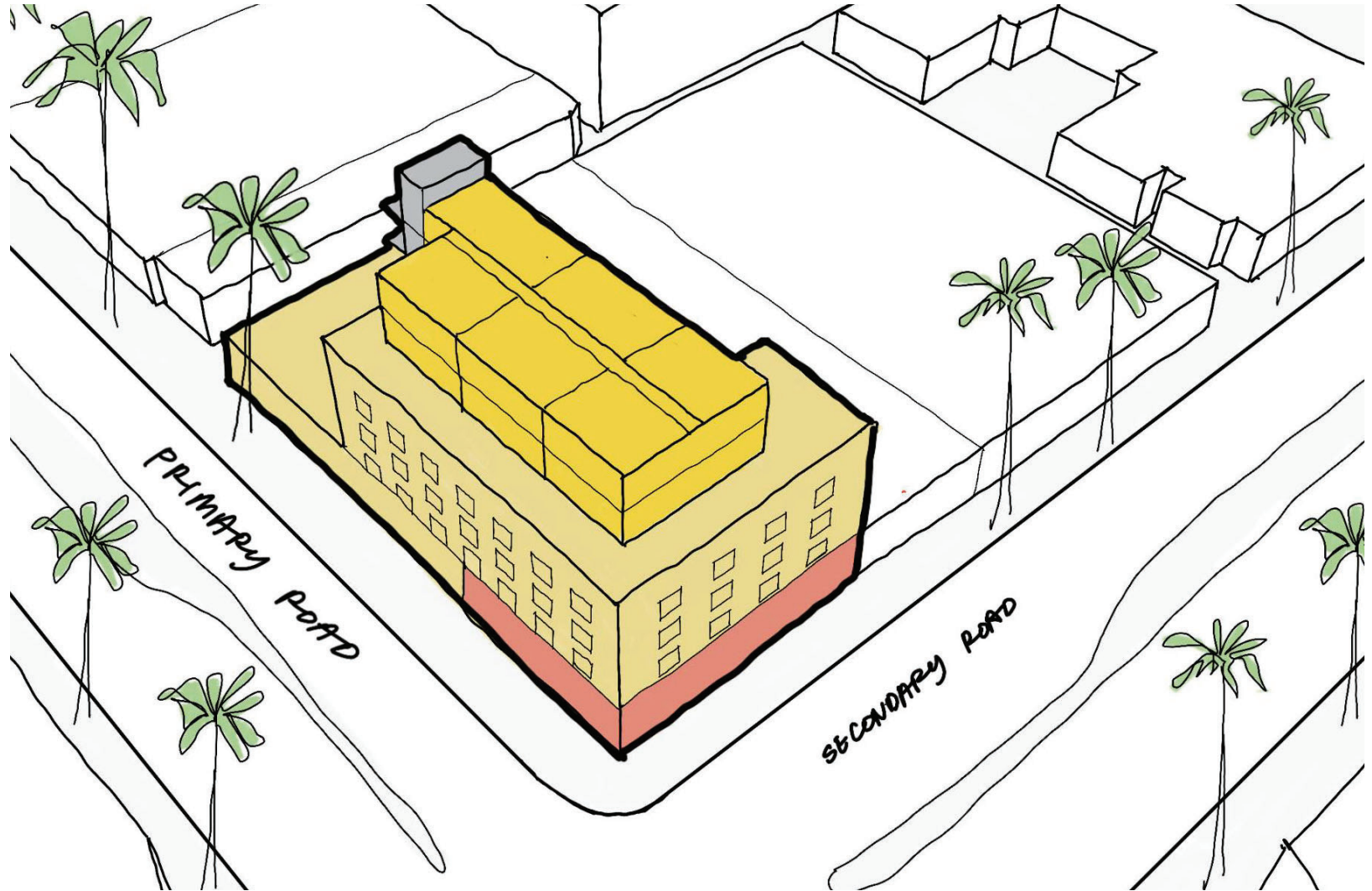
New Construction Square Footage:  
6,715 SF

Number of Units in Adaptive Reuse:  
22 Units





Number of New Units:  
12 Units

Usable Open Space Provided:  
1,700 SF

Parking Count:  
0



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Mixed-Use Adaptive Reuse
-  Core

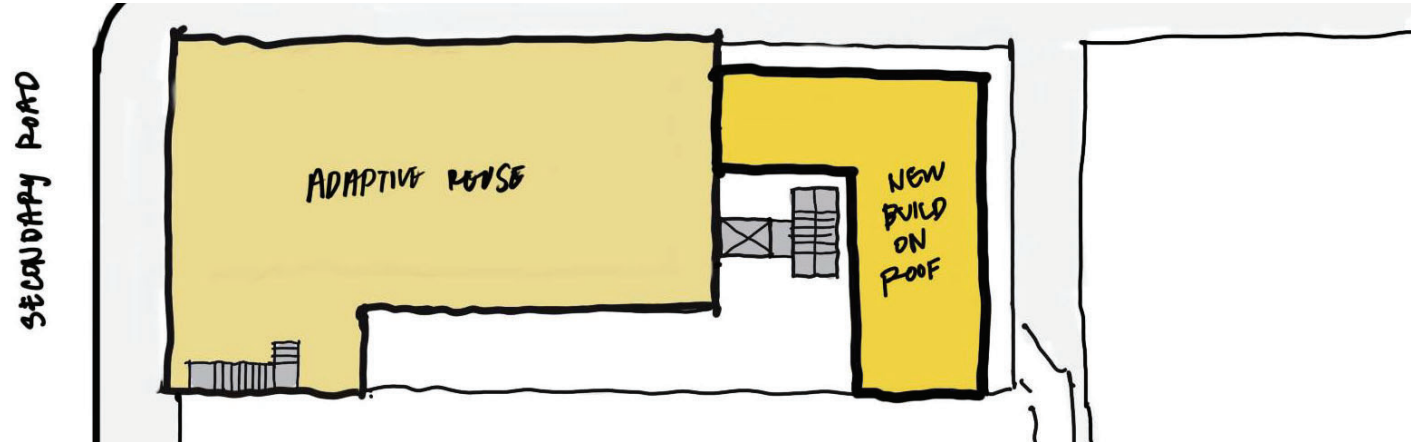
## Site 2 Option 2

### DESCRIPTION:

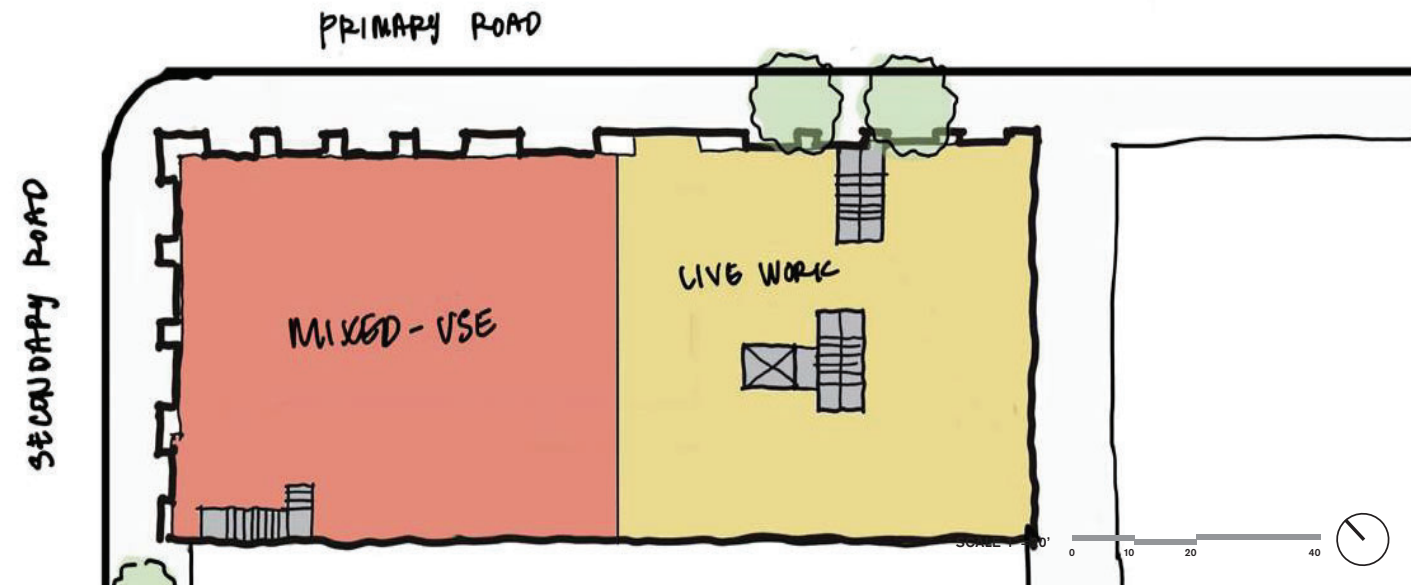
In Option 2, the additional square footage is proposed for the lower roof of the existing building, situated above the live/work units. This approach maintains a reduced overall building height and aligns the new construction with the taller section of the current structure.






LEVEL 2



LEVEL 1



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Mixed-Use Adaptive Reuse
-  Core

## Site 2 Option 2 - Massing

### KEY FEATURES:

Adaptive Reuse Square Footage:  
29,870 SF

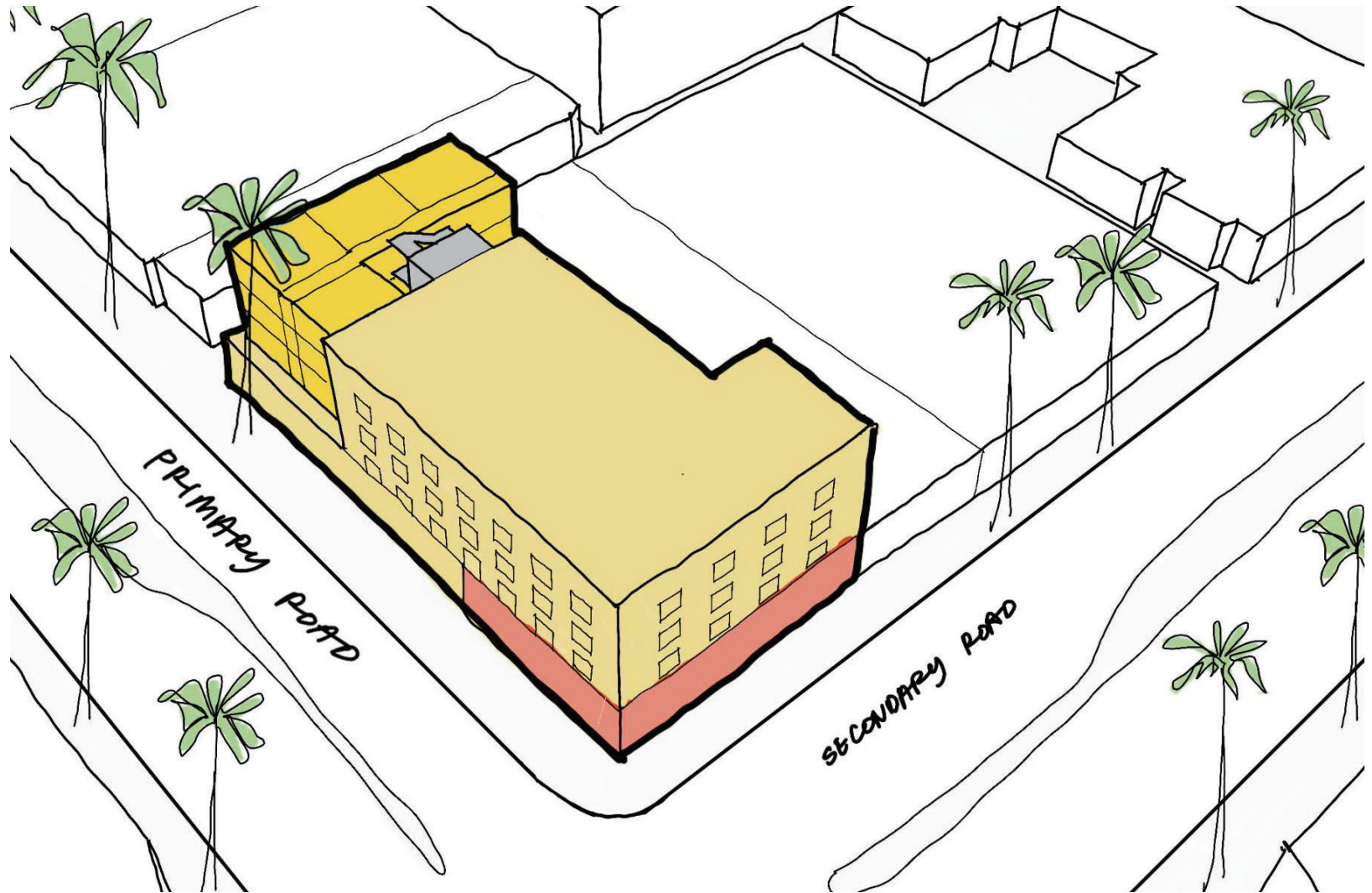
New Construction Square Footage:  
7,005 SF

Number of Units in Adaptive Reuse:  
22 Units




Number of New Units:  
12 Units

Usable Open Space Provided:  
1,700 SF

Parking Count:  
0



### Legend:

-  New Residential Construction
-  Residential Adaptive Reuse
-  Mixed-Use Adaptive Reuse
-  Core

Site 2 Precedents



STALDER BUILDING, RIVERSIDE



200 W OCEAN, LONG BEACH (EXTERIOR)



(INTERIOR)



LAS PALOMAS, BOYLE HEIGHTS



FABRIC, DOWNTOWN LOS ANGELES (BEFORE)



(AFTER)