



# UNIVERSITY NEIGHBORHOOD PLAN

City of Riverside February 2008

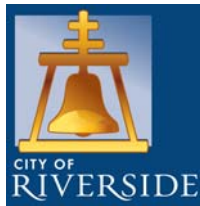


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# UNIVERSITY NEIGHBORHOOD PLAN

City of Riverside, California



Prepared with the Assistance of:



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## ACKNOWLEDGEMENTS

### WE COULD NOT HAVE DONE IT WITHOUT YOU

Many People played a part in preparing this University Neighborhood Plan. The City wishes to give special acknowledgement to the contributions of individuals noted below, as well as countless others who provided support.

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The Planning Division Staff of the City of Riverside would like to extend a special debt of gratitude to the University Neighborhood Association for their assistance in making this University Neighborhood Plan possible. Their leadership and insight proved to be effective in guiding this Plan from its developmental stages to its conclusion.

*Thank You!*

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## EXECUTIVE SUMMARY

The University Neighborhood Plan is intended to improve the quality of life in the University Neighborhood.

The University Neighborhood Plan encompasses single and multiple family residential areas and retail areas and the University of California, Riverside (UCR). The Plan is based upon Objectives and Policies contained in the Riverside General Plan 2025, input from residents and property owners provided at four community meetings, and input from the UCR representatives and research regarding relevant “best practices” in relation to the interface between universities and adjacent neighborhoods.



**Section 1: INTRODUCTION/BACKGROUND** describes the components of the Plan, the history of the University Neighborhood and how the Plan relates to other plans of the City and County.

**Section 2: COMMUNITY PARTICIPATION & NEIGHBORHOOD VISION** describes what residents like most and would most like to change about their University Neighborhood. These likes and desires for change were incorporated into a Vision for the future of the University Neighborhood. The future Vision is as follows:

*The University Neighborhood is a diverse, actively engaged community with residents who live in quiet single-family residences and higher density housing serving both the Neighborhood and the University. Residents take pleasure in views of and access to the beautiful Box Springs Mountains and proximity to the vibrant educational and cultural resources of the University of California, Riverside. The University Neighborhood enjoys convenient and pleasant shopping in retail areas surrounding the campus, that are comfortable and attractive meeting places for the Neighborhood and UCR. The University Neighborhood appreciates its quality public facilities including schools, parks, a community/senior center, attractive streetscapes and well-preserved, natural open spaces. The University Neighborhood enjoys excellent pedestrian and bicycle access to UCR, Bus Rapid Transit access to Downtown and the Riverside Marketplace and access to the region via the freeways and Downtown Metrolink Station.*





**Section 3: URBAN DESIGN** describes the unique relationship between the University Neighborhood and its citywide context, as defined in the General Plan, as well as the network of private and public areas that provide a local context for the Neighborhood Vision.

Among the most prominent features of the University Neighborhood's relationship to the Citywide Urban Design Framework are the influence of the University of California, Riverside, the beautiful Box Springs Mountain Reserve to the east, and the proximity of Downtown and the Riverside Marketplace via University Avenue to the west.

The Urban Design Framework for the University Neighborhood consists of a Private Realm comprised of residential, commercial and mixed-use areas, and a Public Realm comprised of streetscapes, parks and public facilities.

**Section 4: PRIVATE REALM LAND USES** describes how the proposed Land Uses relate to the market and community-driven land uses of the General Plan and local neighborhood preferences.

Three existing major land use areas are recognized: a predominantly single family area to the east of Watkins Drive, a primarily residential area with a mixture of apartments, condominiums and single family units to the north of Blaine Street and a mixed-use area of commercial and higher density residential to the west of the I-215/SR-60 Freeway along University Avenue.

It is also recommended to explore opportunities for additional mixed-use areas where appropriate to provide a variety of retail, office and residential uses. Consistent with the General Plan 2025, appropriately-scaled mixed-use development is encouraged to the west of UCR along University Avenue to create a vibrant environment that is appealing to UCR students and faculty as well as University Neighborhood residents.

**Section 5: CIRCULATION & COMMUNITY MOBILITY** describes how the proposed Land Uses relate to the citywide components of the General Plan, local neighborhood desires for enhanced mobility and a reduction of parking impacts from non-resident parking in single-family residential areas.





Enhancements are proposed for bicycle paths, hiking trails and public transit as well as an expanded “residents only” parking program.

**Section 6: THE PUBLIC REALM** describes how a network of public streetscapes, parks, public facilities and open spaces in the University Neighborhood can be connected and upgraded to create a more attractive and functional public environment.

Enhancements proposed include upgrading of existing parks, improvement to planned park areas, the addition of local hiking trails and a program to increase public safety through education and defensible space design.

The creation of Watkins Drive Parkway is proposed to provide a multi-modal travel corridor and linear park with opportunities for biking and hiking in a park like environment. Sound buffers for the Metrolink corridor are also proposed.

**Section 7: IMPLEMENTATION** proposes a University Neighborhood Partnership involving the City, the University Neighborhood and the University of California, Riverside. It is recommended that the Partnership continue to coordinate the plans and planning of the City.

The Implementation Tools identified to implement the policies of the Neighborhood Plan are summarized in charts that suggest responsibilities, timing and policy interrelationships for implementing the Neighborhood Plan.

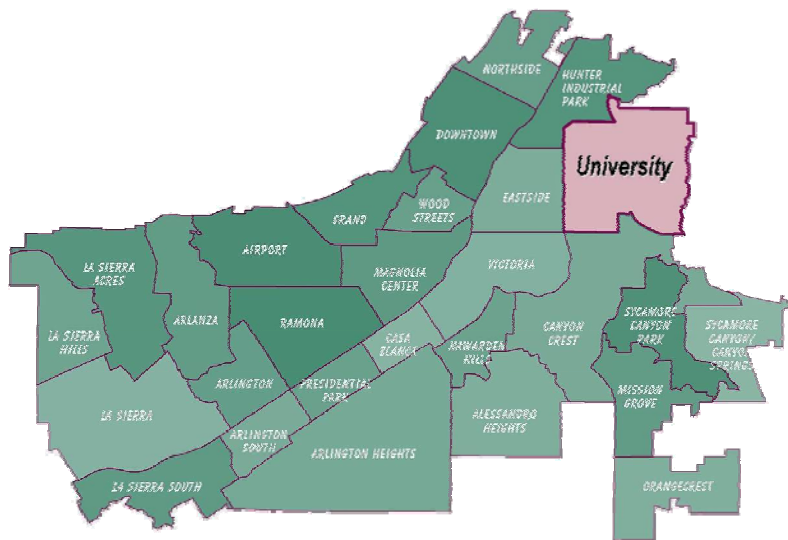




# 1. INTRODUCTION/BACKGROUND

## University Neighborhood Planning Area

The University Neighborhood, illustrated in Figure 1 - University Neighborhood Planning Area, is generally located in the northeastern portion of the City of Riverside, at the eastern end of University Avenue. The University Neighborhood is bounded by Chicago Avenue to the west, Spruce Street and the City boundary to the north, Le Conte Drive and University Drive to the south, and the City boundary to the east. The Neighborhood is contiguous with three other established City Neighborhoods: Eastside to the west, Hunter Industrial Park to the north, and Canyon Crest to the south.



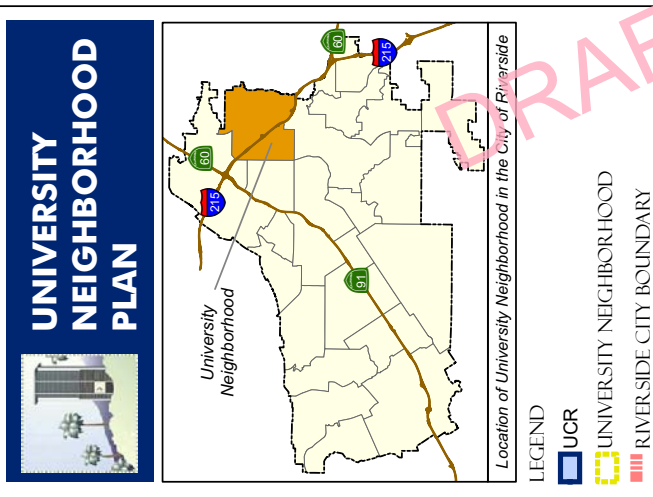
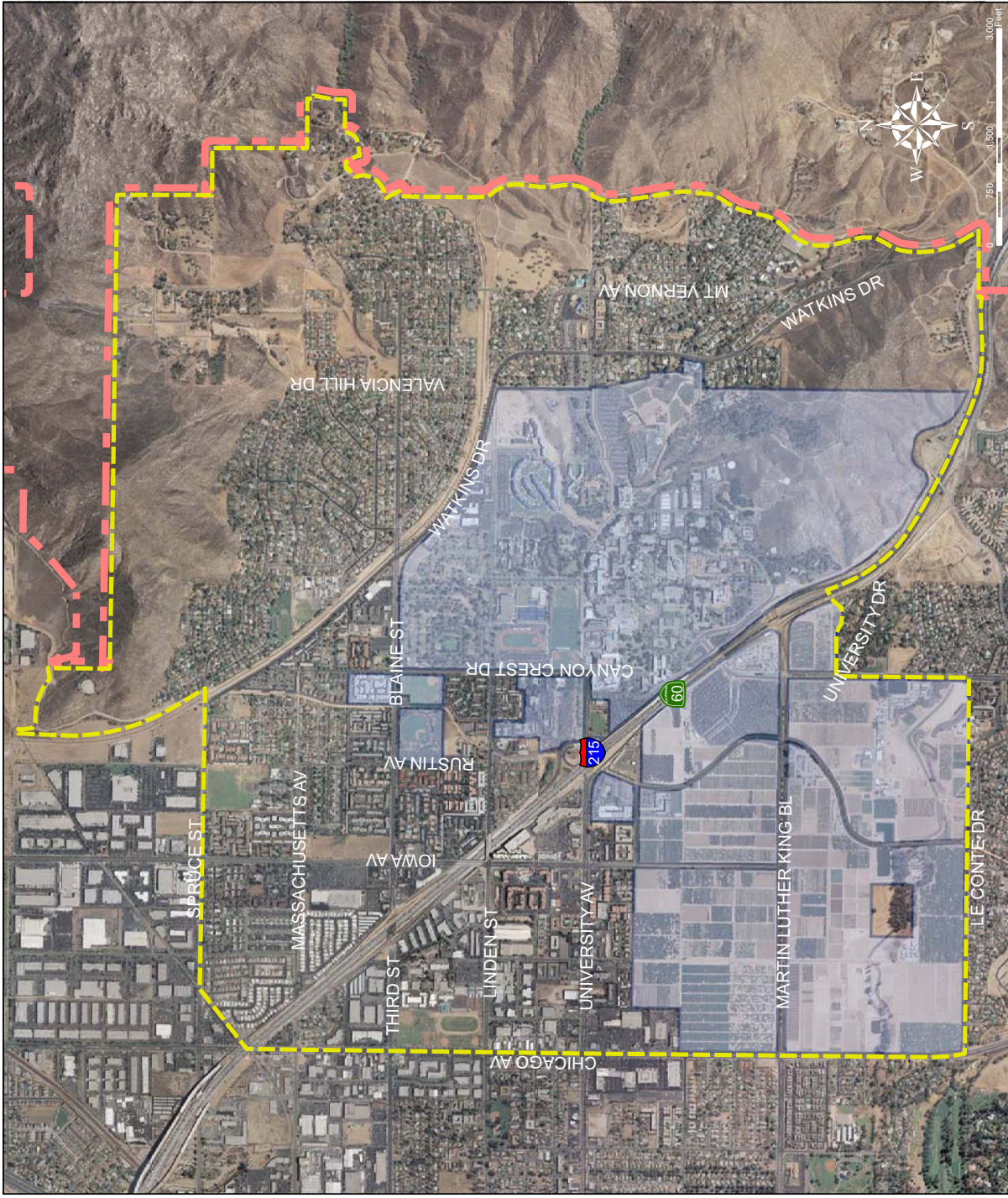
## What is a Neighborhood Plan?

The City of Riverside General Plan 2025 identifies the City's twenty-eight neighborhoods as the fundamental building blocks of the City, and places a high priority on their protection and enhancement. To accomplish this, the General Plan Land Use and Urban Design includes a Neighborhood Plan for each of the neighborhoods. Policy LU-30.8 sets out to develop and amend each of the twenty-six residential Neighborhood Plans with the participation of

residents and property owners of each neighborhood. The Neighborhood Plans are intended to provide more detailed policies, tools and concepts for each neighborhood. The General Plan provides a Citywide Vision with concepts, Objectives and Policies to achieve the Vision. The University Neighborhood Plan implements and supplements the Vision, concepts, Objectives and Policies of the General Plan.







**FIGURE 1:**  
**UNIVERSITY NEIGHBORHOOD**  
**PLANNING AREA**



## Relationship of the Neighborhood Plan to the Riverside General Plan 2025

The Land Use and Urban Design Element of the Riverside General Plan 2025 defines specific Objectives and Policies for each of the City's twenty-eight neighborhoods. Following are the objectives and policies for the University Neighborhood:

**Objective LU 81: Allow for the growth and expansion of the University of California, Riverside while ensuring preservation and enhancement of surrounding residential neighborhoods.**

*Policy 81.1: Coordinate with UCR and neighborhood groups in joint planning efforts, including the joint development and updates of the UCR Long Range Development Plan.*

*Policy 81.2: Protect the character of the existing single-family neighborhoods, seeking to minimize potential "town-gown" conflicts.*

*Policy 81.3: Encourage the reuse and/or revitalization of underutilized commercial areas through appropriately scaled mixed-use development.*

*Policy 81.4: Seek opportunities to develop commercial centers that serve both students and civilian needs.*

**Objective LU-82: Provide a diversity of housing opportunities throughout the University Neighborhood.**

*Policy 82.1: Encourage the construction of new rental apartments as well as the retention of existing and future rental stock and the provision of affordable units.*

**Objective LU-83: Ensure coordinated development along University Avenue in recognition of the street's importance as a key route between the University and the Downtown Core, a center for the hospitality industry and a**







**source of commercial services for surrounding residential neighborhoods.**

*Policy 83.1: Update the University Avenue Specific Plan to allow for mixed-use and residential development along the corridor that supports land use designations of the General Plan.*

*Policy 83.2: Encourage the creation of a continuous uniform streetscape along University Avenue.*

*Policy 83.3: Encourage student housing and activities along the University Avenue corridor.*

**Objective LU-84: Recognize and preserve existing rural lifestyles within the University Neighborhood by recognizing topographical constraints to conventional urban development.**

*Policy 84.1: Preserve the rural lifestyle in the Mount Vernon Bowl District.*

*Policy 84.2: Encourage Riverside County to carefully review development proposals for open spaces adjacent to the Box Springs Mountain Reserve Park in order to ensure sensitivity to the natural terrain and compatibility with residential uses in the Mount Vernon Bowl area.*

**How is the University Neighborhood Plan Organized?**

The University Neighborhood Plan is organized into seven sections that include a/an:

- **Introduction/Background** section, which defines the Planning Area, explains the relationship of the University Neighborhood Plan to the City of Riverside General Plan for 2025, provides a brief history of the University Neighborhood and describes other plans that will or could affect the University Neighborhood;





- **Community Participation and Neighborhood Vision** section, which explains the important role of the University Neighborhood in developing the plan and the Neighborhood's Vision for the Planning Area;
- **Urban Design** section, which describes the Citywide Urban Design Framework for the University Neighborhood Plan and further articulates a Neighborhood Urban Design Framework;
- **Land Use** section, which describes proposed land uses for the University Neighborhood including several refinements to the General Plan Land Uses;
- **Circulation and Community Mobility** section, which proposes several enhancements to the Citywide Circulation Element of the General Plan to achieve the Neighborhood's Vision and to resolve several traffic and parking challenges identified by the Neighborhood;
- **Public Realm** section, which describes how the public facilities in the Neighborhood can be supplemented and linked through enhanced streetscapes and a new, linear open space;
- **Implementation** section, which proposes a new partnership of the City, UCR and the University Community Neighborhood to more effectively coordinate planning and implementation in the future.

### History of the University Neighborhood

The University Neighborhood is a relatively new neighborhood whose development coincides with the growth of the University of California, Riverside. The northeast portion of the Neighborhood consists primarily of single-family residential subdivisions that were constructed in the 1960s. The remainder of the Planning Area is comprised of a mix of apartments, trailer parks and single-family residences developed in a more piecemeal fashion over the same time period.

The University Neighborhood derives its name from its proximity to the University of California, Riverside, which moved from its





initial location at the base of Mt. Rubidoux to the northeastern portion of the City in 1918. From 1918 to 1948, the University of California operated a Citrus Experiment Station near the Gage Canal, and there were no other University facilities. In 1948, a committee of the State Legislature recommended that a small liberal arts college be constructed near the University of California's Citrus Experiment Station. The development of the University was delayed by the Korean War, and the first core campus buildings were not completed until 1954. Five years later, in 1959, the UC Regents declared UCR a "General Campus," which resulted in planning efforts for a much larger institution.

Since its beginnings, the growth and development of the University has been intertwined with the surrounding residential areas. In 1964, the first Long Range Development Plan for the campus proposed an enrollment of 10,000 students. Since then, the campus has experienced rapid growth and constructed new facilities for the Fine Arts, Humanities, Sciences and Social Sciences. The 2005 Long Range Development Plan anticipates a student enrollment of 25,000 by the year 2015. This growth will have a significant impact on the surrounding Neighborhood.

The growth of UCR has caused concern among the neighbors of UCR, many of whom believe that the quality of life they have enjoyed for many years is now being or will be compromised. This response to growth has created a "town-gown" conflict in which residents feel that some of the goals and actions of the University are in conflict with the values of those who live adjacent to campus.

### **Relationship of the University Neighborhood to Other Plans**

In addition to the City of Riverside General Plan 2025, there are several other plans that have concepts or policies that will, or could potentially affect the University Neighborhood.

#### University Avenue Specific Plan

The University Avenue Specific Plan was prepared in 1993 to promote the rejuvenation of the environment along the University Avenue corridor, while establishing a more appropriate mix of land uses and encouraging high-quality development. This plan recognizes that University Avenue provides the primary link between downtown and the UCR campus. The plan proposes strengthening this connection by improving the visual quality of





the street with landscaping, an improved pedestrian environment and the promotion of non-automotive transportation modes between UCR and Downtown.

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) provides for the protection of species and habitats within a 1.25 million acre area that includes fourteen cities and all unincorporated Riverside County land west of the San Jacinto Mountains to the Orange County line. The plan, which conserves 146 plant and animal species and 500,000 acres of habitat, is one of the largest conservation efforts ever attempted in the State.

The plan identifies the Box Springs Mountain Reserve Park at the easterly edge of the University Neighborhood and Sycamore Canyon Wilderness Park near the southerly edge of the Neighborhood as two important conservation areas that are connected by a regional wildlife corridor. The preservation of these areas is an important goal for many residents who want to see the protection of flora and fauna that are native to the region.

Sycamore Canyon Specific Plan

The Sycamore Canyon Specific Plan was adopted in 1984 to help guide development and preserve open space within the Sycamore Canyon area.

University Community Plan Addendum

The University Community Plan Addendum was developed several years ago in parallel with the early stages of the update of the Long-Range Development Plan (LRDP) by UCR. Though not formally adopted, the analyses for the Addendum have partially informed the current preparation of the University Neighborhood Plan. A significant conclusion reached in preparing the Addendum was that there are not sufficient vacant sites immediately around UCR to provide the off-campus housing that is essential for students, faculty, administration and staff as the University increases its enrollment in the years ahead. Although the LRDP has a goal of providing 50% of the required student housing on campus, sufficient opportunities for off campus housing for students, faculty and staff need to be identified.

The Addendum identified the potential to channel the UCR off-campus housing demand to portions of University Avenue, the





Riverside Marketplace and Downtown. This would provide an impetus for further revitalization of these areas and relieve pressure for more housing at the immediate edges of UCR in the University Neighborhood. This revitalization could also create the potential for an expanded range of housing choices for Riverside residents and students, faculty, administration and staff who would like to live near UCR in either historic districts or new areas. Residents of these areas would also have attractive alternatives to the automobile for many daily trips.

#### Downtown Specific Plan

The Downtown Specific Plan defines a variety of housing, retail and cultural opportunities for both City of Riverside residents and UCR. The plan calls for the preservation of unique historic neighborhoods and the development of new housing types in sensitive new infill projects and adaptively reused historic structures.

#### Riverside Marketplace Specific Plan

The original Riverside Marketplace Specific Plan, adopted over a decade ago, defined a strategy for the historic preservation and adaptive reuse of this area's historic railroad depots and citrus packing plants. Aided by the City's success in obtaining a federal grant for over 6 million dollars, the blight has been removed, new infrastructure has been constructed and many of the historic structures have been restored and adaptively reused. City residents and UCR students and faculty alike now enjoy the distinctive restaurants, coffee galleries and entertainment venues located in the historic structures of the Marketplace. The Marketplace Specific Plan is currently being updated to accommodate transit-oriented development over the large surface parking lots located adjacent to the Downtown Riverside Metrolink Station.

#### University Avenue Charrette and Action Plan

Adopted in 2006, the University Avenue Charrette and Action Plan was a joint effort with the University of California, Riverside (UCR) that analyzed and prioritized key action items that could be accomplished on University Avenue that would make a significant difference in the Avenue's economic viability and quality of life.

The Action Plan was guided by recommendations from a team of expert consultants from various disciplines and presented before key stakeholder groups representing the business, education, and





development communities as well as local residents where the action items were further refined.

Since adoption, the City has actively begun to implement many of the action items outlined in the Plan and developed new action items. These action items address a range of issues including safety, security, housing, business attraction and retention, employment, enhanced community facilities, development standards, education opportunities, greater coordination between the City and UCR, and enhanced transit opportunities.

### **Best Practices**

In addition to the planning considerations noted above, research of best practices was conducted to learn from the experience of other communities in planning for the relationships between a University and its surrounding neighborhood. The sources determined to be relevant, and that were considered in developing the University Neighborhood Plan, are identified in Appendix 1 – Bibliography of Best Planning Practices.







## 2. COMMUNITY PARTICIPATION AND NEIGHBORHOOD VISION

### Overview

The University Neighborhood Plan was developed with the participation of residents, businesses and property owners in the University Neighborhood. Throughout the planning process, community stakeholders participated in four Neighborhood meetings in which they were asked to voice their opinions and offer suggestions for the University Neighborhood Plan.

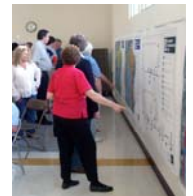
### What Residents Like About Their University Neighborhood

At the first Neighborhood meeting, residents were asked to identify what they most like about their University Neighborhood. The most frequently cited positive features of the University Neighborhood included:

- A family-oriented, residential environment;
- The unique natural hillside environment;
- Convenient neighborhood schools and parks;
- Friendly neighbors;
- Active and engaged citizenship;
- Diverse neighborhood;
- Safe streets and low crime rates; and
- Great housing stock with mature trees

### What Residents Would Like to Change in Their University Neighborhood

At the first two Neighborhood meetings, residents were also asked to identify what they would like to change in the University Neighborhood. The most common potentials identified for positive change included:





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- Protecting single-family neighborhoods from new high-density housing developments that are out of character with the scale and lifestyle of the Neighborhood;
- Preserving existing wildlife areas from destructive activities such as dumping trash and the use of off-road vehicles;
- Upgrading existing commercial areas to provide services and amenities for University Neighborhood residents;
- Increasing code enforcement to improve overall Neighborhood quality and better the relationship between students and residents;
- Eliminating student, faculty and UCR staff parking within residential areas to preserve the character of the single family neighborhood east of Watkins Drive;
- Slowing traffic and improving the visual appearance of streetscapes along the major streets in the Neighborhood; and
- Creating better connections to the educational, cultural and open space resources of the UCR campus.

### Vision for the Future of the University Neighborhood



At the second Neighborhood meeting, residents were asked to talk about important values that might become part of a Vision Statement for the University Neighborhood. Meeting participants offered the following ideas for the Neighborhood Vision.

- “Residents cherish our Neighborhood’s unique location”
- “The University Neighborhood is a diverse community that works hard to keep its high quality of life”
- “The University Neighborhood is a place where one can work, play, walk and learn”
- “The Neighborhood should appreciate UCR and UCR should appreciate the Neighborhood”





- “We cherish our unique location, environmentally, educationally and intellectually”
- “Our community is a livable Neighborhood”
- “The University Neighborhood is working together for the community and the environment”
- “The University Neighborhood is where family, friends and the preservation of our Neighborhood are the focus”

Following is a Vision for the future of the University Neighborhood that reflects the inputs of residents at the Neighborhood meetings held during the preparation of this plan.

*The University Neighborhood is a diverse, actively engaged community with residents who live in quiet single-family residences and higher density housing serving both the Neighborhood and the University. Residents take pleasure in views of and access to the beautiful Box Springs Mountains and proximity to the vibrant educational and cultural resources of the University of California, Riverside. The University Neighborhood enjoys convenient and pleasant shopping in retail areas surrounding the campus, that are comfortable and attractive meeting places for the Neighborhood and UCR. The University Neighborhood appreciates its quality public facilities including schools, parks, a community/senior center, attractive streetscapes and well-preserved, natural open spaces. The University Neighborhood enjoys excellent pedestrian and bicycle access to UCR, Bus Rapid Transit access to Downtown and the Riverside Marketplace and access to the region via the freeways and Downtown Metrolink Station.*





### 3. URBAN DESIGN

#### Urban Design Framework and the Neighborhood Vision

The Urban Design Framework for the University Neighborhood defines desirable relationships between the Public Realm of institutional districts, streetscapes, parks and natural spaces and the Private Realm of appropriately located and constituted land use districts for living, working and shopping.

#### Citywide Urban Design Framework

The Citywide Urban Design Framework for the University Neighborhood Plan is described in Figure 2 - Citywide Urban Design Framework.

The most relevant features of the Citywide Urban Design Framework for the University Neighborhood Plan include:

- The University of California, Riverside, which is a major district both within the City of Riverside and the University Neighborhood;
- Downtown Riverside, which is located only two miles west of the UCR campus and provides dining, entertainment, retail and office uses that can be accessed by bicycle or public transit, via the Downtown Metrolink Station;
- The University Avenue Corridor, which the General Plan designates generally as a mixed-used corridor that will accommodate a Bus Rapid Transit route connecting UCR with the west end of town including mid-town connections to La Sierra University, the Galleria at Tyler, and Riverside Plaza via the "L-Corridor" of University and Magnolia Avenues;
- The adjacent Eastside Neighborhood, which extends southward and northward from University Avenue to the west of the University Neighborhood;
- The adjacent Hunter Industrial Park Neighborhood, which includes employment resources for residents of the neighborhoods as well as technical/educational connections with UCR;

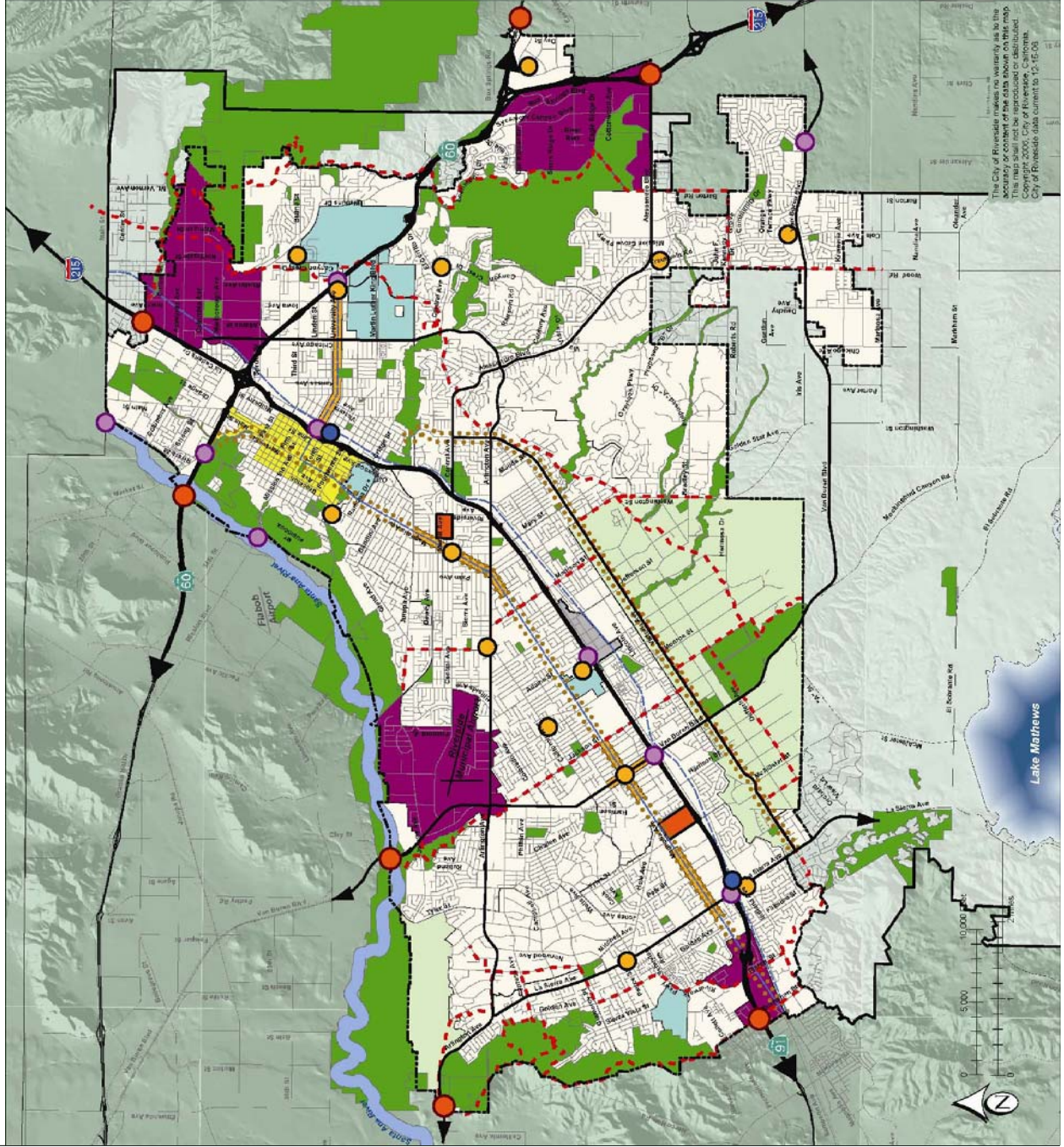




# UNIVERSITY NEIGHBORHOOD PLAN



- DOWNTOWN RIVERSIDE
- REGIONAL ACTIVITY NODES
- EDUCATIONAL INSTITUTIONS
- MAJOR BUSINESS PARKS
- AUTO MALL
- MAJOR OPEN SPACE AND PARKS
- GREENBELT
- MIXED USE CORRIDORS
- NEIGHBORHOODS
- HISTORIC CORRIDORS
- LOCAL ACTIVITY NODES
- METROLINK STATION
- REGIONAL GATEWAYS
- LOCAL GATEWAYS
- TRANSIT
- TRAVEL CORRIDORS
- OPEN SPACE CONNECTIONS
- RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE



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FIGURE 2:  
CITYWIDE DESIGN  
FRAMEWORK



- The Riverside Marketplace District, which is located along University Avenue adjacent to the 91 Freeway;
- The Box Springs Mountain Reserve Park, which creates the natural edge to the University Neighborhood on the east.

The Citywide Urban Design Framework also illustrates the convenient public transit access that residents of the University Neighborhood will have to the City's major educational, cultural and historic resources located along the "L-Corridor," which extends through Downtown Riverside along University Avenue and then south along Magnolia Avenue to Riverside Community College, California Baptist University and La Sierra University.

### **University Neighborhood Urban Design Framework**

The Citywide Urban Design Framework provides several of the key features of the Vision for the University Neighborhood, including the natural setting of the Box Springs Mountains and the University Avenue connection to Downtown and the Riverside Marketplace, as well as the University of California, Riverside District.

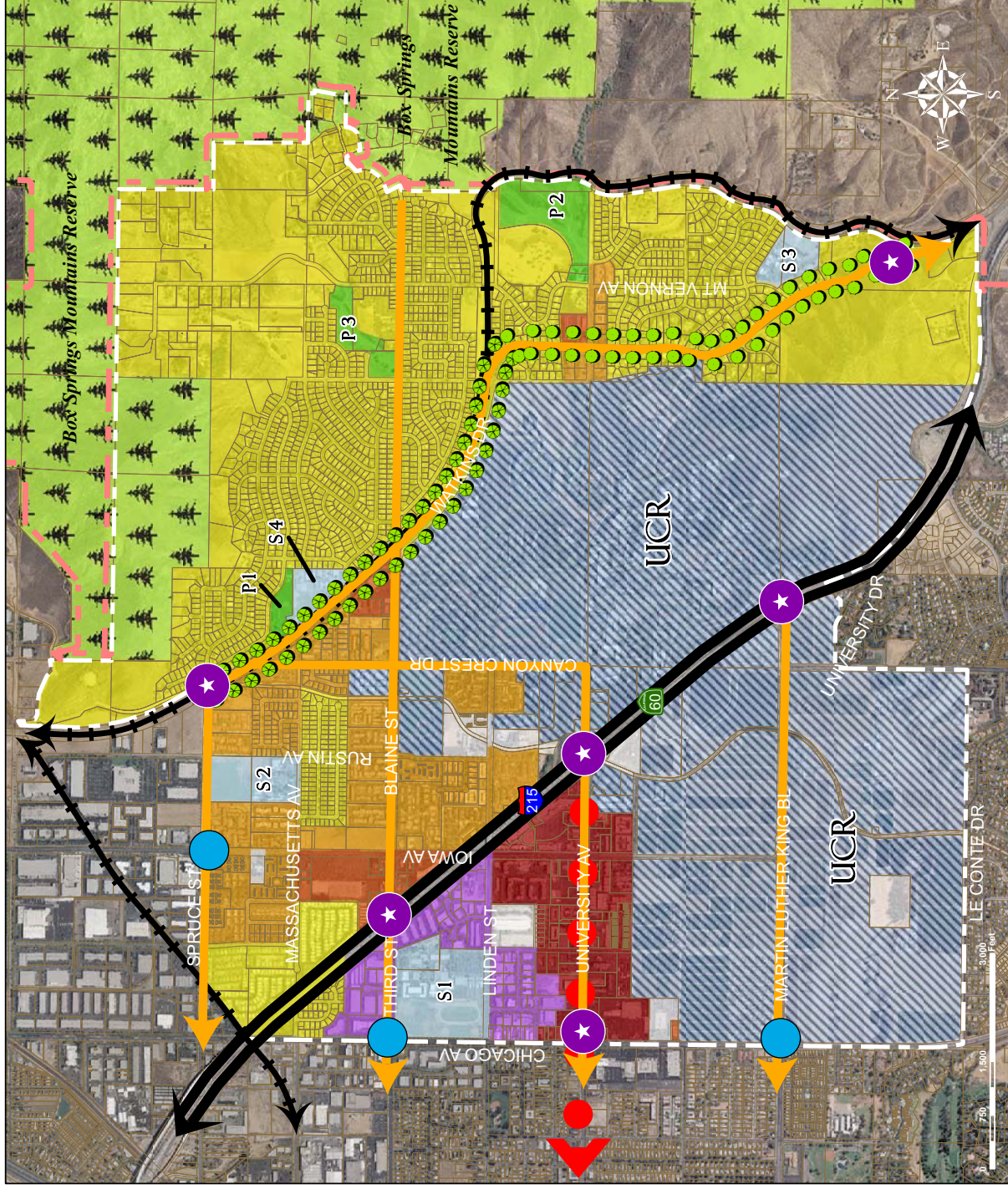
Figure 3 - University Neighborhood Urban Design Framework, identifies major existing and potential features of the Public and Private realms that interrelate to create the unique character of the University Neighborhood.

The Major Land Use Districts of the Private Realm include the:

- Single Family Residential Areas;
- Mixed Densities Residential Areas;
- University Avenue Mixed Use Urban Corridor encompassing University Village and a portion of the University Avenue Corridor; and
- Existing commercial centers, including the Big Springs Plaza, University Plaza and the area at the intersection of Iowa Avenue and Blaine Street.







# UNIVERSITY NEIGHBORHOOD PLAN

- LEGEND**
- PRIMARY NEIGHBORHOOD UCR GATEWAYS
  - SECONDARY NEIGHBORHOOD UCR GATEWAYS
  - MAJOR ARTERIALS
  - POTENTIAL METROLINK CORRIDORS
  - I-215/I-60 FREEWAY
  - UNIVERSITY AVENUE STREETSCAPE CONNECTION TO DOWNTOWN
  - PROPOSED WATKINS DRIVE PARKWAY
  - TREATMENT NORTH OF VALENCIA HILL DR.
  - TREATMENT SOUTH OF VALENCIA HILL DR.
  - RIVERSIDE CITY BOUNDARY
  - UCR
  - SINGLE FAMILY RESIDENTIAL
  - MIXED DENSITIES RESIDENTIAL
  - UNIVERSITY AVENUE MIXED USE URBAN\*
  - EXISTING COMMERCIAL AREAS
  - UNIVERSITY NEIGHBORHOOD SCHOOLS
  - S1: NORTH HIGH SCHOOL
  - S2: UNIVERSITY MIDDLE SCHOOL
  - S3: HYATT ELEMENTARY SCHOOL
  - S4: HIGHLAND ELEMENTARY SCHOOL
  - UNIVERSITY NEIGHBORHOOD PARKS
  - P1: HIGHLAND PARK (71 ACRES)
  - P2: ISLAND PARK (18 ACRES)
  - P3: MT. VERNON PARK (8.3 ACRES)
  - BOX SPRINGS MOUNTAINS RESERVE
  - BUSINESS OFFICE PARK
  - OTHER PUBLIC FACILITIES
- \*Mixed Use Designation Per Adopted General Plan 2025

FIGURE 3: UNIVERSITY NEIGHBORHOOD URBAN DESIGN FRAMEWORK



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The Major Public Realm Components include the:

- University Avenue Streetscape, which provides the environment for the University Neighborhood's connection to Downtown and the Riverside Marketplace;
- Watkins Drive Parkway, which creates a new, linear open space for the University Neighborhood and connects the Box Springs Mountain Reserve Park with Sycamore Canyon Wilderness Park;
- Major Streetscape Enhancements to Spruce Street, Blaine Street, Martin Luther King Boulevard, Chicago Avenue, Iowa Avenue and Campus Drive, which create pleasant pathways and reinforce the unique identity of the University Neighborhood;
- Primary and Secondary Neighborhood/UCR Gateways, which provide public art, graphics, landscape and lighting elements to enhance the environment, and wayfinding information to reinforce the unique character of the Neighborhood; and
- Metrolink Railroad Corridor, which will continue to be utilized by freight and passenger trains.

The nature of the Land Use Districts is further described in the Land Use section that follows. The nature of the Public Realm Components is further described in the Public Realm section that follows.







## 4. LAND USE

### Land Use and the Neighborhood Vision

The Neighborhood Vision for Land Use reflects both input from residents at the community meetings discussed in Section 2 and the policies of the General Plan 2025 summarized in Section 1. Thus the Neighborhood Vision embodies the:

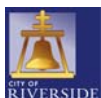
- Neighborhood's desire to protect the single family neighborhoods nestled against the Box Springs Mountain Reserve Park to the east of the existing Watkins Drive and the University's need for quality, affordable housing for residents and UCR students, faculty and staff;
- Neighborhood's and the University's desire for improved Neighborhood shopping facilities where residents, students, faculty and staff can shop and meet in an appealing environment.



### Relationship to the General Plan 2025

The General Plan 2025 recognizes the importance of providing diverse housing opportunities in the University Neighborhood, including new rental apartments, the retention of existing and future rental stock, and affordable housing units. The General Plan stresses the importance of providing quality apartments and multi-family housing within the University Neighborhood, and recommends the development of future new student housing along the University Avenue corridor. Additionally, the General Plan encourages the protection of single-family neighborhoods and the minimization of potential town-gown conflicts.

The General Plan 2025 also accommodates the expansion of UCR while ensuring the preservation and enhancement of residential areas within the University Neighborhood. The General Plan further encourages the reuse and/or revitalization of underutilized commercial areas by encouraging appropriately scaled mixed-use developments to serve both residents and UCR students, faculty and staff.





### Land Use Challenges and Opportunities

The Challenges and Opportunities to achieving the Land Use Vision for the University Neighborhood include the:

- Need for an adequate supply of conveniently located housing for students, faculty and staff, which cannot be provided exclusively on the UCR campus due to the varied housing preferences of students, faculty and staff;
- Lack of adequate space for student housing in vacant parcels within the University Neighborhood;
- Student demand for rental units and overcrowding of rental units within the single family areas east of Watkins Drive;
- Current lack of development opportunities for new types of retail areas surrounding UCR that are attractive to and shared by University Neighborhood residents, students, faculty and staff; and;
- Economics of revitalizing small, Neighborhood shopping areas that have limited capacity for expansion and current tenant mixes that do not optimally serve either residents of the University Neighborhood or UCR students, faculty and staff.

Some of the major land use recommendations are illustrated in Figure 4 - Land Use.



# UNIVERSITY NEIGHBORHOOD PLAN



## LEGEND

### GENERAL PLAN 2025 LAND USE DESIGNATIONS

- B/O-P - BUSINESS/OFFICE PARK
- C - COMMERCIAL
- HDR - HIGH DENSITY RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- I - INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- MU-U - MIXED-USE URBAN
- O - OFFICIAL
- OS - OPEN SPACE
- P - PARK
- PF - PUBLIC FACILITIES
- VLDL - VERY LOW DENSITY RESIDENTIAL

POTENTIAL UNIVERSITY-RELATED HOUSING ENHANCEMENT AREA

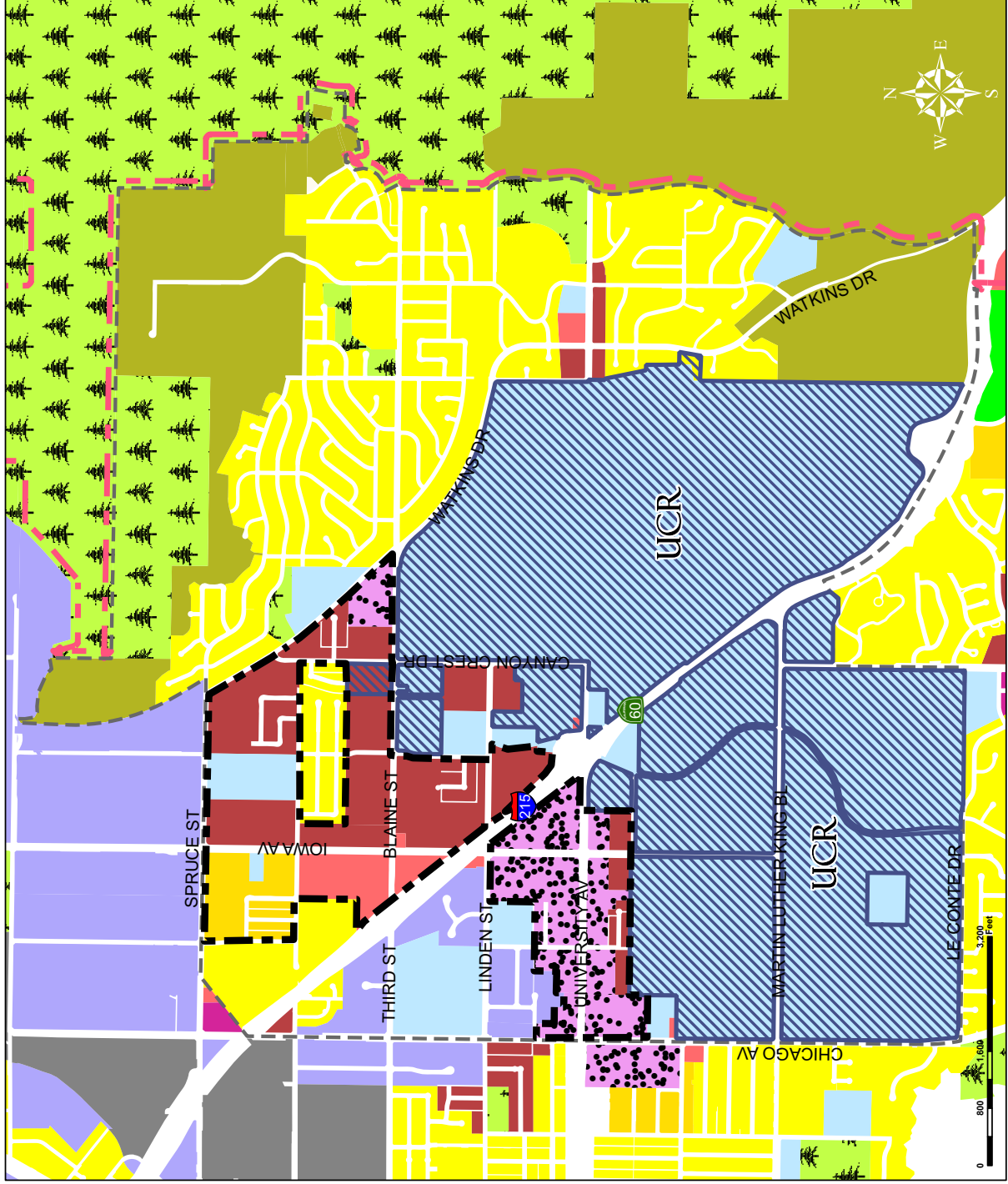


FIGURE 4:  
UNIVERSITY NEIGHBORHOOD  
LAND USE



### Land Use Objective

The following Objective was defined based on the Neighborhood Vision and is used to formulate the Policies and Tools:

**UNP-LU Objective**      **Enhance the University Neighborhood's quality of life by protecting single family areas, providing quality, affordable housing and enhancing neighborhood shopping.**

### Land Use Policies and Tools

The following policies and tools are proposed to achieve the Land Use Vision and Objective, and address the Challenges and Opportunities.

**UNP-LU Policy 1**      **Protect and maintain the single-family residential areas located primarily east of Watkins Drive and the pockets of single-family areas located west of Watkins Drive.**

*UNP-LU Tool 1.1      Initiate amendment of Section 19.520.030 of the Zoning Code to consider allowing the rental of rooms to a maximum of two individuals per single-family dwelling unit, plus members of the family occupying such dwellings, within all Residential zones.*

The existing Single Family and Mixed Densities Residential areas illustrated in Figure 3 are areas of the Neighborhood that are subject to Zoning Code violations and need to be protected. In order to maintain the quiet, family-oriented nature of these areas, it is recommended that the number of renters be limited to two people per dwelling unit plus members of the family occupying such dwellings. Limiting the allowable residential density to two individuals per dwelling unit will help preserve existing single-family areas by preventing overcrowding that creates traffic, excessive on-street parking and noise.





**UNP-LU  
Policy 2**      **Provide quality, affordable housing for University  
Neighborhood residents, students, faculty and  
staff.**

*UNP-LU  
Tool 2.1*      *Consider future private student-oriented housing  
only in areas where they do not negatively impact  
existing single-family residential neighborhoods.*

A common “town-gown” problem related to student housing arises when University students, in search of adequate off-campus housing, turn to existing single-family residential areas because it is the best housing they can find. Local houses are popular with students because they can live dorm-style—where two people often share a room—in order to cut the cost of housing. Many town-gown plans have recognized that the way to offset the intrusion of students into single-family areas is to provide private student-oriented housing in appropriately located developments that are close to campus and provide students with a variety of local amenities and services, including public transportation.

The most appropriate areas for these developments are within High-Density Residential and Mixed-Use Urban land use designations in the University Neighborhood and along University Avenue as illustrated in Figure 4, and within Downtown and the Riverside Marketplace. In addition to being affordable for students, the apartments should include or be located near amenities such as cafes, gyms, music stores, performance venues, coffee houses, clothing stores and other retail stores that are popular with University students as well as other residents.

*UNP-LU  
Tool 2.2*      *Continue the Neighborhood Livability Program and  
aggressive code enforcement action to upgrade  
residential zones designated in the General Plan  
2025.*

Within the University Neighborhood, there are areas near campus that are designated as high-density residential. These areas are comprised almost





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entirely of student apartments, due to their proximity to campus. Many of these apartments were built in the 1970s and 1980s, and are now starting to show signs of age and neglect. In order to effectively plan for future growth and the expansion of UCR, this aging stock of local apartments must be upgraded. The City's Neighborhood Livability Program, along with aggressive code enforcement action, can continue to improve problem properties within the Mixed Densities Residential areas indicated on Figure 3.

The homes within the Single Family Residential areas indicated on Figure 3 are also subject to neglect and are increasingly being used as university-related rentals. The Neighborhood Livability Program can also be an effective tool to improve the conditions of these residences.



**Existing Big Springs Plaza character**

*UNP-LU  
Tool 2.3*

*Explore opportunities to encourage property owners to upgrade older or neglected facilities.*

In addition to aggressive code enforcement, there may be other solutions or assistance programs that could be developed to encourage upgrading of rental properties by the owners or tenants.



**Potential Big Springs Plaza character**

**UNP-LU  
Policy 3**

**Explore opportunities to revitalize older shopping centers by increasing the level of neighborhood shopping and pedestrian amenities, upgrading the tenant mixes and encouraging private sector investment in the existing shopping centers throughout the University Neighborhood. This may include introducing mixed-use housing where appropriate.**

*UNP-LU  
Tool 3.1*

*Remain open to implementing or changing the land use designations for the commercial centers throughout the University Neighborhood to facilitate the most appropriate mix of retail, office and limited home ownership opportunities to serve the local residents as well as students, faculty and staff from UCR, with special consideration to building height and parking.*







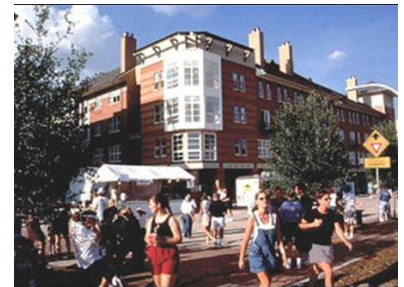
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It will be of utmost importance that any future mixed-use development proposals within the University Neighborhood include coordination with neighborhood residents to ensure that the development is consistent with the surrounding land uses and the neighborhood vision.

**UNP-LU  
Policy 4** Continue to upgrade University Avenue as a location for community and University related housing and commercial areas as well as enhancing University Neighborhood's accessibility to Downtown and the Riverside Marketplace.

**UNP-LU  
Tool 4.1** *Initiate an amendment to the University Avenue Specific Plan to make it consistent with the General Plan 2025 with additional design guidelines and public improvements.*

The University Avenue corridor, shown in Figure 4, may be an appropriate location for higher density mixed-use developments and student, faculty, staff and community housing.



The maximum FAR for this area should remain at 4.0, while the residential component of any future development should also be forty units per acre. However, higher densities are permissible for projects that have the potential to serve as transit-oriented developments. While the FAR for transit-oriented projects will remain at 4.0, a residential density of 60 dwelling units per acre is allowed. Qualifying projects must be constructed within one-half mile of a transit stop including Bus Rapid Transit stops along University Avenue.





## 5. CIRCULATION AND COMMUNITY MOBILITY

### Circulation and Mobility and the Neighborhood Vision



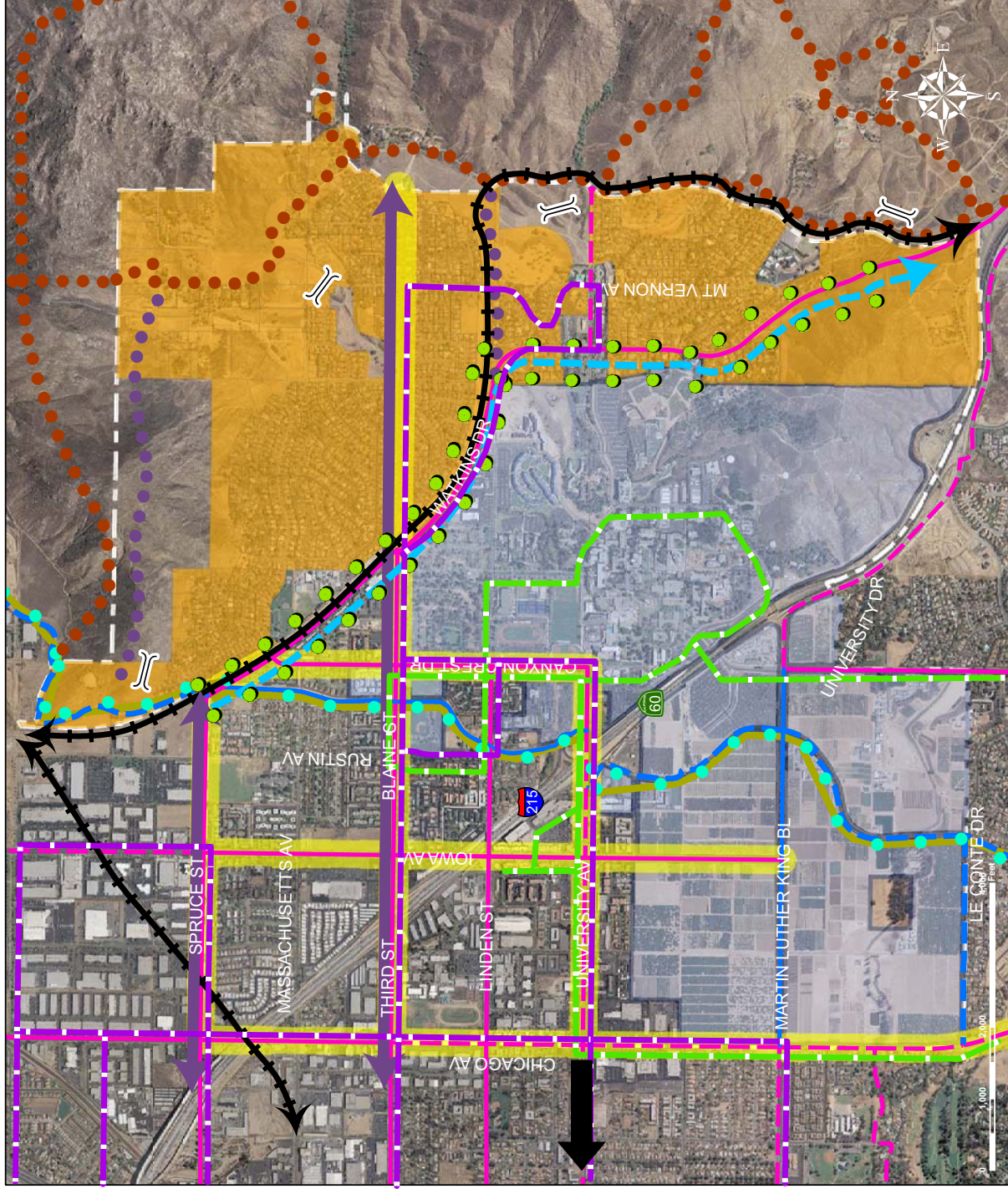
The Neighborhood Vision for Circulation reflects both inputs from residents at the community meetings discussed in Section 2 and the policies of the General Plan 2025 summarized in Section 1. Thus the Neighborhood Vision embodies the Neighborhood's desires for:

- Protection of the single family neighborhoods from the negative impacts of on-street parking by students who live in rented single family homes;
- Slower automobile travel speeds in the Neighborhood;
- Better pedestrian and bicycle connections to UCR, nearby shopping and entertainment venues, parks and open space areas;
- Public transit and bicycle access to Downtown and the Riverside Marketplace;
- Better hiking trail access to the adjacent foothills and mountains;
- Restriction of off-road vehicle access to the natural areas at the easterly edges of the University Neighborhood; and
- Reduction in cut-through traffic.

Some of the major Circulation and Mobility recommendations are illustrated in Figure 5 - Circulation and Mobility.







# UNIVERSITY NEIGHBORHOOD PLAN

- LEGEND**
- RESTRICT ACCESS OF OFF-ROAD VEHICLES TO NATURAL OPEN SPACES
  - CONVERSION OF WATKINS DRIVE TO A NEIGHBORHOOD PARKWAY
  - REDUCTION OF TRAVEL SPEEDS ON SPRUCE AND BLAINE STREETS
  - BUS RAPID TRANSIT AND BICYCLE ACCESS TO DOWNTOWN AND THE MARKETPLACE
  - GAGE CANAL REGIONAL HIKING TRAIL
  - PROPOSED CITY AND COUNTY HIKING TRAILS (PRIMARY AND SECONDARY)
  - LOCAL TRAIL CONNECTIONS PROPOSED BY THE UNIVERSITY NEIGHBORHOOD
  - EXISTING PRIMARY CITY TRAIL
  - EXISTING CLASS 1 BIKE ROUTE
  - PROPOSED CLASS 1 BIKE ROUTE
  - EXISTING CLASS 2 BIKE ROUTE
  - PROPOSED CLASS 2 BIKE ROUTE
  - POTENTIAL METROLINK CORRIDORS
  - HIGHLANDER HAULER BUS ROUTE
  - RTA BUS ROUTES
  - ENHANCED PEDESTRIAN AMENITIES ON MAJOR STREETSCAPES GRID
  - "RESIDENTS ONLY" PARKING DISTRICT
  - UCR

FIGURE 5:  
UNIVERSITY NEIGHBORHOOD  
CIRCULATION AND MOBILITY



## **Relationship to General Plan 2025**

The Circulation and Community Mobility Chapter of the General Plan 2025 acknowledges that Riverside's traffic and congestion woes will need to be resolved by developing a comprehensive strategy that includes focusing development near existing transportation corridors, ensuring land uses are supported by an efficient local roadway network, embracing innovative solutions to freeway congestion, and supporting alternative modes of transportation. The General Plan 2025 proposes to shape future growth by directing a major proportion of the anticipated population growth to infill sites, thereby encouraging smart growth by creating walkable, mixed-use districts comprised of retail, higher density residential and local or regional retail uses adjacent to enhanced public transportation.

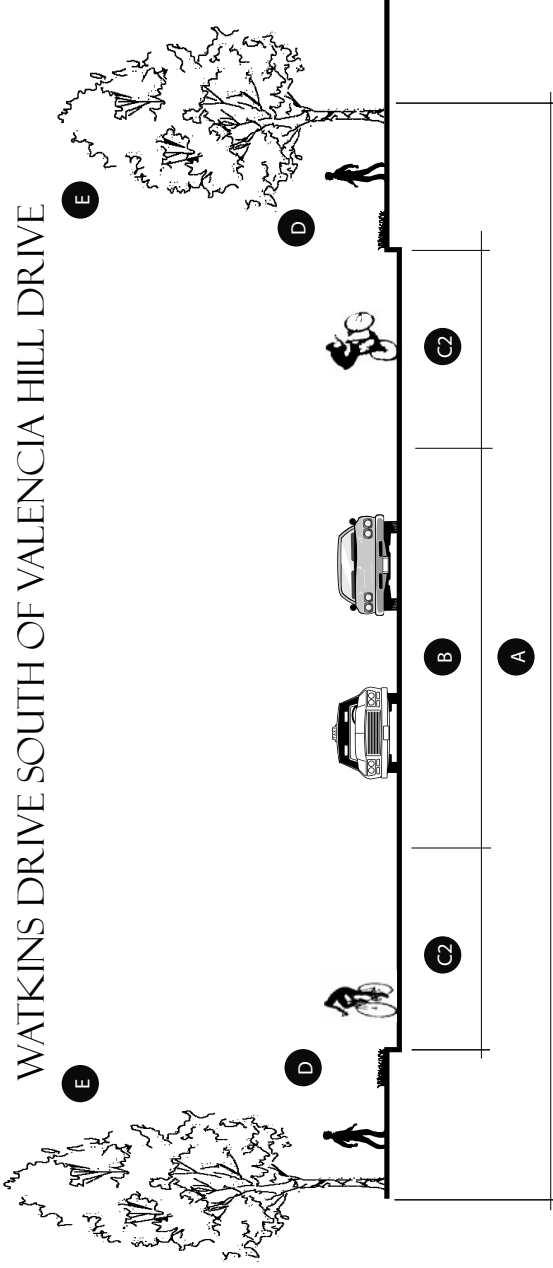
## **Circulation and Community Mobility Challenges and Opportunities**

The Challenges and Opportunities to achieving Circulation and Mobility Vision for the University Neighborhood include the:

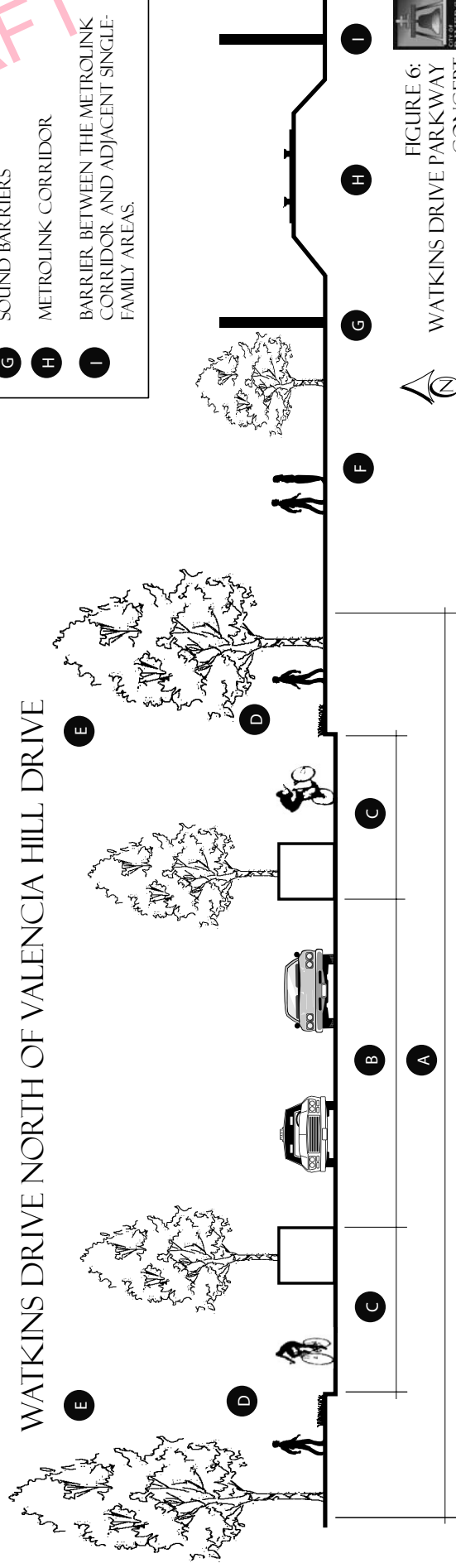
- Limited community knowledge of the potential to use an existing City ordinance that can eliminate on-street, non-residential parking in residential neighborhoods;
- Inadequate or poorly designed parking in apartments;
- Neighborhood division created by presence of I-215/SR-60 freeway;
- Conflict between the Neighborhood's desire to slow traffic, and the need for citywide arterials to move residents from throughout the City to varied destinations at reasonable speeds and reasonable travel times;
- Emerging, but currently not in place, Bus Rapid Transit system that will link the University Neighborhood to Downtown, the Marketplace and educational and cultural resources along University Avenue;
- Current lack of local hiking trails that create loops enabling both short and long hikes in the Box Springs Mountains Reserve;



## WATKINS DRIVE SOUTH OF VALENCIA HILL DRIVE



## WATKINS DRIVE NORTH OF VALENCIA HILL DRIVE



### UNIVERSITY NEIGHBORHOOD PLAN

- A EXISTING 88' RIGHT OF WAY
- B 32' VEHICULAR CORRIDOR (2 LANES)
- C CLASS I BIKEWAY WITH 4' PLANTERS WITH STREET TREES
- C2 BIKEWAY
- D NEW LANDSCAPING
- E IMPROVEMENTS TO PEDESTRIAN RIGHT OF WAY
- F PROPOSED LINEAR PARK
- G SOUND BARRIERS
- H METROLINK CORRIDOR
- I BARRIER BETWEEN THE METROLINK CORRIDOR AND ADJACENT SINGLE-FAMILY AREAS.



FIGURE 6:  
WATKINS DRIVE PARKWAY  
CONCEPT





- Existing lack of barriers to prevent off-road vehicles from entering the natural areas at the eastern edges of the University Neighborhood;
- Continued need for coordinated planning between the City, UCR and the University Neighborhood regarding the nature of traffic, parking and appearance of Watkins Drive; and
- Plans for a Metrolink regional rail transportation corridor using the existing tracks running parallel to Watkins Drive and community concerns about the possible impacts of a station in the Eastside Neighborhood.

### **Circulation and Community Mobility Objective**

The following Objective was defined based on the Neighborhood Vision and is used to formulate the Policies and Tools:

**UNP-CCM Objective**      **Enhance the University Neighborhood's quality of life by alleviating parking and traffic problems, improving all modes of transportation and upgrading hiking trails.**



### **Circulation and Community Mobility Policies and Tools**

The following policies and tools are proposed to achieve the Circulation and Mobility Vision and Objective, and address the Challenges and Opportunities. Figures 5 and 6 illustrate many of these policies and tools.

**UNP-CCM Policy 1**      **Minimize the proliferation of non-resident parking that takes place along Watkins Drive and within existing single-family residential area east of Watkins Drive.**

*UNP-CCM Tool 1.1      Continue to coordinate with Neighborhood Residents to develop and implement a comprehensive traffic and parking plan for the University Neighborhood with an emphasis on Watkins Drive and the single family residential area east of Watkins Drive.*

Residents of the University Neighborhood have





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been adversely affected by non-residents who take advantage of the ample amount of free parking that has historically been available along Watkins Drive and within the existing neighborhood streets of single-family residential area east of Watkins Drive. This condition is exacerbated by students who have rented homes within the Neighborhood and sometimes overload local streets with cars from visitors and extended guests.

The most appropriate response to this problem is to develop and implement a comprehensive parking plan for the area. This plan would address positive and negative effects of various parking solutions including no parking zones, “resident-only” permit parking zones, and metered parking. A community outreach program would also be established to educate the public about the changes.

As part of the planning process, it is recommended that “Residents-Only Parking Districts” be established for the areas shown in Figure 5. Establishment of these Districts can be preceded by an informational program to encourage residents to apply for the designation, and accompanied by an area-wide program to install attractive signage defining the Districts and implement an area-wide enforcement program. Furthermore, the University Neighborhood can consider the merits of establishing this program for the entire area versus continuing to implement it on a block-by-block basis.

Within the “Residents-Only Parking Districts,” a limitation on the number of parking permits provided to each household would be established as an effective way of regulating the number of people that use neighborhood streets for their long-term parking needs. Parking permits could prevent non-residents and visitors of residents in the neighborhood from overcrowding local streets. The number of parking permits issued to each household would be determined through the





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comprehensive parking analysis.

The parking plan would also consider the prohibition of overnight parking by non-permitted vehicles in the Neighborhood, and may help prevent the proliferation of late-night student parties by forcing individuals to leave the area at a certain hour so that their cars are not ticketed. Overnight parking limitations could also prevent people from using Neighborhood streets for their long-term parking needs.

Free parking along Watkins Drive has hampered the proper functioning of the street, and created additional traffic and circulation problems. One solution to this problem that would be analyzed more closely would be to completely remove on-street parking from portions of Watkins Drive north of Valencia Hill, as shown in Figure 5. This would allow the street to operate more efficiently for local vehicles and create other possibilities for the streetscape. Creating metered or time-limited parking along portions of Watkins Drive in conjunction with the “Residents-Only Parking District” in the adjacent residential area would be an alternative solution to the elimination of long-term parking.

**UNP-CCM  
Policy 2**

**Eliminate the proliferation of on-street parking by residents of the multiple family residential units throughout the University Neighborhood.**

*UNP-CCM  
Tool 2.1*

*Explore opportunities to increase minimum parking requirements for multiple family residential units.*

Several of the apartment developments throughout the Neighborhood have inadequate parking for the residents, forcing many people to park their vehicles on the streets. While the minimum parking requirement for multiple family residential units is adequate for many parts of the City, there may be need to increase the requirement for some areas such as the University Neighborhood.







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**UNP-CCM Policy 3 Eliminate cut-through traffic on residential neighborhood streets.**

*UNP-CCM Tool 3.1 Evaluate the feasibility for creating a permanent cul-de-sac at an appropriate location on Valencia Hill Drive between Watkins Drive and Big Springs Road to eliminate cut-through traffic.*

Residents reported that Valencia Hill Drive was frequently being used by drivers as a cut-through to avoid the intersection at Big Springs Road and Watkins Drive. Vehicles also traveled at high rates of speed on this single-family residential street creating a dangerous environment. There may be an opportunity to eliminate this danger while still providing access for residents by creating a cul-de-sac at an appropriate location along Valencia Hill Drive.

As a result of the feedback received from residents, Valencia Hill was temporarily closed by barricades in January 2008 to approximate the location of a future cul-de-sac. This temporary solution should be evaluated and public sentiment should be gauged to determine the feasibility of a permanent cul-de-sac.



**Existing character of Watkins Drive Parkway**

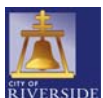
**UNP-CCM Policy 4 Establish appropriate long-term traffic and pedestrian treatments for Watkins Drive to best serve the University Neighborhood residents.**

*UNP-CCM Tool 4.1 Develop a comprehensive multipurpose streetscape enhancement plan for Watkins Drive.*

This streetscape enhancement plan would explore alternative transportation solutions and aesthetic treatments for Watkins Drive, including the possibility of changing the carrier function of Watkins Drive from auto-centric to a multiple function Parkway serving the University Neighborhood and UCR. This conceptual parkway, as illustrated in Figure 6 - Watkins Drive Parkway Concept, could include a Class 1 bikeway north of Valencia Hill Drive, enhanced pedestrian paths and



**Potential character of Watkins Drive Parkway**





new trail elements connecting to both the Box Springs Mountain Reserve Park and Sycamore Canyon Wilderness Park.

Enhancement opportunities could include:

- Widened sidewalks for enhanced pedestrian circulation;
- Creation of a Class 1 bike path on both sides of Watkins Drive Parkway north of Valencia Hill Drive by planting a new row of trees within the existing right-of-way;
- Public art and/or other types of Neighborhood beautification at major intersections; and
- Local and regional hiking trail connections along a new, linear park that is part of the Parkway.

**UNP-CCM Policy 5** Enhance all existing modes of transportation within the University Neighborhood, including bicycles, and walking.

*UNP-CCM Tool 5.1 Implement the Bicycle Master Plan and develop an expansion and enhancement plan for the major pedestrian thoroughfares within the University Neighborhood.*

The University Neighborhood experiences substantial bicycle activity due to the presence of both Neighborhood residents who ride to local schools from local residential areas as well as UCR students who bike to school. Also, residents have expressed a desire for enhanced bicycle connections to UCR. The Class II Bikeways shown on Figure 5 should be upgraded as described above, consistent with the Bicycle Master Plan.

Also, the creation of a Class I Bikeway along Watkins Drive Parkway north of Valencia Hill Drive would complement the existing and proposed Class II Bikeways identified in the General Plan and the Bicycle Master Plan, as shown in Figure 5.





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Enhancements to the bikeways could include clear signage, bike racks and storage in appropriate areas, and the elimination of hazards for safe, efficient bicycle movement.

The University Neighborhood also has a high degree of pedestrian activity due to the presence of families with children, senior citizens and students from the University. The overall pedestrian network of the University Neighborhood should be upgraded, as shown on Figure 4, including the Enhanced Pedestrian Amenities on the Streetscape Grid, creation of the Watkins Drive Parkway, implementation of the Gage Canal Hiking Trail, and the expansion of trails throughout the Box Springs Mountains Reserve.

**UNP-CCM Policy 6**    **Implement and supplement the unique network of hiking trails that can connect the University Neighborhood with local and regional open spaces.**

*UNP-CCM Tool 6.1    Implement the proposed citywide trails from the General Plan 2025 and consider adding to the citywide trails map local trails that are adjacent to the rail corridor.*

The General Plan 2025 outlines the development of several new City trails that connect the single-family residential sub-areas within the University Neighborhood to the Box Springs Mountains Reserve.

*UNP-CCM Tool 6.2    Encourage Riverside County to implement the proposed county trails outlined in the General Plan 2025.*

The General Plan 2025 outlines the development of new County trails that connect the single-family residential sub-areas within the University Neighborhood to the Box Springs Mountains Reserve. The City should work with Riverside County to build these trails in order to improve





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access to local open spaces.

*UNP-CCM Tool 6.3 Explore opportunities for additional, local trail connections to the currently proposed citywide and regional trail networks.*

Residents suggested specific trail locations during one of the community meetings. Efforts should be made to develop these additional trails.



**UNP-CCM Policy 7 Enhance public transportation in the University Neighborhood.**

*UNP-CCM Tool 7.1 Continue to integrate the planning for routes and bus stop connections between the RTA local buses, the proposed RTA Bus Rapid Transit along University Avenue and the Highlander Hauler of UCR.*

The integration of route locations and attention to ease of transferring between the three different systems can enhance public transit convenience for all of the University Neighborhood.

*UNP-CCM Tool 7.2 Encourage RCTC to maintain an ongoing dialog with University Neighborhood residents, UCR, and the City about potential Metrolink routes and station locations.*

*UNP-CCM Tool 7.3 Establish a partnership with RCTC to explore benefits and impacts of potential Metrolink routes and stops.*





## 6. THE PUBLIC REALM

### What is the Public Realm?

The Public Realm, as illustrated in Figure 7 - Public Realm, is the continuous network of public streetscapes, parks, public facilities and natural open spaces that are interconnected to provide pleasant and meaningful travel corridors, places for community gatherings and activities, areas for quiet contemplation and a framework for the Private Realm's residential and shopping areas.



### Public Realm and the Neighborhood Vision

The Neighborhood Vision for the Public Realm reflects both inputs from residents at the community meetings discussed in Section 2 and the policies of the General Plan 2025 summarized in Section 1. Thus the Neighborhood Vision embodies the:

- Preservation of the Neighborhood's unique natural areas for reflection and the maintenance of the quiet, single family areas east of Watkins Drive;
- Maintenance and upgrading of the Neighborhood's schools and parks and the addition of a community center including facilities for families and seniors;
- Creation of gathering places for community activities and celebrations;
- Development of attractive travel corridors that provide wayfinding information, connect important public facilities, and enhance the character of the University Neighborhood through distinctive landscaping, lighting, street furniture, public art and graphics; and
- Provision of public art at appropriate locations within the public spaces associated with schools, parks and streetscapes.



### Relationship to General Plan 2025

The Urban Design Framework in the General Plan 2025 describes a citywide network of linked public facilities, including educational institutions, parks, open spaces and parkways. New Parkways are







defined that are park-like in their design and function as travel corridors making connections between components of Riverside Park – a citywide network of natural and cultivated open spaces. In some instances the Parkways can also incorporate new passive or active park land. The University Neighborhood Plan Urban Design Framework and Public Realm Plan incorporate the citywide elements of the Urban Design Framework and Riverside Park, define or add local open space connections and recommended additions or upgrades to University Neighborhood public facilities.

By implementing a thoughtfully planned and designed Public Realm, the University Neighborhood can increase its quality of life as experienced in recreational areas, reflection areas, gathering areas and travel corridors. Public facilities can also be upgraded in appearance and/or amenities to create appealing destinations, or meeting spaces within the Public Realm.

Public Safety is also an important element of life in the University Neighborhood and in the Public Realm. The Public Safety Element of the General Plan describes the role that Crime Prevention Through Environmental Design (CPTED) can play in assuring a safe environment for the community. The goal of CPTED is to reduce crime by involving the community and designing places that facilitate police surveillance, reduce hiding places and promote defensible space. CPTED approaches the challenge of creating a defensible environment by addressing both the physical and psychological aspects of design.

### **Public Realm Challenges and Opportunities**

The Challenges and Opportunities to achieving the Public Realm Vision for the University Neighborhood include the:

- Unfamiliarity of the Public Realm concept, which views the public environment as interconnected rather than as a series of isolated components;
- Damage being done to natural areas by the encroachment of off-road vehicles and the sometimes poorly designed edges between residential units and the natural open spaces;
- Lack of spaces for community recreation and gathering;



# UNIVERSITY NEIGHBORHOOD PLAN



## LEGEND

- PRIMARY NEIGHBORHOOD/UCR GATEWAYS
- SECONDARY NEIGHBORHOOD/UCR GATEWAYS
- MAJOR STREETSCAPES
- POTENTIAL METROLINK CORRIDORS
- I-215/ST-60 FREEWAY
- GAGE CANAL REGIONAL HIKING TRAIL
- PROPOSED WATKINS DRIVE PARKWAY TREATMENT NORTH OF VALENCIA HILL DR.
- PROPOSED WATKINS DRIVE PARKWAY TREATMENT SOUTH OF VALENCIA HILL DR.
- UNIVERSITY NEIGHBORHOOD PARKS
  - P 1: HIGHLAND PARK (71 ACRES)
  - P 2: ISLANDER PARK (18 ACRES)
  - P 3: MT. VERNON PARK (8.3 ACRES)
- UNIVERSITY NEIGHBORHOOD SCHOOLS
  - S 1: NORTH HIGH SCHOOL
  - S 2: UNIVERSITY MIDDLE SCHOOL
  - S 3: HYATT ELEMENTARY SCHOOL
  - S 4: HIGHLAND ELEMENTARY SCHOOL
- UCR
- BOX SPRINGS MOUNTAINS RESERVE

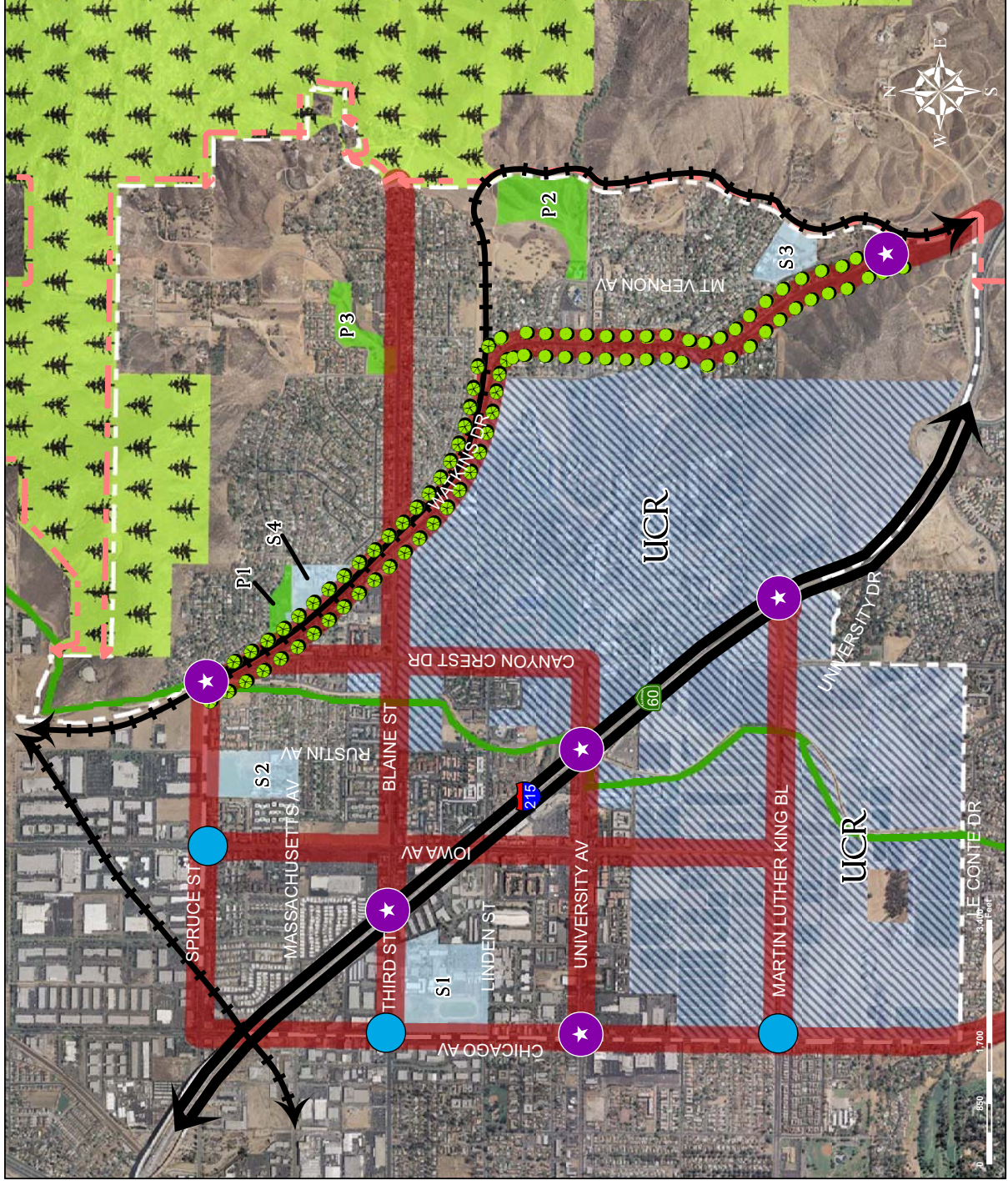


FIGURE 7:  
UNIVERSITY NEIGHBORHOOD  
PUBLIC REALM





- Lack of an integrated approach to the design of the major streetscapes as automobile traffic carriers, bicycle and pedestrian pathways, public transit corridors and visually attractive, linear open space corridors; and
- Unfamiliarity in the community with the principles and practices of Crime Prevention through Environmental Design.

Some of the major Public Realm recommendations are listed in Figure 7.

### Public Realm Objective



The following Objective was defined based on the Neighborhood Vision and is used to formulate the Policies and Tools:

**UNP-PR Objective**      **Enhance the University Neighborhood's quality of life through improvements to school and park sites, upgrading streetscapes and protecting open space and conservation areas.**

### Public Realm Policies and Tools



The major components of the University Neighborhood Public Realm, illustrated in Figure 7, include the:

- Major Streetscapes, which serve the multiple functions of traffic carriers, communicators of wayfinding information, connectors of public and private activities and linear special experiences;
- Watkins Drive Parkway, which will be both a Neighborhood travel corridor and a new linear park;
- Gage Canal/Bikeway/Pedestrian Path as part of the citywide trail network defined in the General Plan;
- Existing Neighborhood Parks;
- Box Springs Mountains Reserve;
- Public Schools; and
- Gateways to the University Neighborhood and UCR.





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**UNP-PR  
Policy 1**

**Upgrade or add needed Public Facilities to the Public Realm serving the University Neighborhood.**

The Public Realm should be viewed as a connected network of the University Neighborhood's public elements creating both a pleasant environmental experience and a framework for the preservation, enhancement and development of the Private Realm of residential and commercial areas.

**UNP-PR  
Tool 1.1**

*Develop and implement a comprehensive park improvement plan that is consistent with the Park Master Plan to preserve, upgrade, or enhance public parks as needed including Highland Park, Islander Park and Mt. Vernon Park.*

The residents have expressed interest in upgrading or enhancing some park space, while preserving other areas. A comprehensive park improvement plan would determine the needs and desires of the community and would establish specific goals and improvement/preservation projects for each park in the neighborhood.



**UNP-PR  
Tool 1.2**

*Preserve the Box Springs Mountain Reserve Park through access restrictions and prevention of off-road vehicles in the open spaces within and adjacent to the University Neighborhood.*

The continued use of off-road vehicles within existing open spaces such as the Box Springs Mountain Reserve Park threatens the overall environmental quality in these important wildlife areas. The presence of off-road vehicles within these parks is also damaging because riders operate their vehicles too close to local residential areas, thus creating noise that disturbs residents. Off-road vehicles should be prohibited through law enforcement and the construction of physical barriers to prevent off-road vehicles from entering local parks.

**UNP-PR  
Tool 1.3**

*Explore the possibility of constructing or establishing the Gage Canal Citywide Bikeway and Hiking Trail consistent with the Bicycle Master Plan and the General Plan.*





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*UNP-PR  
Tool 1.4 Upgrade the major streetscapes with appropriate auto and pedestrian lighting and landscaping that both reinforces citywide corridor images where appropriate and reinforces a distinctive image for the University Neighborhood.*

*UNP-PR  
Tool 1.5 Create special public art and wayfinding graphics at primary and secondary gateways to the University Neighborhood and UCR.*

*UNP-PR  
Tool 1.6 Coordinate with University Neighborhood residents to explore a suitable location for a Community/Senior Center.*

*UNP-PR  
Tool 1.7 Encourage the provision of public gathering spaces within all new high density and mixed-use developments.*

*Also see UNP-CCM Tool 2.2 for enhancement of Watkins Drive.*

**UNP-PR  
Policy 2 The Public Realm should be systematically upgraded over time through a cooperative effort involving the University Neighborhood, the City of Riverside and UCR.**

*UNP-PR  
Tool 2.1 Continue to coordinate with the University Neighborhood Association and UCR to discuss and seek comments on land use issues that impact the Neighborhood.*

*UNP-PR  
Tool 2.2 Establish a program to regularly review, discuss and update the University Neighborhood Plan with the residents, property and business owners and other community stakeholders.*

**UNP-PR  
Policy 3 Utilize law enforcement and other City departments and programs to protect all open spaces and wildlife areas within the Neighborhood from outside impacts, including inappropriate activities and/or illegal activities.**

*UNP-PR  
Tool 3.1 Implement the C.U.R.E. program (Clean Up Riverside's Environment) to stop illegal dumping of trash and other hazardous materials that currently occurs within the Box Springs Mountain Reserve Park, Islander Park and other conservation areas.*







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The Box Springs Mountain Reserve Park and other local open spaces are being degraded by the illegal dumping of trash and other materials that contribute to the overall deterioration of sensitive wildlife habitat. This dumping should be prohibited through increased enforcement, as well as the construction of barriers at selected park entrances to prevent people from dumping trash in the natural open spaces.



*UNP-PR Tool 3.2 Organize and support regular litter clean-up events at the public parks and entrances to the Box Springs Mountains Reserve.*

**UNP-PR Policy 4 Improve University Neighborhood access to adjacent open space and conservation areas for community enjoyment while maintaining their integrity.**

*UNP-PR Tool 4.1 Work with Riverside County to connect regional trails within the Box Springs Mountain Reserve Park and Sycamore Canyon Wilderness Park with local trails within the University Neighborhood.*

The Multiple Species Habitat Conservation Plan was prepared to guide habitat conservation efforts in Western Riverside County. The University Neighborhood and the City and County should protect this important wildlife corridor, as it provides an important habitat connection between the Box Springs Mountain Reserve Park and the Sycamore Canyon Wilderness Park. Carefully considered local trail connections should be made from the University Neighborhood to these areas.

**UNP-PR Policy 5 Promote local stewardship through public information and educational programs that relate to the Public Realm in terms of function, aesthetics and public safety.**

*UNP-PR Tool 5.1 Develop a program to educate students and residents about the natural and manmade components of the Public Realm, how they may be preserved or enhanced and the value of linkages between components.*





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This Information and Education Program could also include the study of Riverside Park as proposed in the General Plan with an emphasis on the components in or adjacent to the University Neighborhood.

*UNP-PR  
Tool 5.2*

*Implement Crime Prevention Through Environmental Design (CPTED) policies in the design review process for all new development revitalization or rehabilitation projects in the University Neighborhood.*

This design review should pay particular attention to maintaining views to areas located along public rights-of-way, appropriate lighting and the creation of pedestrian activity to reinforce the reality and perception of public safety.

*UNP-PR  
Tool 5.3*

*Continue and expand the UNET Program including 24/7 round the clock policing and the integration of policing and code enforcement activities to enforce speed limits and parking regulations.*

The University Neighborhood Enhancement Team (UNET) is a cooperative program between the Riverside Police Department and the UCR Police Department. Each agency has committed policing staff to cooperatively serve a seventeen square mile area that surrounds the University. In addition to responding to calls for service during the early morning hours, officers are encouraged to identify community concerns and seek out practical and innovative approaches to addressing those concerns.

It is recommended that a public safety project focusing on upgrading the existing infrastructure in the Neighborhood be added to the UNET enhancement area. This project would focus on implementing capital improvements projects such as the installation of lighting along busy pedestrian corridors.

*UNP-PR  
Tool 5.4*

*Explore opportunities to encourage or potentially require property owners to become partners in the City's Crime Free Program.*





## 7. IMPLEMENTATION

### Overview

Amongst the most notable features of the University Neighborhood's urban design structure and land use composition is the central presence of the University of California, Riverside, from which the Neighborhood takes its name.

New ways of communication, planning and implementation offer potential for improving the relationships between the University Neighborhood and UCR. These potentials relate directly to Land Use Objective LU 81 of the General Plan for 2025, which states:

"Allow for the growth and expansion of the University of California, Riverside while ensuring preservation and enhancement of surrounding residential neighborhoods."

This Objective is supported by Policy LU 81.1, which states:

"Coordinate with UCR and neighborhood groups in joint planning efforts including the joint development and updates of the UCR Long Range Development Plan (LRDP)."

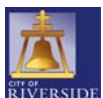
### Creation of a University Neighborhood/City/UCR District and Partnership

To implement the kind of coordinated planning called for in the City's General Plan, a high level of planning and implementation coordination will be required between the City, the University Neighborhood and UCR.



**UNP-IP Policy 1**      **Support a City-University Neighborhood Planning Partnership that would be charged with the responsibility to effectively integrate long and short term planning and implementation plans and projects.**

*UNP-IP Tool 1.1      Formalize a Partnership with appropriate representation to be defined through further discussions involving the City, the University Neighborhood and UCR.*





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Roles of the Partnership could include:

- Developing an action plan for the continued vitalization of the commercial and retail environment with the University Neighborhood, particularly in existing commercial and mixed-use areas;
- Identifying potential real estate developers who are interested in investing in the University Neighborhood and working with the University Neighborhood and UCR to upgrade local shopping areas;
- Encouraging developers interested in enhancing the University Neighborhood shopping areas to apply for zoning changes that are consistent with the General Plan;
- Preparing joint applications for funding of physical projects and community and educational enhancement programs to obtain state, federal, private foundation and corporate funding projects supported by the Partnership; and
- Holding regular (annual or bi-annual) meetings to discuss the Objectives, Policies, and Tools of the University Neighborhood Plan.

*UNP-IP  
Tool 1.2*

*Continue to encourage UCR to share development and expansion plans with the City and the public during the earliest possible planning stage.*

The residents have expressed frustration with UCR's approach to development and lack of public involvement in land use processes. Involving the public in the early stages of the process allows ample time to digest the proposals for growth and development and also provides an opportunity for feedback.

**UNP-IP  
Policy 2**

**The City should support UCR created Educational Programs for UCR Students regarding their relationships with the University Neighborhood.**



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*UNP-IP Tool 2.1 Utilize existing programs, such as the City's website or the "Mayor's Night Out" events, to facilitate the dissemination of information regarding UCR's "Good Neighbor Guidelines."*

## **Implementation Tools Overview for the University Neighborhood Plan**

The following Implementation Tools Table identifies responsibilities, time frames and interrelationships between the implementation tools and policies. The intent is to increase the effectiveness and efficiency of implementing the University Neighborhood Plan by identifying related tools and policies.







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## IMPLEMENTATION TOOLS LAND USE (UNP-LU)

Tool	Description	Responsible Agency*	Time Frame	Related Neighborhood Plan Policies
UNPLU 1.1	Initiate amendment of Section 19.520.030 of the Zoning Code to consider allowing the rental of rooms to a maximum of two individuals per single-family dwelling unit, plus members of the family occupying such dwellings, within all Residential zones.	PLN CAO	Fall 2008	Land Use Policy 1
UNPLU 2.1	Consider future private student-oriented housing only in areas where they do not negatively impact existing single-family residential neighborhoods.	PLN DEV	On-going	Land Use Policy 2
UNPLU 2.2	Continue the Neighborhood Livability Program and aggressive code enforcement action to upgrade residential zones designated in the General Plan 2025.	PLN DEV COD CAO PD HOU	On-going	Land Use Policy 2
UNPLU 2.3	Explore opportunities to encourage property owners to upgrade older or neglected facilities.	PLN DEV COD HOU	Winter 2008	Land Use Policy 2
UNPLU 3.1	Remain open to implementing or changing the land use designations for the commercial centers throughout the University Neighborhood to facilitate the most appropriate mix of retail, office and limited home ownership opportunities to serve the local residents as well as students, faculty and staff from UCR, with special consideration to building height and parking.	PLN RES	On-going	Land Use Policy 3
UNPLU 4.1	Initiate an amendment to the University Avenue Specific Plan to make it consistent with the General Plan 2025 with additional design guidelines and public improvements.	PLN PW	Fall 2008	Land Use Policy 5

\*Key to Responsible Agencies - The first agency listed will be the lead agency for the task

CAO = City Attorney's Office	PU = Public Utilities
COD = Community Dev. Department, Code Enforcement Division	PW = Public Works Department
DEV = Development Department	RC = Riverside County
FD = Fire Department	RCTC = Riverside County Transportation Commission
HOU = Development Department, Housing Division	RES = University Neighborhood Residents, Property Owners, Business Owners
PD = Police Department	RTA = Riverside Transit Agency
PLN = Community Development Department, Planning Division	SCH = School Districts
PR = Park, Recreation & Community Services Department	UCR = University of California at Riverside





## IMPLEMENTATION TOOLS CIRCULATION AND COMMUNITY MOBILITY (UNP-CCM)

Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
UNP-CCM 1.1	Continue to coordinate with Neighborhood Residents to develop and implement a comprehensive traffic and parking plan for the University Neighborhood with an emphasis on Watkins Drive and the single family residential area east of Watkins Drive.	PW RES UCR	On-going	Circulation and Mobility Policy 1
UNP-CCM 2.1	Explore opportunities to increase minimum parking requirements for multiple family residential units.	PLN	Fall 2008	Circulation and Mobility Policy 2
UNP-CCM 3.1	Evaluate the feasibility for creating a permanent cul-de-sac at an appropriate location on Valencia Hill Drive between Watkins Drive and Big Springs Road to eliminate cut-through traffic.	PW PLN RES	Start Spring 2008	Circulation and Mobility Policy 2
UNP-CCM 4.1	Develop a comprehensive multipurpose streetscape enhancement plan for Watkins Drive.	PW RES UCR	Start Spring 2008	Circulation and Mobility Policy 2
UNP-CCM 5.1	Implement the Bicycle Master Plan and develop an expansion and enhancement plan for the major pedestrian thoroughfares within the University Neighborhood.	PLN PW PR	2009	Circulation and Mobility Policy 3 Public Realm Policy 1
UNP-CCM 6.1	Implement the proposed citywide trails from the General Plan 2025 and consider adding to the citywide trails map local trails that are adjacent to the rail corridor.	PR RCTC	On-going	Circulation and Mobility Policy 4
UNP-CCM 6.2	Encourage Riverside County to implement the proposed county trails outlined in the General Plan 2025.	PR RC	On-going	Circulation and Mobility Policy 4
UNP-CCM 6.3	Explore opportunities for additional, local trail connections to the currently proposed citywide and regional trail networks.	PR RC	On-going	Circulation and Mobility Policy 4
UNP-CCM 7.1	Continue to integrate the planning for routes and bus stop connections between the RTA local buses, the proposed RTA Bus Rapid Transit along University Avenue and the Highlander Hauler of UCR.	PLN PW RTA UCR	On-going	Circulation and Mobility Policy 5
UNP-CCM 7.2	Encourage RCTC to maintain an ongoing dialog with University Neighborhood residents, UCR, and the City about potential Metrolink routes and station locations.	PLN/RCTC PW RES	On-going	Circulation and Mobility Policy 4
UNP-CCM 7.3	Establish a partnership with RCTC to explore benefits and impacts of potential Metrolink routes and stops.	PLN/RCTC PW RES	Summer 2008	Circulation and Mobility Policy 5

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PR = Park, Recreation & Community Services Department	UCR = University of California at Riverside





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## IMPLEMENTATION TOOLS PUBLIC REALM (UNP-PR)

Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
UNP-PR 1.1	Develop and implement a comprehensive park improvement plan that is consistent with the Park Master Plan to preserve, upgrade, or enhance public parks as needed including Highland Park, Islander Park and Mt. Vernon Park.	PR	On-going	Public Realm Policy 1
UNP-PR 1.2	Preserve the Box Springs Mountain Reserve Park through access restrictions and prevention of off-road vehicles in the open spaces within and adjacent to the University Neighborhood.	PR/RC PD PW RES	Summer 2008	Public Realm Policy 1
UNP-PR 1.3	Explore the possibility of constructing or establishing the Cage Canal Citywide Bikeway and Hiking Trail.	PR PW PU	2010	Public Realm Policy 1
UNP-PR 1.4	Upgrade the major streetscapes with appropriate auto and pedestrian lighting and landscaping that both reinforces citywide corridor images where appropriate and reinforces a distinctive image for the University Neighborhood.	PW PU RES	2010	Public Realm Policy 1
UNP-PR 1.5	Create special public art and wayfinding graphics at primary and secondary gateways to the University Neighborhood and UCR.	PLN PW	2010	Public Realm Policy 1
UNP-PR 1.6	Coordinate with University Neighborhood residents to explore a suitable location for a Community/Senior Center.	PR RES	2009	Public Realm Policy 1
UNP-PR 1.7	Encourage the provision of public gathering spaces with all new high density and mixed-use developments.	PLN	On-going	Public Realm Policy 1
UNP-PR 2.1	Continue to coordinate with the University Neighborhood Association and UCR to discuss and seek comments on land use issues that impact the Neighborhood.	PLN RES UCR	On-going	Public Realm Policy 2 Implementation Tools Policy 1
UNP-PR 2.2	Establish a program to regularly review, discuss and update the University Neighborhood Plan with the residents, property and business owners and other community stakeholders.	PLN RES	Fall 2008	Public Realm Policy 2
UNP-PR 3.1	Implement the C.U.R.E. program (Clean Up Riverside's Environment) to stop illegal dumping of trash and other hazardous materials that currently occurs within the Box Springs Mountain Reserve Park, Islander Park and other conservation areas.	PW PD PR COD FD	On-going	Public Realm Policy 3
UNP-PR 3.2	Organize and support regular litter clean-up events at the public parks and entrances to the Box Springs Mountain Reserve Park.	PR KRCB RC	Fall 2008	Public Realm Policy 3
UNP-PR 4.1	Work with Riverside County to connect regional trails within the Box Springs Mountain Reserve Park and Sycamore Canyon Wilderness Park with local trails within the University Neighborhood.	PR RC RES	2010	Public Realm Policy 4
UNP-PR 5.1	Develop a program to educate students and residents about the natural and manmade components of the Public Realm, how they may be preserved or enhanced and the value of linkages between components.	PR SCH PLN UCR RES	2009	Public Realm Policy 5
UNP-PR 5.2	Implement Crime Prevention Through Environmental Design (CPTED) policies in the design review process for all new development revitalization or rehabilitation projects in the University Neighborhood.	PD PLN COD	On-going	Public Realm Policy 5
UNP-PR 5.3	Continue and expand the UNET Program including 24/7 round the clock policing and the integration of policing and code enforcement activities to enforce speed limits and parking regulations.	PD COD UCR	On-going	Public Realm Policy 5
UNP-PR 5.4	Explore opportunities to encourage or potentially require property owners to become partners in the City's Crime Free Program.	PD DEV	On-going	Public Realm Policy 5

\*See previous page for key to Responsible Agencies - The first agency listed will be the lead agency for the task





## IMPLEMENTATION TOOLS NEIGHBORHOOD/CITY/UCR PARTNERSHIP (UNP-IP)

Tool	Description	Responsible Agency	Time Frame	Related Neighborhood Plan Policies
UNPIP 1.1	Formalize a Partnership with appropriate representation to be defined through further discussions involving the City, the University Neighborhood and UCR.	PLN PW RES UCR	Fall 2008	Implementation Policy 1
UNPIP 1.2	Continue to encourage UCR to share development and expansion plans with the City and the public during the earliest possible planning stage.	PLN UCR	On-going	Implementation Policy 1
UNPIP 2.1	Utilize existing programs, such as the City's website or the "Mayor's Night Out" events, to facilitate the dissemination of information regarding UCR's "Good Neighbor Guidelines."	PLN UCR	On-going	Implementation Policy 2

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## APPENDIX A – BIBLIOGRAPHY OF BEST PRACTICES

To complement the community meetings input and field evaluations for the University Neighborhood Plan, internet based research was undertaken regarding the best practices being used to positively interrelate universities with surrounding neighborhoods. This best practices research informed the recommendations for the City of Riverside's University Neighborhood Plan.

### A Partnership for Change-A Strategy and Vision for the University of Wisconsin at Milwaukee Neighborhood

'*A Partnership for Change*' was a joint study of the City of Milwaukee's Department of City Development and the University of Wisconsin. The primary goal of this study was to facilitate a collaborative dialogue with stakeholders that would prioritize key issues and identify action strategies that address each issue. Key stakeholders in the process included representatives from the neighborhoods surrounding the University, employees from key City departments, members of the local business improvement district and University students and employees. *A Partnership for Change* outlined several priority initiatives and associated action strategies that were relevant for the University Neighborhood Plan.



The City of Milwaukee's *A Partnership for Change* study places a high priority on improving street parking for residents - also a high priority issue for the City of Riverside's University Neighborhood. '*A Partnership for Change*' recommends a residential parking permit program as a way to control and eliminate non-resident parking in the neighborhoods surrounding the university. The parking actions recommended in *A Partnership for Change* were therefore utilized in the development of the parking policies and implementation tools described in the Circulation and Community Mobility section of the City of Riverside University Neighborhood Plan. Further, they affirmed the validity of the residential parking permit program defined in the City of Riverside Zoning Code.





### **Berkeley Community Relations Office**

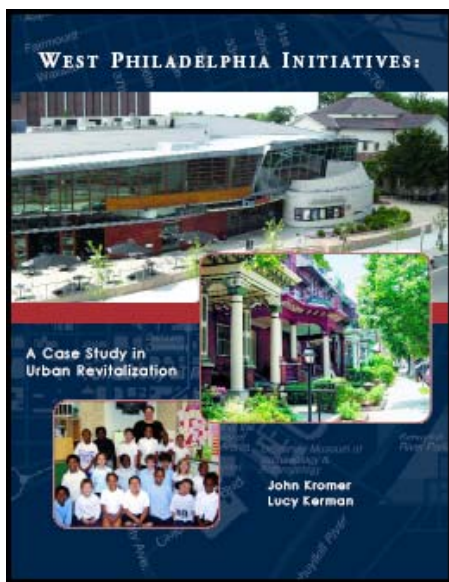


In recent years, The University of California, Berkeley has developed a number of innovative community partnerships with the neighborhoods that surround the campus. These programs have focused on economic development and revitalization, cultural and educational enrichment, environmental preservation, science education and health. For example, a program called "City Bugs" provides life science and biodiversity education for teachers and students. For example, "Artsbridge" provides workshops and after-school projects for children at three Berkeley schools.

The success of the University's community partnerships, and their commitment to the broader Berkeley community, was viewed as an exemplary way of strengthening the relationships between universities and university neighborhoods.

Potentials such as these could be realized within the context of the City-University-University Neighborhood Partnership recommended in the Implementation section of the City of Riverside's University Neighborhood Plan.

### **West Philadelphia Initiatives: A Case Study in Urban Revitalization**



The University of Pennsylvania has made a major, long-term commitment to revitalizing and enhancing the residential areas surrounding the campus. The West Philadelphia Initiatives describes how the University of Pennsylvania organized and implemented an ambitious program designed to stimulate reinvestment in West Philadelphia's neighborhoods, where the campus is located. The University of Pennsylvania proposed to improve the neighborhoods through a major commitment of University leadership, administrative support, funding and academic resources. The initiatives focused on reinvigorating the retail economy, increasing job opportunities, improving street lighting and streetscapes in the neighborhoods, developing excellent local schools and creating diverse housing choices.

The *West Philadelphia Initiatives* influenced the City of Riverside's University Neighborhood Plan, with regard to proposed land uses and public realm policies and





implementation tools. For example, the University of Pennsylvania recognized that new retail developments could play an important role in the revitalization or enhancement of the neighborhoods surrounding the University, and undertook a series of development ventures that created new retail facilities on vacant or underutilized sites.

Similarly, the University Neighborhood Plan recognizes that new investment in the commercial areas near UCR could help attract new tenants and provide improved neighborhood services.

### Bridging 'Town & Gown' Through Innovative University-Community Partnerships

*Bridging Town & Gown Through Innovative University-Community Partnerships* is an article in the Public Sector Innovation Journal that recommends a shift in the way that universities and their surrounding communities work together to address common problems. The article recommends that a new "governance paradigm" for university/community relationships be established. The governance paradigm encourages the creation of innovative partnerships between the government sector, the private sector and the non-profit sector in order to harness the collective energies and strengths of all partners.

Consistent with this paradigm the Implementation section of the University Neighborhood Plan recommends a formalized City/University/Neighborhood Planning Partnership to deal with planning and implementation through an ongoing process.

### Leveraging Colleges and Universities for Urban Economic Revitalization: An Action Agenda

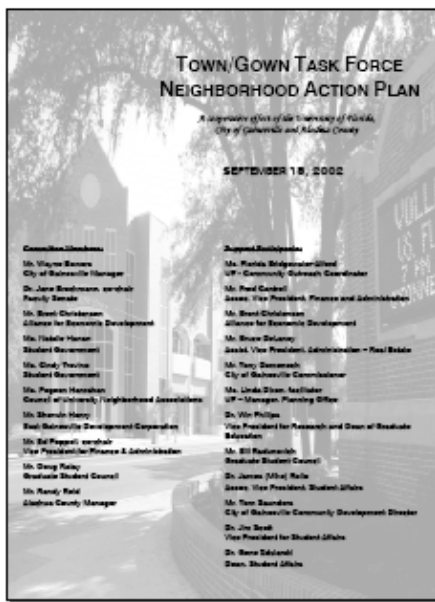
*Leveraging Colleges and Universities for Urban Economic Revitalization: An Action Agenda* is a joint study by CEOs for Cities and the Initiative for a Competitive Inner City. The study proposes a strategic framework and a series of action items whose purpose is to accelerate urban economic revitalization, in order to improve the value and well being of the urban communities where universities have sizable and immovable investments. *Leveraging Colleges and Universities for*





*Economic Revitalization* recommends that new civic collaborations be established and that an explicit economic development strategy focused on the surrounding community be established. This study also reinforced the importance of an ongoing planning and implementation program involving the City, UCR and the University Neighborhood as recommended in the Implementation section.

### **Town/Gown Task Force Neighborhood Action Plan - A Cooperative Effort of the University of Florida, City of Gainesville and Alachua County**



*The Town/Gown Task Force Neighborhood Action Plan* is the product of a joint effort between representatives from the City of Gainesville and the University of Florida, who worked together to identify ways in which the University of Florida can assist in addressing University impacts on single-family neighborhoods. A dialogue was established to address three primary neighborhood issues: the physical environment, home ownership and student housing. The plan focuses on actions that involve the University of Florida in a lead or strong support role.

The plan outlines a strategy to provide appropriate student housing options, and recommends that housing be provided in clustered, village style developments off-campus. The provision of off-campus housing that connects students to a broad range of services while connecting them to campus is also an important consideration for UCR. This approach to locating student and faculty housing was considered in developing the Land Use recommendations of the University Neighborhood Plan - particularly the recommendations to locate higher density housing away from single family areas and instead to locate higher density housing along University Avenue.

*The Town/Gown Task Force Neighborhood Action Plan* also outlined a strategy to strengthen residential neighborhoods, and recommended that joint planning efforts between the University, the City and the University Neighborhood be established to improve infrastructure in the neighborhoods surrounding campus. This strategy was also considered in the development of the Public Realm and Implementation sections of the City of Riverside's University Neighborhood Plan.





### **University of California, Davis Student Liaison Commission**

The University of California, Davis established a Student Liaison Commission to address issues related to noise, bicycles, parking, dogs and housing. Commission members are appointed by the Davis City Council, and student representatives include the president of the student body, a member of the Collegiate Panhellenic Association, the Interfraternity Council, Graduate Student Association and a UCD student assistant to the chancellor. The development of a Student Liaison Commission within the City of Riverside could be a part of the broader City-University-University Neighborhood Partnership recommended in the Implementation section of the University Neighborhood Plan.







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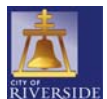
**APPENDIX B**  
**UNIVERSITY NEIGHBORHOOD PLAN**

**MEETING #1 SUMMARY REPORT**





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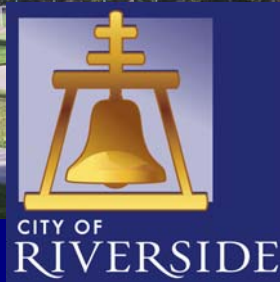
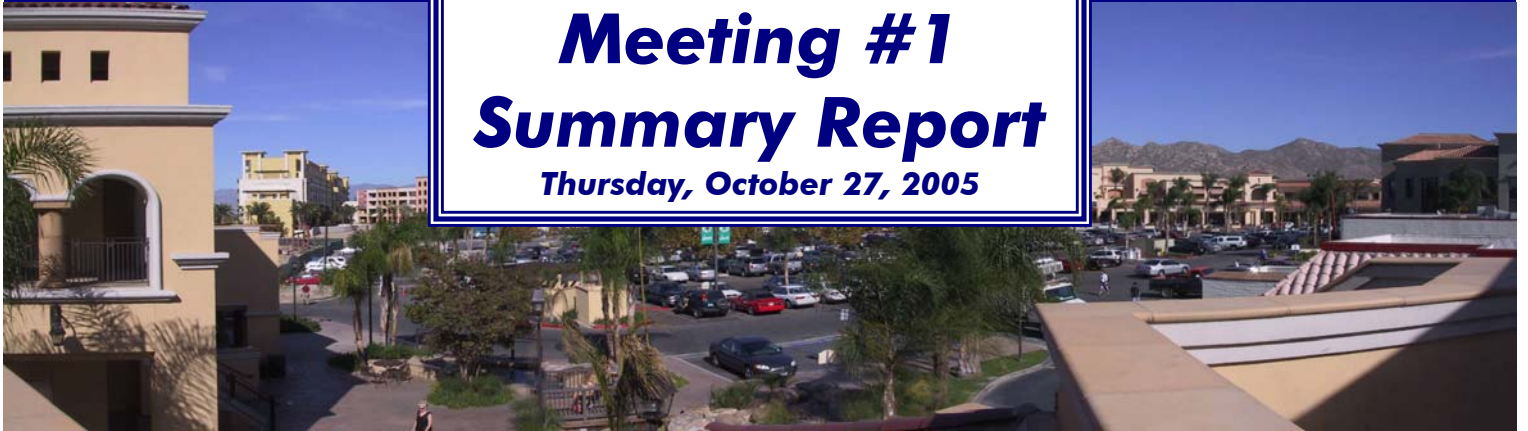




# UNIVERSITY NEIGHBORHOOD PLAN

## **Meeting #1 Summary Report**

*Thursday, October 27, 2005*



## **DEFINING THE VISION**

*Your Neighborhood- Your Issues*

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# **DEFINING THE VISION**

## *Your Neighborhood- Your Issues*



On October 27, 2005 the City of Riverside hosted a public visioning session at Hyatt Elementary School as part of the University Neighborhood Plan development efforts. Over 200 University Neighborhood residents participated in this exciting event and provided many excellent comments about their community.

The University Neighborhood residents were asked to brainstorm about important issues that face their community. The comments were transcribed live on a computer and projected on a screen at the front of the room to ensure that the comments were recorded correctly. Participants were also asked to fill out feedback forms and return them at the end of the meeting, giving everyone an opportunity to participate and share their thoughts. The handwritten comments on these forms were later combined with the comments received during the discussion as a record of the evening's discussions, which will be used throughout the development of the University Neighborhood Plan.

This document summarizes all of the feedback received and begins to categorize the comments into basic community elements. This document is organized into four sections that reflect the questions posed at the meeting and on the feedback form: (1) *What do you like about your University Neighborhood?* (2) *What would you like to change in your University Neighborhood?* (3) *What are the most important issues in your neighborhood?* (4) *Other Comments.*



## University Neighborhood Plan - Meeting #1



### **Question 1: What do you like about your University Neighborhood?**

When asked to discuss what they liked about the University Neighborhood, the residents were eager to provide many comments, and it was clear that there was a tremendous sense of pride within the community. The comments received illustrate why the University Neighborhood continues to be one of Riverside's most desirable communities.

The comments have been categorized into eight community elements and summarized below. For the purpose of condensing this document, comments that were repeated multiple times are represented once.

#### ***Social Aspects***

- Active, engaged citizenship in the neighborhood
- Presence of people outdoors (runners/ walkers)
- The existence of active neighborhood organizations
- Extremely active, participating neighborhood organizations
- Family-oriented
- People have a stake in the neighborhood
- Nice, diverse area where people live in a friendly manner
- Harmonious, diverse neighborhood
- Diversity
- People look out for each other when they are away
- Presence of people outdoors
- The tradition of successes in neighborhood
- Quiet, older, safe, mature family neighborhood
- Interactive neighbors
- Peace and quiet prior to so many rentals and students



- The stability and tenure of neighbors – 15 to 30 years
- Friendly atmosphere
- Good neighbors
- The community is involved and concerned about each other
- Pride of ownership
- Caring, active, creative, engaged citizens
- Young and mature resident blend
- Most are families of long standing
- Close knit neighborhood

### **Housing Aspects**

- Great housing stock, mature trees
- Low-density, not a crowded area with large lots
- Low density with single-family homes
- Nice residential neighborhood
- Mostly single family residences
- Attractive residences
- Large lots with housing
- Most homes are owner occupied
- Great housing stock and mature trees
- Beautiful homes
- Diversity of landscaping and house architecture
- Lack of track housing
- Almost all of the homes are well kept
- Devotion to homes, rather than business or apartments
- Affordable housing for young families and retired persons
- Cookie-cutter 50s homes

### **Setting/Location**

- Location
- Location – one of the nicest in Riverside – the way it is now
- The way it is now
- Close to market, post office, bank
- Remote from outside influence
- The area is historically one of the earliest, best, diverse communities in Riverside
- Relatively close to commercial, institutional, and industrial areas
- Access to shopping and entertainment
- Neighborhood nodes or centers already established
- Being on the edge of the city up against the mountains



## **University Neighborhood Plan - Meeting #1**

- Small, friendly town atmosphere
- The residential 'feel' of the neighborhood
- The proximity to downtown and shopping areas
- Location – close to many things yet removed from the mainstream hustle and bustle

### ***Aesthetics and Noise***

- Quiet
- Clean neighborhood with no graffiti
- It was beautiful and still is
- Clean streets
- Clean
- Freedom to decide plantings for lawn

### ***Transportation***

- No busy thoroughfares
- Access to the RTA
- Street plans that discourage thru traffic
- Ability to walk to work
- Access to public transit is better than most
- Easy access to other areas
- Quiet, relatively free of traffic
- Access to the RTA

### ***Parks and Open Space***

- Close proximity to open spaces
- Bike paths to the University area
- Wildlife-good natural environment
- Undeveloped mountains
- Access to wilderness
- Historic trails for riding, biking, hiking
- Close to open spaces and undeveloped mountains
- Accessibility to Box Spring Mountain
- Walking distance to Islander Park and Box Springs
- Serene location
- Proximity to wilderness parks
- Close to large parks with space for exercise
- Open spaces nearby
- Lots of green trees and plants and wildlife
- Nature in our own backyard
- Wilderness areas – Box Springs, Islander Park, Coyote Park



- The wildlife
- Scenic views
- Relatively easy access to beaches and mountains
- Hills to hike on
- Lots of green, close to Box Springs
- Uncluttered
- Access to Botanical garden and Box Springs Hills
- Islander Park
- City parks and open space of Box Spring Mountains

### ***Health and Safety***

- Good police response
- Safe Streets.
- Stable environment
- Low crime rate
- The homes are perfect for families to live safely
- Drivers (in the neighborhood) obey the traffic rules – slow speed and parking
- Safe for walking self, dogs, wildlife
- Good police response
- Very limited traffic – children can play on streets
- No busy streets
- There is very little crime, if any
- Neighbors look out for each other's property when out of town
- People look out for each other

### ***University-Related***

- Walking distance to University facilities
- Bike paths to the University area
- The fact that UCR is making an effort to be a good neighbor
- Interaction of residential area with functions of university
- Proximity to UCR
- Lots of university people as residents
- That we have access to the university events, the freeways
- University facilities readily available – good quiet area





## University Neighborhood Plan - Meeting #1



### **Question 2: What would you like to change in your University Neighborhood?**

Despite the many positive aspects of the University Neighborhood, many of the residents feel that enhancements or changes could be made to create a more enjoyable environment. When asked what they would like to change in their neighborhood, the residents demonstrated their passion and desire to maintain the neighborhood quality. The comments received ranged from large, neighborhood-wide issues to location-specific issues.

The comments for this question are categorized into fourteen community elements and summarized below. To eliminate redundancy within this document, comments that were repeated multiple times are simply represented once.

### ***Traffic and Parking***

#### **Blaine:**

- Need to control speeding on Blaine St
- Trucks on Blaine
- Traffic on Blaine
- Speed reduced and enforced on Blaine
- Speed bumps on Blaine (near Mt. Vernon)
- Stop signs on Blaine
- Sign for trucks telling them that Blaine St. doesn't go anywhere (near railroad tracks)

#### **Watkins:**

- Remove cars from Watkins
- Reduce traffic flow on Watkins from Blaine to the freeway



- Reduction of traffic along Watkins raceway
- Leave Watkins one lane each way
- Reduce traffic on Watkins from Blaine to Freeway
- Have traffic speed limit reduced on Watkins between Blaine and Freeway
- Reduce traffic flow along Watkins
- Less traffic and parking all up and down Watkins Drive
- Return Watkins back to a neighborhood street

### Other Streets:

- Spruce St—it's a speedway; not landscaped; used as a dumping grounds; not striped properly; dangerous; this entire corridor needs to be addressed
- Force the railroad to fix the crossing on Spruce St—need a stop sign near University middle school
- Crossing Linden in the morning near school creates traffic jams for North High
- Picacho is too narrow for parking on both sides – when that happens emerging vehicles can't get through

### General/Misc. Comments:

- Stop the proliferation of street parking
- North of University, more enforcement of speed on Mt Vernon, Valencia Hill, Watkins
- Kmart, Stator Bros parking lots need to be addressed
- Traffic and resulting noise
- Better traffic control
- Reduced student parking
- Parking controlled adjacent to UCR
- Reduced through traffic of non-residents
- Better circulation to get "behind" UCR
- Our neighborhood streets used as a parking lot for UCR
- No vehicles parking at the corners of the exits of the streets
- Better traffic enforcement – speeding especially
- Better parking for students and guests
- Allow residents to park at their home and have limited short term parking (residential parking permits)

### **Public Safety**

- A serious crackdown on crimes that happen on a regular basis- armed robbery, petty theft
- Community policing for crime suppression



## University Neighborhood Plan - Meeting #1

- Crime- no more apartments
- More police patrols in the neighborhood
- Reduce drug traffic

### ***Parks, Open Space and Trails***

#### Highland Park:

- Bathroom in Highland park
- Signs preventing motorized vehicles at Highland Park
- Bathrooms would be nice at Highland Park

#### Islander Park:

- Better entranceway to Islander Park
- “No motorized vehicles” signs at entrance to Islander Park.  
There have been problems with trucks full of kids off-roading on trails in parks. They get access from the north end of Islander Park
- Garbage cans near rubber trees to Islander Park to prevent littering
- I would like to see more developed park space at Islander Park

#### Box Springs Mountains:

- Cultural park at the entrance to the Box Springs Mountains
- Barriers need to be put up near mountains
- Restriction and enforcement of off road vehicles in the mountains
- Restrict/ enforce the use of off-road vehicles in foothills

#### Trails:

- Clear coordination with county with regard to trails—  
coordinating city trails with county trails
- Trails network being constructed should be mapped and designated as part of this neighborhood plan
- Well-marked and new bike paths

#### General/Misc. Comments:

- Parks for our kids
- More developed parks



- Respect the proximity of neighborhood to important wildlife Zone—lighting should not impact the wildlife—animals need the dark.
- Arroyo system and wildlife corridors should be protected
- More access for the disabled—in the parks—people in wheelchairs don't have places to go—more space in the parks for disabled individuals
- The lack of useful and well maintained public space
- More parks for children to play and for adult exercise
- Preserve and protect buffer parkland- add large, old properties to parkland- new pocket parks with "tot" lots
- Develop parks; don't just put up signs over dirt (at least a walking path)
- Development of park at corner of Blaine and Valencia Hill
- Park maintenance (safety)
- More open, green space
- Swimming pool open evenings/weekends

### ***Development Practices/Development Pressure***

- Reduce the allowed rentals per unit from 4 to 2
- Moratorium on new apartments
- Complete moratorium on high density housing east of Watkins
- Building height restricted to 5 stories
- Blaine and Flanders area—all development needs to stop
- Houses are being constructed really close together. This is creating a slum like environment
- Less transient housing such as apartments—there is already plenty in the neighborhood
- City should ensure proper development at gateway area
- No more high-density development behind UCR
- Stop apartment buildings- too many in the area now
- No development bordering Islander Park or Box Springs
- More student housing on UCR campus for students instead of more apartments in area and houses turned into rentals
- Fewer rentals, i.e. fewer college students in single-family homes
- Less building of apartments and condos
- Stop building apartments and businesses
- Slowing of development, especially high density
- I would like the treat of my house being taken away removed



## **University Neighborhood Plan - Meeting #1**

- Over-development needs to stop, no eminent domain

### **Community Facilities/Arts and Culture**

- Senior citizen building on east side
- City should buy back Watkins house and turn it into the community center that it once was. This needs to be done in the next month because the house is being demolished
- Community center for meetings and activities
- Add a senior center in the neighborhood
- Youth programs, more parks
- Community center for meetings and activities
- Library and/or community center
- Development of cultural heritage
- More recognition of the cultural heritage of this neighborhood
- Library
- Celebrate cultural history of people in this neighborhood
- DSL and fiber optic serving the neighborhood
- The city needs to work with the school district to develop football fields at North and Poly—Replace bookmobile services

### **Metrolink/Public Transit**

- Lack of rapid transit
- Improved access to public transportation
- No UCR stop for Metrolink if it comes
- If Metrolink comes, take high volume parking to a terminal in High Grove and assure that it will not create an eminent domain threat.
- No Metrolink trains near UCR
- The plan should not include a Metrolink station at Watkins or Spruce
- High Grove site is better
- Train noise
- No Metrolink on tracks
- Keep Metrolink stations out of residential area
- No Metrolink trains
- I would like to see less train traffic
- Train overpass at Iowa
- No or less rail traffic
- Metrolink station on Spruce and Rustin





### ***Economic Development/Opportunities***

- Grocery store closer, youth programming, coffee shops (local business development)
- More restaurants instead of fast food
- More nightlife venues near UCR for students to reduce the demand for house parties
- More economic development- grocery stores, cafes, entertainment
- Support neighborhood business development- streetscape
- Redevelopment of our facilities- more shopping, less drive thru
- Clean up Stater Bros. and Kmart on Iowa
- Supermarket closer to Watkins/Blaine
- Improvement of shopping center on Big Springs and Watkins
- Improved quality of existing commercial development
- Well thought out commercial/ retail stores, including grocery and restaurants

### ***Noise***

- No overhead flights from DHL
- Cars and motorcycles that don't have mufflers need to be ticketed
- Better noise control along freeway corridor (sound walls)
- No low level helicopters in the evening
- Restriction and enforcement of off road vehicles in the mountains

### ***City Management***

- Development of specific and general plans—assure that they don't get shelved and collect dust
- City of Riverside needs to take control to define what UCR and local developers can do
- Sphere of influence should be reviewed by commission—City needs to control its sphere of influence to the top of the hill (Box Springs view shed)
- Control over construction on freeway—City needs to pressure Caltrans to finish
- Eminent domain concern—City, Redevelopment Agency
- City should ensure proper development at gateway area
- Better response of the City and the University to problems



## **University Neighborhood Plan - Meeting #1**

- Would like to have the City of Riverside listen and respond to the needs of the community around UCR so that the residential area stays residential instead of allowing the university students and freeway traffic to take over the area.
- Full inclusion of neighborhood watches, traffic and parking
- Stepchild status of traffic, police, services and parking (from both City Hall and the City Council)
- Stop disking and mow instead
- The city should present to community at large positive things of this area

### **Neighborhood Quality**

- Monies spent on this neighborhood should be used to preserve the neighborhood as it is—not for new development
- Things that improve the appearance of the community—to create a better environment
- In the community—we don't need more regulations.
- Outreach between the homeowners and other residents such as renters—a way to interact and create a dialogue— involvement with neighborhood association
- More access for the disabled—in the parks—people in wheelchairs don't have places to go—more space in the parks for disabled individuals
- The failure of some residents to maintain their property
- Renters should maintain properties
- More street frontage landscape improvements
- Removal of all fraternity and sorority houses
- Reduction in rental properties
- Students housed on UCR campus
- Ramps for handicapped people living in the area
- Dramatic decrease in number of UCR students renting single-family homes
- Single-family homes to remain for single families
- I think some higher end living in the area would be beneficial
- Reduce rentals from four to two people per house or unit
- Put telephone lines/ electric wires...etc underground
- People to keep their yards maintained

### **Relationship to UCR**

- University could be more friendly to the community
- Joint use fire station between UCR and the City



- Greek row needed near UCR and potentially on campus
- UCR should rethink the placement of the large parking structure—from Valencia Hill to parking lot 1 or Martin Luther King (lot 30)
- UCR property sold to developers should require that people live in the house that is developed. (no more investment properties rented to students and others)
- More nightlife venues near UCR for students to reduce the demand for house parties
- Keep student housing on campus and not in the neighborhoods
- The prevailing negative attitude against UCR as a growing institution
- More university participation in street parking
- Get university students on campus and out of neighborhoods
- Care needed in further development of UCR
- UCR contained on its own property- all students on campus
- UCR- encroachment/ students (often many) in single home residences
- Use UCR married housing area for more student housing. World War II houses are a blight and dangerous
- Fewer student rentals
- Less student housing in our homes- more on UCR property
- More control over UCR students
- More concern by UCR for our neighborhood and better communication between UCR and our neighborhood
- Drop UCR's plan to build giant parking garage near Big Springs Road
- Make UCR more open to neighborhood

### ***Aesthetics: Streets and Public Space***

#### Blaine:

- Intersection of Blaine and Iowa is a gateway to the city and it looks like a dump
- Speed bumps on Blaine
- Landscaped Island along the residential street of Blaine separating two lanes of traffic
- Lack of speed limit enforcement on Blaine

#### Spruce:



## University Neighborhood Plan - Meeting #1

- Spruce St—it's a speedway; not landscaped; used as a dumping Grounds; not striped properly; dangerous. This entire corridor needs to be addressed
- Better street lighting on Spruce Street
- Stop signs on Spruce and Rustin
- Speed bumps near top of Spruce

### Watkins:

- Better streetscape—e.g. sidewalks on both sides of Watkins
- Watkins Drive changed back from being a speedway
- Enforce five-ton weight limit on Watkins Drive
- Watkins Drive and Blaine St off Watkins—a construction company has trenched the street and left it

### University:

- University Ave. should be a decent place all the way to the Downtown—get rid of the prostitution and drugs
- Clean up University all the way to downtown- get rid of drugs and prostitution

### Other Streets:

- Sewers down Valencia Hill
- Speed bumps added to north Mt. Vernon- between Big Springs and Blain
- Stop signs at Mt. Vernon and Big Springs and Valencia Hills are okay. Eliminate the two between Mt. Vernon and Big Springs
- Drivers need to slow down coming up or down Valencia Hill Drive off of Spruce or Blaine
- Create more bike lanes on Chicago, Linden, Spruce...etc

### General/Misc. Comments:

- A lot of dumping in the neighborhood—no enforcement
- More crosswalks for pedestrians
- Kmart, Stator Bros parking lots also need to be addressed
- Streets are dark—more lighting is needed.
- Tall ugly retaining walls should not be constructed (regulate the height of these structures)
- Eliminate "Special Boulevard" planned to dissect UCR botanical gardens and connect to MLK freeway entrance
- Landscape improvements- similar beautification to Canyon Crest, Ransom Rd.



- Street safety
- More streetlights on the street
- Lower the curb
- Slower driving on residential streets
- Sidewalk and curb repair
- Sidewalk and parking curb across from the homes
- Well-maintained streets

### ***Enforcement of Laws/Regulations/Codes***

- Codes that address vegetation problems
- Certainty that Propositions R and C apply to this neighborhood
- Number of students per residence reduced (one student per bedroom)
- The students should obey the noise rules (10 pm)
- Noise and party laws need to be enforced
- Zoning control
- Blight- Code enforcement needs to make negligent homeowners fix their property
- Reduction in noise enforcement of vehicle noise rules
- No UCR student parking
- Code enforcement of neglected yards
- Get rid of the noise- cars and motorcycles without mufflers
- Need better code enforcement to improve appearance of neighborhood
- Prevent student multiple rentals- especial fraternity houses
- Council obeying its own bylaws with respect to development permits
- The present city codes enforced
- Enforcement of current regulations- parking, traffic and land maintenance
- Noise from rental property
- A gardener for rentals
- More code compliance (old cars- trash pick-up issues)
- Student disturbances and noise (parties)
- Cleaning of streets, no parking on street sweeping
- Enforce city codes

### ***Schools and Education***

- After school programs at Hyatt and Highland elementary schools. (Parks and Rec.)





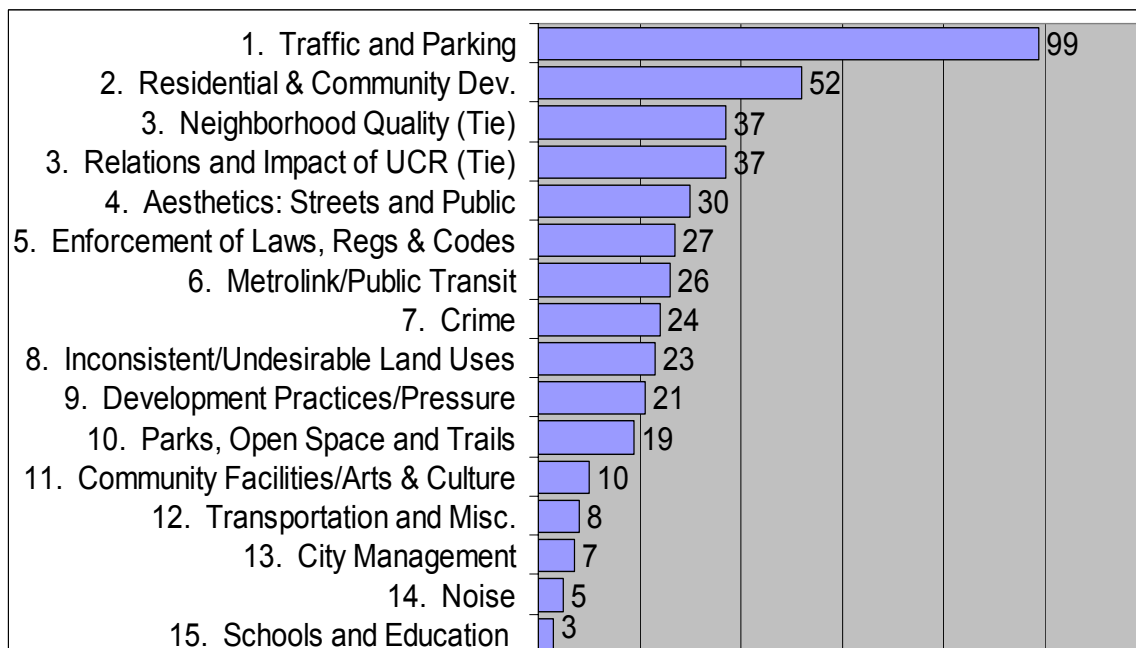
## **University Neighborhood Plan - Meeting #1**

- Fewer students brought into local schools, which creates traffic problems
- Less school student (i.e. buses, traffic) at local elementary schools only local students



## Question 3: What are the most important issues in your University Neighborhood?

Many excellent comments were received in response to this question, but were essentially the same responses received for Question 2. Rather than repeat the comments, the responses were simply categorized into sixteen primary areas of concern and ranked based upon the number of times they were raised. The chart below graphically illustrates the public responses to this question.





## University Neighborhood Plan - Meeting #1



### Section 4: Other Comments

The residents of the University neighborhood were also asked to provide additional comments on any topic on the feedback forms. Comments were also received through email and phone calls. The comments were transcribed and are presented unedited below. They represent a wide range of issues within the University Neighborhood.

#### Other Comments:

"I just moved to Riverside in July from Davis, CA. Davis (UC Davis) has done an exemplary job at developing parks, bike paths, and neighborhood schools. I would like to see Riverside take a look at Davis as an example. I have three small children and we have only one park to go to. We have no real safe place to walk or ride outside the Box Spring Mountains. I would like to see safe streets with parks and businesses to ride up to.

I also live on Flanders Road. I am hoping the property behind my house (which we thought was a park and is not) not be developed. We had no idea part of the park was privately owned. How about faculty housing? Thank you for listening! Please bring UCR to help alleviate problematic questions."

"Any plan designed for today? What time period are we planning for? 5 years? 10 years? 20 years? 40 years? 80 years? Who has the plans and future values in their best interest? Consultants (cash). Home Owners (selves). Developers (profit). City politicians (votes). Who controls the land use of the area over time? Who pays for betterment of the community?"



"As a member of the public living in the area one has a future for my grandchildren and hope for them to experience a decent neighborhood that is not under threat of uncertainty. Safety and family life is important.

There is a universal saying in the United Nations that everyone has a right to own their property without anyone taking it away from them (I forgot the exact quote)."

"No more high-density housing (i.e. apartments) in area East of Watkins Drive. We are a single-family area."

"It would be nice to have a Park – i.e. develop Islander – patch of grass, basketball hoops. Don't need expensive play equipment."

"Consider nose-in parking in the apartment area. Parallel is getting out of control – some times they double-park."

"I live next to Dr. Castro and Dr. Lastis properties and would just as soon see it finally developed but at a density like that of the surrounding lots.

Our utilities are aging and not being upgraded. DSL is still not available for some of us and cell phone lines coverage is negligible at my house. The Sun Gold houses have power and phone lines in the back and the trees don't get trimmed. Our power lines drape across our neighbor's property, which is very dangerous. Today the cable company wouldn't let me even get cable TV.

Crosswalks – I need on across Valencia Hill at Box Springs Road (Also on UCR property across their parking lot access/egress roads along Big Springs Road).

And – I would love to be able to catch a Metrolink train nearby! I prefer to walk so a coffee shop in the strip mall would be great. Traffic is so bad I have to spend more time in the Denver Airport than at any Mall in Riverside thus year."

"Watkins Drive has been and should remain a single-family area with good sized lots. High density homes, apartments tend to lead to more crime and lack of ownership pride – becomes a slum area."

"My street, Maravilla Drive was last paved in 1969 when it was built. It is crumbling away and will soon lose its base."

"Please, please get rid of the shoddy rent by the hour and week motels on University. Please either tear down or move empty houses on University. Code enforcement of landscaped undeveloped areas. Please increase patrol – even with overtime – by UNET or beat police on Iowa, Canyon Crest, Blaine, and University. Pressure and add to wildlife corridors in the area."

"Please turn Valencia Hill Drive into a cul-de-sac."



## University Neighborhood Plan - Meeting #1

"Total and complete moratorium on all new high-density housing anywhere east of Watkins Drive. No Metrolink stations anywhere. We need more than one community center, have no senior services and not teen services. Quiet zones and grade separations at all rail crossings."

"RTA – stops – wired, shaded, landscaped – comfortable to sit, not to sleep. More tech friendly – time in transit, time to arrival. Beautify stops – involve community. Hold design contest for shelters, add art sculptures, make budget go further."

"This neighborhood has been thoroughly abused by UCR without containment for years. Your plan has a goal that includes UCR being the major piece of our neighborhood. UCR is not the major stakeholder – the homeowners who pay taxes are. We're here long after the students leave, and leave their trashed rentals behind. This plan needs not to come out with UCR's goals all being met at our expense. We deserve safe streets, quiet neighborhoods, the ability to park in front of our homes, parks for our children, safe streets for our kids on their bikes, and places to shop at home not in Orangecrest. The city has bent over backwards for OC to have nice development – and we get a Baker's drive through and 7-11. We've been a neighborhood for 40+ years – treat us with respect."

"Watkins from Blaine to Freeway needs to be repaved, not patched, as soon as the freeway construction is completed."

"A few years ago we requested the City purchase the land between the Islander swimming pool and the RR track and develop a park. What happened? Tonight someone suggested a Community Center – a good place, the park mentioned."

"I'm teetering on top of the fence...I can continue loving (and staying) in my home – continue planting new trees, shrubs, painting, etc. OR I can sell out (I've been offered in excess of \$400,000 – I don't want to go – I've been here over 40 years. But the place seems to be going to hell on a handcart – would love to see my old neighborhood revert to the beautiful pleasant place it was! Now I'm tired and I'm going home!"

"Wheelchair access in local parks. It's hard for people to go up and down curbs when using walkers and wheelchairs - there should be more ramps on our streets."

"Metrolink is a huge threat. RCTC is aloof and non-communicative. UCR is less aloof but more aggressive and dangerous. As the state agency they have the





advantage – park playgrounds are gone, housing is nefarious, crime has impacted insurance rates, traffic is dangerous. We have requested assistance repeatedly, ever several years. Prior council members have been impotent in representing our needs – traffic, homeless, etc. – for change. UCR preempts local rights. This is painful since our neighborhood was UCR for so long.”

“The city needs to protect our area from UCR, etc., invasion on our property. I have lived in my house for 37 years, raised family here and don’t want to fear my property being lost to developers – be it UCR or Metrolink.”

“A complete moratorium on any UCR expansion until they improve and can provide proof, the quality of their product! (i.e. their students)”

“Several years ago the outdoor running track at UCR was closed to the state tax payers with locks, chains, and signs. Elderly people trying to keep in shape or recover from strokes in the 6-8 am time period, when it wasn’t in use by the school for anything, were locked out. The university could make an effort to remain available to the community, not just foreign students. Or, develop walking trails with lights instead of the lumpy dirt fields called parks (Blaine and Valencia Hill).

Watkins between Blaine and Valencia Hill is constantly covered with broken glass from car break-ins. More police stakeouts? Cameras? Any effort to stop it? How about at least cleaning up the glass? Speed bumps needed on Spruce/ Valencia Hill Speedway connection.”

“We moved to the area because it was a quiet family neighborhood near the university and tucked away near the hills. Very concerned about the destruction of the area due to university’s ‘perceived’ needs and the railroad.”

“UCR seems to take a lot from out community, but doesn’t give back to the community. We are all anxious about what the city planners have in mind for our area. Many of us have lived here for years and do not want our homes taken from us. Many of us believe that the development that is happening will continue no matter what we say or how we feel and that these meetings are simply a legal step in a process that is already underway and not in the community’s best interest. It saddens me that the area is already so impacted with automobiles and traffic, stop signs, traffic lights and speed bumps. I think we are trying to put a band-aid on an amputation.”

“We need a library and community center – possibly one structure.”

“I am interested in the development of community gardens in our neighborhood.”



## **University Neighborhood Plan - Meeting #1**

"Finish 215/ 60 freeway ASAP. More UCR police patrolling. No dorm or lot on Valencia Hill. Contact UC Davis for a good student plan."

"Keep the neighborhood residential, no more apartments."

"I don't mind the Metrolink. I just don't want to move out of my neighborhood because I think it is a good neighborhood for children. If I have to move out and sell my house I want to be paid enough to get a similar house in a similar neighborhood."

"Ticket auto parked on the street on trash pick-up days – like Moreno Valley does. The cars prevent our trash from being picked up."

"If there is to be growth, which most of the time is inevitable, please, please, develop the area roads, streets, etc. first. Make growth easier for everyone to deal with, wider streets and more lanes will help during construction."

"I do not like politicians who say they care and yet go along with all the other council members. Also, I have lived here since 1966 and I don't want the city trying to use eminent domain in order to support the UCR area. Traffic is horrible on Blaine. I am so sick of all the construction going on. No more housing. Don't touch out Islander Pool. Stop bringing in students from other areas."

"Please turn these comments into action."

"If there are questions related to air quality in your Neighborhood Plan, I would like to offer my assistance."

DRAFT

DRAFT

*THANK YOU....*

*To all of the University Neighborhood residents, business owners, and other interested individuals who participated in this event and provided excellent feedback. Your vision will shape the future of the University Neighborhood.*



**DEFINING THE VISION**

*Your Neighborhood- Your Issues*

DRAFT



## APPENDIX C UNIVERSITY NEIGHBORHOOD PLAN

# MEETING #2 SUMMARY REPORT







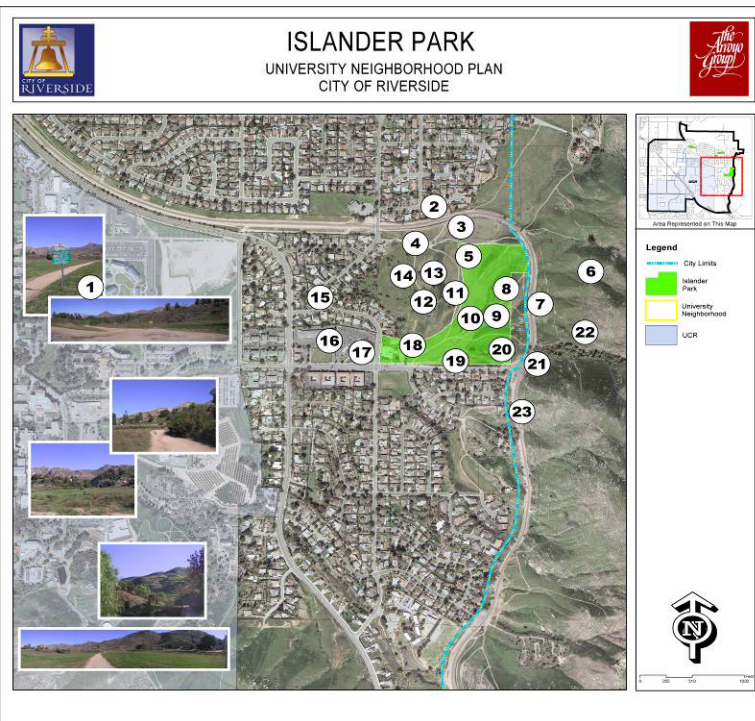
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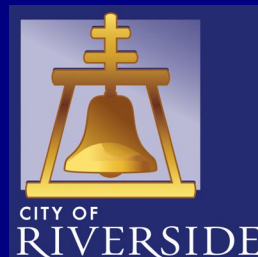


# UNIVERSITY NEIGHBORHOOD PLAN

## Meeting #2 Summary Report Wednesday, January 11, 2006



**DEFINING THE VISION**  
*Your Neighborhood- Your Issues*



DRAFT



# DEFINING THE VISION

## *Your Neighborhood- Your Issues*

The City of Riverside welcomed over 75 people to the second public visioning session for the University Neighborhood Plan on January 11, 2006. Once again, Hyatt Elementary School served as the perfect venue for this important effort to create a vision for the future of the University Neighborhood.

At this most recent event, City of Riverside staff members from several City departments were available to answer questions, provide information, and record comments from the participants in an open-house setting. A dozen large scale maps of the University Neighborhood depicting different elements were placed around the room in one of three main stations: **Station 1: Land Use**; **Station 2: Parks, Recreation, Trails, and Open Space**; and **Station 3: Circulation and Parking**. Staff members were stationed at each of these areas according to their expertise.



Participants were asked to write specific comments, suggestions, or concerns on self-adhesive notes and place them on the maps where appropriate. The handwritten notes were then transcribed, and their location on each map was recorded. The comments are numbered in this report simply for location purposes only and are not ranked in any way. The comment numbers correspond to the numbers on the related maps which precede each list.

The project consultants, The Arroyo Group, also presented a draft outline for the University Neighborhood Plan prior to the close of the meeting and asked for additional elements. The results of these discussions will be reflected in the draft plan that will be presented at the third meeting.

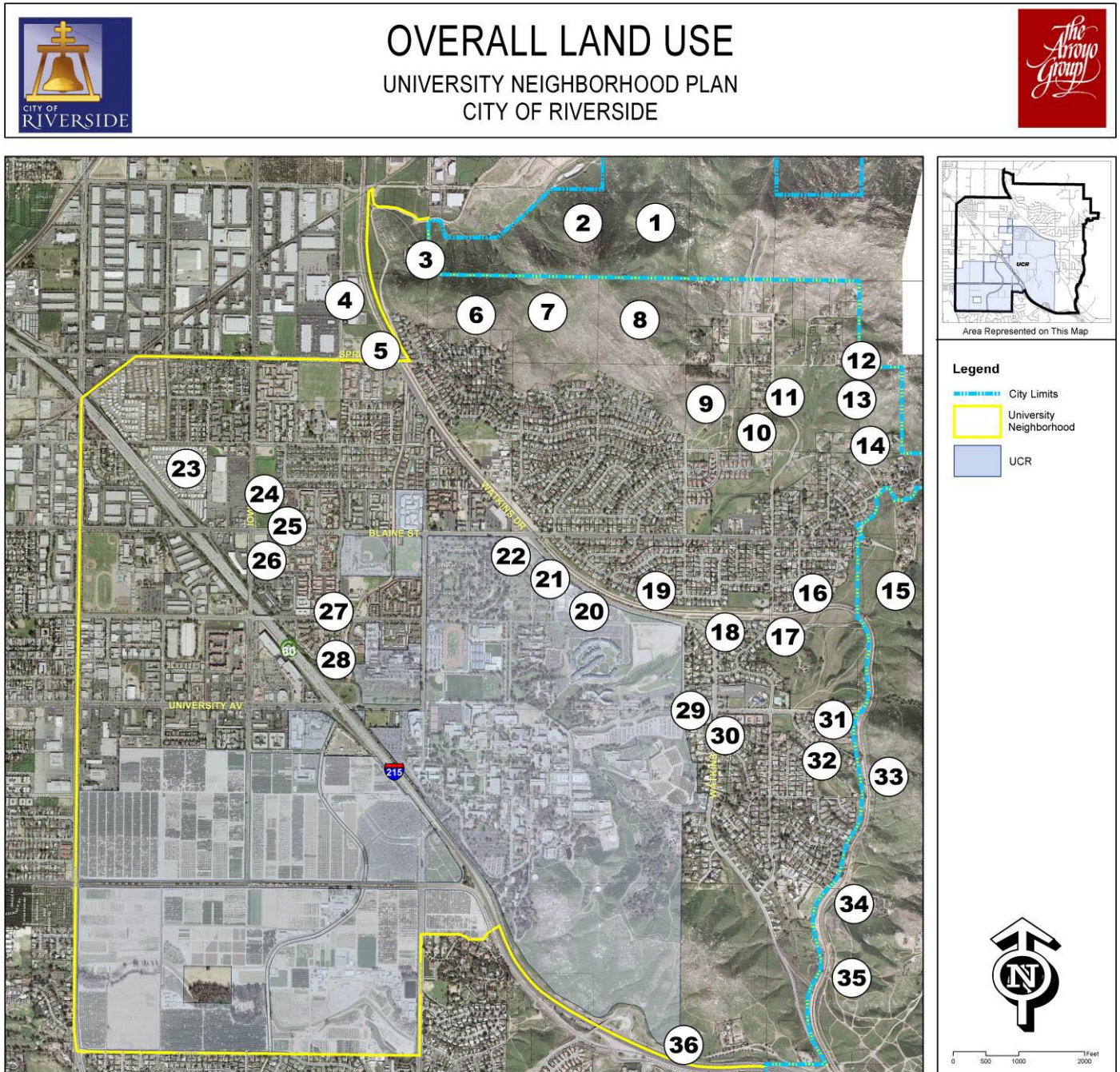
The purpose of this report is simply to package all of the comments received at the second meeting into a clean presentation that will be used to shape the content of the University Neighborhood Plan.





## Station 1: Land Use

Map 1: Overall Land Use





## **Overall Land Use Comments**

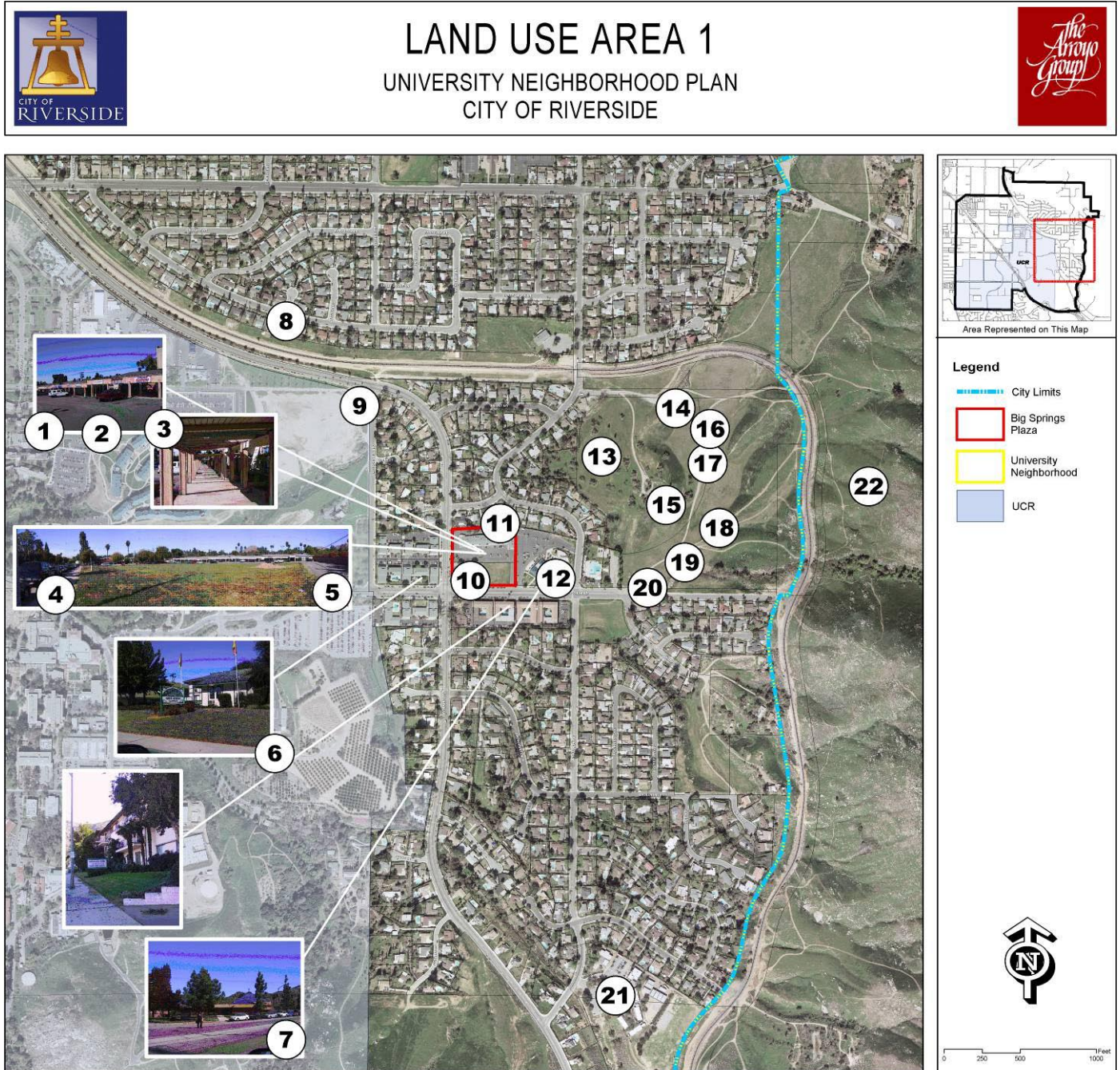
1. Have maps more obtainable on city website- place in a general map folder
2. CONCERNED ABOUT TRAINS- this neighborhood is a canyon and sound echoes, train breaks, engine noise, horn.
3. If there must be a Metrolink track here. Move station way north off of Columbia or Palmyrita.
4. No Metrolink here- we have two schools and houses right over the tracks. UCR students will abuse the parking.
5. Metrolink is important! It reduces traffic.
6. No multi level development
7. Protect this parkland!
8. Pretty please protect this land
9. No high density housing
10. Stop high density housing
11. No high density housing near Islander park
12. No high density housing
13. No Metrolink too much noise!!
14. Stop house rentals to fraternities in this area
15. No high density housing
16. No two or three story buildings only six feet apart here. Do not change the PRD ordinance to allow these.
17. No housing other than individual homes in this area
18. Put a landscaped median strip down the center of Watkins dr.
19. No Metrolink station for UCR!!
20. No Metrolink!
21. No UCR Metro station. Maybe no metro line at all. Exhaust fumes from idling engines at two stations only blocks apart is too much
22. If this is going to be high-rise housing put in a grocery store on the bottom floor
23. Drug sales- old store we need a newer store and this blight needs scrubbing
24. No more Starbucks
25. No high density or multi level buildings
26. Don't duplicate fast food joints
27. Move the mosque temple
28. (In response to 27) Why?
29. Need to clean up weeds and litter. Also need to find a better use
30. How about a "green corridor" connecting "green area" of UCR to Box Springs park. Making a pathway encouraging hiking/biking/open space between campus the city and county park. Not just painting bike lanes on street.
31. Metrolink okay in Spruce. No Metrolink stop on Big Springs rd.
32. No Metrolink on Spruce!
33. Please preserve this area! No housing!
34. Annex this area consistent with measure C
35. Be vigilant regarding the gateway development. This is a MSHCP area.
36. Need wildlife/trail crossing over the freeway for MSHCP corridor





## Station 1: Land Use

Map 2: Land Use Area 1







### Land Use Area 1 Comments

1. We need a neighborhood grocery and drug store
2. Need a neighborhood coffee shop/café (NOT Starbucks) (Commercial Development)
3. This site could handle mixed use and higher density if parking is appropriately calculated
4. Clean up the sidewalk
5. Get rid of this dirt, encourages dumping
6. Frat houses here
7. On street parking has this area really overgrown. Street sweeper cant get through
8. UCR should build more student housing on University ground and not force the neighborhood to pick up the slack (Single Family Residential)
9. Add parking facility for the sporting events planned, add parking for dorms
10. Demo and rebuild new commercial center (Commercial Development)
11. Keep it commercial! Needs a face lift, clean up/ develop the field
12. Code enforcement: old bus parks in the driveway between Newman center and shopping center
13. Expand open space to include the Dr. last property i.e. purchase the land and make it part of islander park
14. No housing south of Linden street, concern is traffic and noise (Single Family Residential)
15. Limit density for Dr. last project: extreme fire zone
16. No roads here only trails
17. No high density housing
18. Don't let high density housing go in here
19. No high density housing
20. No high density buildings
21. Demand proper maintenance of high-pressure jet fuel line. Stop treating natural drainages as utility corridors for sewer pipeline.
22. Keep open space open in this corridor-especially important when/if annex to top of Box Springs

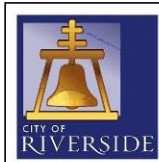




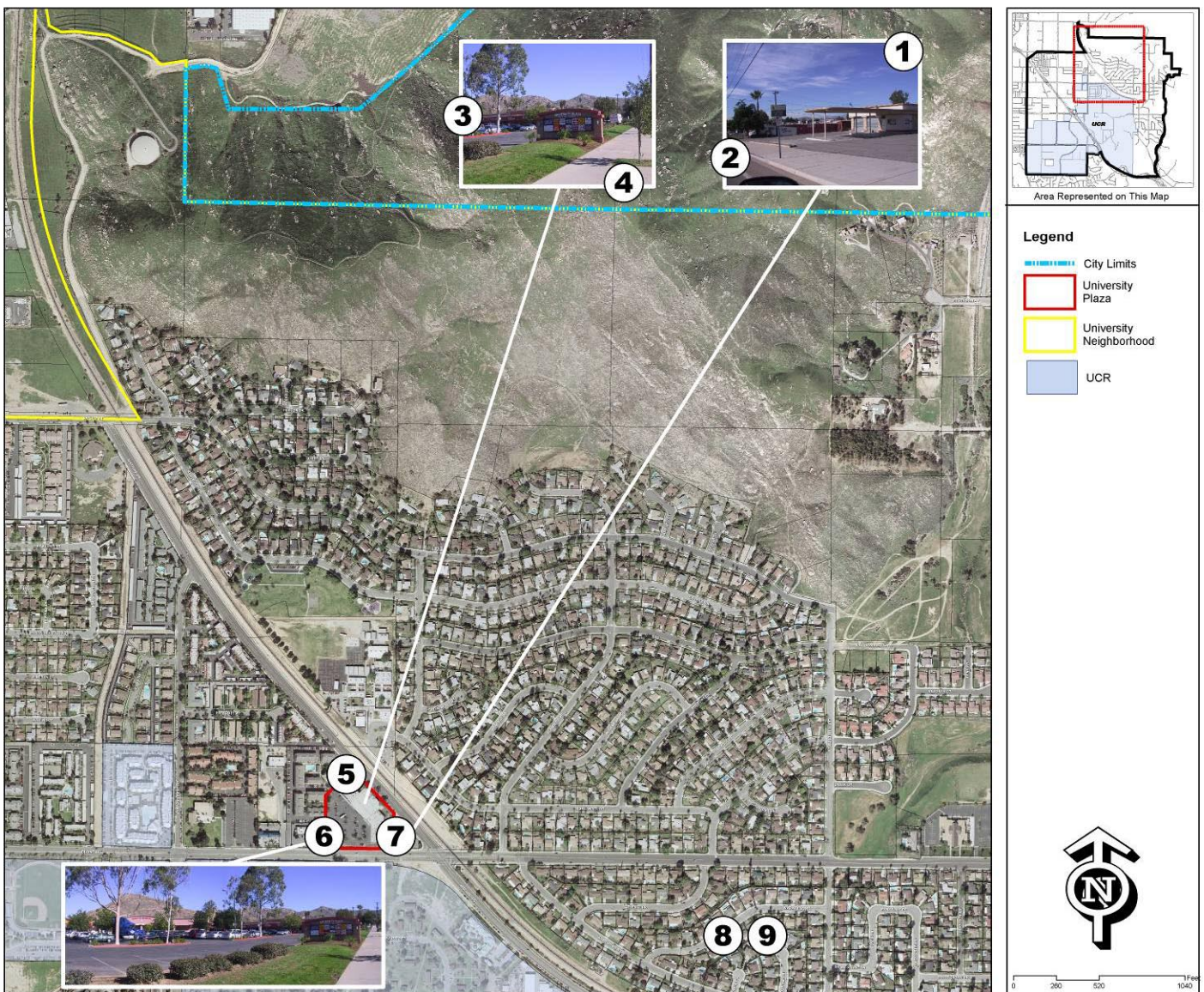


## Station 1: Land Use

Map 3: Land Use Area 2



### LAND USE AREA 2 UNIVERSITY NEIGHBORHOOD PLAN CITY OF RIVERSIDE







### **Land Use Area 2 Comments**

1. No landscape variance- no variance for non-conforming businesses- don't really want automotive related businesses
2. This needs landscaping and facelift
3. Grocery Store now! (Commercial Development)
4. Agree, Me too! Ditto
5. Need a Grocery store in the center (Commercial Development/Mixed Use Development)
6. No high density buildings
7. Use as local gas station not auto service center
8. Please repave Maravilla dr.
9. Maravilla Dr. needs repaving





## Station 1: Land Use

Map 4: Land Use Area 3







### **Land Use Area 3 Comments**

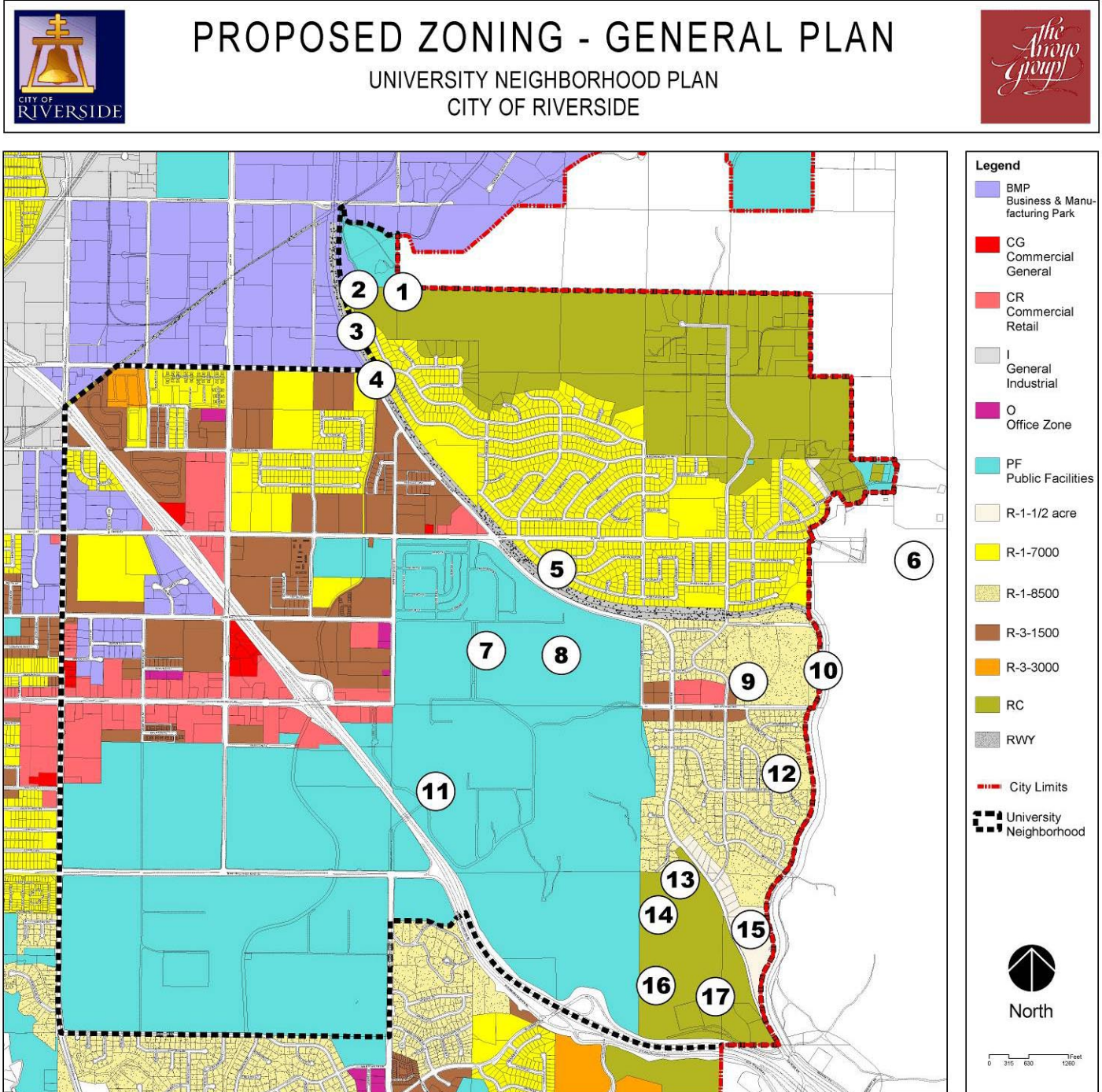
1. This is not a parking lot
2. This area is too close to homes. RR to be developed especially with traffic
3. Drug sales here
4. Prohibit/ enforce Kmart's illegal temp signs every weekend (they have 50 – 100 every weekend)  
(Commercial Development)
5. Keep it single family, we have enough apartments
6. No more strip malls, how about a library park?
7. This area needs to be cleaned up
8. Community center here
9. No high density building
10. Single family housing here (Single family residential)
11. Don't agree (with 10). This is good place for higher density near shopping and transportation.  
Better here than closer to our homes.





## Station 1: Land Use

Map 5: Proposed Zoning







### Proposed Zoning Comments

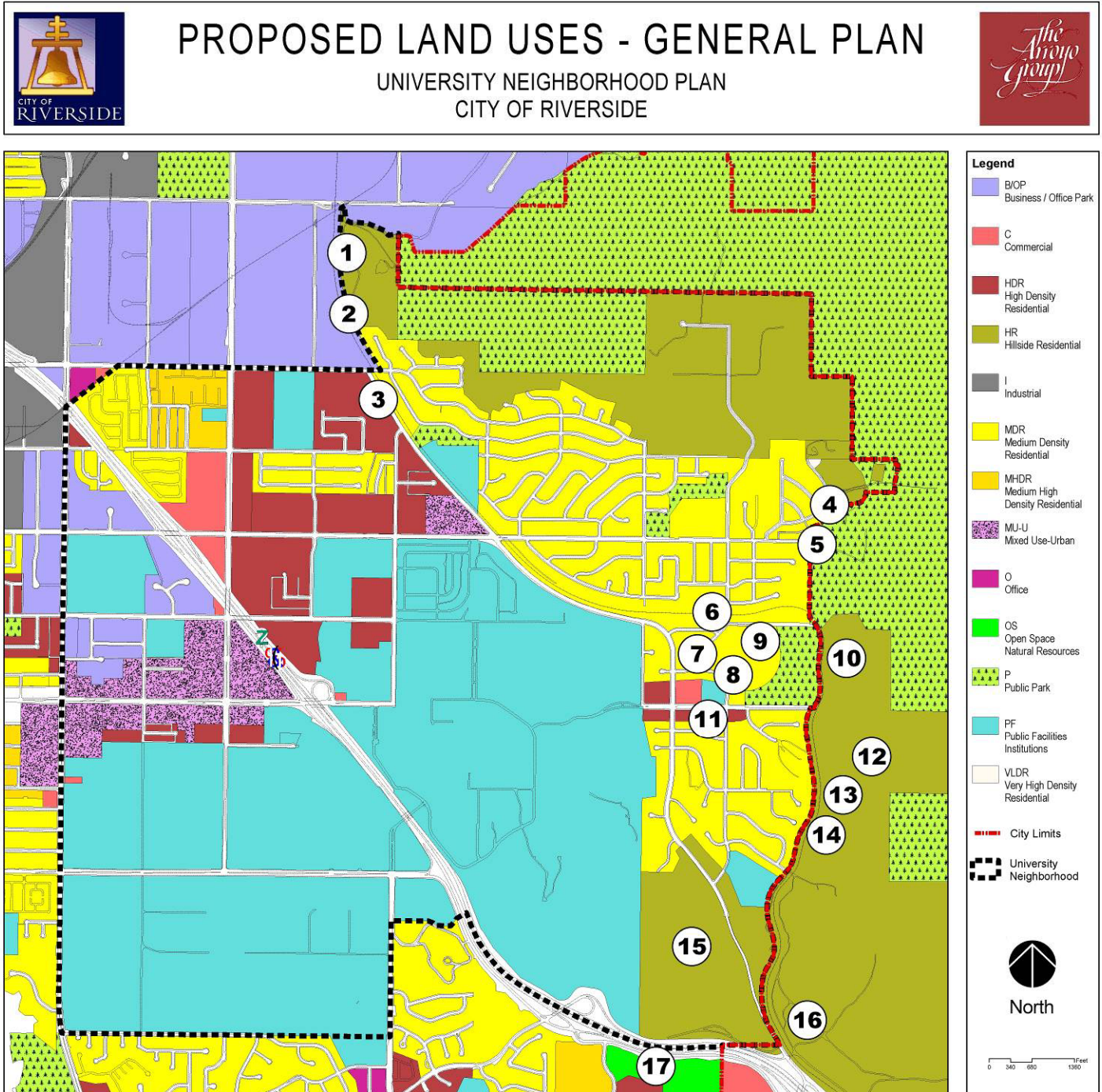
1. No high-density housing or new commercial East of Watkins Drive.
2. The High Grove Community is actively seeking a Metrolink Station – Put one there, not at Spruce – Ditto!
3. No Metrolink Stations.
4. Put the Metrolink Station at Spruce and Watkins.
5. No Metrolink Station.
6. Add legend description.
7. Can the University ground-lease land for student housing to overcome VCOP funding issue? (Single Family Residential)
8. Push UCR to keep high-density housing on university grounds – open public space and SFR is more important for this area's identity and stability. (Mixed Use Development)
9. Consistency, remove R-3.
10. Hilly and nat/ detention basin not appropriate underlying zone – with Big Springs arroyo.
11. No student dorms East of MLK.
12. Retain rural-wilderness suburban interface, no urban development.
13. Low density only – single family only. This is in MSHCP cell – it is for wildlife corridor not dorms.
14. No eminent domain in UCR area. Develop for UCR and student dorms. No cats sighted.
15. This should be HR – especially given it is steep and in MSHCP cell.
16. Important wildlife connection.
17. OK for Frat housing. Not OK, MSHCP cell.





## Station 1: Land Use

Map 6: Proposed Land Uses







### **Proposed Land Uses Comments**

1. Why RC? GP=PF.
2. The houses here have dedicated new lots from 1963-64 – commercial will violate that.
3. Build student housing on University Ave. towards downtown.
4. No high-density building.
5. No high-density housing.
6. No changes to high density.
7. No high-density housing.
8. No houses here! Agree!
9. No high-density housing on this land!!!
10. This area should be added to park. There should be official trails.
11. Student housing on University Ave. toward downtown.
12. Don't put houses here. Keep it open.
13. Keep it open – Don't build here.
14. Do not use this for housing. I used to live next to this area – we need some of the 'wild' near us.
15. Retain open space character of this important hill area.
16. Preserve openness of this area – important wildlife corridor.
17. Don't allow the big billboard.







## Station 2: Parks and Open Space

Map 1: Highland Park







## **Highland Park Comments**

1. Improvements to walking trails
2. Sidewalks for safe school access
3. No Metrolink station, put it north in Highgrove
4. Kentwood needs speed bumps: drivers drove too fast near park/school
5. Really need a bathroom!
6. Highland park needs a public rest room
7. Great park, needs a bathroom
8. Add a "dog park component"
9. No Metrolink station here
10. Connect walk to the streets below

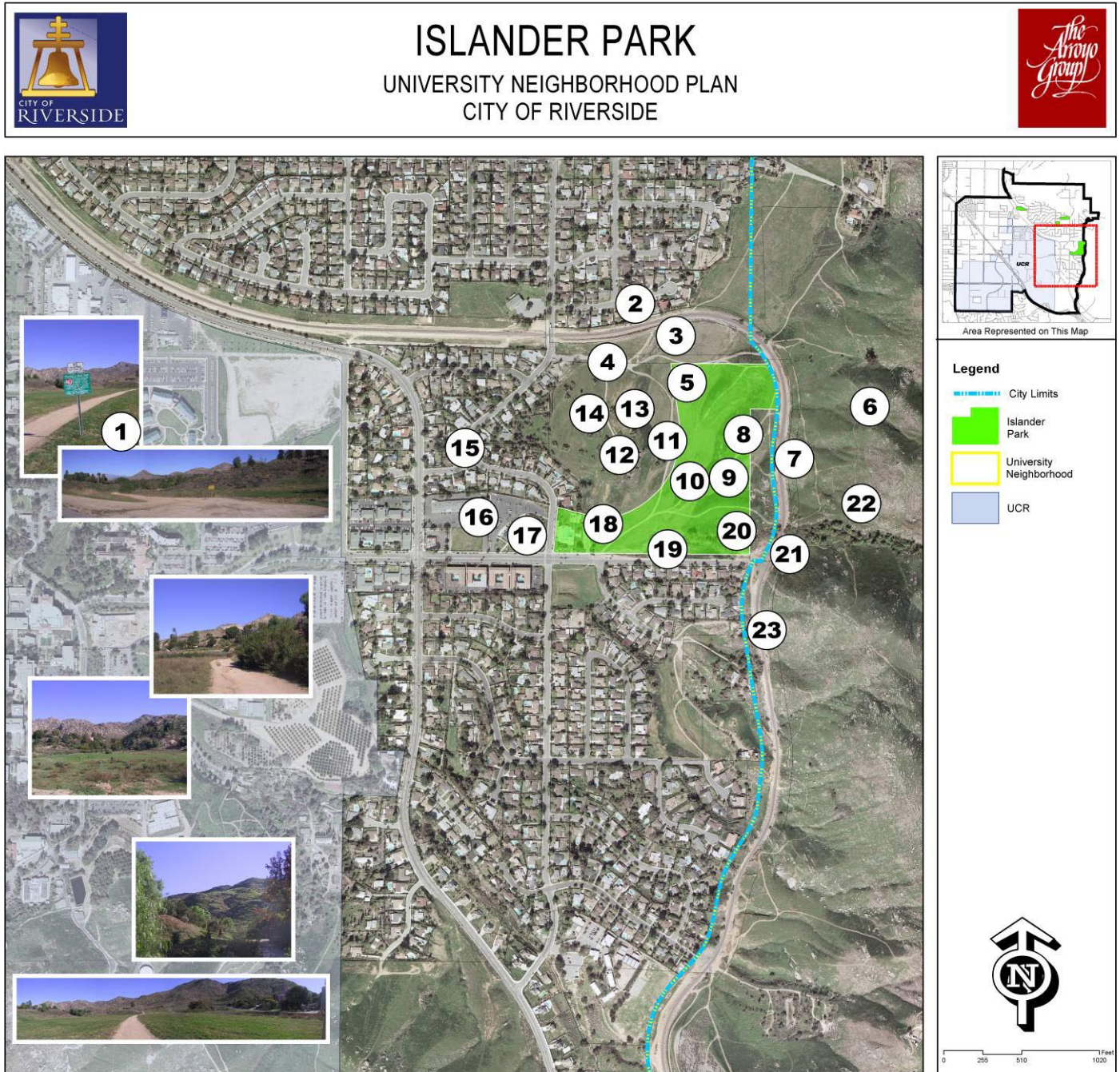






## Station 2: Parks and Open Space

Map 2: Islander Park





### **Islander Park Comments**

1. Close entrance to vehicles on Big Springs and Linden (Improvements or Refurbishment needed)
2. Leave the park alone (Keep as is)
3. We don't need 3-story student housing (Additional Amenities)
4. No high density housing here (Keep as is)
5. Leave this alone (Keep as is)
6. Add to park and make trails official (Additional Amenities)
7. Leave it as is, let the dogs run (Keep as is)
8. Leave it as it is, no building at all (Keep as is)
9. Leave park as is (Keep as is)
10. Restore two trees, creek, streambed and trails.
11. Only allow sensitive, low-profile housing near the park (Keep as is)
12. No high density (Keep as is)
13. No high density housing (Keep as is)
14. No high density (Keep as is)
15. Leave Islander park as is (Keep as is)
16. Pocket park and tot-lot playground (Additional Amenities)
17. Develop a small portion for playground, we need a park on this side, a nice tie into the pool. (Additional Amenities)
18. Need additional parking for both the pool and hiking
19. Restore screen beds and trails (Improvements or Refurbishment needed)
20. Please avoid high density housing here (Keep as is)
21. Better barriers to vehicles- danger to hikers/ walkers when trucks or three wheelers drive by (Enhance Safety/Improvements of Refurbishment Needed)
22. The Islander Park needs to be protected, enhanced and cleaned. (Keep as is/Improvements or Refurbishment Needed)
23. No playing fields! A playground next to the park would be great

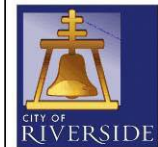






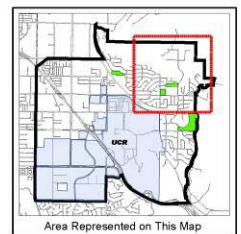
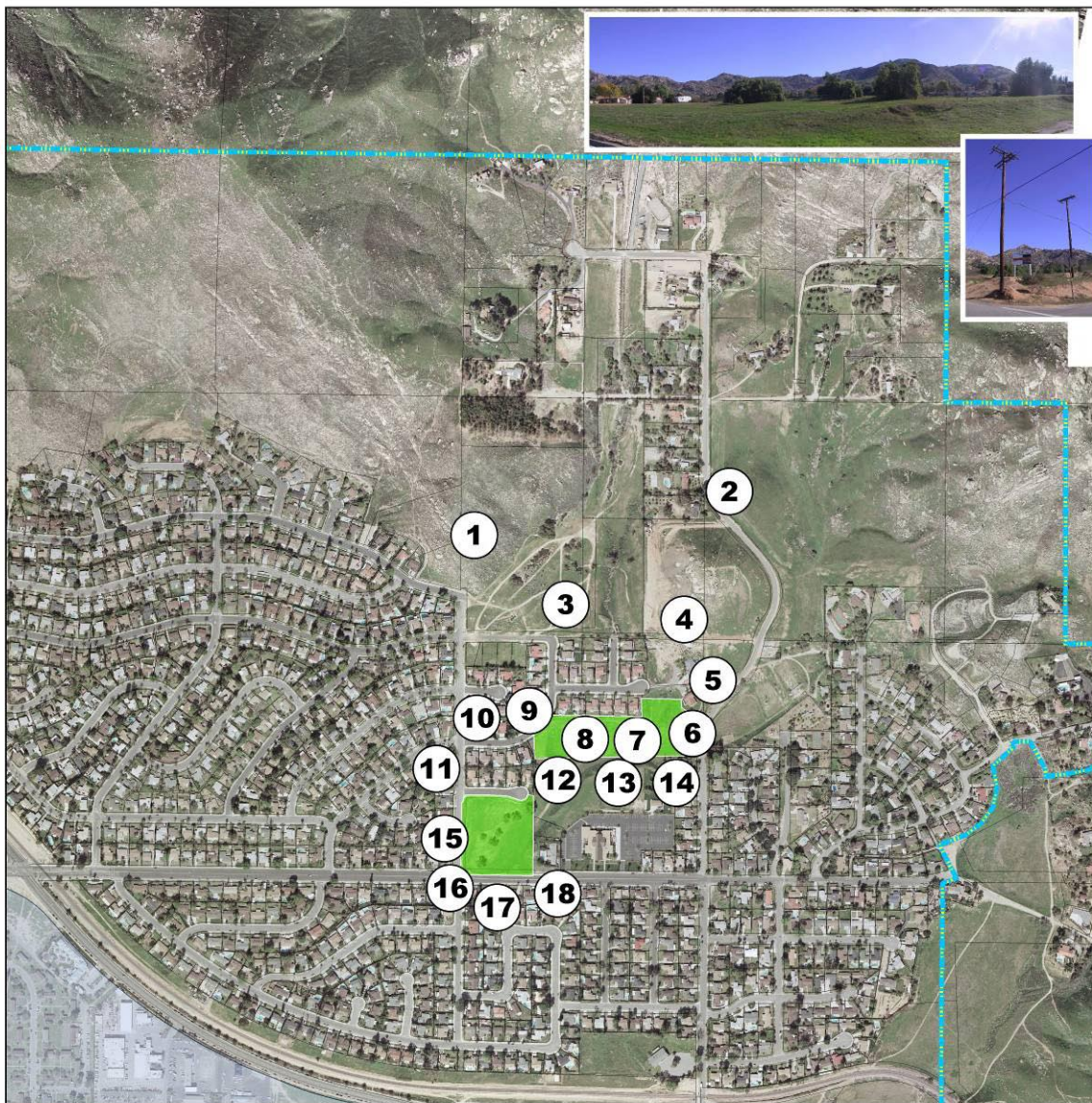
## Station 2: Parks and Open Space

Map 3: Mount Vernon Park



### MOUNT VERNON PARK

UNIVERSITY NEIGHBORHOOD PLAN  
CITY OF RIVERSIDE



#### Legend

- City Limits
- Mount Vernon Park
- University Neighborhood
- UCR



0 250 500 1000 Feet





## **Mt. Vernon Park**

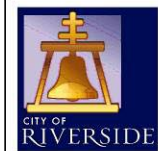
1. Where feasible do multi-purpose trails.  
Walker/bicycles/houses. (Additional Amenities)
2. Regulate off-road vehicles (Enhance Safety)
3. Community meeting place and library
4. Connect to hills and trails (Improvements or Refurbishment needed)
5. Acquire additional land to augment parkland. Add athletic field for youth and community center. (Additional Amenities/Improvements or Refurbishment Needed)
6. Restore Arroyo creek/trail (Improvements or Refurbishment Needed)
7. Need a playground at this park
8. Single story community center (Improvements or Refurbishment Needed)
9. Shade trees picnic area
10. Playground picnic area (Improvements or Refurbishment Needed/Additional Amenities)
11. Community building for meeting, senior playground and park for children and young adults (youth) (Additional Amenities)
12. Buy missing piece of land (Additional Amenities)
13. Buy back land from church (Additional Amenities)
14. Keep off-road vehicles off. Leave the to people and dogs (Additional Amenities)
15. Multi-purpose playing field (Additional Amenities)
16. Need stop sign here (Enhance Safety)
17. Need stop sign @ Blain and Valencia Hill (Enhance Safety)
18. Build community center in park (Additional Amenities)





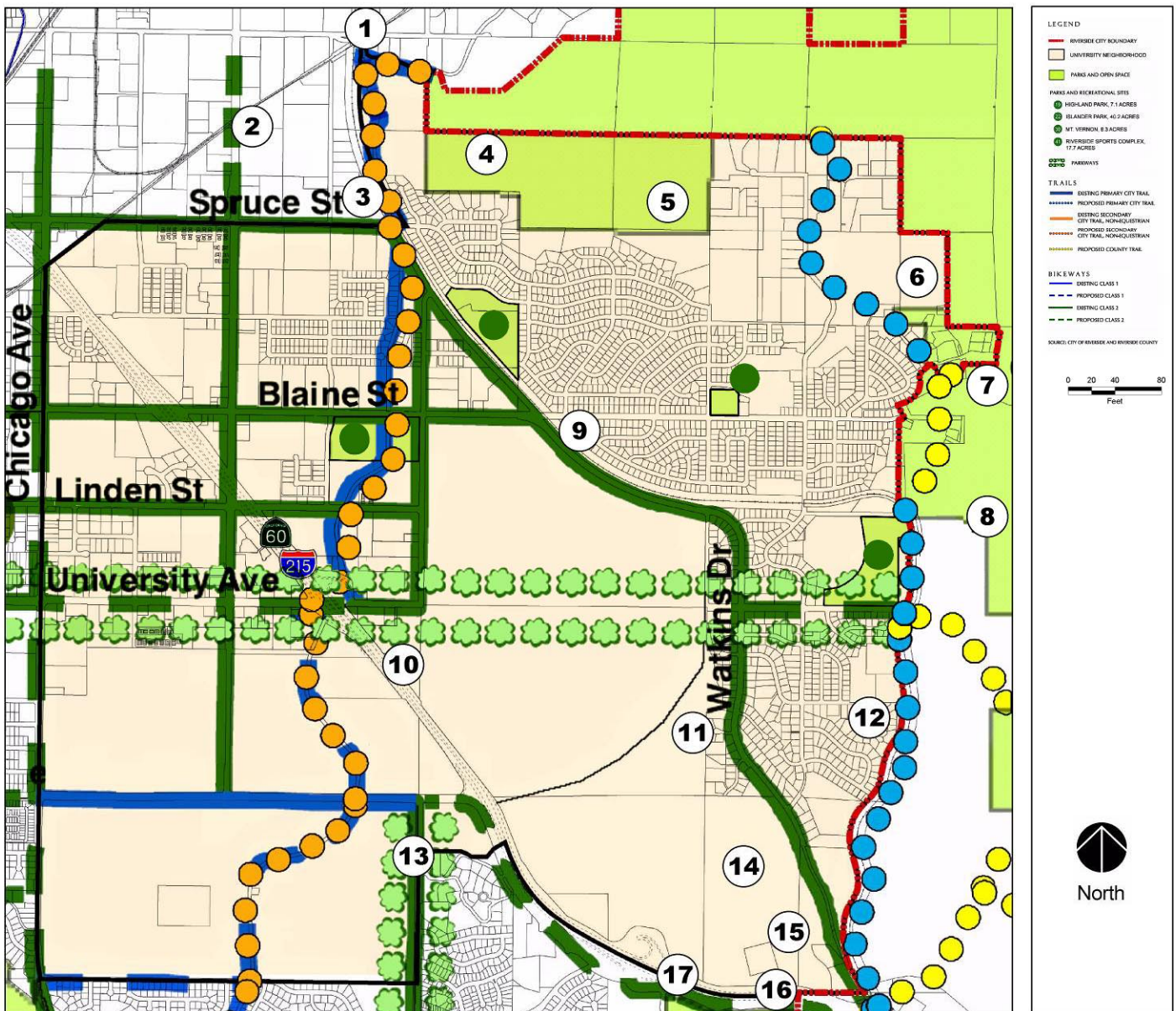
## Station 2: Parks and Open Space

Map 4: Open Space, Trails & Bike Paths

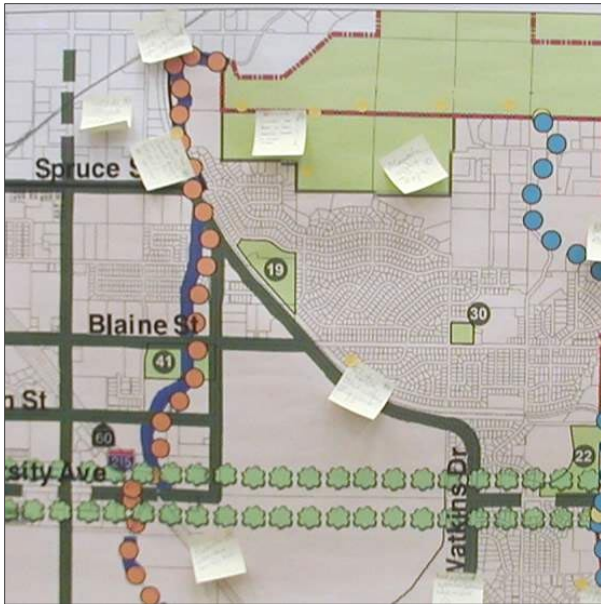


### OPEN SPACE, TRAILS & BIKE PATHS - GENERAL PLAN

UNIVERSITY NEIGHBORHOOD PLAN  
CITY OF RIVERSIDE







### Open Space, Trails & Bike Paths Comments

1. Connect to Spring Brook Wash.
2. Upgrade all park master plans.
3. How can this be an open trail & commercial development at the same time? Dedicate it to open space/ trail. (Improvements or Refurbishment Needed)
4. Connect the trail to the housing areas in a few places. (Improvements or Refurbishments Needed)
5. Adequate signs and maps.
6. Safe parking for bicycles.
7. Want safe bike paths and trails.
8. Existing user trails are not always consistent with proper placement to minimize erosion.
9. Restore trail walking strip park. (Improvements or Refurbishments Needed)
10. Protected shelters for bikes.
11. Need physical separation between bikes & cars.
12. Get this trail further east of the railroad tracks. Who wants to walk along the railroad. (Improvements or Refurbishments Needed)
13. Need physical separation between bike lane and road.
14. Need living bridge to connect Box Springs with Sycamore Park over freeway!
15. Improve safety of bike path under freeway (and pedestrian path too). (Additional Amenities)
16. City needs to request funding from Feds & Caltrans to build wildlife corridor crossing such as living bridge (with trail too). (Additional Amenities)
17. Need a wildlife trail bridge over the freeway from Quail Run Park to create a MSHCP 'dry land' linkage. (Additional Amenities)

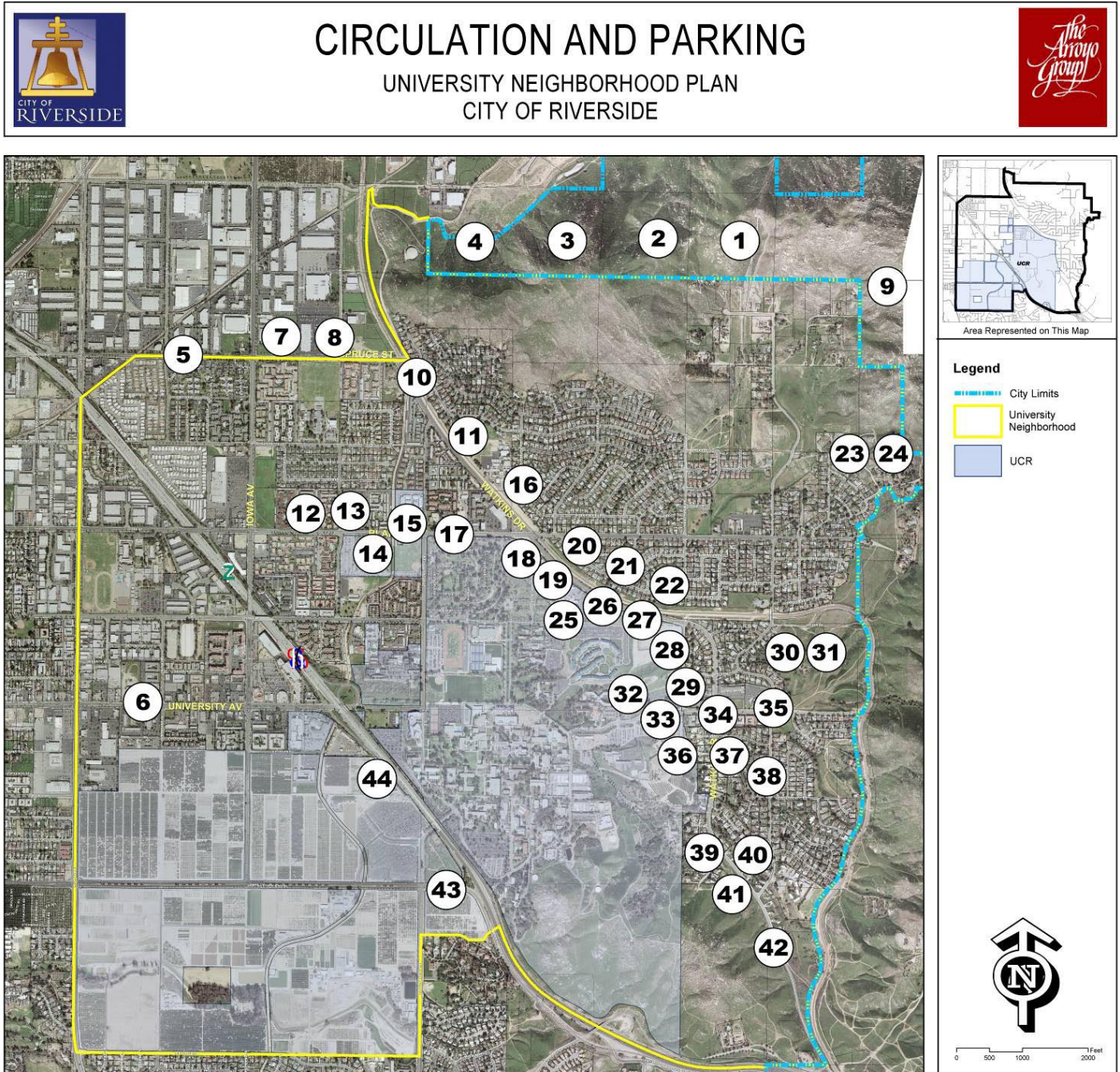






## Station 3: Circulation and Parking

Map 1: Circulation and Parking







### Circulation and Parking Comments

1. For bicyclist's safety connect bike paths together and extend the reach of bike lanes- all area (Traffic Problem/Pedestrian Safety Problem)
2. More visitor parking on campus
3. Repaint all curbs and fire hydrants
4. Red curb Watkins and make physical plant employees pay to park
5. Spruce needs re paving and stripping and needs to be slowed down (Traffic Problem/Enforcement Needed)
6. Establish an actual light rail truly that would make a loop from UCR to downtown and back. Make it metro looking. Make it possible for students to go downtown without their cars, make it "cool". Use real trolleys not busses made to look like them. (Traffic Problem)
7. Need warning sign and arrows to warn of lane ends.
8. This is not supposed to be a parking lot- and if Metrolink is here, UCR students will abuse it (Parking Problem)
9. Bridges for RR or all underground
10. Kid safety- trucks cant stop. Re-route the semis out of the neighborhoods- make the detour somewhere else. Spruce/Blaine/Watkins (Traffic Problem)
11. Speed bumps to slow down Spruce street (Traffic Problem/Enforcement Needed)
12. West Rustin unsafe due to illegal parking, narrow street (Enforcement Needed/ Parking Problem)
13. Rustin north of Blaine needs to be striped. (Center line) and curve cutting. (Traffic Problem)
14. Why is there a red curb on Canyon Crest near sports fields when it is marked bike lane no parking (Parking Problem)
15. Canyon Crest it too crowded with UCR students parking here and pulling out suddenly into traffic (Traffic Problem/Parking Problem)
16. Enforce school speed limits, Highlander/Kentwood (Enforcement Needed)
17. Need parking lot on UCR at Blaine and Watkins. Entrance from UCR only (Parking Problem)
18. For the three sports fields: where are they going to park? Also traffic flow? Suggestion- have two fields and a bigger lot (Parking Problem)





## University Neighborhood Plan - Meeting #2

19. Parking on Watkins should be forbidden 6am to 7pm Monday thru Friday (Parking Problem)
20. Parking on Watkins Dr saturated. Too many cars. Build lots on UCR. (Parking Problem)
21. We cherish our unique location; hide the parking along Watkins. (Parking Problem)
22. RR tracks all have to be sunken into a soft ditch (Pedestrian Safety Problem)
23. No Metrolink train traffic. Creates a sound corridor through the canyon. Excessive noise!! (Traffic Problem)
24. I live on Belvedere Dr. Every time a train comes by the windows in our house shake like an earthquake. No Metrolink!! Wouldn't want that 10 or more times a day (Traffic Problem)
25. Break into cars, which cause insurance to go up. UCR parking on Watkins should be a two-hour limit. They should pay the parking fee at UCR- not park on city streets. Both students and UCR staff. (Parking Problem)
26. Increase parking by putting angled parking, will help add more parking spaces and help eliminate overflow into the neighborhood. (Parking Problem)
27. In my opinion a station is not needed at this location, Valencia Hill Drive and Watkins. (Parking Problem)





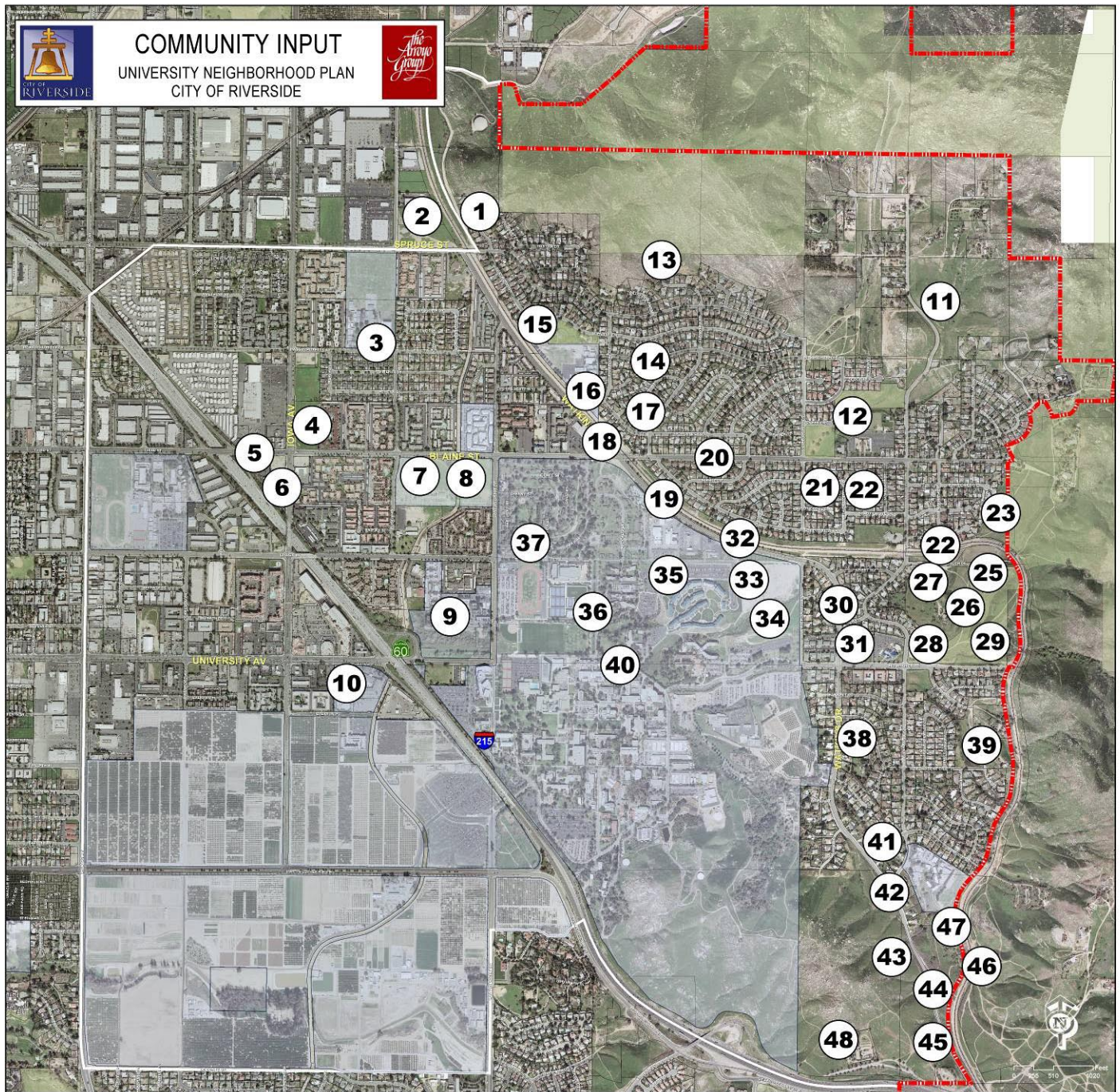
28. Convert 3500/3600 block of Valencia Hill to cul-de-sac – North end closure best (Traffic Problem/Enforcement Needed).
29. Keep UCR traffic on campus. Close off the street.
30. Watkins Drive needs speed bumps (Traffic Problem)
31. Keep the trains moving slow and quiet. Provide protection from our children. (Traffic Problem)
32. Close Valencia Hill Drive at its north end to discourage UCR traffic limit UCR related parking on Watkins dr. (Traffic Problem/Parking Problem)
33. UCR should build its parking structure on the MLK side of the campus to ease traffic in the neighborhood and Watkins (Traffic Problem/Parking Problem)
34. Place traffic light and remove stop sign on Big Springs and Watkins. (Traffic Problem)
35. We notice that the new apartments on the corner of Big Springs rd. and Mount Vernon do not have enough parking for their tenants and are parking on Mt. Vernon which is making that street very narrow (Parking Problem).
36. Make Valencia Hill a cul-de-sac! Close at Watkins and Valencia Hill (Traffic Problem)
37. Three student house 15-17 cars, Mt Vernon Barret/Broadbent (Parking Problem)
38. Watkins Broadbent enforce the stop signs and speeding (Enforcement Needed)
39. 4460 Picacho Dr. Unable to get out of our street 4:30 – 6:15 onto Watkins (Traffic Problem)
40. Unable to get out of Picacho Dr to get to the meeting due to heavy traffic on Watkins (Traffic Problem)
41. Parking on Picacho (both sides) overflow from Watkins making road too narrow- parking on one side? (Parking Problem)
42. Watkins has a few houses where they cannot park in front of their homes so they use Picacho drive.
43. Relocate lot 30 parking structure to MLK parking lot (Parking Problem)
44. Build the UCR parking structure directly adjacent to the freeway (Parking Problem/Traffic Problem)







## Miscellaneous Community Input Map







### Miscellaneous Community Comments

1. Preserve and restore trails.
2. Move Metrolink to Highgrove – we don't have capacity for parking and traffic. Ditto!
3. Need good bike paths. (Additional Amenities)
4. Community Center here.
5. How about a real restaurant? No more fast food.
6. No more Starbucks or fast food.
7. Add picnic tables and benches, make more park like.
8. Can UCR turn down the lights?
9. All student housing on campus.
10. Rail trolley making loop to downtown.
11. Preserve hillsides and trails and open space
12. Buy back the missing part- restore trail and arroyo stream bed
13. Make this parcel part of reserve
14. More bike paths
15. Use canal for trail connections (Additional Amenities)
16. Community center here
17. Put school signs and speed bumps on Highlander and possibly Watkins on way to Highland
18. Pocket park here
19. Watkins Dr. parkway improvement project
20. Code Enforcement needs to do their job and clean up the house at 451 Blaine St now!
21. Concerned about outside interests bringing up homes to use as rentals to students three on Santa Cruz alone



22. Good response from code enforcement
23. Restore Two Trees creek and trail access
24. Make safer railroad crossing (Enhance Safety)
25. No more multi-level high-density buildings
26. Concerned about proposed high density housing proposed for this area
27. Make this a nature center/museum for Box Springs Range
28. Upgrade Islander pool park master plan
29. Create Big Springs Nature park- Restore beds and trails



## University Neighborhood Plan - Meeting #2



- 30. Community center here
- 31. Tot-lot playground pocket park here
- 32. No Metrolink station here
- 33. No student dorms east of MLK
- 34. Preserve stream and trail connectivity
- 35. Install maps showing trails and connections
- 36. UCR- you need more bike paths
- 37. Connect the University to the Spring Brook wash business park by a bike lane
- 38. We have three student houses next door and across the street- there are 15-17 cars in the drive and on the streets.

- 39. No more high density housing or commercial development
- 40. No frat houses off campus
- 41. Finish sidewalk and put in flashing lights push button crosswalk for Hyatt school
- 42. Stop illegal grading
- 43. No development on Coyote hill
- 44. Re-stripe and make a better bike path on Watkins- especially from underpass = 215/60 to Big Springs (Additional Amenities)
- 45. Important vital connection to Sycamore Canyon for wildlife (Additional Amenities)
- 46. Cover high pressure gas line that is currently exposed
- 47. Make this RC zone
- 48. Need MSHCP corridor and trail from Sycamore Canyon park to Box Springs via Quail Run Park and crossing over freeway.



DRAFT

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*THANK YOU....*

*To all of the University Neighborhood residents, business owners, and other interested individuals who participated in this event and provided excellent feedback. Your vision will shape the future of the University Neighborhood.*



**DEFINING THE VISION**

*Your Neighborhood- Your Issues*



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