

APPENDIX B

DOWNTOWN SPECIFIC PLAN CONSISTENCY TABLE

**Downtown Specific Plan (DSP) – Raincross District
Consistency Table**

<i>Goal/Policy No.</i>	<i>Raincross District Policy</i>	<i>Project Consistency</i>
Land Use Goals and Policies		
Goal LU-1:	To provide land use opportunities for Downtown to serve as the region’s cultural, governmental, arts, and entertainment center with unique and interrelated districts offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, learning, culture, and the arts.	
<i>Policy LU 1.1:</i>	<p><i>Maintain the integrity of, and interrelationship between, each (applicable) Downtown district.</i></p> <p>Raincross District: <i>The pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses. Design philosophy emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity.</i></p>	Consistent. The Project would provide a mixture of residential, commercial, hotel, and restaurant uses through infill construction incorporating design compatible with the unique Downtown identity. The Project supports the Raincross District as Downtown’s pedestrian-oriented center through the incorporation of an outdoor meeting space and passive park area along with several pedestrian pathways. The pedestrian pathways would facilitate movement of pedestrians within the Project site and provide connectivity to existing sidewalks that connect to other Downtown districts.
<i>Policy LU-2:</i>	<i>Encourage pedestrian-oriented specialty retail shops offering quality goods and services in the Raincross District, and encourage balance between individually owned businesses and franchise or corporate entities.</i>	Consistent. The Project includes an Outdoor Plaza to accommodate pedestrian-oriented retail shops.
<i>Policy LU-3:</i>	<i>Actively recruit a range of restaurants that includes fine dining, cafes, coffee houses, and sandwich shops, emphasizing a strong presence of outdoor dining and an emphasis on both daytime and evening hours.</i>	Consistent. The Project includes an Outdoor Plaza that could provide a location for pedestrian-oriented retail shops such as, but not limited to, various types of restaurants, for daytime and nighttime outdoor dining.
<i>Policy LU-4:</i>	<i>Encourage mixed-use development with a strong residential presence in the Raincross District, including both new construction and the adaptation of upstairs spaces in existing buildings for residential purposes.</i>	Consistent. The Project is a mixed-use entertainment project development that includes up to a maximum of 168 new residential units consisting of 55 (for sale) condominium units and 113 (for rent) multi-family residential units. The residential buildings may include a rooftop pool and deck.
<i>Policy LU-5:</i>	<i>Provide incentives for infill development throughout Downtown, and with an emphasis on the key opportunity sites identified in this plan.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. The Project, which includes infill components, would not preclude implementation of this policy.
<i>Policy LU-6:</i>	<i>Place a strong emphasis on supporting, preserving, and expanding the Raincross District as a major center for culture, learning, and the arts.</i>	Consistent. The Project is a mixed-use entertainment project that includes expansion of the Riverside Convention Center in addition to retail, and hotel uses. As such, the proposed Project would support and contribute to the expansion of the Raincross District as a major center for culture, learning and the arts.
<i>Policy LU-7:</i>	<i>Promote nightlife activity in the Raincross District with restaurants and a variety of entertainment opportunities.</i>	Consistent. As a mixed-use entertainment project, the Project would promote nightlife activity and a variety of entertainment opportunities with the Convention Center expansion, new hotels, the proposed commercial retail uses that may include restaurant and other entertainment

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		uses, and the proposed Outdoor Plaza with its flexible outdoor gathering space.
<i>Policy LU-8:</i>	<i>Strengthen the interrelationship between the Marketplace and Downtown through attractive physical linkages, transit oriented linkages, and complimentary uses.</i>	Not Applicable. The Project site is not located within or adjacent to the Riverside Marketplace area. Additionally, transit linkages would be the responsibility of the City and Riverside Transit Agency (RTA). Nevertheless, implementation of the Project would not preclude implementation of this policy.
<i>Policy LU-9:</i>	<i>Encourage the public or private construction of centralized, secured trash compactors within the Raincross District, Neighborhood Commercial, and Justice Center Districts, situated in low visibility areas and with adequate provisions for cleaning and maintenance.</i>	Consistent. The Project would not conflict with Policy LU-9, which requires trash compactors be situated in a low visibility area with adequate provisions for cleaning and maintenance.
<i>Policy LU-10:</i>	<i>Encourage the establishment of a vibrant mix of uses that will serve the needs of both residents and visitors and will help create a vibrant daytime, evening, and weekend environment.</i>	Consistent. As a mixed-use entertainment project, the Project includes a combination of new residential, office, retail, hotel and parking facilities in addition to expanding the Riverside Convention Center. This mix of uses would provide opportunities for residents and visitors to be present in the Downtown area to live, work, shop, eat, and be entertained. By providing reasons to be Downtown outside of normal business hours, these new opportunities would contribute towards the creation of a vibrant daytime, evening, and weekend environment.
<i>Policy LU-11:</i>	<i>Promote the expansion of the convention center and related hotel uses to support increased convention and tourist activity.</i>	Consistent. The Project includes expansion of the Riverside Convention Center and two new full-service hotel buildings that would directly support increased convention and tourist activity.
<i>Policy LU-12:</i>	<i>Maintain a continuity of pedestrian activity through active retail and restaurant ground level uses along Mission Inn Avenue, Main Street and University Avenue.</i>	Not Applicable. The Project is not located along Mission Inn Avenue, Main Street or University Avenue. Nevertheless, implementation of the Project would not preclude implementation of this policy.
Housing Goals and Policies		
Goal H-1:	To help Riverside’s Downtown succeed as an active daytime, evening, and weekend downtown, encourage housing beyond the traditional residential neighborhoods, to include the North Main Street Specialty Services, Market Street Gateway, Raincross, Almond Street, and Prospect Place Office Districts.	
<i>Policy H-1-1:</i>	<i>Provide a variety of housing options, including medium and high density apartments and condominiums, live/work loft space, and mixed-use buildings with a residential component.</i>	Consistent. The Project would provide mixed-used buildings that could include a maximum of 168 residential units consisting of for-rent apartments (113 units) and for sale luxury condominiums (55 units) that may include a rooftop pool and deck.
<i>Policy H-1-2:</i>	<i>Ensure the preservation and enhancement of the single-family residential neighborhoods in the Downtown.</i>	Not Applicable. The Project site is currently developed with non-residential uses and does not contain single family housing. Nevertheless, implementation of the Project is not would not preclude implementation of this policy.
<i>Policy H-1-3:</i>	<i>Provide incentives for ownership housing in the Downtown and continue to support the efforts</i>	Not Applicable.

Goal/Policy No.	Raincross District Policy	Project Consistency
	<i>of the Mission Village Homeownership Zone Initiative (1996).</i>	Implementation of this policy is the responsibility of the City. The Project supports this policy by including up to a maximum of 55 for-sale condominiums that would provide ownership opportunities Downtown.
<i>Policy H-1-4:</i>	<i>Encourage adaptive reuse of existing structures, or the development of new buildings, for the purpose of live/work space in the Raincross, North Main Street Specialty Services, Almond Street and Prospect Place Office Districts.</i>	Not Applicable. The Project does not propose development. Future implementation of the proposed Project would not preclude implementation of said policy.
<i>Policy H-1-5:</i>	<i>Encourage and promote new high density residential projects and the use of upstairs spaces in existing buildings in the Raincross District for housing to increase housing options and help bring daytime, evening, and weekend activity to the Downtown.</i>	Consistent. The Project would increase housing options in the Raincross District by providing an opportunity for mixed-used buildings that include a maximum of 168 residential units consisting of for-rent apartments (113 units) and for sale condominiums (55 units) that may include a rooftop pool and deck.
<i>Policy H-1-6:</i>	<i>The City shall provide incentives for the conversion of single-family residential structures that have been divided into multiple dwelling units back into single-family residential uses.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, the Project site does not include any single-family residential structures that have been divided into multiple dwelling units.
<i>Policy H-1-7:</i>	<i>Promote housing affordability through diversification of housing for varied income groups.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, the Project supports this policy by including up to a maximum of 113 for-rent apartments that constitutes a diversification of housing types in the Raincross District.
Economic Development Goals and Policies		
Goal ED-1:	Strengthen Downtown as a local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.	
<i>Policy ED-1-1:</i>	<i>Make Downtown attractive to a broad range of individuals to live, work, and recreate.</i>	Consistent. As a mixed-use entertainment project, the Project proposes to include a combination of residential, office, retail (including restaurant), and hotel uses, in addition to and expanding the Convention Center. These new uses combined with the Convention Center expansion provide new opportunities that would make Downtown attractive to a broad range of individuals to live, work, and recreate.
<i>Policy ED-1-2:</i>	<i>Encourage the expansion of law and other professional office related uses in the Justice Center.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Further, the Project site is not within the Justice Center. Nonetheless, implementation of the proposed Project would not preclude implementation of said policy.
<i>Policy ED-1-3:</i>	<i>Foster entrepreneurship, with an emphasis on entertainment, dining, and culture in the Raincross District, craftsman supplies and services in the North Main Specialty Services District, small businesses in the Almond Street and Prospect Place Office Districts, family goods and services in the Neighborhood Commercial District, and legal services in the Judicial District.</i>	Consistent. The Project would foster entrepreneurship within the Raincross District by providing new restaurant, hotel, and residential uses and expanding the Convention Center which would not only provide opportunities for new business but would also introduce new residents and visitors into the area.

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<i>Policy ED-1-4:</i>	<i>Pursue an aggressive program to recruit quality development and consider incentives to attract these uses.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, the proposed Project represents the type of quality development envisioned by this policy.
<i>Policy ED-1-5:</i>	<i>Target specialty retail, eating, drinking, and entertainment establishments for the Raincross District.</i>	Consistent. The Project proposes up to 61,981 square feet of commercial retail uses that may include a combination of retail, restaurant and entertainment establishments in the Raincross District.
<i>Policy ED-1-6:</i>	<i>Target key infill residential opportunities including small lot and row homes, apartments and condominiums and live/work loft space.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, the Project includes a maximum of 168 residential units consisting of for-rent apartments and for-sale condominiums. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy ED-1-7:</i>	<i>Develop a financing plan that determines the scope of public improvements to be funded, the responsibilities of the public and private sector participants, and the methods of financing the improvements.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Implementation of the proposed Project would not preclude implementation of this policy.
Urban Design Goals and Policies		
Goal UD-1:	Strengthen the identity and character of Downtown using the existing historic and architectural urban character of the community, while allowing for new structures that are architecturally compatible with, and complementary to, the existing architectural and historic fabric.	
<i>Policy UD-1-1:</i>	<i>Through design review, ensure that new development enhances the character of the Downtown Districts by requiring design qualities and elements that contribute to an active pedestrian environment, where appropriate, and ensuring that architectural elements are compatible and in scale with the existing historic structures in the Downtown.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, future development proposals within the Project site would be subject to the City's design review process to ensure the design enhances the character of the Raincross District. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy UD-1-2:</i>	<i>Enhance the connection between the Downtown and the Riverside Marketplace by working with Caltrans to establish effective pedestrian and vehicular connections in conjunction with the widening of the 91 Freeway. These connections should include well-designed public art, lighting or landscaping as necessary to enhance the pedestrian environment.</i>	Not Applicable. Implementation of this policy is the responsibility of the City and Caltrans. Implementation of the proposed Project would not preclude implementation of the policy.
<i>Policy UD-1-3:</i>	<i>Improve street design on key corridors in the Downtown and create a sense of arrival at key gateways, which reinforce the City's natural, cultural and historic characteristics.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, the Project does not propose any street improvements. Implementation of the proposed Project would not preclude implementation of the policy.
<i>Policy UD-1-4:</i>	<i>Consider the development of a public improvements plan to implement the streetscape and gateway design concepts for the Downtown.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, future development within the Project site would be subject to the City's design review process to ensure the consistency with the streetscape and gateway design concepts for Downtown. Implementation of the

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		proposed Project would not preclude implementation of the policy.
<i>Policy UD-1-5:</i>	<i>Encourage appropriate public art to further establish a sense of history and pride in the community.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, future development within the Project site would be subject to the City’s design review process, which is the appropriate stage to consider public art. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy UD-1-6:</i>	<i>Establish development standards to preserve the view of historic buildings along Mission Inn Avenue from the vantage point of the Riverside 91 Freeway.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, given the location of the Project site in relation to the 91 freeway and Mission Inn Avenue, future building constructed within the Project site would not block existing views of historic buildings. Implementation of the proposed Project would not preclude implementation of this policy.
Historic Preservation Goals and Policies		
Goal HP-1:	Strengthen and enhance the historic character of Downtown Riverside, which is unique to the Inland Empire, through the preservation and maintenance of Downtown’s historically significant sites and structures.	
<i>Policy HP-1-1:</i>	<i>Promote the preservation of the historic housing stock and existing character of the distinct single family residential neighborhoods.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, the proposed Project does not entail demolition of existing housing and the Project site is not located within a single family residential neighborhood.
<i>Policy HP-1-2:</i>	<i>Promote community appreciation for the history of Riverside.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy HP-1-3:</i>	<i>Provide incentives to encourage the restoration, and, if necessary, relocation of private historic structures to conserve the integrity of the buildings in the best condition possible.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, there are no historic structures located on the Project site. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy HP-1-4:</i>	<i>Through design review, encourage new development to be compatible with adjacent historical structures in scale, massing, building materials, and general architectural treatment.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, there are not historical structures adjacent to the Project site. Nonetheless, future development within the Project site would be subject to the City’s design review process to ensure the consistency with the streetscape and gateway design concepts for Downtown. Implementation of the proposed Project would not preclude implementation of the policy.
<i>Policy HP-1-5:</i>	<i>Work with interested groups and individuals to further tailor the historic design guidelines to each of the designated historic districts within the specific plan boundaries.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, future development within the Project site would be subject to the City’s design review process to ensure consistency with established design guidelines for the Raincross District.

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		Implementation of the proposed Project would not preclude implementation of the policy.
Circulation Goals and Policies		
Goal C-1:	Improve the circulation system in Downtown by maintaining and improving the grid system, providing for convenient access to, and circulation within, Downtown for all modes of transportation, and enhancing walkability in Downtown.	
<i>Policy C-1-1:</i>	<i>Define a multi-modal street hierarchy for Downtown.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Implementation of the proposed Project would not preclude implementation of the policy.
<i>Policy C-1-2:</i>	<i>Provide enhanced transit amenities within the Downtown, including bus stops and a downtown transit center.</i>	Not Applicable. Implementation of this policy is the responsibility of the City and RTA. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-3:</i>	<i>Develop strong pedestrian connections between the Downtown and the Riverside Marketplace.</i>	Not Applicable. The Project site is not located within or adjacent to the Riverside Marketplace area. Additionally, development of strong pedestrian connections would be the responsibility of the City. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-4:</i>	<i>Protect residential areas from traffic intrusion.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, as part of the design review process for future development within the Project site, traffic patterns would be reviewed to ensure that residential areas are protected from new development-generated traffic. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-5:</i>	<i>Define principal transportation entry corridors into the Downtown.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-6:</i>	<i>Focus traffic on key routes through or on the edge of Downtown, i.e. Market Street, University Avenue, Third Street, Fourteenth Street, Lime Street.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. However, since local access to the Project site is provided via Main Street, Third Street, Fifth Street, Market Street and Orange Street, the Project is consistent with this policy. Therefore, implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-7:</i>	<i>Improve traffic circulation by re-establishing closed street connections wherever feasible.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, there are no closed street connections in proximity to the Project site. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-8:</i>	<i>Do not permit any further street closures in the downtown area.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, the Project does not propose any permanent street closures. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-9:</i>	<i>Facilitate public transit opportunities in Downtown.</i>	Not Applicable. Implementation of this policy is the responsibility of the City and RTA. Implementation of

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		the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-10:</i>	<i>Provide bike lanes on major streets approaching Downtown and within downtown where feasible.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Additionally, the Project does not include any street improvements because the streets surrounding the Project site are fully improved with sidewalks, curbs and gutters on both sides of the street. Implementation of the proposed Project would not preclude implementation of this policy.
<i>Policy C-1-11:</i>	<i>Provide for pedestrian circulation at ground level. Do not provide grade-separated pedestrian facilities (except freeway over crossing).</i>	Consistent. The Project includes several ground-level pedestrian pathways to facilitate movement of pedestrians within the Project site and provide connectivity to existing sidewalks that connect to other Downtown districts. The Project does not propose any grade-separated pedestrian facilities.
<i>Policy C-1-12:</i>	<i>Improve way-finding signage, including: directional (both on freeways approaching the downtown and on downtown streets), destination-related, and signage for parking facilities. In addition to signage, encourage the development and use of landmarks in the landscape for way-finding and place-making purposes.</i>	Not Applicable. Implementation of this policy is the responsibility of the City. Nonetheless, as part of the City’s design review process, signage proposed as part of future development within the Project site would be reviewed to ensure consistency with this policy. Implementation of the proposed Project would not preclude implementation of this policy.