APA – CA
Inland Empire Section

July 24, 2014
Mayor’s Ceremonial Room

Jay Eastman, AICP
Principal Planner
Advanced Planning - Community Development
WHAT'S HAPPENING IN THE CITY OF RIVERSIDE

The City of Riverside is currently undertaking several significant planning efforts, including the Riverside Smart Code, the Riverside Reconnects Study, the Riverside Restorative Growthprint, and other related efforts. Staff from the City of Riverside will present information about each of these studies providing background information such as the goal of each study. Staff will also present on how best to integrate those studies with each other to allow gaps to be minimized in those key efforts.

The learning objectives are:
- Understand City of Riverside current planning efforts
- Learn about how the City is integrating those efforts with each other
- Learn how the City is working to develop a seamless public engagement program

WORKSHOP SPEAKERS

Jay Eastman is a Principal Planner with the City of Riverside, where he has overseen the Advanced Planning & Strategic Initiatives team since January 2014. He was previously in the City of Fullerton, where from 2007 to 2017 he worked in the Community Development Department managing the City's most significant land development and planning projects, and serving as the Historic Preservation Planner, Downtown Planner, Planning Manager, and Staff Review Committee Chair. From 2012 to 2014 Mr. Eastman worked in the Public Works Department, where he focused on regional agency coordination and a transportation program aimed at enhancing pedestrian, bicycle and public transit. In 2014 he implemented OCTA's Liveshare Pilot Project in Fullerton, and completed a streetcar feasibility analysis. Jay is a 1994 planning graduate from Cal Poly San Luis Obispo, and is a member of the American Institute of Certified Planners (AICP).

EVENT DETAILS
July 24, 2014
11:30 AM – 1:00 PM
Riverside City Hall
Mayor’s Ceremonial Room
3000 Main Street
Riverside, CA 92501
Cost: $25.00 (Lunch Included)
Register Online:
www.ies-apa.org
AICP CM Credits (1HR)
ABOUT THE CITY…

- Riverside’s 2014 population is 314,034 people *(DoF)*
- Riverside’s 2003 population was 274,071 people *(Dof)*
  - 14.6% increase over last 10 years
  - 2 decades w/ same growth (2035): 412,425 people
  - 3 decades w/ same growth (2045): 472,640 people
- SCAG projects 2035 population to be 382,700
  - 22.5% increase
- SCAGs project equates to 4,725 people/ac
  - Portland – 4,275 people/ac (2010 census)
  - San Diego – 4,020 people/ac (2010 census)
  - Houston – 3,501 people/ac (2010 census)
  - Dallas – 2,718 people/ac (2010 census)
ABOUT OUR POPULATION...

• The United States Administration on Aging predicts...
  – Population over 65
    • 20% (1 in 5) of US residents by 2060
    • Double from 2012 (43.1M) to 2060 (92M)
  – Population over 85
    • 4.3% (1 in 25) of US residents by 2060
    • Triple from 2012 (5.9M) to 2060 (18.2M)

• Immigration of the elderly...
  – United Kingdom: 33%+ (1 in 3) will be over 60 by 2035
  – China: 25% (1 in 4) will be over 60 by 2030

    One child policy = 4:2:1 (grandparent:parent:child)
    Note enough young to support the aged
Population by Age and Sex: 2012, 2035 and 2060

City planning...

ur doin it wrong
“Nationwide, the number of people who travel to work by bike increased roughly 60 percent over the last decade....”

“People who live in neighborhoods with a mix of shops and businesses within easy walking distance have a 35% lower risk of obesity.”

WALKABLE NEIGHBORHOODS

“On average, walkable neighborhoods encourage 15-30 extra minutes of walking per week... enough to lose a pound a year.”

Saelens, B.E. Annals of Behavioral Medicine 2003
HOW WILL THE CITY GO FROM TALKING TO WALKING?
The Riverside Smart Code Specific Plan is part of a network of interconnected and concurrent efforts that strive to foster economic development and enhance the quality of life for Riverside’s residents.
Figure 2: Conceptual Smart Code Specific Plan Study Area

Boundary Acres:
Citywide area = 52,168.08 acres
Smart Code area = 10,404.13 acres (20% of Citywide area)
Specific Plan areas within Smart Code boundary = 5,736.27 acres

Zoning Acres:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Citywide</th>
<th>Within Smart Code boundary</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>AIR</td>
<td>370.13</td>
<td>80.03</td>
<td>22%</td>
</tr>
<tr>
<td>BMP</td>
<td>3,674.34</td>
<td>3533.72</td>
<td>96%</td>
</tr>
<tr>
<td>CG</td>
<td>523.61</td>
<td>506.24</td>
<td>97%</td>
</tr>
<tr>
<td>CR</td>
<td>1496.48</td>
<td>1185.00</td>
<td>79%</td>
</tr>
<tr>
<td>CRG</td>
<td>86.77</td>
<td>86.77</td>
<td>100%</td>
</tr>
<tr>
<td>I</td>
<td>708.44</td>
<td>708.44</td>
<td>100%</td>
</tr>
<tr>
<td>O</td>
<td>320.67</td>
<td>285.34</td>
<td>89%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>7180.44</td>
<td>6385.54</td>
<td>89%</td>
</tr>
</tbody>
</table>
Smart Code Specific Plan

• **Goals:**
  
  – Define a community-driven vision for commercial, industrial, and office areas
  
  – Preserve and protect existing neighborhoods; historic preservation; accommodate mobility choices; and create great public space.
  
  – Prepare “no nonsense” development standards for new mixed use, residential, commercial, industrial and office development that implements the vision
  
  – Attain program-level environmental clearance to expedite the project review process for vision-consistent projects
Master Planning Area – 179 Acres
Former Golf Club & Ab Brown

• Goals for master planning the 179 acre Riverside Golf Club & Ab Brown Sports Complex...
  – Use a community-based process to create a Master Plan that reflects the larger Northside neighborhood
  – Create a unique place that may include residential, retail, commercial, office, public facilities, and/or park space
  – Generate private investment, increase jobs, and grow property tax revenue
  – Utilize the sale of the property to pay for, in part or whole, the entire Smart Code and Northside Master Planning effort
What is a Smart Code?

• “Smart Code” is jargon.

A Smart Code is a transect-based planning and zoning document based on environmental analysis. - The Center for Applied Transect Studies

• Smart
Conventional Zoning
Density use, floor area ratio, setbacks, parking requirements, maximum building heights specified

Zoning Design Guidelines
Conventional zoning requirements, plus frequency of openings and surface articulation specified

Form-Based Codes
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.
Conventional Zoning:

- Use/Density
- Administration
- Urban Form (Buildings & Open Space)

Form-Based Code:

- Use/Density
- Administration
- Urban Form (Buildings & Public Spaces)
Potential Building Types
• Setbacks

5' setback from streets. Other setbacks are not required.

5' setback from street. Other setbacks are not required.

Setbacks are not required.
• **Built-to-line**
• Frontage buildout
• Parking/service area locations

- Surface and tuck-under parking allowed along alley
- Surface and structured parking shall be located at least 20' from streets and 5' from alleys
- Tuck-under parking allowed along alley
- Underground/podium parking allowed
• Example site layout
• Allowed Frontages
• Frontage Design

Window Fenestration Requirements

Allowed projections: awnings & Marquees

Entrances: Recessed Storefronts

Ground floor elevation: near sidewalk

Groundfloor elevation: 24" to 60" above sidewalk

Entances: Stoops or courtyard access

Ceiling Height: 15' min. to 20' max.
• Minimum and maximum number of floors

2 floors min.
3 floors max.

2 floors min.
4 floors max.

2 floors min.
6 floors max.
• Roof types and slopes
- Windows and Details
• Ground floor and upper floor uses
Example Buildings
Street Standards
• Sidewalk and lane widths, medians, parking
• Bulb-outs and crosswalks
• Street trees, streetlights, streetscape furniture
• Public Spaces: locations and sizes
• Elements within public spaces
Private and public standards are merged to create a sense of place.
Private & public standards are merged to create a unique sense of place
Facilitating Investment

Clarity of Envisioned Built Outcomes

- More
- Form-Based Code or Specific Plan
- SmartCode Zoning or Specific Plan
- Conventional Specific Plan
- Conventional Zoning and Design Guidelines
- Conventional Zoning

Potential Barriers to Investment (Project Review Time, Environmental Review, etc.)
RIVERSIDE RECONNECTS

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RIVERSIDE RECONNECTS study

- Study Objectives:
  - Identify Alternative Alignments
  - Identify Real Estate Value Capture
  - Define Project Feasibility
  - Prepare a Financing Strategy
  - Prepare an Implementation Program

- Study Start Date: May 2014
- First Community Meeting: July 31, 2014
- Timeline: 14-16 months

- Study Phases/Tasks:
  1. Understanding Development-Oriented Transit Opportunities
  2. Defining Land Use, Development, and Transit Possibilities
  3. Developing an Implementation Strategy
RIVERSIDE RECONNECTS Goals

- Decrease VMT and GHG Emissions
- Accommodate mobility for a broad range of users
- Reduce use of freeways for local trips
- Complement multi-modal transit systems by connecting to local circulators and regional rail
- Reduce resident transportation costs through a convenient, affordable, and reliable fixed guideway transit
- Achieve a return on investment through development-oriented transit
- Promote active living and social equity by providing green, convenient, & affordable transit consistent with walk-ability and community-building
- Reconnect to Riverside’s past success with the Pacific Electric Railroad
- 2 stories / surface parking / 153,000 sf / $42 million
- Residual land value of $31/sf
- Roughly same as value of improved property, so won’t support redevelopment. Nearly feasible on vacant (or for lease) site where this project maximizes zoning.
Site A - Alt.2 Rezoned to Mixed Use

- 4 stories / podium, underground parking / 616,000 sf / $187 million
- Residual land value $100/sf
- Greater than current market land value – supports redevelopment
BACKGROUND

• The California Global Warming Solutions Act of 2006 (AB 32), mandates that California reduce its greenhouse gas emissions to 1990 levels by 2020.

• The California Air Resources Board’s (CARB) AB 32 Scoping Plan establishes a framework for reducing GHG emissions to 1990 levels by 2020.

• A Climate Action Plan (CAP) provides a means to reduce Greenhouse Gas Emissions and comply with AB32.
What is Restorative Growthprint Riverside?

A plan to reduce greenhouse gas emissions through smart growth development and sustainable infrastructure investment.

The plan will also serve as a catalytic tool by creating strategies that remove barriers to desirable private and public sector investments that result in GHG emission reductions; therefore supporting entrepreneurship of environmentally beneficial businesses and job creation.

Three Primary Components:

– Climate Action Plan (CAP)
– Economic Prosperity Action Plan (EPAP)
– CAP & EPAP Implementation
CAP Objectives

• Respond to Federal and State legislation and regulations pertaining to climate change

• Provide a framework for reducing GHG emissions by 2020 to 1990 levels, per AB32

• Achieve GHG emission targets consistent with CARB-adopted limits

• Contribute to measuring progress toward GHG reduction goals

• **Value-Added:** Reduce barriers to investment and inspire entrepreneurship and investment in Riverside
Emissions Reduction Targets

• Align with AB 32 (2020) and SB 375 (2035)
• Align with WRCOG Subregional CAP targets
• Feasible, attainable, measurable targets
• Recommended reduction *targets*:
  – 15% below 2007 emissions by 2020
  – 49% below 2007 emissions by 2035
A climate action plan can serve as a catalytic tool for strategic efforts that not only result in GHG emission reductions, but also remove barriers to private and public sector investments while creating an impetus for entrepreneurship of environmentally beneficial businesses and job creation.
EPAP

The EPAP will tap the diverse talents of the Riverside community to:

- Identify the top 10 entrepreneurial opportunity areas in the CAP.

- Establish crowdsourcing tools to generate and incubate entrepreneurship in Riverside to advance the top 10 entrepreneurial opportunity areas.

- Identify incentives, establish a promotional strategy and utilize crowdsourced implementation for entrepreneurial opportunities.

- ID top 5 recommendations to facilitate smart development & stimulate sustainable infrastructure.
Community Emissions Inventory and Forecasts by Sector

- Solid Waste
- Transportation
- Commercial/Industrial
- Residential

Years: 2007, 2010, 2020, 2035

Emissions Levels: 0, 500,000, 1,000,000, 1,500,000, 2,000,000, 2,500,000, 3,000,000, 3,500,000, 4,000,000
Developing Emission Reduction Measures

Transportation + Land Use

Energy

Waste

Water

Other

State measures | Regional measures | Local measures
Thank You

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