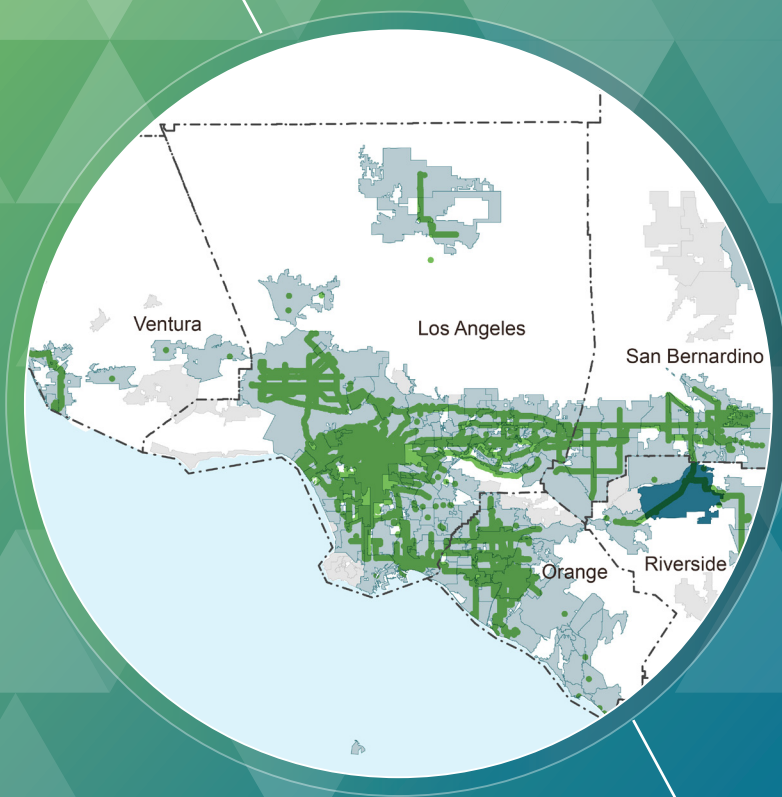


Appendix

A - Existing Conditions Inventory

B - HQTA Toolkit

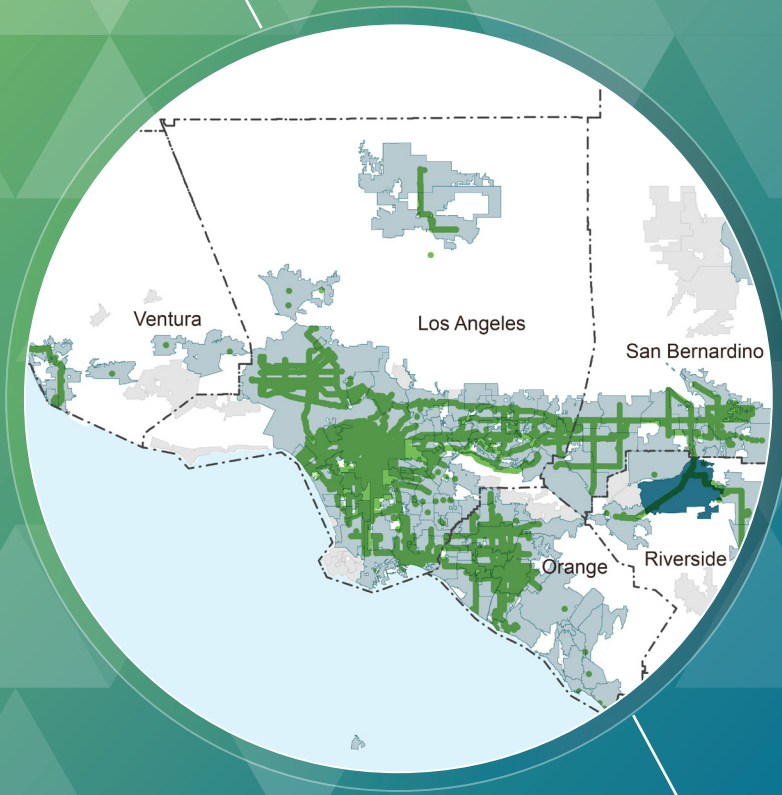


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Appendix A

Existing Conditions





Inventory

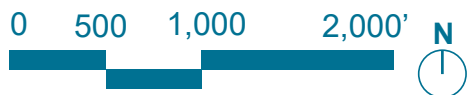


Project Area

EXISTING CONDITIONS INVENTORY

- A** Amtrak / Metrolink Downtown Station
- B** City Hall
- C** Convention Center
- D** Riverside Superior Court
- E** Main Street Pedestrian Mall

-  **Metrolink Route and Station**
-  **1/2 mile area**
-  **Study Area**
-  **Marketplace Specific Plan Area**



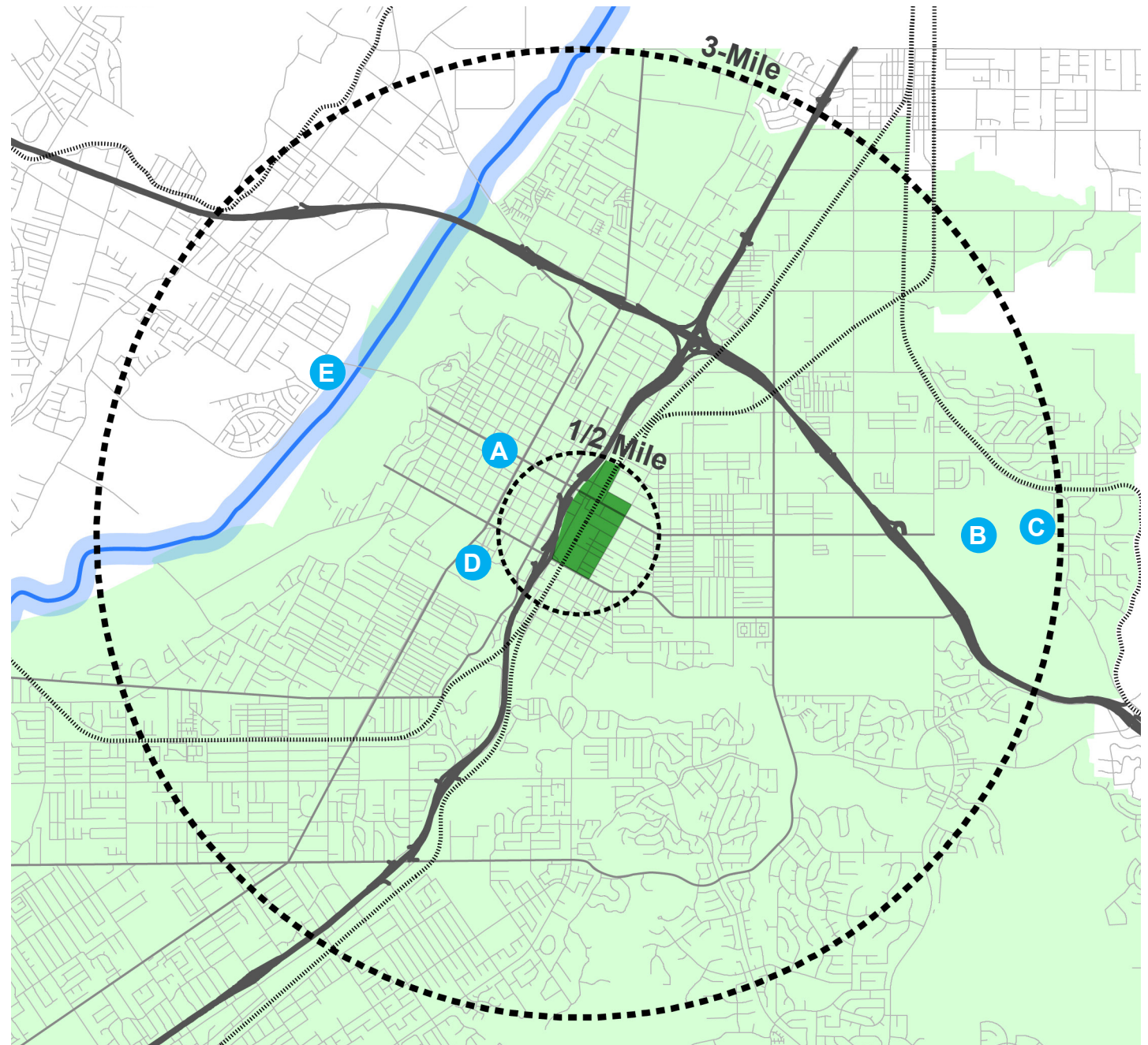
Source: ESRI

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, US

Activity Centers

EXISTING CONDITIONS INVENTORY

- A** Downtown Riverside
- B** University of California - Riverside
- C** UC Riverside Botanic Gardens
- D** Riverside City College
- E** Santa Ana River Trail










Source: Google Maps

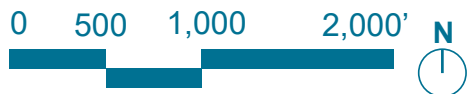
Street Classification and Traffic Signals

EXISTING CONDITIONS INVENTORY

Arterials

- University
- Mission Inn
- Lime
- 14th
- 12th (west of SR-91)
- 10th (west of SR-91)

-  Street signal
-  Rail crossing signal
-  Highway
-  Arterial
-  Collector
-  Local Street
-  Bridge



Source: City of Riverside General Plan (Classification), Google Maps (Signals)

Access and Barriers

SR-91 on- / off- ramp Vehicle Access





- 14th
- Mission Inn
- 10th Street (on-ramp)

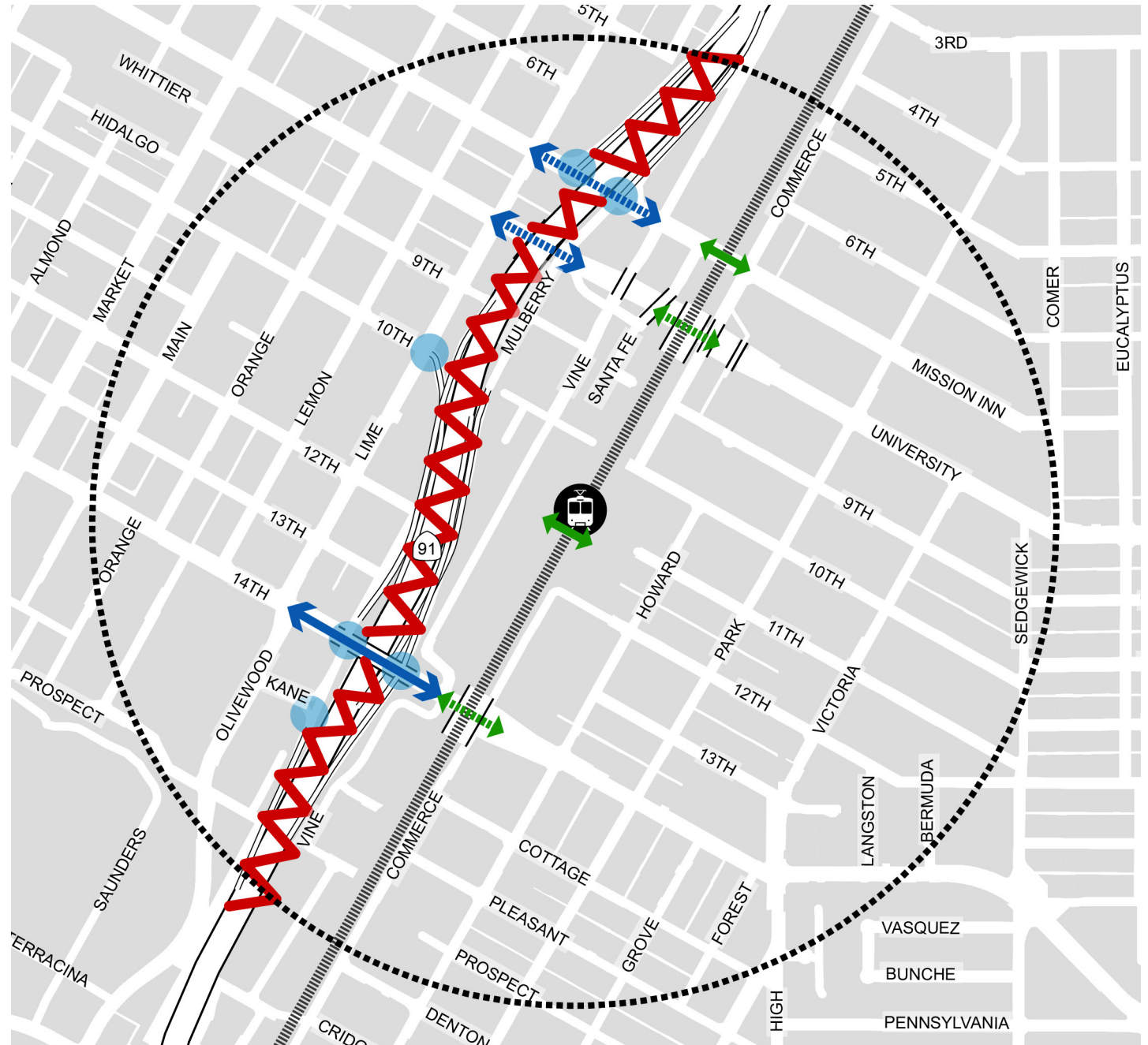
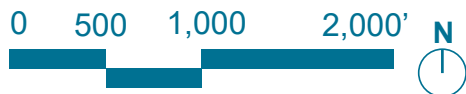
SR-91 Crossings

- Mission Inn
- University
- 14th

Metrolink Corridor Crossings

- Metrolink station
pedestrian bridge
- Mission Inn

-  Pedestrian rail crossing
-  SR-91 crossing
-  Barrier
-  Highway Access



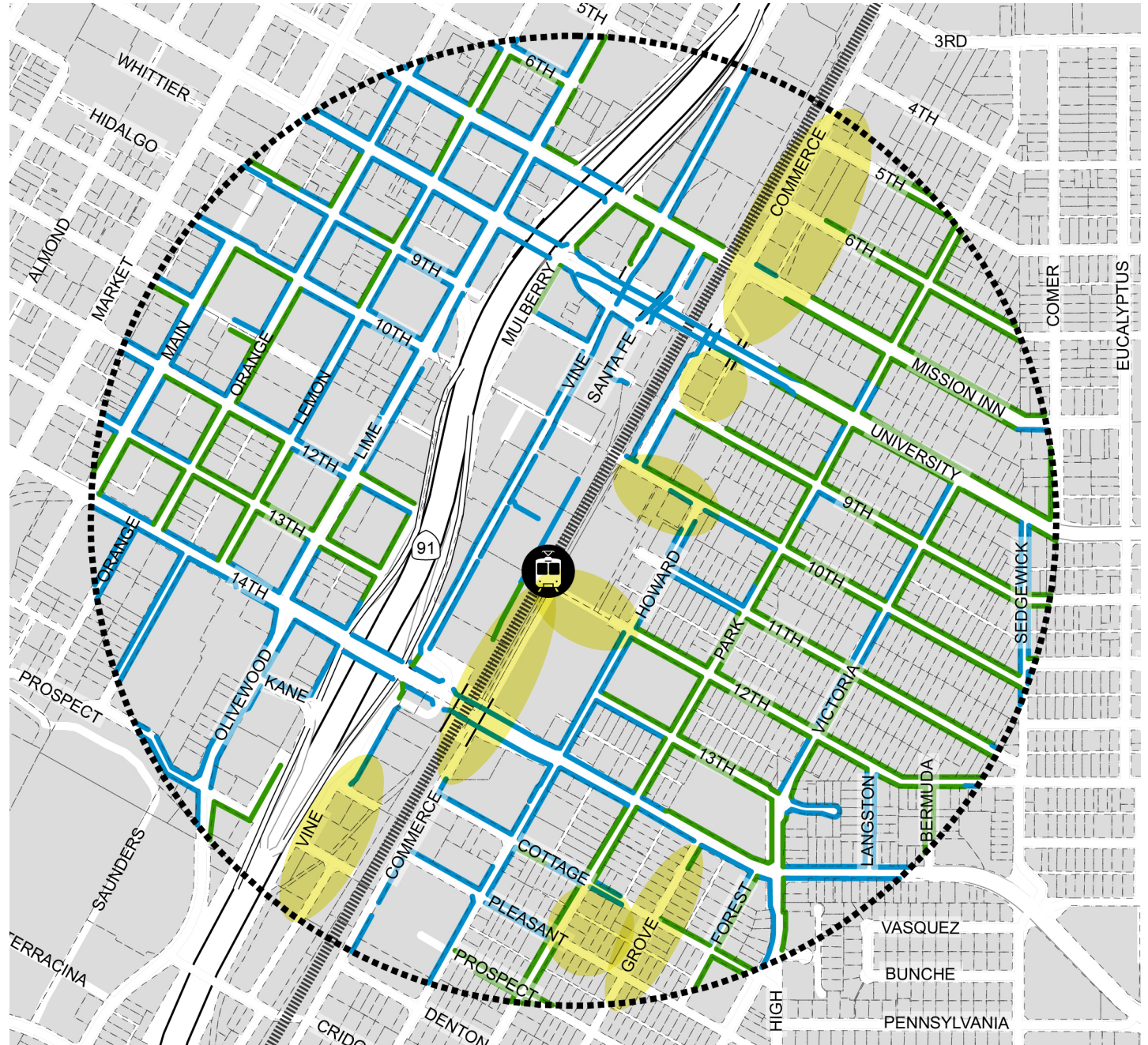
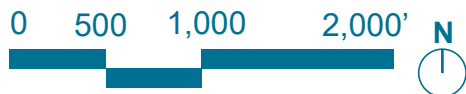
Source: Google Maps

Sidewalks

Sidewalk Gaps

- Commerce
- Mission Inn
- 6th
- 5th
- Connecting Metrolink corridor to residential neighborhood to east

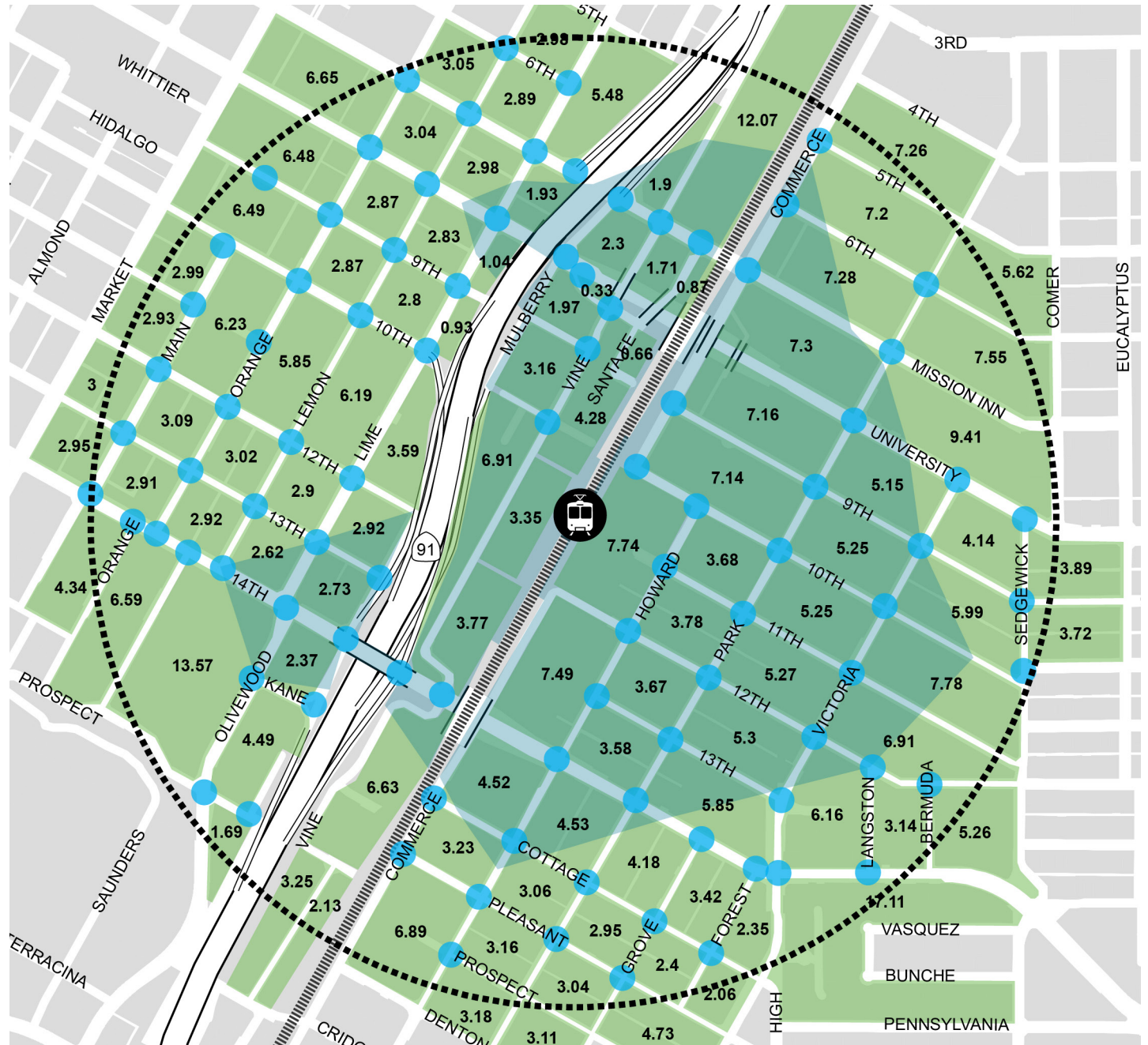
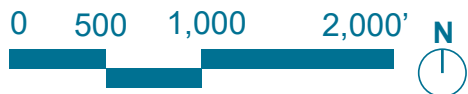
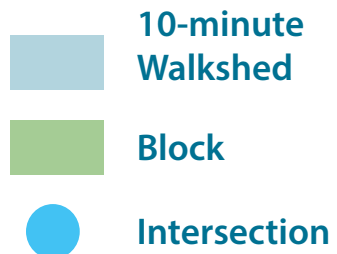
-  Sidewalk Gap
-  Parkway
-  No Parkway



Source: Google Maps

Walkshed and Connectivity


- Average block size: **4.49 acres**
- Number of intersections: **89**
- Limited access to Downtown within 10-minute walk

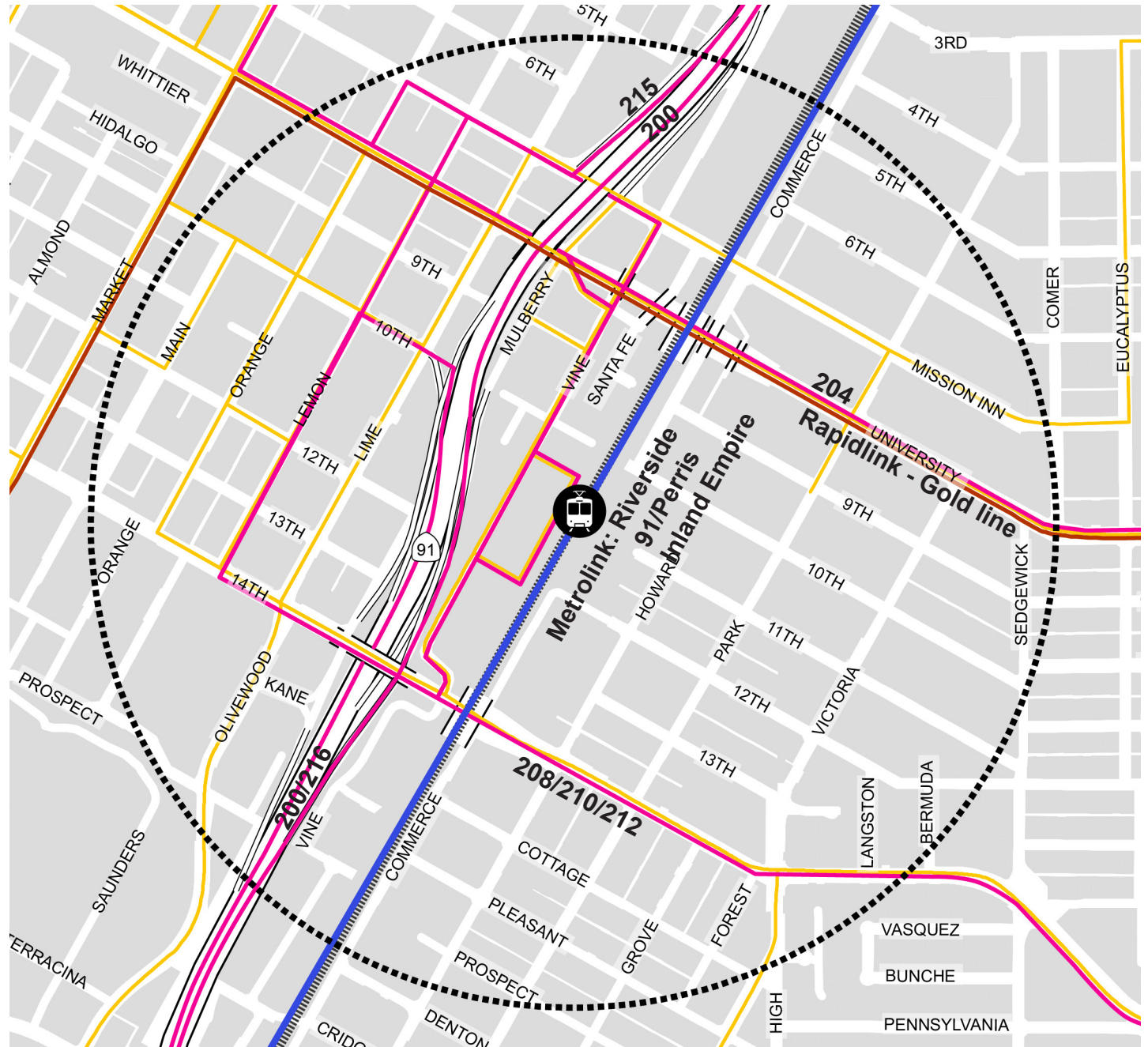
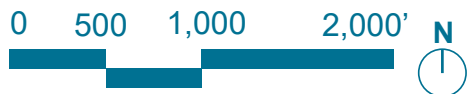


Source: ESRI

Public Transportation

- Transit classification based on SCAG 2040 RTP/SCS
- Multiple bus lines follow Lemon/Lime - University - Vine - 14th Loop
- Multiple bus lines with stop at Metrolink Station (1, 15, 29, 49, 54, 208, 210, 212, 220)

-  Commuter Rail
-  Express Bus
-  Rapid Bus
-  Local Bus



Source: SCAG

Bicycle Facilities

EXISTING CONDITIONS INVENTORY

Proposed class II (bicycle lane):

- Park
- Lime / Olivewood

Proposed bicycle route:

- 14th
- University (existing gaps in bike lanes)
- RTA First/Last Mile Mobility Plan

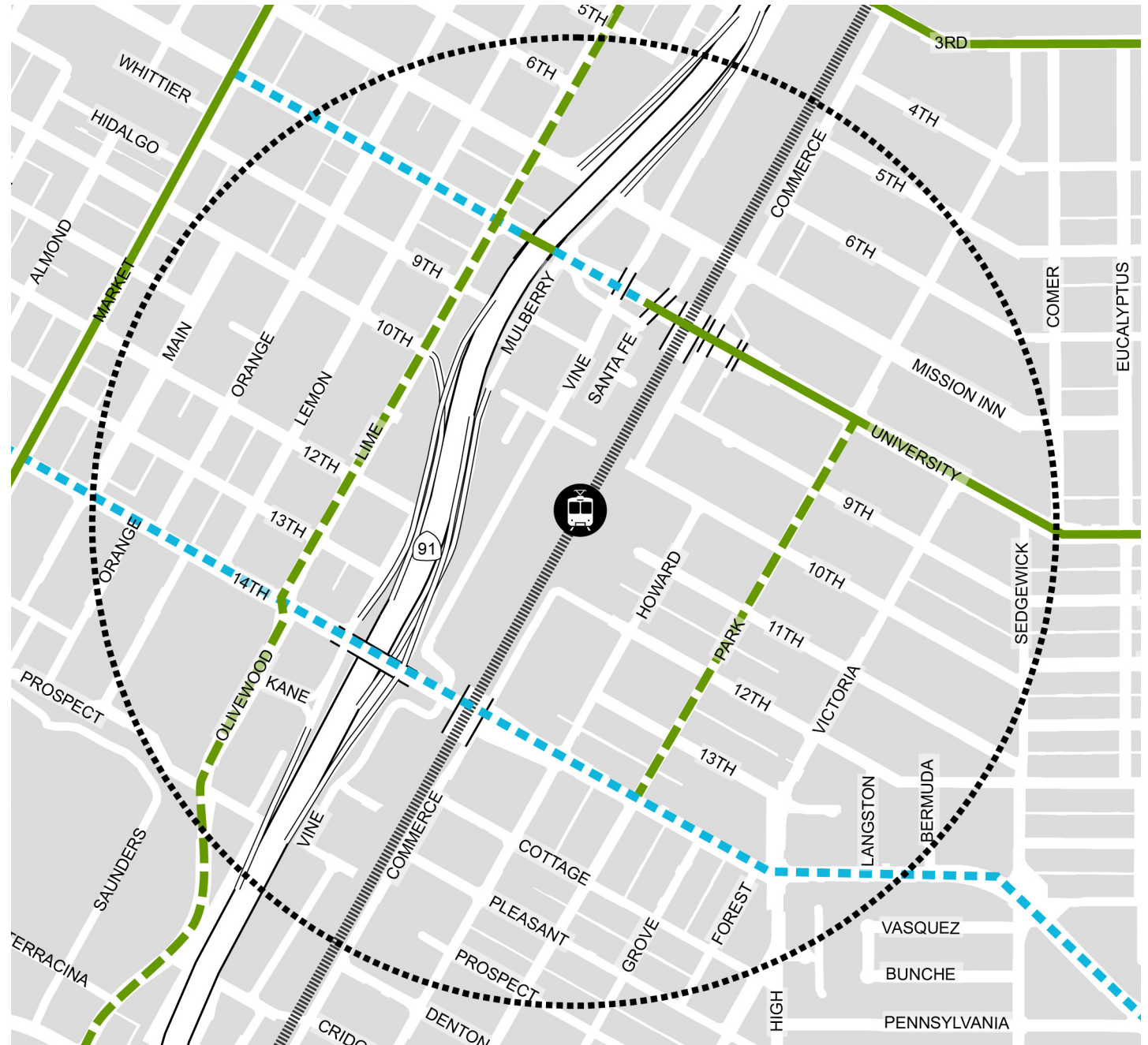
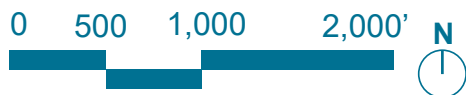
Existing

 Bicycle Lane

Proposed

 Bicycle Lane

 Bicycle Route



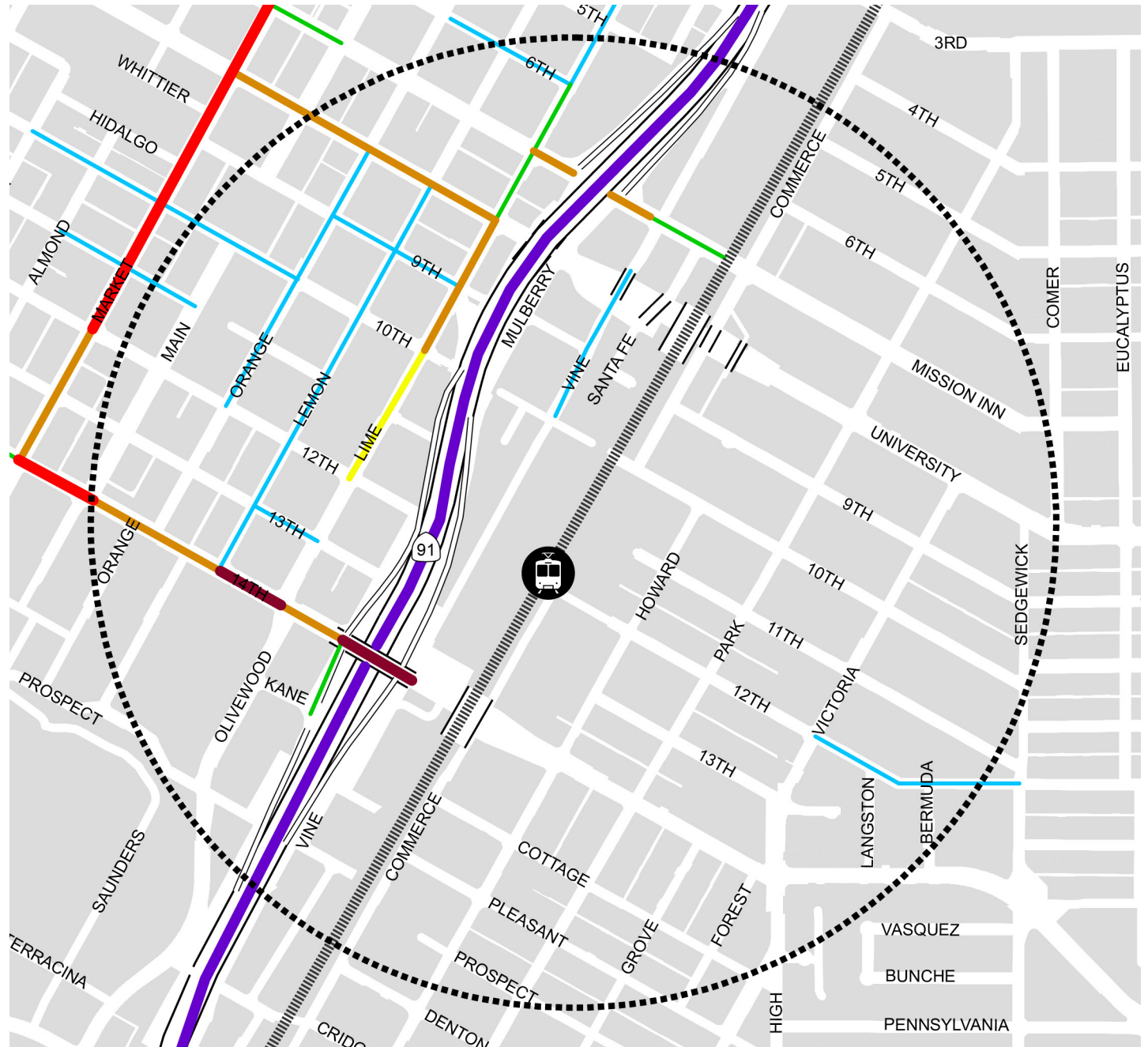
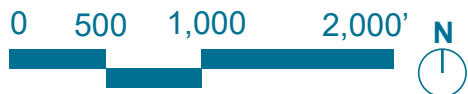
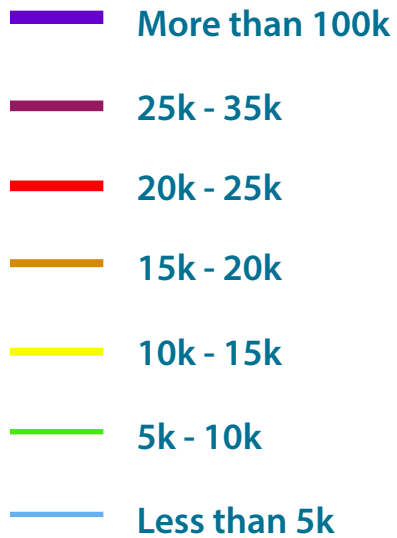
Source: Riverside Bicycle Master Plan, 2007

Traffic Volumes

• No traffic count information found for streets east of Metrolink corridor within study area (excluding 12th)

Traffic volume concentrations:

- 14th
- University
- Market



Source: City of Riverside, 2003 - 2008.

EXISTING CONDITIONS INVENTORY

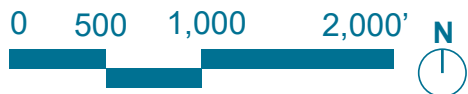
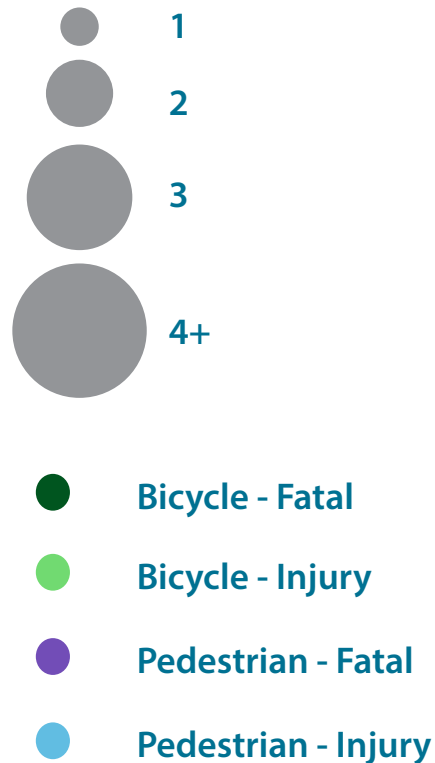
Vehicle - Bicycle / Pedestrian Collisions

Collision concentrations:

Number of Crashes

- 14th
- University
- Mission Inn
- 14th / Victoria

Collision Types

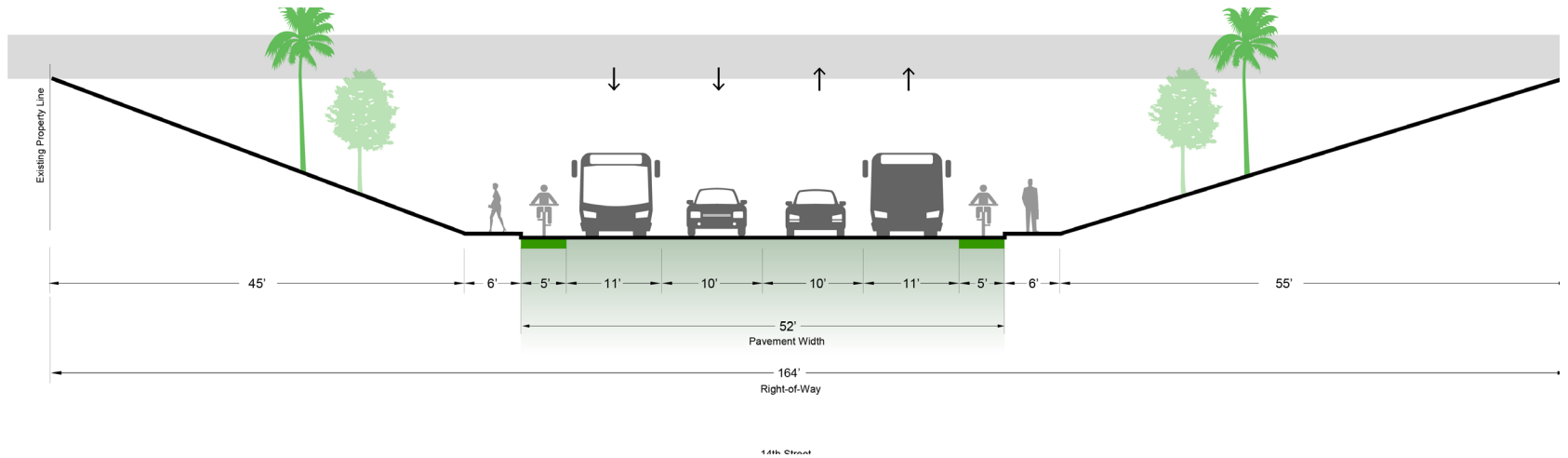


Source: SWIRTS

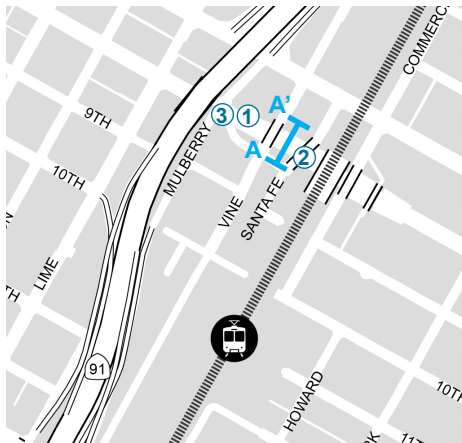
University Avenue

EXISTING CONDITIONS INVENTORY

Section A - A'



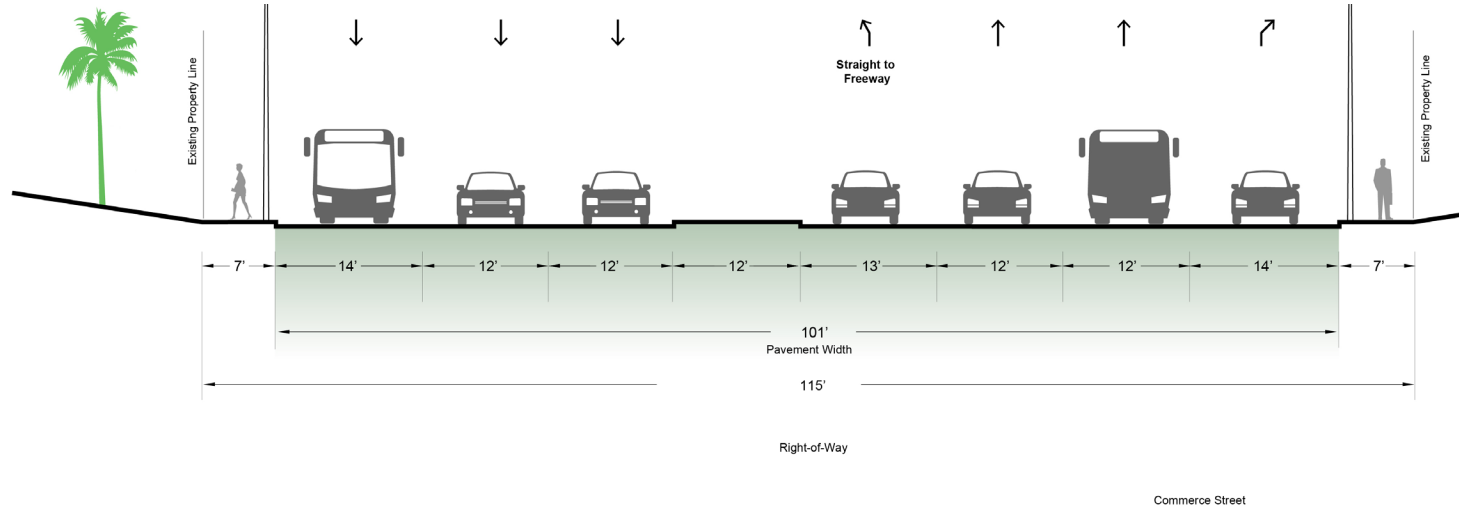
- 4 travel lanes
- Bus corridor
- On-street bicycle lanes
- Narrow sidewalks
- Additional turn lanes at intersections and freeway access points
- Depressed between Mulberry Street and Park Avenue



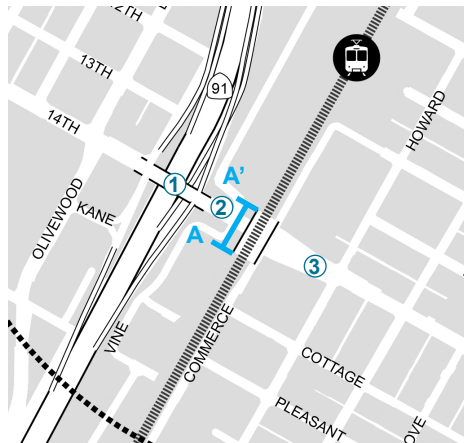
14th Street

EXISTING CONDITIONS INVENTORY

Section A - A'



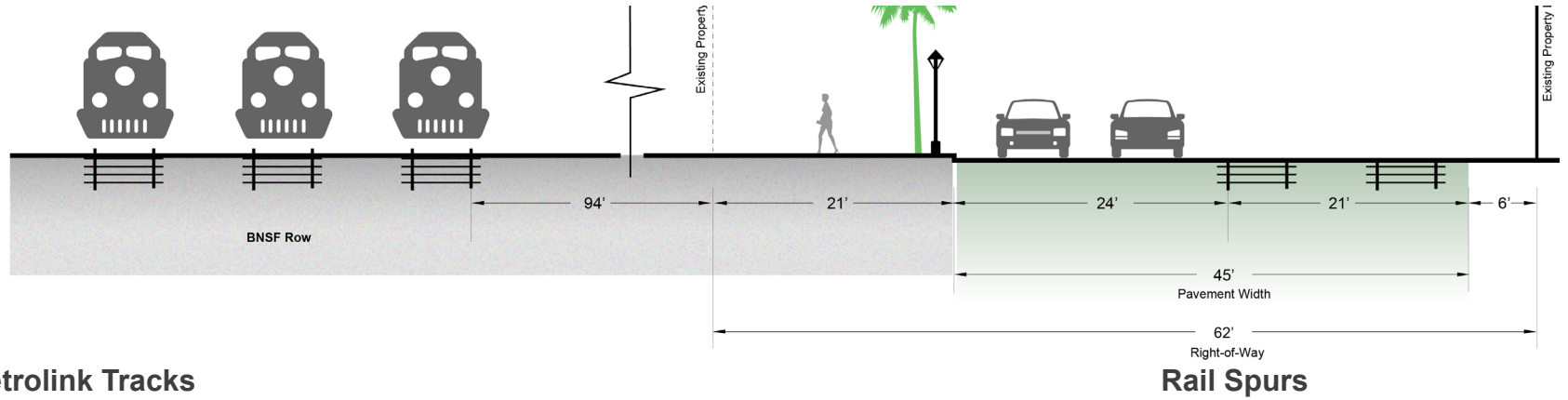
- 4 travel lanes
- Bus corridor
- On-street bicycle lanes
- Narrow sidewalks
- Additional turn lanes at intersections and freeway access points



Commerce Street

EXISTING CONDITIONS INVENTORY

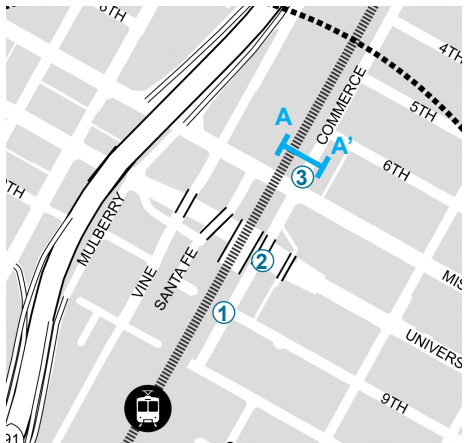
Section A - A'



Metrolink Tracks

- Utilization of rail spurs
- Use of Metrolink ROW

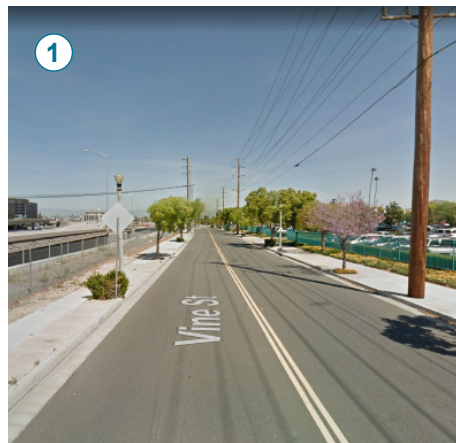
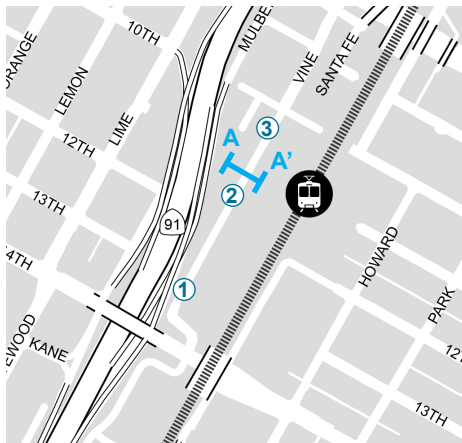
Vine Street - West



Vine Street

- Sufficient Capacity for Buses and Traffic?

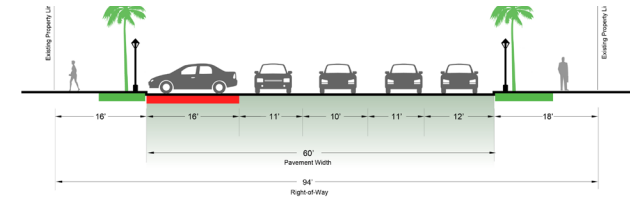
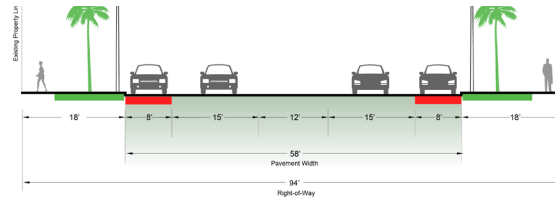
Section A - A'



SR - 91

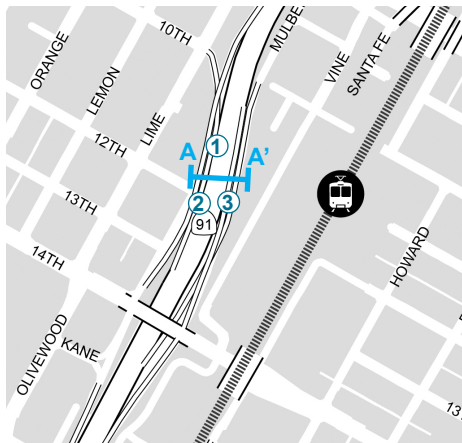
Section A - A'

EXISTING CONDITIONS INVENTORY



SR - 91

- Pedestrian Bridge or Deck Park?
- Use Publicly-owned land west of 91 Freeway

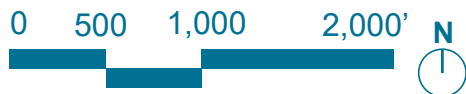


Rail Lines and Truck Routes

- No specific truck routes identified in General Plan
- SR-91 and access points to SR-91 mentioned as truck circulation routes



== Bridge
— Rail line



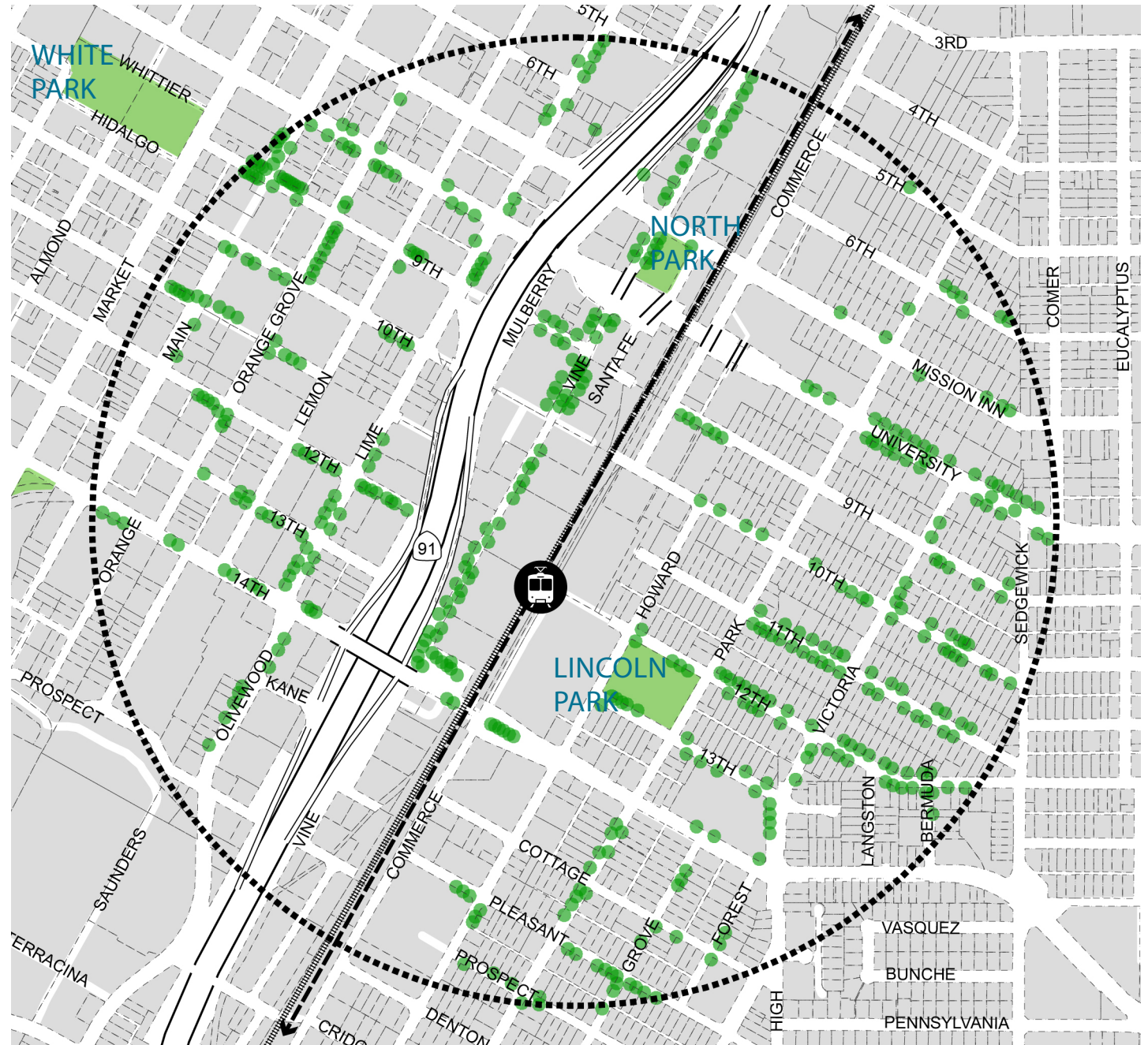
Source: ESRI

Open Space and Street Trees

- Two open spaces within the 1/2 mile area

Street tree coverage concentration:

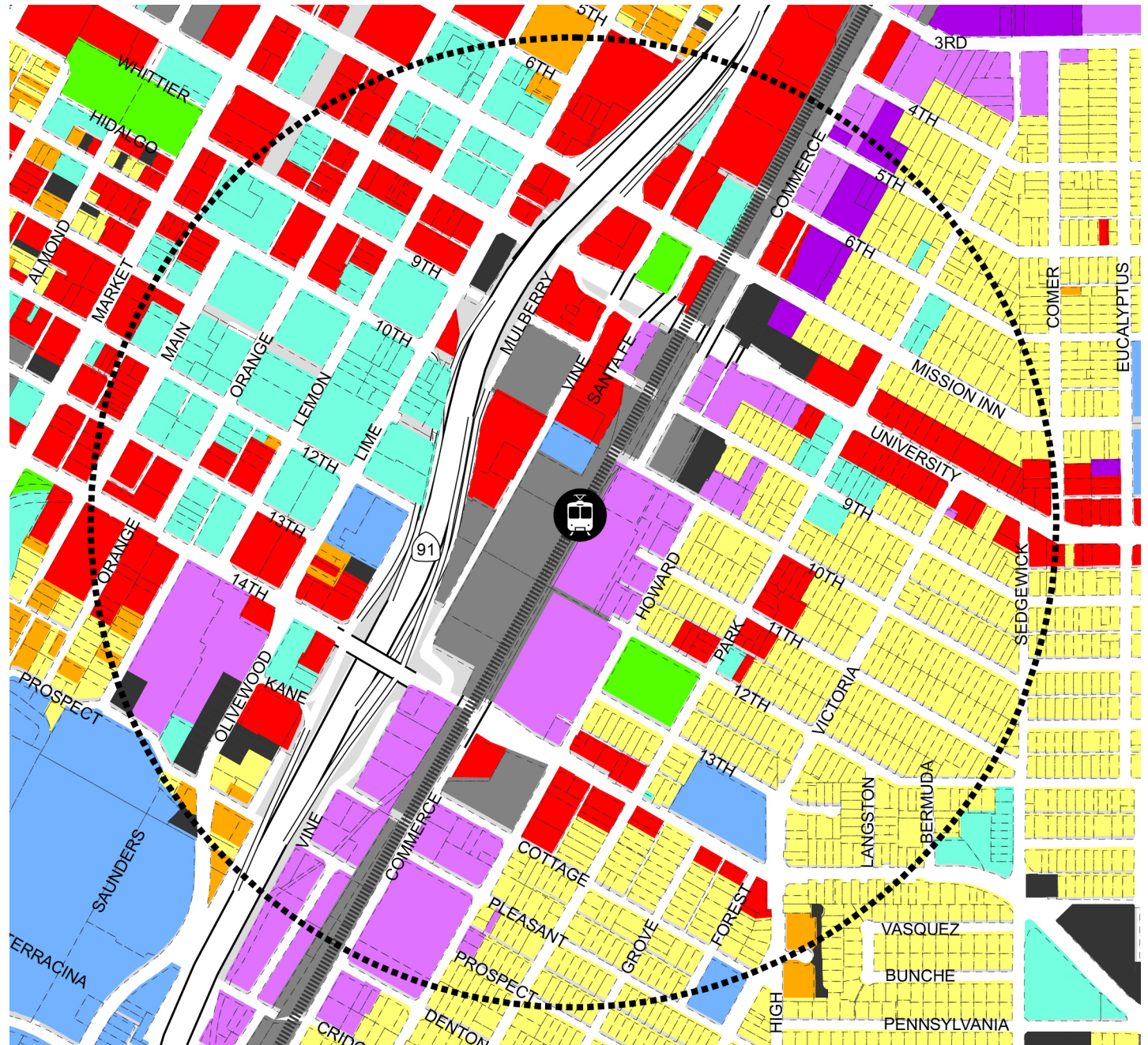
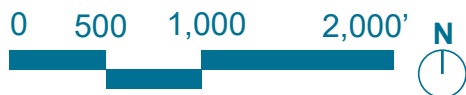
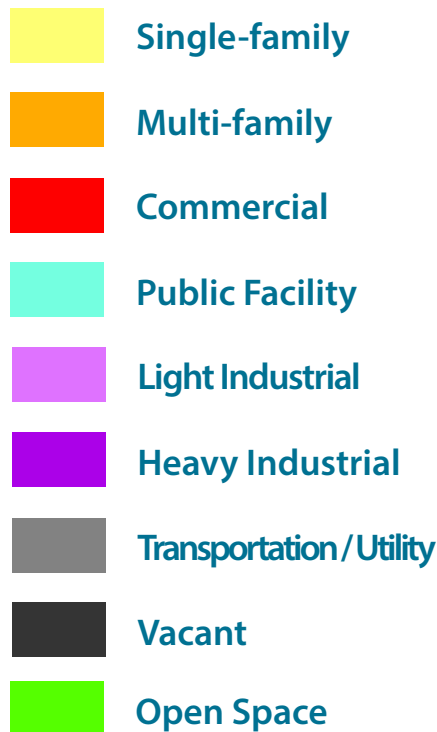
- Vine Street
- East of Park Avenue
- Downtown Riverside
- Condition, size, age, and species of street trees varies considerably



Source: Google Maps

Existing Land Use

- Light industrial immediately east of Metrolink corridor
- Single family located east of Metrolink corridor

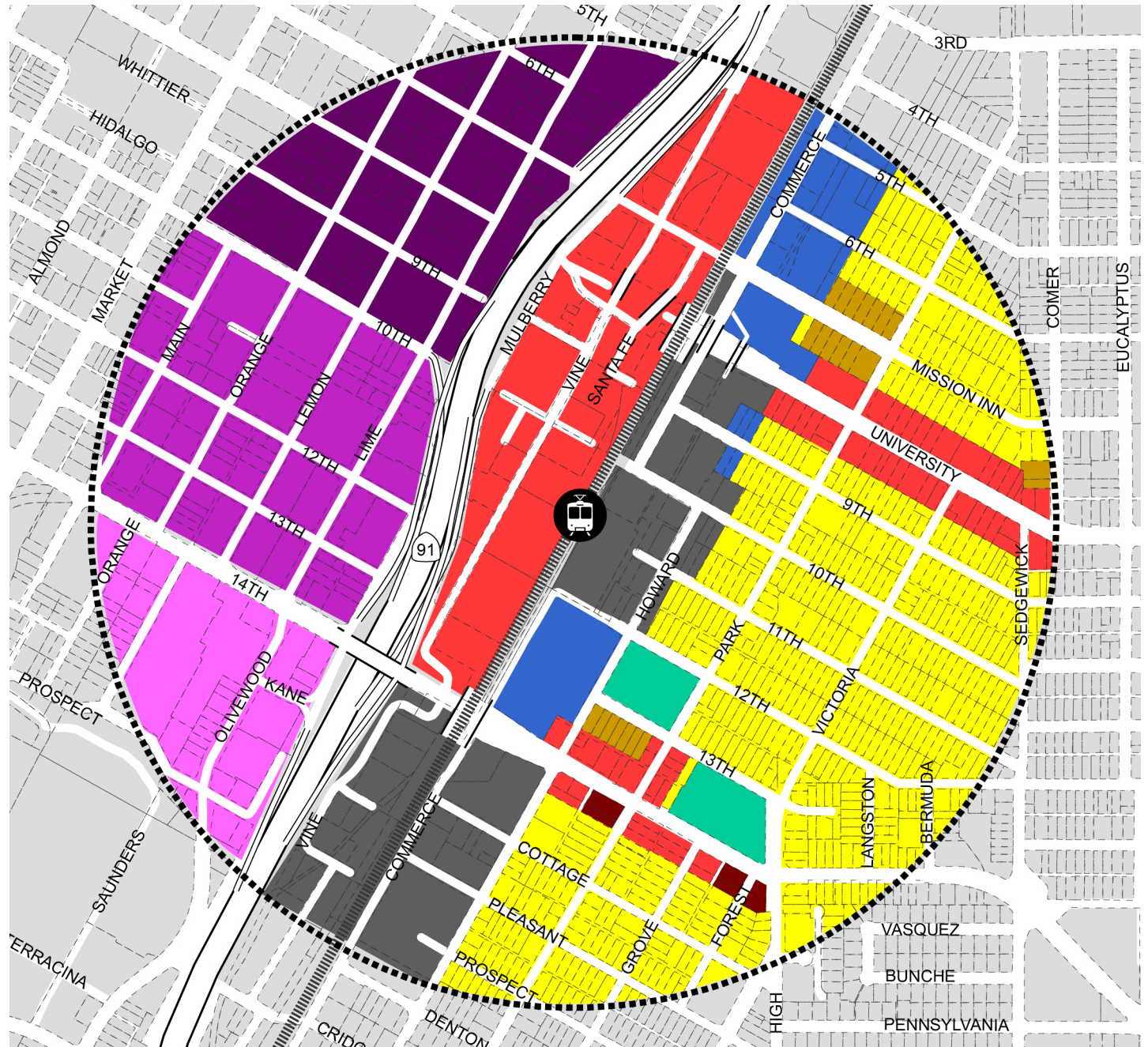
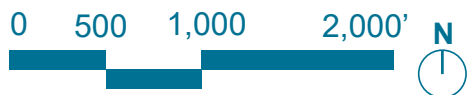


Source: SCAG, 2012.

General Plan Zoning

EXISTING CONDITIONS INVENTORY

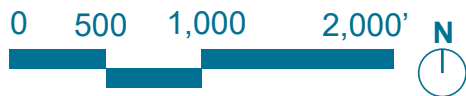
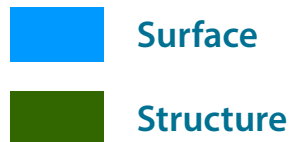
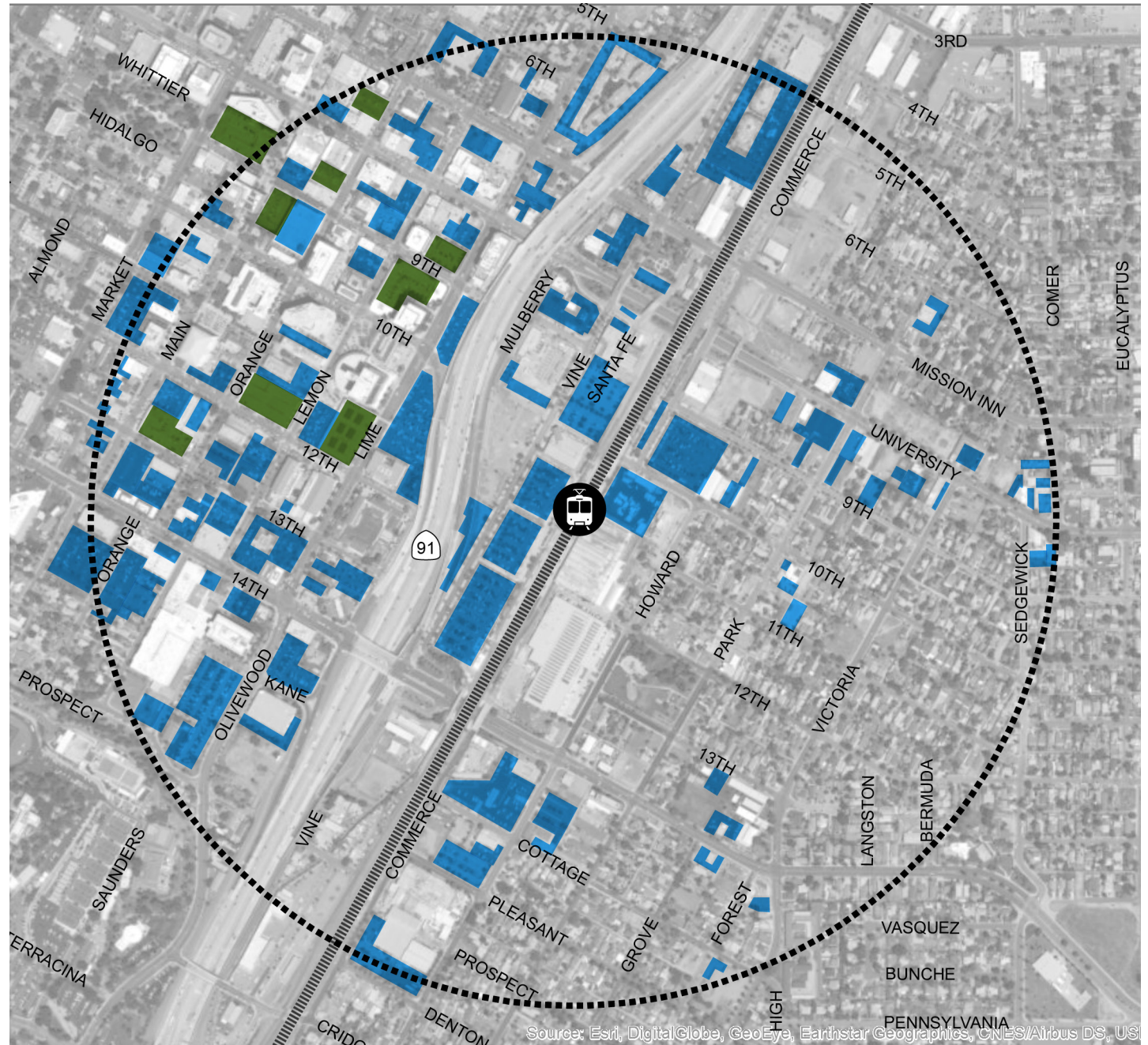
- Desired Parking ratios, Height, Density?



Source: City of Riverside General Plan - 2025, 2007

Parking

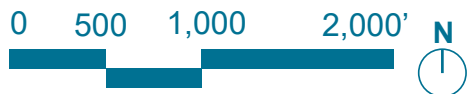
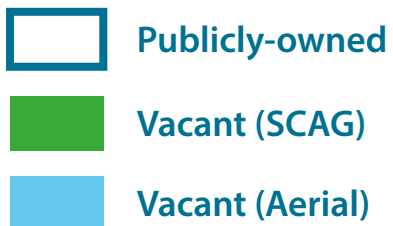
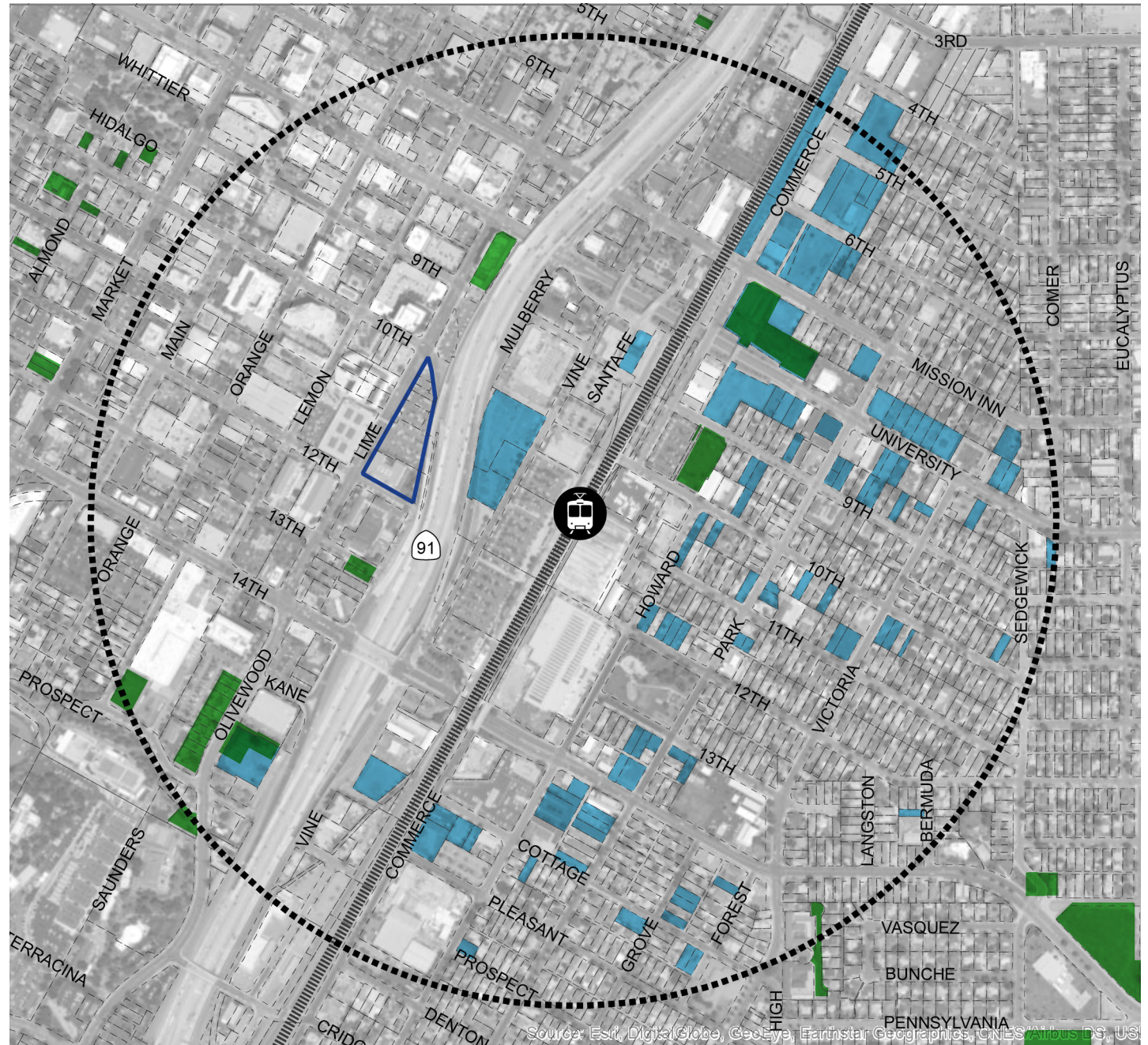
- Significant concentrations of surface parking within 1/2 mile area



Source: Google Maps

Vacant and Publicly-Owned

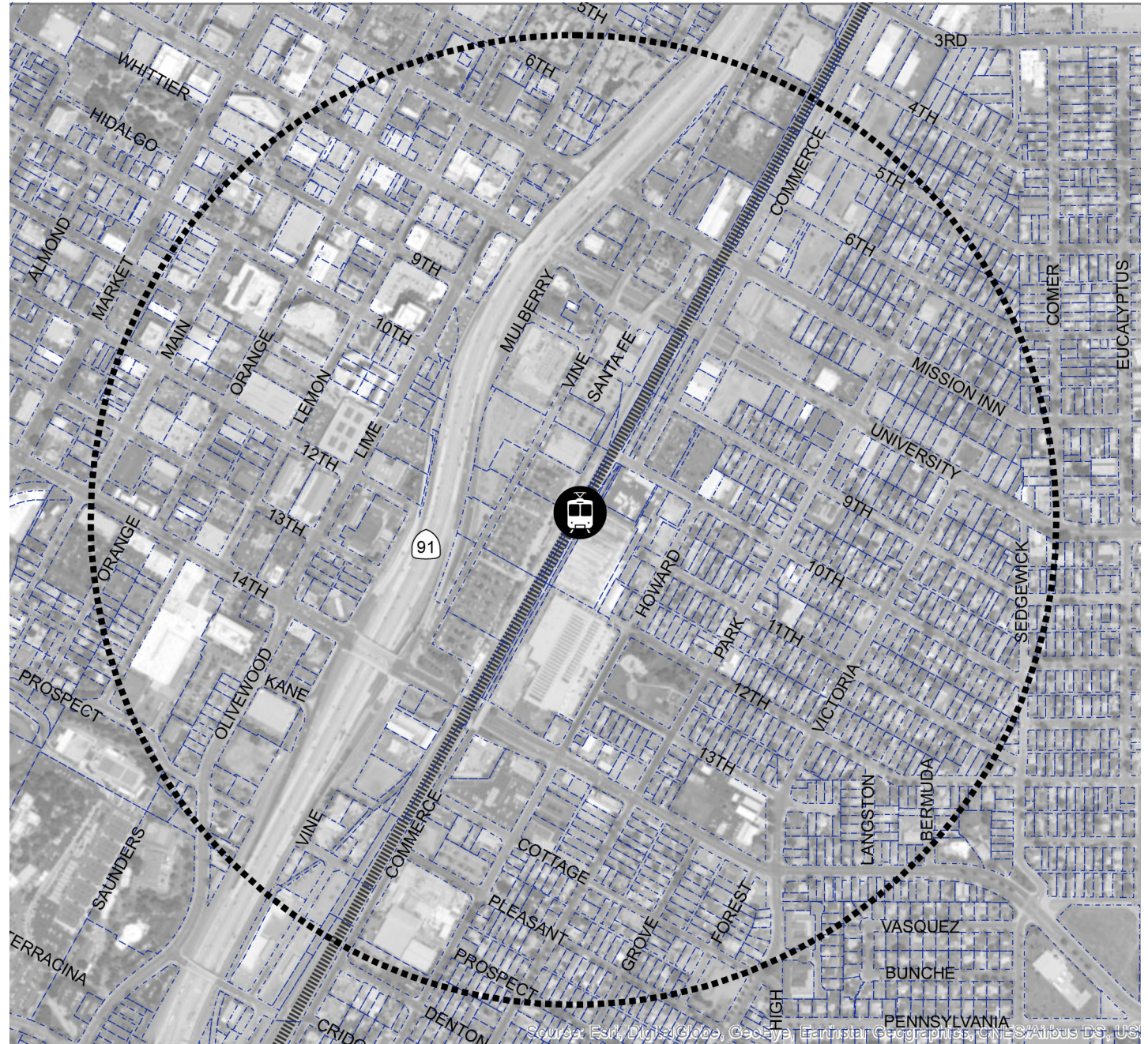
- Most vacant sites located around periphery of 1/2 mile area



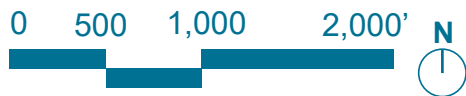
Source: Google Maps, SCAG

Ownership

- Important stakeholders / ownership?



 Parcel





Source: Google Maps, SCAG


Potential Development Opportunities


Factors for identifying potential development sites:

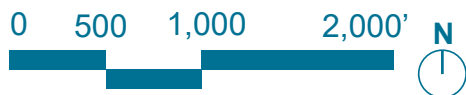
- Surface parking
- Vacant
- Underutilized
- Located along commercial / industrial corridors
- Multiple contiguous parcels / large single parcel

 **Station**

 **Metrolink Corridor**

 **Parcel**

 **Potential Development Site**

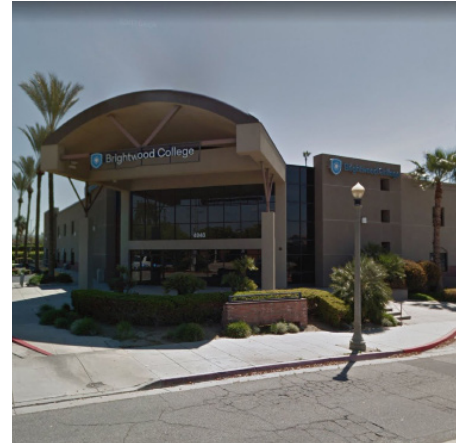


Source: Google Maps

Architecture and Photo Inventory

EXISTING CONDITIONS INVENTORY

- Contemporary industrial showroom / manufacturing facility
- Contemporary non-contributing buildings
- Adaptive reuse of historical buildings
- Vacant historical buildings
- Commercial storefronts
- Single-family historic tract / cottage / bungalow homes



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