Appendix

A - Existing Conditions Inventory
B - HQTA Toolkit
**Project Area**

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
Activity Centers

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

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

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
Sidewalk Gaps
- Commerce
- Mission Inn
- 6th
- 5th
- Connecting Metrolink corridor to residential neighborhood to east
Walkshed and Connectivity

• Average block size: 4.49 acres

• Number of intersections: 89

• Limited access to Downtown within 10-minute walk
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)

Source: SCAG
Bicycle Facilities

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.
Vehicle - Bicycle / Pedestrian Collisions

**Collision concentrations:**
- 14th
- University
- Mission Inn
- 14th / Victoria

**Number of Crashes**

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**Legend:**
- Bicycle - Fatal
- Bicycle - Injury
- Pedestrian - Fatal
- Pedestrian - Injury

*Source: SWIRTS*
University Avenue

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

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

Section A - A'

- Utilization of rail spurs
- Use of Metrolink ROW
Vine Street

- Sufficient Capacity for Buses and Traffic?
Section A - A’

- 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
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
**Existing Land Use**

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

**EXISTING CONDITIONS INVENTORY**

- **Light Industrial**
- **Heavy Industrial**
- **Commercial**
- **Public Facility**
- **Single-family**
- **Multi-family**
- **Open Space**

**Source:** SCAG, 2012.

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Riverside Marketplace District Vision Plan
General Plan Zoning

- Desired Parking ratios, Height, Density?

EXISTING CONDITIONS INVENTORY

**Single-family Residential**
**Multi-family Residential**
**Industrial - General**
**Business and Manufacturing Park**
**Commercial - Retail**
**Commercial - General**
**Public Facility**
**DSP - Raincross District**
**DSP - Justice Center District**
**DSP - Prospect Place Office District**

Source: City of Riverside General Plan - 2025, 2007
Parking

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

EXISTING CONDITIONS INVENTORY

Source: Google Maps
Vacant and Publicly-Owned

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

• Important stakeholders / ownership?

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

Source: Google Maps
Architecture and Photo 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