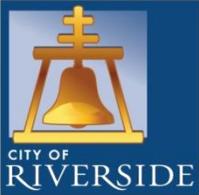




CALIFORNIA BAPTIST UNIVERSITY

Specific Plan



City of Arts & Innovation



DRAFT



Acknowledgements

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CHAPTER 1: INTRODUCTION

A. What is a Specific Plan

A specific plan is a regulatory tool used by local governments to implement a general plan and guide development in a localized area. While a general plan is the overall guide to manage growth throughout the City, a specific plan is able to focus on the unique characteristics of a special area, such as the California Baptist University campus, by customizing land use regulations for that area. A specific plan is an important and valuable tool to allow the City to work with the neighborhood and stakeholders to create a vital document that reflects a shared vision and values protecting the surrounding neighborhood. A specific plan also helps to remove barriers and encourage compatible development in a defined area.



B. Purpose and Intent of the California Baptist University Specific Plan

The purpose of the California Baptist University (CBU) Specific Plan is to establish a vision and context for future development at CBU that ensures an enduring and identifiable dynamic visual image for both the campus and the community, and recognizes the historic resources of the campus and the adjoining Magnolia Avenue Specific Plan (MASP)/Magnolia Heritage District that contribute to the cultural richness of the University. Overall, the goal of the Specific Plan is to help CBU foster a positive relationship with the larger community in which it resides. This Specific Plan will be used by planners, architects, landscape architects, engineers, builders, and the community with assistance from CBU, to foster high-quality development and land use compatibility on campus and the surrounding neighborhoods. The standards and guidelines provided within the Specific Plan are intended to:

- Guide and accommodate the anticipated future growth of the CBU campus;
- Enhance and support the CBU Community, including, academics, students organizations and athletics;
- Establish and maintain an appropriate and viable mix of land uses;
- Encourage sustainable development;
- Enhance and increase mobility on and off campus;
- Provide pedestrian amenities and consistent design quality;
- Focus on safety and security through environmental design;
- Preserve and maintain significant cultural resources;
- Strengthen campus identity through intelligent design and high-quality development and aesthetics;
- Foster economic development; and
- Streamline the project entitlement process.





C. Specific Plan Area

Regional Context

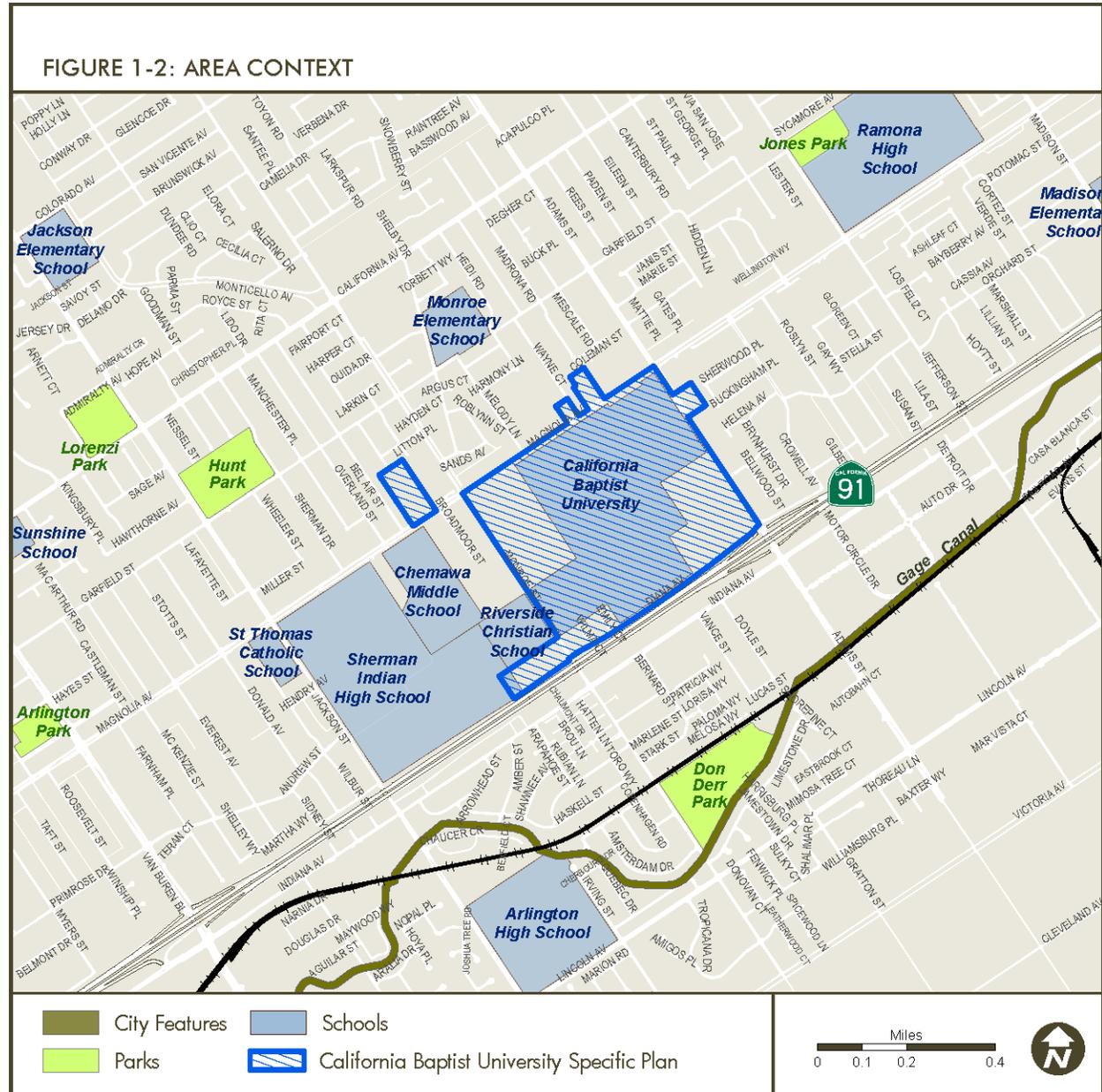
The CBU Specific Plan is situated in the heart of Inland Southern California on 163 acres in the City of Riverside, the educational, cultural, and employment center of the Inland Empire. Riverside is located approximately 60 miles east of Los Angeles and a 20-minute drive from Ontario International Airport (see Figure 1-1: Regional Context). Per the 2010 Census, the CBU serves a City population of 303,871 and regional population (Riverside and San Bernardino Counties) of 4,224,851.





Area Context

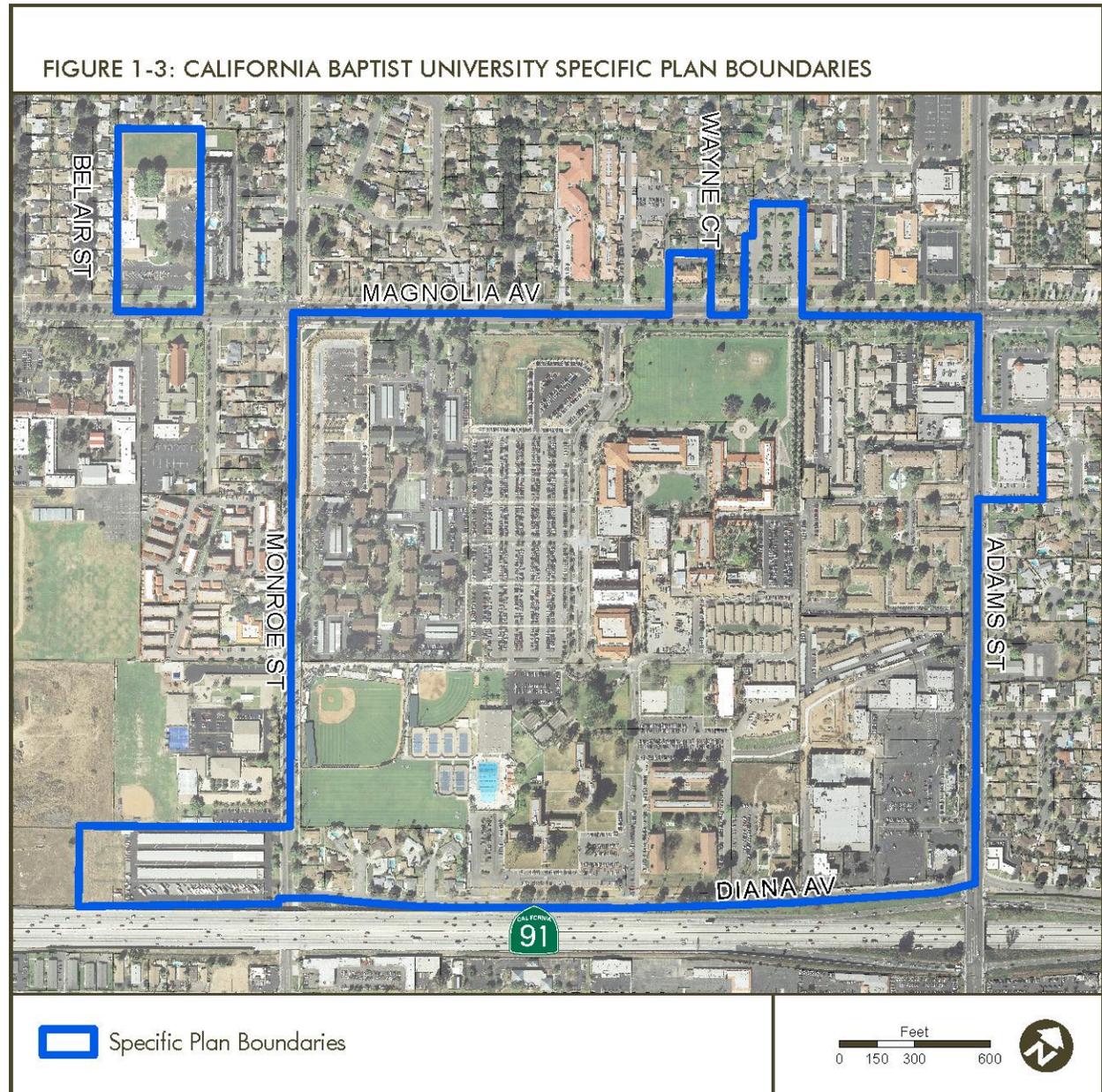
The CBU campus lies in the geographic center of the City of Riverside within the Ramona Neighborhood and along State Route 91 (SR-91), the principal regional circulation route through the City (see Figure 1-2: Area Context). CBU is one of four institutions of higher education in Riverside. The campus lies within the Magnolia Heritage District of the Magnolia Avenue Specific Plan, and the Monroe area of the Riverside Unified School District. The land uses of the area surrounding the campus consist of a mixture of single-family and multi-family residential, an office complex, retail and commercial uses, public, private, charter elementary, middle, and high schools, medical facilities, a park, and several churches.





Specific Plan Boundaries

The northern boundary of the Specific Plan area follows the majority of the CBU core campus along Magnolia Avenue and extends beyond Magnolia Avenue to the north to include the Lancer Palms Apartments, consisting of 20 beds and 18 parking spaces occupied by CBU faculty and staff and Parking Lot 17, a surface parking lot with 156 spaces. The Specific Plan area also includes a non-contiguous parcel on the north side of Magnolia Avenue that consists of the River Springs Charter School, a former church currently used for classroom instruction purposes.



The southern boundary of the Specific Plan area parallels SR-91, and includes Diana Avenue, connecting Monroe and Adams Streets. The Free Methodist Church and the Lancer Arms student residences are located near the southern boundary. Adams Street defines the eastern boundary of the Specific Plan



area and includes a combination of single family, student housing, apartment complexes, and commercial uses are developed between SR-91 and Magnolia Avenue. CBU's College of Engineering is the only site located on the east side of Adams Street and included in this Specific Plan area. Finally, Monroe Street defines the western boundary of the Specific Plan area and includes the Athletic Fields and a mix of student housing. The only site located on the west side of Monroe and included in the Specific Plan area is a self-storage facility (Figure 1-3: California Baptist University Specific Plan Boundaries).

D. Organization of the Specific Plan

The CBU Specific Plan has been organized to provide a framework that will insure coordinated, efficient, and high quality development within the Specific Plan area. The Specific Plan is organized into the following chapters:

Chapter 2: Specific Plan Framework: This chapter addresses the context under which development of the campus has, and will continue, to occur. It provides a brief background on CBU, the existing development patterns, and the opportunities and constraints that drive the Specific Plan efforts.

Chapter 3: Vision, Objectives and Policies: This chapter outlines the Vision for the Specific Plan area. A series of Objectives and Policies related to the Specific Plan area builds upon the Vision and are intended to guide the future development of the area.

Chapter 4: Urban Design and Infrastructure: This chapter introduces the urban design framework envisioned for the Specific Plan area and addresses all aspects of the physical development of the campus including land use, circulation, public services, and resource management.

Chapter 5: Land Use Regulations and Development Standards: This chapter includes the land uses that are permitted within the Specific Plan area and the development standards that implement the development patterns envisioned by the Specific Plan.

Chapter 6: Design Guidelines: This chapter outlines the prescribed design guidelines intended to achieve the desired aesthetic quality envisioned by the Specific Plan.

Chapter 7: Implementation: This section describes how the Specific Plan will be implemented through the build-out year of 2025, entitlement procedures for the expansion of the campus within the Specific Plan area.

E. General Provisions

Authority and Scope

The adoption of this Specific Plan by the City of Riverside is authorized by Section 65450 et. seq. of the California Government Code. The Government Code authorizes cities to prepare, adopt, and administer specific plans for portions of their jurisdictions, as a means of implementing the General Plan 2025. All specific plans must comply with Sections 65450-65457 of the Government Code. The CBU Specific Plan complies with all requirements mandated by State law. The Specific Plan also complies with Chapter 19.820 – Specific Plan/Specific Plan Amendments of the Riverside Municipal Code, all other applicable ordinances of the City of Riverside and shall be adopted by resolution in accordance with the provisions of the Riverside Municipal Code.



Application and Conformity

The provisions of this Specific Plan shall apply to all properties included in the Specific Plan boundaries. The boundaries of the approximately 163-acre Specific Plan area are shown on Figure 1-3: California Baptist University Specific Plan Boundaries.

No construction, modification, addition, placement or installation of any structure shall occur, nor shall any new use commence on any lot within the Specific Plan area, on or after the effective day of this Specific Plan, except in conformity with the provisions of this Specific Plan.

The provisions of this Specific Plan shall not apply to development projects for which a complete application has been received by the Planning Division as of the effective date of this Specific Plan. However, applicants for such projects may elect to comply with the provisions herein in lieu of the former provisions. Applications for projects whose entitlements and/or permits have expired or were denied are not entitled to the benefit of this section.

Minor Modifications and Substantial Conformance

Minor modifications to the CBU Specific Plan shall not require a Specific Plan Amendment. Minor modifications or interpretations can be granted by the Community Development Director or his/her designee at his/her discretion if the following findings can be made:

- The modification would not modify a quantitative standard in question by more than 10 percent;
- The proposed design, with the granted modification, would meet the overall purpose and intent of the Specific Plan; and
- The proposed modification shall clearly demonstrate that the Specific Plan goals and objectives are not being compromised despite the deviations from the standard.

Such modifications shall be subject to a “substantial conformance” determination, a determination by the Community Development Director or his/her designee that minor modifications to the Specific Plan do not result in significant impacts and are consistent with the spirit and intent of the Specific Plan, and shall be permitted without a formal amendment process. As defined by the Specific Plan, substantial conformance occurs when physical improvements to the existing development site are completed which constitute the greatest degree of compliance with current development provisions, without causing or creating any of the following conditions:

- The demolition or reconstruction of existing non-historic buildings or other major structures, as defined in Chapter 4: Urban Design and Infrastructure, Section G: Historic Resources;
- The cessation of existing conforming uses, or the preclusion of any other lawful, permitted use; and
- The creation of new nonconformities such as, but not limited to, a decrease in the number of on-site parking spaces below the required minimum, diminution of the water retention areas to less than the minimum required, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility.

In the review of proposals involving the development of existing land, it is recognized that existing site conditions may constrain the extent to which the development standards and guidelines set forth in this



Specific Plan can be met. Minor modifications that meet the “substantial conformance” determination may include, but are not limited to:

- Change in utility and/or public service provider or location;
- Change in internal drive alignment, width, or improvements that do not conflict with a standard or condition of approval;
- Minor changes to landscape materials, entry design, and streetscape design that are consistent with the design criteria of the Specific Plan;
- Minor changes to the architectural or landscape design guidance or standards that are intended to be flexible in implementation;
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, or improves infrastructure; and
- Changes in project phasing that do not create any new significant environmental impacts and are consistent with the intent of the Specific Plan environmental determination.
- Modifications necessary to comply with final conditions of approval;
- Modifications affecting infrastructure, phasing, landscape guidelines, architectural guidelines, lighting guidelines, signage guidelines, and other issues, except those affecting development regulations; and
- Ambiguities, grammatical and spelling mistakes may be clarified as determined appropriate by the Community Development Director or his/her designee without a Specific Plan amendment.

Minor modifications may be permitted if they are deemed less than significant by the Community Development Director or his/her designee and in substantial conformance with the purpose and intent of the Specific Plan. Any modification approved by the Community Development Director or his/her designee shall be kept on file with the Community Development Department. Any request made by an applicant seeking a minor modification shall be filed with the Community Development Department, and shall include all applicable fees required to process the minor modification.

Interpretation

If ambiguity arises concerning the meaning or applicability of any provision of this Specific Plan the Community Development Director or his/her designee shall have the responsibility to review pertinent facts, determine the intent of the provision, and to issue an interpretation as provided for in Chapter 19.060 – Interpretation of Code of the Riverside Municipal Code.

Severance

If any section, sentence, clause, phrase, word, portion, or provision of this Specific Plan is held invalid, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Specific Plan that can be given effect without the invalid portion. In adopting this Specific Plan, the City Council affirmatively declares that it would have approved and adopted the Specific Plan even without any portion that may be held invalid or unenforceable.

Nonconforming Uses

Any use within the Specific Plan area that is legal nonconforming to the requirements prior to the standards of this Specific Plan shall be subject to the Zoning Code, Chapter 19.080 Nonconformities.



Design Review

No alteration, enlargement or construction of new or existing buildings, structures, outdoor dining areas, or monument walls and signs shall be commenced in any Planning Area until Design Review approval has been granted by the Community Development Director or his/her designee, pursuant to the Zoning Code, Chapter 19.710 Design Review.

Site Plan Review

All new construction and/or rehabilitation of existing construction shall be permitted only as part of a unified development and subject to the approval of a Site Plan Review or appropriate review process by the Community Development Director or his/her designee, in accordance with all requirements of Chapter 5: Land Use Regulations and Development Standards and pursuant to the Zoning Code, Chapter 19.770 Site Plan Review Permit.

Treatment of Historic Resource

Special consideration will be made for any historic resource in the Specific Plan area. The Secretary of Interior's Standards for Rehabilitation will be applied to specific preservation, rehabilitation, and adaptive reuse projects in a reasonable manner, taking into consideration economic and technical feasibility.

Development Standards and Design Guidelines

All properties within the CBU Specific Plan shall be subject to the standards within Chapter 5: Land Use Regulation and Development Standards and Chapter 6: Design Guidelines of this document as well as the Citywide Design and Sign Guidelines.

Variances

Variances from the terms of the Specific Plan shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Specific Plan deprives such property of privileges enjoyed by other property in the vicinity. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the Specific Plan regulation governing the parcel of property. Variance procedures shall comply with the Zoning Code, Chapter 19.720 Variance. Variances to use provisions of the Specific Plan are prohibited.

Demolitions

Prior to the issuance of a demolition permit for any structures within the Specific Plan area, a Demolition Permit form shall be completed and submitted to the Planning Division. The request will be reviewed for compliance with the California Environmental Quality Act (CEQA) and will include a determination of whether any historical, cultural, or archaeological resources may be impacted adversely by the proposed demolition. If it is determined that any significant environmental or cultural resources will be impacted, the demolition request will require further environmental review by staff and/or the Cultural Heritage Board. Demolition of structures could also result in the exposure of potentially hazardous materials, such as asbestos-containing materials, lead-based paints, and mercury- or PCB-containing materials. It is the applicant's responsibility that such materials be removed properly and disposed of at appropriate locations in accordance with all applicable laws and regulations, including but not limited to the



Environmental Protection Agency's Universal Waste Rule and the State of California Code of Regulations. Demolition requests are reviewed independently from other reviewing agencies such as the South Coast Air Quality Management District (SCAQMD).

Specific Plan Amendments

A major amendment to the Specific Plan will require review and approval by the Approving Authority, per the Zoning Code, Chapter 19.650 Approving and Appeal Authority. Such major amendments are governed by California Government Code §65500 and the Zoning Code, Chapter 19.820 Specific Plans/Specific Plan Amendments, requiring an application and fee submitted to the Planning Division stating in detail the reason for the proposed amendment.

Appeals

An appeal from any decision, determination, or requirement of the Community Development Director or his/her designee shall be made in conformance to the appeal procedures established in the Zoning Code, Chapter 19.680 Appeals.

Interpretation of "Should" vs. "Shall"

To assist in understanding the full intent and/or requirement of the various provisions found in the Specific Plan document, users should be informed as to the meaning and context of the words "should" and "shall", as well as "encouraged" and "discouraged", as used in the document. These words will be used consistently throughout the document to describe the intent of each objective, policy, standard and guideline.

The use of the word "should" is intended to express the spirit and intent of the Specific Plan, meant to be applied with some flexibility. It indicates that the document is open to proposals that are equal to, or better than, that stated — as long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed project meets this test, and determinations will be made by the Community Development Director or his/her designee per Chapter 19.710 of the Zoning Code (Administrative Design Review).

The use of the word "shall" constitutes a specific requirement by the document. These are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All proposals must include these elements as described. Regardless of which term is used, each objective, policy, standard and guideline as it pertains to each individual proposal must be addressed by an applicant.

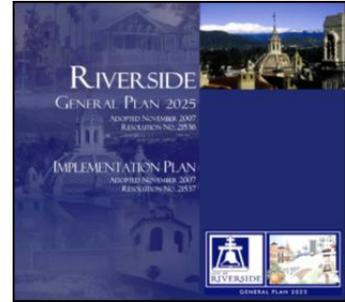
The use of the words "encouraged" or "discouraged" are intended to express a more or less desirable solution. While, they are not direct requirements, these allow for considerable flexibility and interpretation whose intent must be upheld. Applicants will be expected to prove how proposals implement a particular objective, policy, standard and guideline as deemed applicable by the Community Development Director or his/her designee.

F. Relationship to the Riverside General Plan 2025

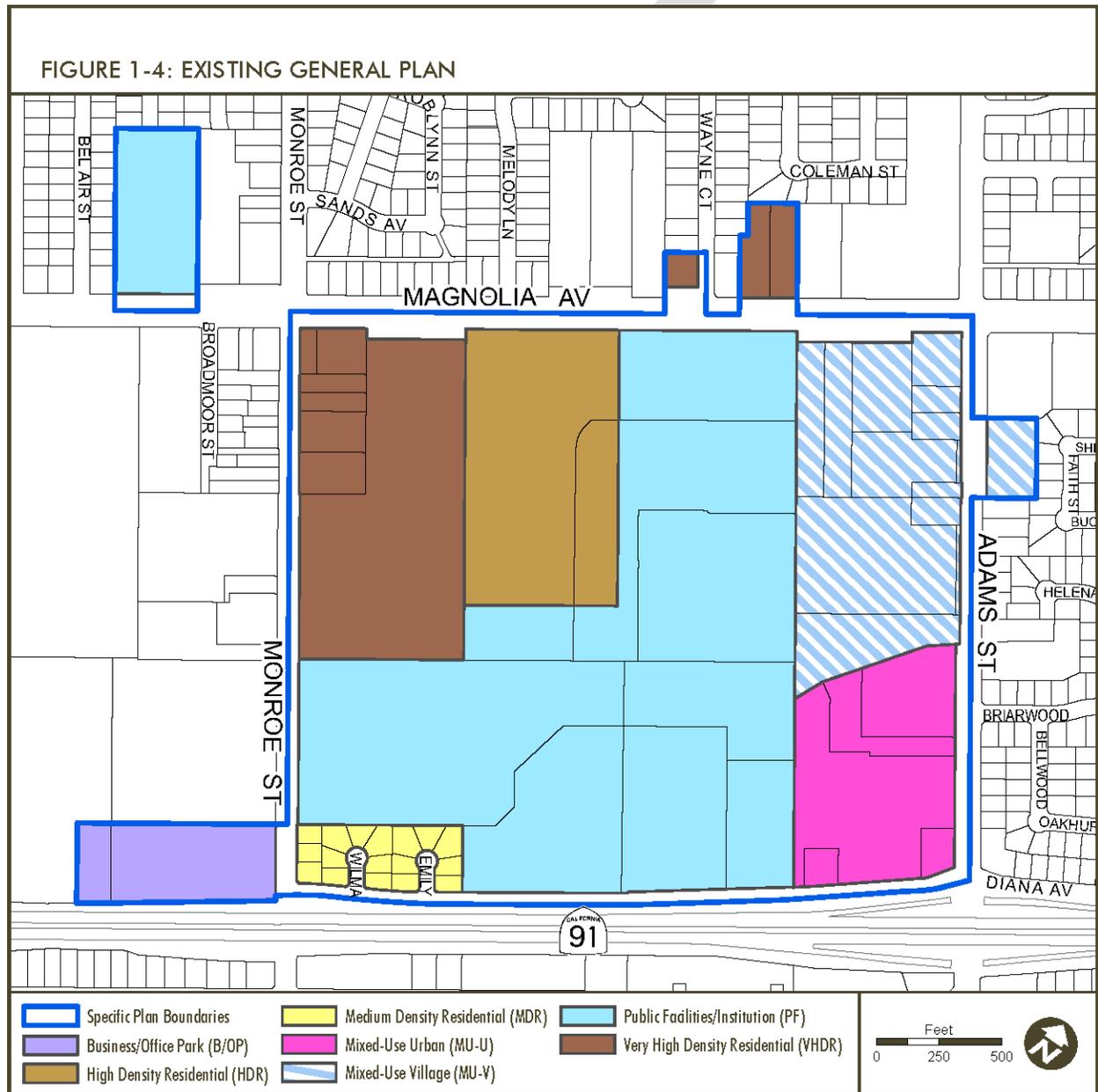
To ensure consistency between the CBU Specific Plan and the General Plan 2025, the General Plan 2025 will be amended concurrently with the adoption of this Specific Plan to incorporate and recognize that the Specific Plan will work in concert with the underlying land use designations. The CBU Specific Plan is



consistent with the General Plan 2025 Objectives and Policies as discussed in detail in Chapter 3.0. The Riverside General Plan 2025 includes the following land use designations in the Specific Plan area (Figure 1-4: Existing General Plan):



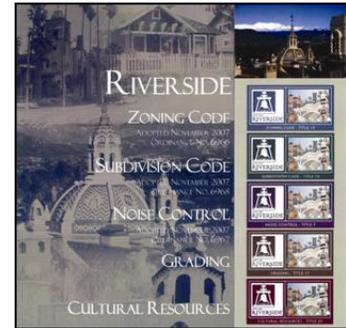
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Very High Density Residential (VHDR)
- Mixed Use Village (MU-V)
- Mixed Use-Urban (MU-U)
- Public Facilities/Institutional (PF)





G. Relationship to the Riverside Zoning Code

Adoption of this Specific Plan establishes the CBU Specific Plan, incorporating all of the standards for land use and development set forth in this Plan. The Specific Plan does not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code and other applicable ordinances, except as specifically provided herein.



Wherever this Specific Plan contains provisions that require different or additional development standards, more restrictive uses, or other greater restrictions or limitations on development than would be required by the provisions contained in the Zoning Code, the Specific Plan shall prevail and supersede the applicable provisions of the Zoning Code. Any issues not specifically covered in the Specific Plan shall be subject to the Zoning Code and/or Municipal Code or to interpretation by the Community Development Director or his/her designee if not specifically covered in the City's existing regulations. The following Zoning Classifications currently exist in the Specific Plan area (Figure 1-5: Existing Zoning):

- Single-family Residential (R-1-7000)
- Multi-family Residential (R-3-1500)
- Commercial-Retail (CR)
- Office (O)

To implement the Vision and intent of the Specific Plan, the Zoning Map will be amended concurrent with the adoption of this Specific Plan to include newly-created CBU Specific Plan Zones to replace the existing zoning for the Specific Plan area, thereby allowing greater flexibility and autonomy within the Specific Plan area. The newly-created Zoning Designations correspond with five unique Planning Areas of the CBU Specific Plan (Figure 1-6: California Baptist University Specific Plan Zoning). The Planning Areas are discussed in further detail in Chapter 4 Urban Design and Infrastructure. The five new Zoning Designations are as follows:

- CBUSP-MU/A (Mixed Use/Academic)
- CBUSP-MU/R (Mixed Use/Residential)
- CBUSP-MU/U (Mixed Use/Urban)
- CBUSP-A (Athletics)
- CBUSP-OS (Open Space)



FIGURE 1-5: EXISTING ZONING

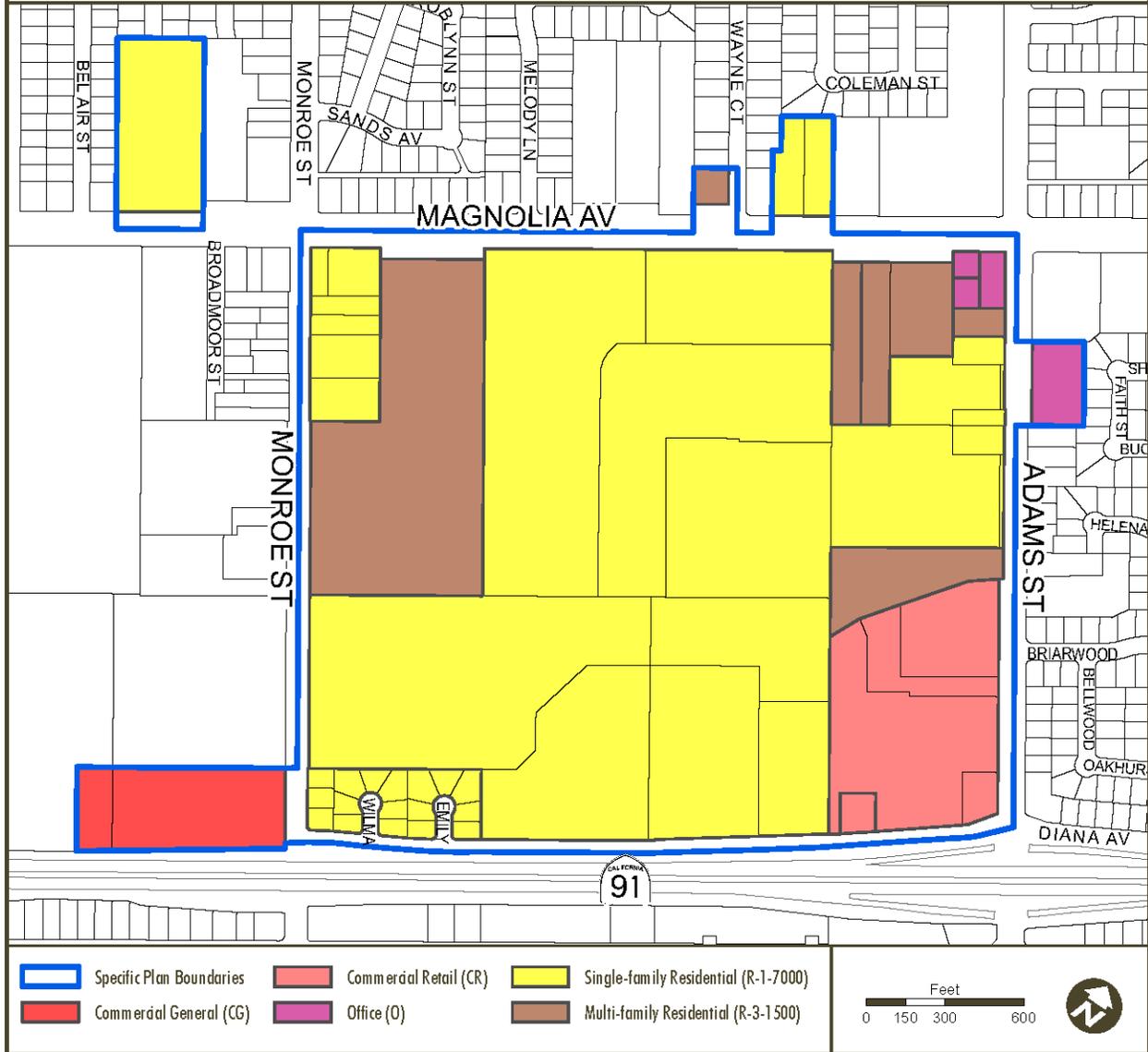
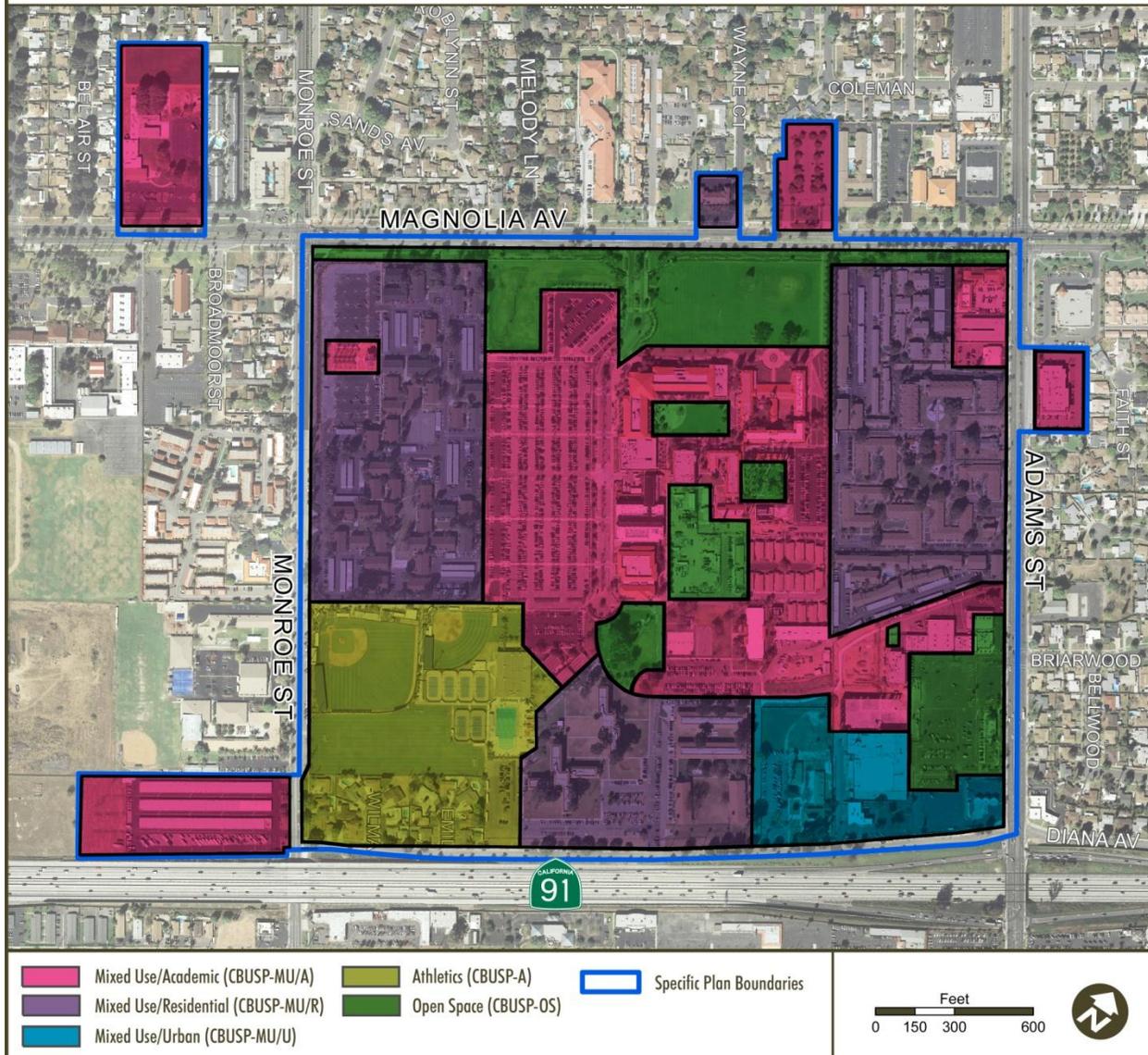


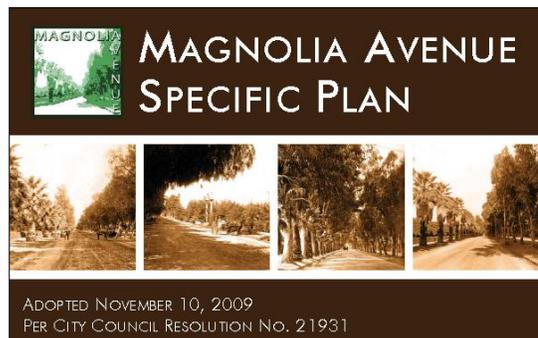


FIGURE 1-6: CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONING



H. Relationship to the Magnolia Avenue Specific Plan

The CBU Specific Plan lies within the Magnolia Heritage District of the Magnolia Avenue Specific Plan (MASP). Under State law, specific plans provide detailed land use and infrastructure plans and policies for a certain geographic area, and must be consistent with a community’s General Plan. With adoption of the CBU Specific Plan, the portions of the MASP area that encompass the CBU Specific Plan area will be rescinded to accommodate the boundaries of the CBU Specific Plan (Figure 1-7: Location within Magnolia Avenue Specific

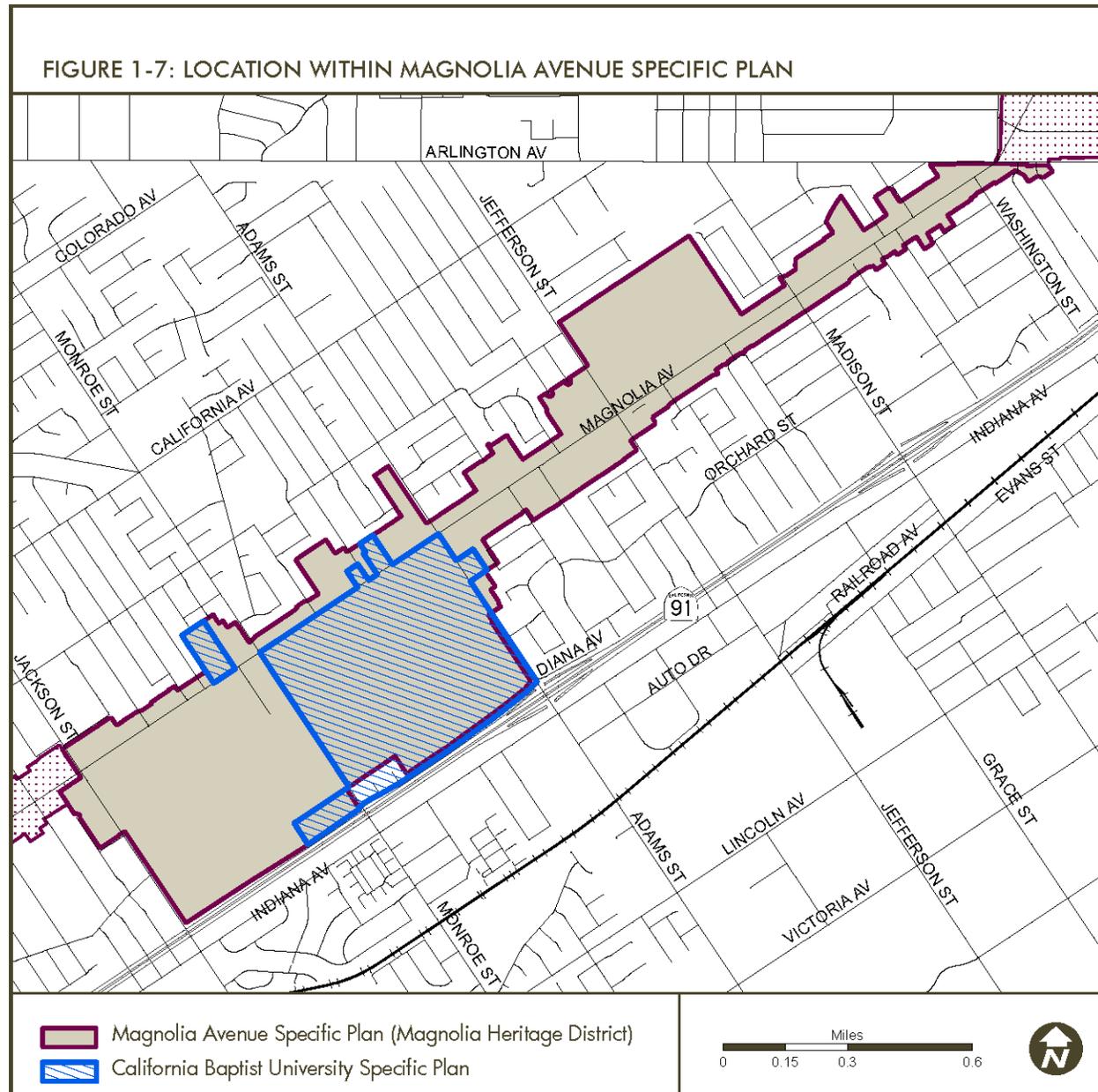




Plan). This is necessary to create two Specific Plan areas that can be effectively implemented and avoid conflict between the policies, standards and regulations of both Plans, while complementing each other. The CBU Specific Plan will, in fact, include and implement many of the objectives and policies of the MASP.

The MASP contains policies to encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor, while preserving the historic nature and intent for such a culturally significant area. CBU is very mindful of the community in which it resides. The growth of the campus in form, function, and aesthetics, is in keeping with the intent for the design of the Magnolia Heritage District and is seen as a role model for future development and rehabilitation of the area. As such, the CBU Specific Plan includes objectives and policies that mirror those found in the Magnolia Heritage District of the MASP.

Further, the CBU Specific Plan will include the street frontage design guidelines of the MASP. The guidelines address building placement and orientation, scale and mass, building modulation and articulation, site design considerations, pedestrian space and circulation, privacy for residential units (particularly those facing major public roadways), open space (particularly buffer edge treatments along major roadways), architectural style, materials and finishes, and color and texture.



I. Relationship to the Cultural Resources Code

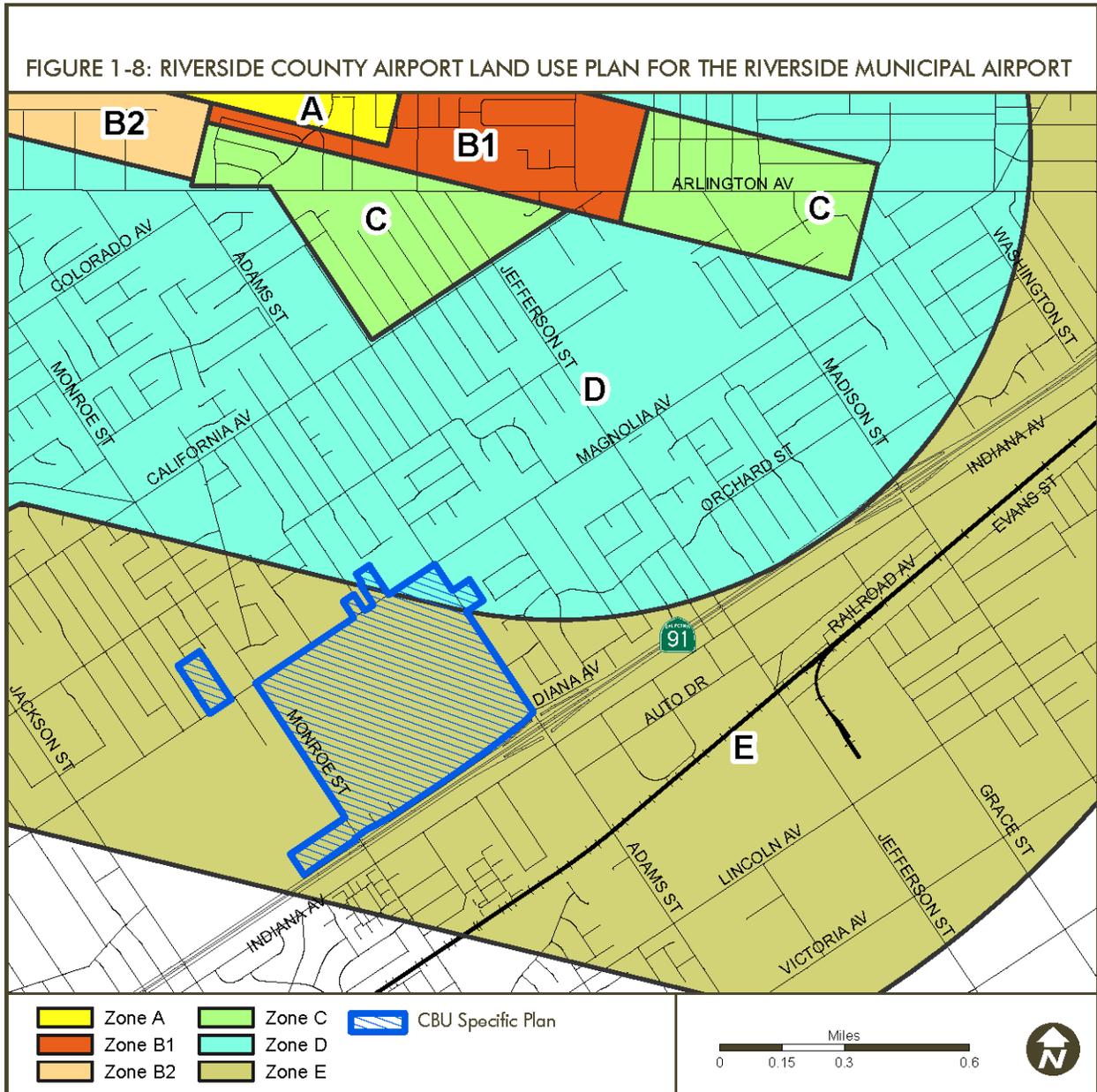
The CBU Specific Plan will be adopted in accordance with the provisions of Title 20 (Cultural Resources) of the Riverside Municipal Code. All proposals that affect a registered cultural resource or an eligible cultural resource shall be subject to the Certificate of Appropriateness process set forth under Title 20 of the Riverside Municipal Code.

J. Relationship to the Riverside Municipal Airport

The Riverside County Airports Land Use Commission (RCALUC) has developed Land Use Compatibility Plans for each airport in the County of Riverside, including the Riverside Municipal Airport, located approximately two miles north of the campus. The CBU campus is located within Zone E (Other Airport Environs), with the exception of the School of Nursing Facility at the corner of Magnolia Avenue and



Adams Street, located within Zone D (Primary Traffic Patterns and Runway Buffer Area), of the Riverside Municipal Airport Land Use Compatibility Map. There are no height or density limitations in Zone E. There is limitation of an average of 100 people per acre, and a maximum of 300 people in any acre, within Zone D. The Specific Plan is consistent with these ALUC standards and the Riverside County Airport Land Use Commission approved this Specific Plan on September 13, 2012, subject to the approved conditions of RCALUC Case ZAP1055RI12.



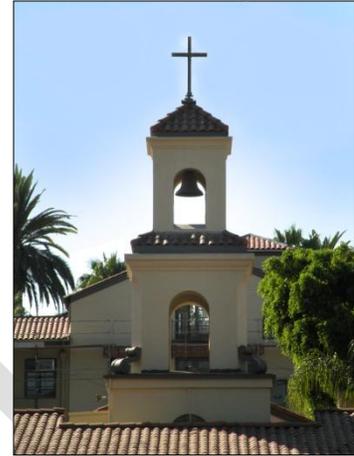


CHAPTER 2: SPECIFIC PLAN FRAMEWORK

A. Background

California Baptist University (CBU) is a California non-profit corporation located in Riverside, California, created as a private, accredited Christian university, offering undergraduate and graduate degree programs.

Originally, the primary purpose of CBU was to conduct regular four-year college courses in education, music, sciences and the liberal arts, and to grant certificates, diplomas, and any and all degrees evidencing completion of any course of training, together with any and all honorary degrees and to provide training for youth and others desiring to be affiliated with Baptist theology and theological instruction and such other instruction as may be needful and advantageous in preparing and qualifying ministers and others for Christian work (Articles of Incorporation, 1954).



CBU was founded through the initiative of the Los Angeles Southern Baptist Association, using First Southern Baptist Church facilities, and opened as California Baptist College on September 18, 1950 in El Monte. The College enrolled 120 students by the end of the first academic year. In 1955, California Baptist College relocated to larger facilities in Riverside, California due to increasing enrollment demand. California Baptist College received accreditation from the Western Association of Schools and Colleges in 1961. On September 25, 1998, California Baptist College became California Baptist University (CBU).

B. Existing Development Patterns

Existing Land Use

Academic/Mixed Use

As shown on Figure 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas, the main core of the Academic/Mixed Use areas on campus consists of the Yeager Center (1), Wallace Theater (4), JoAnn Hawkins Music Building (6), the College of Engineering (14), and includes the historical W.E. James Building Complex (2) and Annie Gabriel Library (3). Other academic and administrative/mixed use parcels adjacent to the core include the School of Nursing (13) at the corner of Magnolia Avenue and Adams Street. The College of Engineering and Counseling Center are located on the eastern side of Adams Street across the street from the main campus.



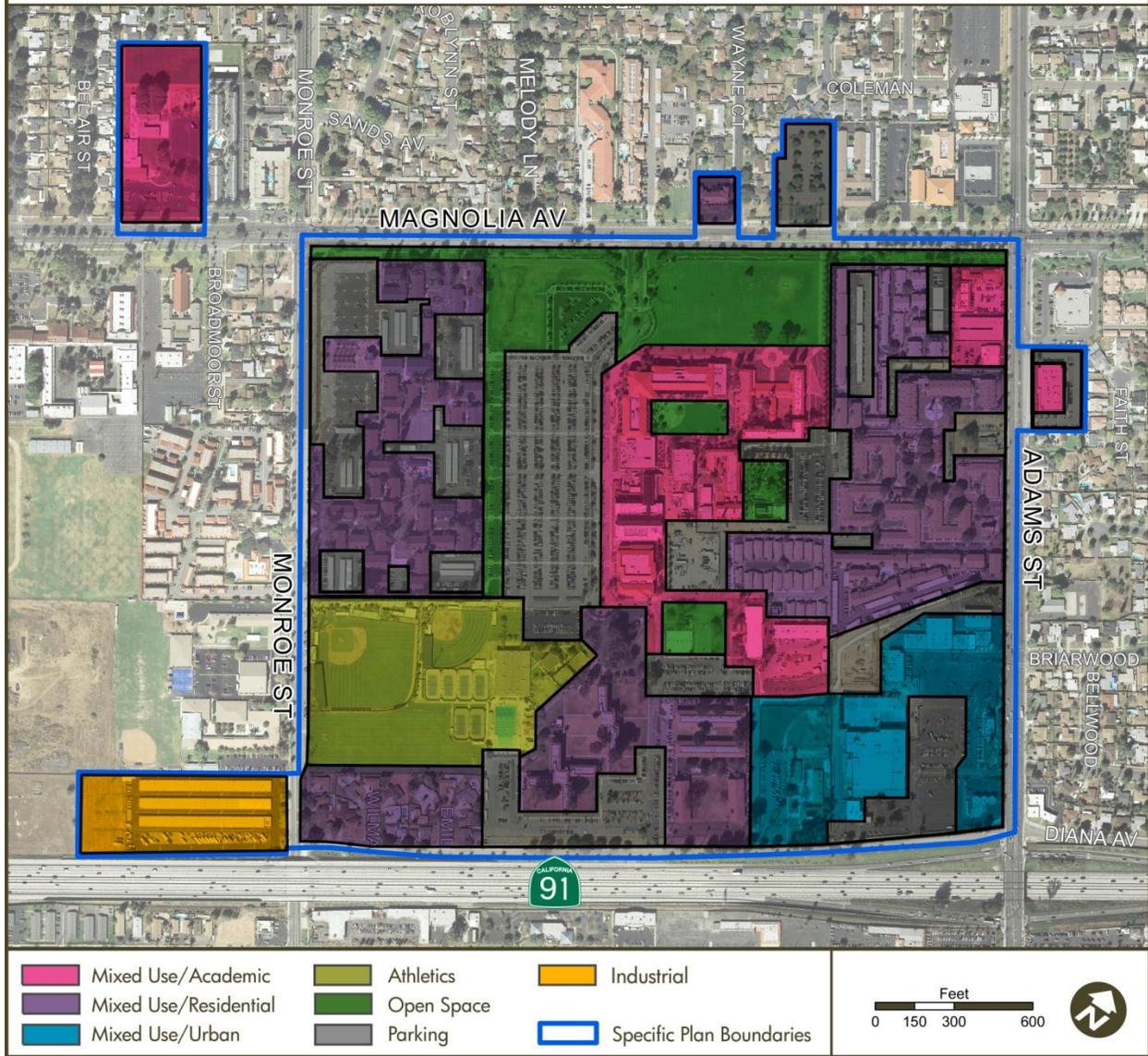
Yeager Center



College of Engineering



FIGURE 2-1: EXISTING LAND USE PLAN



Mission Hall

Open Space

The major open space areas on the CBU campus include the Magnolia Lawn (29), Stamps Courtyard (30), Harden Square (31) and the formal athletic fields (12). There are minor open space areas that comprise a network of courtyards, plazas, and informal lawns surrounding the student housing areas (Figures 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas).



FIGURE 2-2: EXISTING BUILDINGS AND RECREATION AREAS



Athletics

The current athletics programs are located at several facilities clustered on the south-west side of the campus, and include the Lancer Outdoor Sports Complex (baseball and softball stadiums and soccer fields) (12), Bob and Dorothy Pentz Tennis Center (32), Lancers Aquatic Center (33), Van Dyne Gymnasium (10), and practice fields (Figures 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas).





The Village

Residential/Mixed Use

The existing residential/mixed use areas comprise a mixture of residential uses ranging from student and senior housing, converted market rate housing, student apartments, and academic support. A new food services facility was recently constructed to provide lunch and snacks to the northeastern portion of the campus. A similar facility will be located in the western portion of the campus to provide the same level of convenience to students and staff (Figures 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas).

Urban/ Mixed Use

The range of uses within the urban/mixed use areas is diverse and includes academics, student recreation, commercial businesses, restaurants, and student services. The inclusion of Lancer Plaza (16) supports the campus with numerous activities for various departments and provides the campus with additional parking (Figures 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas).

Parking

The Specific Plan area includes various parking areas ranging from small pockets with a few parking spaces serving adjacent residential buildings to large surface parking lots with several hundred spaces (Figures 2-1: Existing Land Use and Figure 2-2: Existing Buildings and Recreation Areas). No parking structures are located within the Specific Plan area.



Stamps Courtyard

Recent Development

As shown on Figure 2-2: Existing Building and Recreation Areas, CBU constructed the Yeager Center in 2003 (1), a new administration/classroom building that added 18 classrooms, three computer labs, faculty offices, dining facility, student activities center, bookstore and café. The JoAnn Hawkins Music Building (6) considered one of the premier facilities of its kind among colleges and universities both domestically and internationally, was constructed in 2005. Also in 2005 the School of Nursing (13) was established, offering the first campus-based baccalaureate degree nursing program in Riverside County. The CBU School of Nursing also offers Registered Nurse, Master of Science in Nursing and Entry Level Master of Science in nursing programs. The School of Engineering (14) was established in 2007, with the Bourns Engineering Lab (15) established two years later. The College of Allied Health was established in 2010, as was the Division of Online and Professional Studies. A new College of Architecture, Art, Design and Film followed in 2011.

CBU acquired the Adams Plaza shopping center in 2006 and is currently transforming the site from retail use to a variety of campus-related uses. The shopping center has been renamed “Lancer Plaza” (16), after CBU’s mascot. Renovation of the Lambeth House at the corner of Adams Street and Magnolia Avenue, home of the School of Nursing (13), was completed in 2008. Campus growth and expansion continued in 2011 with the purchase of “The Village Apartments, a 304-unit complex renamed as “The Colony at CBU” (24) and repurposed as student housing. Figure 2-2: Existing Buildings and Recreation Areas shows the location of these recent projects.



C. Opportunities and Constraints

Since its founding in 1950, CBU's reputation for academic excellence has been reflected in the quality of the built environment on campus. The combination of historic structures and high-quality development has created a sense of place unique to CBU that encompasses the entire 163-acre Specific Plan area (Figure 1-3: California Baptist University Specific Plan Boundaries), and has reached a student population of over 5,400. While this growth has been spread out over its 63-year history, CBU has experienced an exponential growth in recent years that has led to multiple development projects throughout the campus. In an effort to capitalize on the current and future growth of CBU, the Specific Plan establishes a framework of opportunities and constraints that influence the future development of CBU. These opportunities and constraints also influence the development of this Specific Plan.

Curriculum Development

In conjunction with student population growth, there exists an increasing demand to maintain and develop a competitive curriculum that attracts prospective students and provides students with the necessary skills and career opportunities to compete effectively in the marketplace. CBU currently offers 316,150 square feet of building area for academic purposes. An additional 292,000 square feet of building area is projected to be constructed by 2025. CBU presently includes the following areas of instruction:

- School of Behavioral Sciences
- School of Christian Ministries
- College of Arts and Sciences
- School of Business
- School of Music
- School of Nursing
- College of Allied Health
- School of Education
- College of Engineering

Advancements in Athletics

CBU has recently advanced to NCAA Division 2 athletic competition. While this is a significant achievement for CBU, various upgrades to athletic competition facilities will be required to accommodate an increase in spectators to sporting events as well as meet NCAA Division 2 standards. This higher competition level will also attract prospective student-athletes to enroll at CBU.

Grading and Infrastructure

The Specific Plan area has a relatively flat topography. Elevations range from 827 (MSL) to 780 (MSL) and slopes westerly at an average of 1.4 percent of 1.3% slope that avoids constraints for grading. It is anticipated remedial grading will need to be performed in areas of proposed buildings. Since most of the site is graded and developed, it is anticipated that minimal grading will occur and that any grading done will be balanced on-site.

This represents opportunities to enhance the maximum utilization of the CBU campus as set forth in this Specific Plan. Land use requirements that consume land, such as drainage detention facilities to meet Clean Water Act requirements to detain drainage on-site before discharge into a municipal drainage system, have already been met. Water, sewer, and dry utilities are already in place to serve campus growth without limitation. Access and circulation is adequate to serve existing conditions and opportunities for substantial upgrades are available to serve future campus growth. CBU also has on-site non-potable well water supply for use in landscape irrigation. Existing and proposed infrastructure plans are discussed further in Section 4.



Circulation and Accessibility

Circulation and accessibility will be maintained throughout the existing and expanded campus area. The campus presently has one main gate and several secondary or emergency access routes. The main access into the campus is provided opposite from SR-91, the regional point of access. A second main access gate and entry drive, linking to the Magnolia Avenue gate, will be provided from the Adams Plaza center, aligned with Briarwood Drive closer to the Adams Street/SR-91 interchange. See Chapter 4 Urban Design and Infrastructure for further details about these ultimate access locations. Students rely heavily on bicycle and pedestrian facilities throughout the campus. As such, it is critical that these facilities be maintained with minimal conflict between modes of travel.

Campus Identity

The CBU campus is characterized by the combination of historic structures and infrastructure (constructed before the campus was acquired by CBU) and recent high-quality development, creating a sense of place unique to the CBU.

The high-quality image of the campus has been defined through the careful planning of building orientations, lush landscaping, uniform fencing, and attractive access entries. The high quality aesthetic image will be maintained and not compromised as growth occurs on the campus.

DRAFT



CHAPTER 3: VISION, OBJECTIVES AND POLICIES

A. Vision

It is the intent of the CBU Specific Plan to facilitate and guide future development through clear objectives, policies, development standards and design guidelines consistent with the following Vision:

California Baptist University Specific Plan Vision

The Vision of the CBU Specific Plan is to provide a platform for guiding significant campus growth while enhancing the educational community, supporting students, education, and athletics. This Vision is in concert with the General Plan 2025 Vision to promote and integrate the institutions of higher education with their surrounding communities. Included in this Vision, as defined within the Riverside General Plan 2025, is the concept of sustainable design, planning, and operations. Sustainability in this context calls for a balance utilizing three often competing interests: environmental concerns, economic constraints, and social equity.

B. Objectives and Policies

General Plan 2025 Objectives and Policies

The General Plan 2025 was adopted in 2007 and endeavors to preserve the City’s assets and distinctive qualities while accommodating a fair share of regional population growth. The CBU Specific Plan area contains five General Plan 2025 Land Use Designations that reflect existing land uses (Figure 1-4: Existing General Plan and Figure 2-1: Existing Land Uses). Table 3-1 Existing General Plan 2025 Land Use Designations provides a description of these designations.

Land Use Designation	Maximum DU/Acre or FAR/Acre	Typical DU/Acre or AR/Acre	Maximum Population Density	Primary Intent of Land Use Designations
Public Facilities Institutional (PF)	1.0 FAR	0.20 FAR	N/A	Educational facilities, libraries, governmental uses, utilities and other community supportive functions.
Low Density Residential (LDR)	4.1 du/acre 6 du/acre w/PRD	3 du/acre	12.3 persons/acre 18 persons/acre w/PRD	Single family, large lot residential uses
High Density Residential (HDR)	29 du/acre	20 du/acre	87persons/acre	Multi-family, condominiums and apartments
Very High Density Residential (VHDR)	40 du/acre	30 du/acre	120 persons/acre	Multi-family, condominiums and apartments
Mixed Use - Village (MU-V)	30/40 du/acre (d) 2.5 FAR	20 du/acre 2.0 FAR	90/120 persons/acre	Village mixed-use: retail, office and residential uses in same building; horizontal integration as appropriate; 2-3 stories in height



The General Plan 2025 also focuses on incorporating “Smart Growth” principles into planning and development decisions. A major tenet of “Smart Growth” includes focusing development in already urbanized parts of the City, rather than spreading growth to the urban fringes. This reduces urban sprawl, is cost-effective by taking advantage of existing infrastructure and builds on the established character of neighborhoods. The ten principles of “Smart Growth” are as follows:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty and critical environmental areas.
- Strengthen and direct development toward existing communities.
- Provide a variety of transportation sources.
- Make development decisions predictable, fair and cost effective.
- Encourage community and stakeholder collaboration in development decisions.

The CBU Specific Plan embodies these principles, where applicable, as discussed in the Chapters 2, 3 and 4. The General Plan 2025 contains a number of Policies and Objectives to guide growth and development in the City of Riverside that relate to the CBU Specific Plan.

Land Use Objectives and Policies

Objective LU-8:	Emphasize “Smart Growth” principles through all steps of the land development process.
Policy LU-8.4:	Incorporation of “Smart Growth” principles for infill development along Magnolia Avenue.
Objective LU-9:	Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.
Policy LU-9.3:	Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.
Objective LU-10:	Provide for appropriate timing of development in accordance with the future land uses designated in this Land Use Element.
Policy LU-10.4:	Require development projects to be timed and phased so that projects are not occupied prior to the provision of necessary urban services.



Objective LU-12: Restore the Magnolia/Market Corridor to its historical role as a scenic "showcase roadway" that spans the City of Riverside while updating its function as a key transit corridor to support future growth.

Policy LU-12.1: Through the Specific Plan process further implement the earlier Polizoides Plan for the corridor, identify appropriate land uses, development opportunities and streetscape improvements along the Corridor that support the vision as a scenic roadway with distinct districts. Reinforce the desired land uses within the context of each district through development provisions and regulations.

Policy LU-12.2: Maintain the existing mature heritage landscaping and infill landscaping as appropriate to return the Corridor to being a grand tree-lined parkway.

Policy LU-12.3: Enhance the setting for key historic sites along the Corridor, including landmark buildings and landscape, such as the Arlington Library and Parent Naval Orange Tree; cultural landmarks, such as the Heritage House, and historic districts, such as the Woods Street.

Policy LU-12.4: Expand and update the function of the Magnolia/Market Corridor as a key transit corridor to accommodate growth.

Objective LU-30: Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Policy LU-30.9 Interpret, apply and impose the development restrictions, conditions and/or standards of an approved Specific Plan in addition to those found in this General Plan.

Objective LU-78: Maintain Ramona's established residential character while allowing for higher-intensity, transit-oriented residential and mixed residential-commercial development on opportunity sites, particularly along Magnolia and California Avenue.

Policy LU-78.2: Preserve historic landscaping and increase green space along the Magnolia Corridor.

Policy LU-78.3: Encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor.

Arts and Culture Objectives and Policies

Objective AC-1: Capitalize upon arts and culture opportunities offered by the educational community.



Policy AC-1.2: Encourage the utilization of municipal resources to help promote the strong and diverse facilities and programs offered by the college and universities.

Education Objectives and Policies

Objective ED-1: Accommodate the growth of all educational facilities.

Policy ED-1.1: Provide adequate level of infrastructure and services to accommodate campus growth at all educational levels.

Policy ED-1.4: Streamline the permitting process for educational facilities as practicable.

Objective ED-2: Capitalize upon the opportunities offered by the educational community.

Policy ED-2.10: Promote that the universities and colleges integrate within the neighborhoods that surround them.

Objective ED-3: Plan proactively for all educational needs.

Policy ED-3.1: Partner with local schools, colleges, early childhood education programs and other educational institutions to accommodate the educational needs of residents.

Historic Preservation Objectives and Policies

Objective HP-1: To use historic preservation principles as an equal component in the planning and development process.

Policy HP-1.6: The City shall use historic preservation as a tool for “Smart Growth” and mixed use development.

Objective HP-2: To continue an active program to identify, interpret, and designate the City’s cultural resources.

Policy HP-2.1: The City shall actively pursue a comprehensive program to document and preserve historic buildings, structures, districts, sites (including archaeological sites), objects, landscapes, and natural resources.

Objective HP-4: To fully integrate the consideration of cultural resources as a major aspect of the City’s planning, permitting, and development activities.

Policy HP-4.2: The City shall apply the California State Historical Building Code to ensure that City building code requirements do not compromise the integrity of significant cultural resources, at the property owner’s request.



Objective HP-5: To assure compatibility between new development and existing cultural resources.

Policy HP-5.1: The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

Policy HP-5.2: The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

Objective HP-7: To encourage both public and private stewardship of the City’s cultural resources.

Policy HP-7.2: The City shall incorporate preservation as an integral part of its specific plans, general plan, and environmental processes.

California Baptist University Specific Plan Objectives and Policies

The objective and policies set forth provide the framework for realizing the Vision of the CBU Specific Plan, while providing guidelines for decision making, and direction for future development. Objectives CBUSP-12 through CBUSP-14 are derived from the Magnolia Avenue Specific Plan (MASP). The MASP contains a number of objectives and policies to guide growth and development in the City of Riverside that relate to the General Plan 2025. The MASP Objectives listed (CBUSP-12 through CBUSP-14) relate specifically to the Vision of the CBU Specific Plan.

Objective CBUSP-1: Enhance the positive image and relationship of CBU with the City of Riverside, while highlighting the significance of the campus to the community.

Policy CBUSP-1.1: Maintain a Christ-centered educational experience while providing for the growth of CBU.

Policy CBUSP-1.2: Create a strong campus identity that is consistent and recognizable for both CBU and the community.

Policy CBUSP-1.3: Provide edge and transition standards that respect the character of the campus-community interface in accordance with the Magnolia Avenue Specific Plan and the General Plan 2025.

Policy CBUSP-1.4: Maintain flexibility in the Specific Plan to accommodate the continuing changes in campus growth and program expansion.

Objective CBUSP-2: Transform Adams Plaza from its existing commercial and retail uses to a revitalized Lancer Plaza that incorporates a student recreation center, support services, and academic uses.



Policy CBUSP-2.1: Respond to the aesthetic expectations of the surrounding community by designing and locating facilities in a manner that preserves and enhances the desirable features of local and neighborhood areas and promotes their sense of identity.

Objective CBUSP-3: Create a new dramatic entrance to the campus at Adams Street and Briarwood Drive, connecting to Campus Bridge Drive and linking the urban mixed uses with the balance of the campus.

Objective CBUSP-4: Provide an enhanced campus setting to attract students and parents to the City of Riverside who are considering the selection of a university.

Policy CBUSP-4.1: Unify and harmonize the campus aesthetic as it relates to architecture and landscape typology.

Policy CBUSP-4.2: Provide a roadmap to develop the campus and campus owned properties to support student services.

Policy CBUSP-4.3: Provide a variety of housing opportunities, including the conversion of existing apartment units to student housing.

Policy CBUSP-4.4: Provide a variety of housing opportunities, including the conversion of existing apartment units to student housing.

Policy CBUSP-4.5: Plan for expanded athletic fields.

Policy CBUSP-4.6: Plan for the development of a multi-purpose event center.

Objective CBUSP-5: Create new opportunities to promote an appropriate image for fund-raising activities.

Objective CBUSP-6: Enhance the perceived stature of CBU as it relates to other universities and facilities.

Policy CBUSP-6.1: Develop a campus which is visually representative of a prestigious university.

Policy CBUSP-6.2: Preserve and enhance the desirable and unique architectural quality already represented on the campus.

Objective CBUSP-7: Improve energy and lifecycle performance of building systems to achieve higher energy efficiency and reduce long-term operating expenses.



Policy CBUSP-7.1: Encourage sustainable development and operational practices that reduces CBU's' environmental footprint.

Policy CBUSP-7.2: Reduce CBU's overall water consumption by 20 percent over existing per capita consumption levels.

Objective CBUSP-8: Improving environmental comfort and health through facility design.

Policy CBUSP-8.1: Provide the necessary policy guidelines for cultural resources in accordance with local, state and federal regulations, standards and guidelines.

Policy CBUSP-8.2: Provide guidance to ensure that new buildings are architecturally compatible with the existing historical campus architecture.

Policy CBUSP-8.3: Encourage the preservation of existing significant historic structures within the Specific Plan area through rehabilitation, adaptive use, relocation and/or infill.

Objective CBUSP-9: Enhancing waste diversion programs from construction and operations that will extend the landfill site life.

Objective CBUSP-10: Improve alignment with the City of Riverside's green development goals.

Policy CBUSP-10.1: Implement sustainability measures that compliment and support the City of Riverside Green Action Plan.

Objective CBUSP-11: Accommodate the anticipated student population growth with additional faculty and staff.

Objective CBUSP-12: Design the Magnolia Avenue Corridor as a transit- and pedestrian-oriented Mixed Use boulevard.

Policy CBUSP-12.1: Where feasible, expand the sidewalk along the south side of the street to 12 feet to be a multimodal pathway that can accommodate walkers, joggers and recreational bicyclists.

Objective CBUSP-13: Promote the application of Mixed Use zoning for consistency with the General plan mixed use land use designations.

Objective CBUSP-14: Maintain the established residential character of the Magnolia Heritage District while allowing for higher intensity transit oriented residential and mixed-use development on opportunity sites, particularly along Magnolia and California Avenues.



C. Future Growth Projections

CBU is undergoing an expansion in curriculum that has a corresponding effect on all operations within the campus. Table 3-2 highlights the milestones of projected growth from 2011 through 2025.

Student Population and Growth Projections

CBU is experiencing a tremendous student population growth associated with the expansion of the curriculum. Growth projections have been developed to show the projected growth on campus from 2012 through 2025, which amounts to 6,316 students in the near term and 9,300 students in the longer term. Future growth tabulations are based on faculty and staff comprising 9% of the student enrollment. Student population or enrollment includes traditional students who commute or live on campus, graduate students, on-line students, faculty, staff, and visitors.

TABLE 3-2: LAND USE STATISTICAL SUMMARY			
Land Use	2011	2015	2025
Institutional			
Mixed Use /Academic			
• Campus Core Acres		18.8	22.3
• College of Engineering Acres	1.45		
Athletics			
• Acres		13.4	15.8
Residential			
Mixed Use/Residential			
• Acres		47.0	35.8
• Beds*	3,324	3,324	3,559
Mixed Use/Urban			
• Acres		6.1	5.3
• Beds			250
Support			
Open Space			
• Acres		12.4	14.2
Parking			
• Acres		33.2	31.3
• Parking Spaces	4,145	4,793	6,384
Roadways		1.7	7.9
Total Acreage:		132.6	137.2**

* Includes Campus View Apartments (currently occupied faculty and staff)

** 4.6 acre increase due to vacation of Diana Avenue

This produces a number of challenges to provide a sufficient level of instructional facilities, student housing, study halls, library space, adequate parking, student recreation and entertainment, campus planning and maintenance operations, food services, and administrative facilities to serve the student population. This must be achieved while maintaining safe, attractive, and comfortable living conditions for students. Table 3-3 Growth Projections summarizes the projected student population growth on campus from 2012 through 2025.



**TABLE 3-3: GROWTH PROJECTIONS**

Fall Year	Traditional	Graduate	On-line	Faculty/ Staff	Visitors	Total Enrollment
2012	4,281	901	1,081	564	100	6,263
2013	4,481	938	1,181	594	106	6,600
2014	4,581	975	1,281	615	109	6,837
2015	4,681	1,012	1,381	637	113	7,074
2016	4,781	1,049	1,451	655	116	7,281
2017	4,881	1,086	1,581	679	121	7,548
2018	4,891	1,123	1,681	692	123	7,696
2019	5,081	1,160	1,781	722	128	8,022
2020	5,181	1,197	1,880	743	132	8,258
2021	5,261	1,234	1,930	758	135	8,425
2022	5,381	1,271	1,980	777	138	8,632
2023	5,481	1,308	2,030	794	141	8,819
2024	5,561	1,345	2,080	809	144	8,986
2025	5,681	1,382	2,130	827	147	9,193

Traditional students are defined as those who are full-time undergraduate students and live on campus or commute. Graduate students are defined as those who possess undergraduate degrees and are pursuing advanced masters or doctorate degrees. On-Line students are defined as those who participate in courses that are offered on-line and do not regularly attend classes on campus. Periodic meetings with their instructor are conducted on campus. Faculty and staff comprise of nine percent of the total campus population at any given time. Visitors are defined as those who are not included in the above classifications and may be on campus for meetings or conferences, food service, or guests of students or faculty.

Student Housing

The maximum number of students housed in the various housing types is as follows:

- Studio apartments: Maximum of 2 students;
- One bedroom apartments: Maximum of 2 students;
- Two bedroom apartments: maximum of 4 students;
- Townhomes: Maximum of 5 students.

CBU currently houses a total of 3,000 student beds. This total assumes full occupancy of the Smith and Simmons Complex, Lancer Arms, Royal Rose, The Village, and The Colony. Projected adjustments to campus student housing is as follows:



TABLE 3-4: STUDENT HOUSING EXISTING CAPACITY (2012)	
Facility	Capacity
Lancer Arms	252
Smith Hall	153
Simmons Hall	260
The Cottages	209
Royal Rose	279
The Village	254
University Place	445
The Colony	1,028
Lancer Palms	40
University Houses (Near Diana Street)	80
Total:	3,000

Anticipated Student Housing Projects

The following student housing projects are expected to change the total student bed count at CBU in the near future:

- Fall 2015: Lancer Arms Apartments will be removed and replaced by a new parking structure, producing a reduction in beds from 3,000 to 2,748. Two wings will be added to Smith Hall to add 153 beds for a total of 2,901.
- Fall 2017: An additional 330 beds will be added by new construction in the Smith and Simmons Hall complex. This will produce a total of 3,231 beds.
- Fall 2020: The Cottages residential complex will be removed and replaced by additional academic facilities, causing a reduction of 209 beds to 3,022. Also, the single family homes on Diana, south of the athletic fields, will be removed for temporary parking, causing a reduction of an additional 80 beds to 2,942. An additional 330 beds will be added to the Smith and Simmons complex. This will produce a total of 3,272 beds.

In addition to the projects listed above, student beds may be added by additional off-site residential acquisition to maintain a ratio of .62 beds. This will produce a fixed student housing bed count of 3,522 by 2023.

As a matter of policy, every student enrolled at CBU must live on campus until they reach the age of 21 or receive student aid. The bed count for resident students will rise exponentially with increases in student enrollment, from 3,000 beds in 2011 to a peak of 3,522 beds by 2023. Table 3-5 Annual Student Housing Profile shows the demand and availability of beds for traditional students on an annual basis.



TABLE 3-5: ANNUAL STUDENT HOUSING PROFILE			
Fall Year	Traditional Enrollment	Housing (Beds) Demand for Traditional Students	Available Housing (Beds) for Traditional Students
Fall 2012	4,281	2,654	3,000
Fall 2013	4,481	2,778	3,000
Fall 2014	4,581	2,840	3,000
Fall 2015	4,681	2,902	2,901
Fall 2016	4,781	2,964	2,901
Fall 2017	4,881	3,026	3,231
Fall 2018	4,891	3,032	3,231
Fall 2019	5,081	3,150	3,231
Fall 2020	5,181	3,212	3,272
Fall 2021	5,281	3,274	3,272
Fall 2022	5,381	3,336	3,272
Fall 2023	5,481	3,398	3,398
Fall 2024	5,581	3,460	3,460
Fall 2025	5,681	3,522	3,522

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CHAPTER 4: URBAN DESIGN AND INFRASTRUCTURE

A. Introduction

In order to achieve the CBU Specific Plan Vision, an urban design concept was developed for the campus. CBU embraces a *2020 Vision*, with the goal of 8,080 enrolled students by the year 2020, supported by infrastructure and programming development that are commensurate with increases in student population.

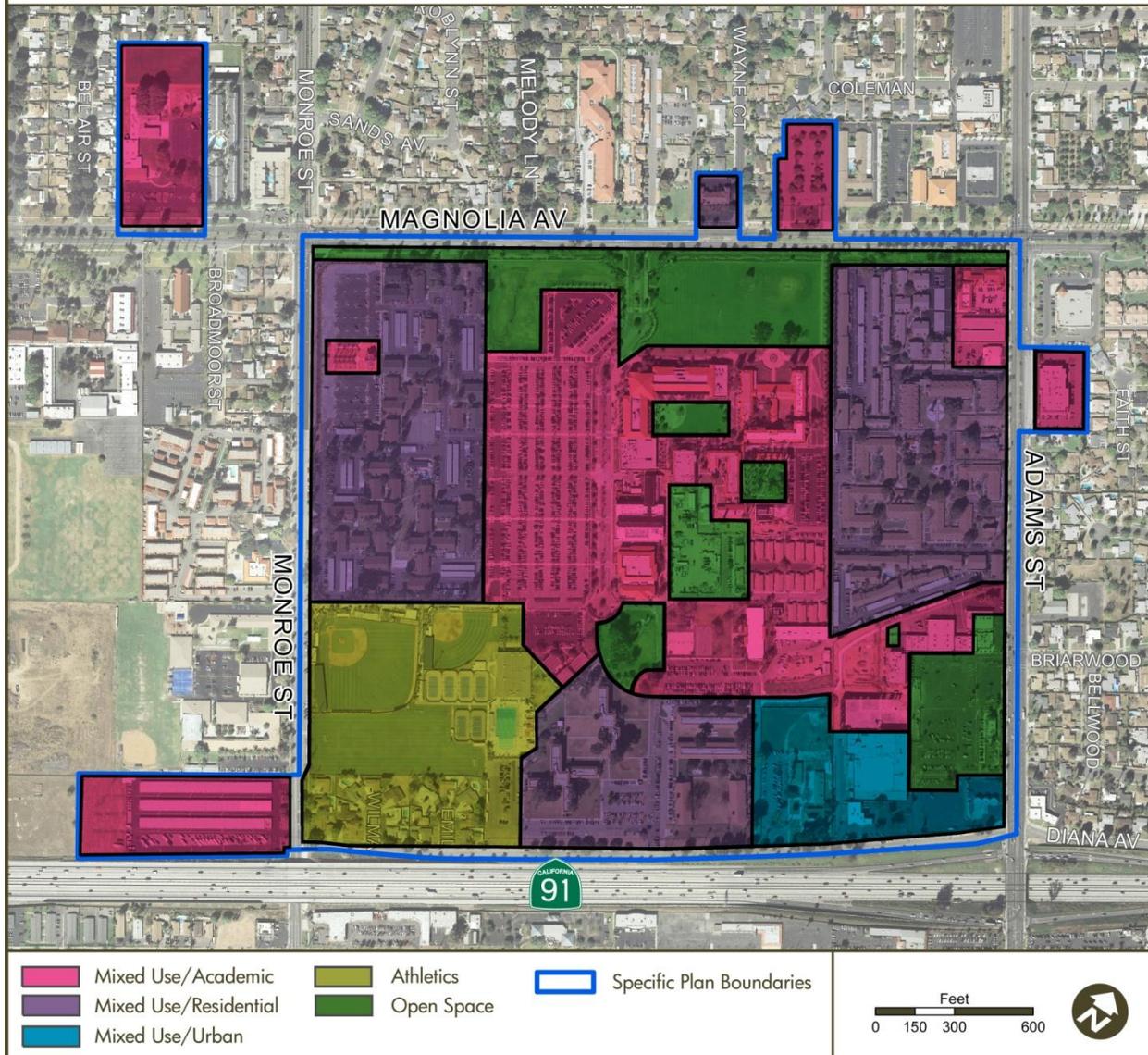
B. California Baptist University Planning Areas

Future development within the Specific Plan area will take into consideration the relationship and compatibility of the CBU campus with its surroundings through an assessment of existing site and contextual setting. From this assessment, five unique Planning Areas have been created to allocate uses throughout the Specific Plan area (Figure 4-1: California Baptist University Planning Areas). The Planning Areas correspond with the newly-created zoning designations of the CBU Specific Plan (Figure 1-6: California Baptist University Specific Plan Zoning). The permitted uses and development standards for each Planning Area are discussed in Chapter 5. The five Planning Areas are as follows:

- Mixed Use/Academic
- Mixed Use/Residential
- Mixed Use/Urban
- Athletics
- Open Space



FIGURE 4-1: CALIFORNIA BAPTIST UNIVERSITY PLANNING AREAS



Mixed Use/Academic Planning Area

The purpose of the Mixed Use/Academic Planning Area is to encourage a mix of synergistic activities associated with the primary academic function of an educational facility, resulting in a strengthening of the interaction between students, faculty, and guests in an academic environment. This Planning Area encompasses approximately 22.3 acres of the Specific Plan area, and is primarily located at the center of the campus (Figure 4-1: California Baptist University Planning Areas). This Planning Area also encompasses other portions of the Specific Plan area, including the School of Nursing located at the southeast corner of Magnolia Avenue and Adams Street, a future Academic building planned for construction at Lancer Plaza in 2015, the School of Engineering located on Adams Street, the River Springs Charter School located on Magnolia Avenue, and a property located on Monroe Avenue currently containing a self-storage warehouse facility. Allowable land uses within the Mixed



Use/Academic Planning Area include classrooms, lecture halls, conference rooms, auditoriums, theaters, administrative offices, library, student lounges, cafes, restaurants, and utility plants.

A total of over 608,150 square feet of building space will exist in the Mixed Use/Academic Planning Area at 2025 build out of the campus, including swing space modular units for academic, administration, and office uses. The square footage of existing and proposed buildings in the Mixed Use/Academic Planning Area are illustrated in Table 4.1: Square Footage of Existing and Proposed Buildings.

TABLE 4-1: SQUARE FOOTAGE OF EXISTING AND PROPOSED BUILDINGS	
Existing	Square Footage
W.E. James Building	104,000
Anne Gabriel Library	22,432
Eugene & Billie Yeager University Center	94,816
JoAnn Hawkins Music Building	32,000
School of Nursing	12,908
Wallace Building	14,190
Central Plant	5,094
College of Engineering	6,950
Mission Hall	11,760 (To be removed in 2020)
Facilities Planning/Physical Plant	12,000 (To be removed in 2020)
Total:	316,150
Proposed - Year	Square Footage
Academic/Administration - 2012	130,000
Academic/Administration - 2013	18,000
Academic/Administration - 2015	100,000
Academic/Administration - 2016	75,000
Academic/Administration - 2017	60,000
Academic/Administration - 2022	50,000
Event Center (4,000 Seats) - 2025	125,000
Total:	558,000

Mixed Use/Residential Planning Area

The purpose of the Mixed Use/Residential Planning Area is to create and maintain a safe, livable, and attractive residential living environment for students. This Planning Area flanks the core Mixed Use/Academic Planning Area and consists of 35.8 acres containing several student housing developments, including the Smith and Simmons Hall Dormitories, The Village and Royal Rose, The Colony and University Place. Each area includes swing space modular units for academic, administration, and office uses, support parking. Allowable land uses within the Mixed Use/Residential Planning Area include apartments, dormitories, laundry facilities, lounges, and kitchen facilities for light meals.

Mixed Use/Urban Planning Area

The purpose of the Mixed Use/Urban Planning Area is to encourage a mix of compatible and synergistic activities, including limited residential uses with compatible non-residential uses such as retail, pro-curricular, recreation and open space uses. This Planning Area strives to strengthen the interaction between students, commercial, and employment opportunities, while further reducing the dependency on automobiles and their associated impacts upon the environment. The Mixed Use/Urban Planning Area consists of 5.3 acres and is located entirely within Lancer Plaza. Allowable land uses include a



56,621 square-foot student recreation center, a 12,000 square-foot student store and a 92,000 square-foot event center with approximately 4,000 spectator seats.

Athletics Planning Area

The purpose of the Athletics Planning Area is to define the allowable land uses and development intensity for the CBU Athletic program. This Planning Area contains 15.8 acres with 24,159 square feet of building space and includes the Van Dyne Gymnasium, classrooms, Aquatics locker room, Athletic Complex, baseball fields, softball fields, tennis courts, soccer fields, swimming pools, and related athletic facilities. Allowable land uses include athletic facilities and other uses supporting the various athletic programs.

Open Space Planning Area

The purpose of the Open Space Planning Area is to define the integrity and allowable land uses within non-developable open spaces within the Specific Plan area. This Planning Area presently includes the 6.5 acre Magnolia Lawn, the 3.5 acre water quality basin, intramural athletic playing fields, Stamps Courtyard at the Yeager Center, Harden Square at the James Building, Anne Gabriel/Wallace Building Commons, the Briscos courtyards and residence courtyards in University Place, and landscape buffers along Magnolia Avenue. Consistent with CBU's commitment to provide a minimum of 25 percent Common Usable Open Space of the total campus area, future open space will ultimately total 14.2 acres that will include the Lancer Lawn at the main entry in Lancer Plaza, the Quad in the center of the campus, additional landscape buffers along Monroe Street, and other open space as additions. Allowable land uses include landscape amenities, art display areas and other supportive uses.

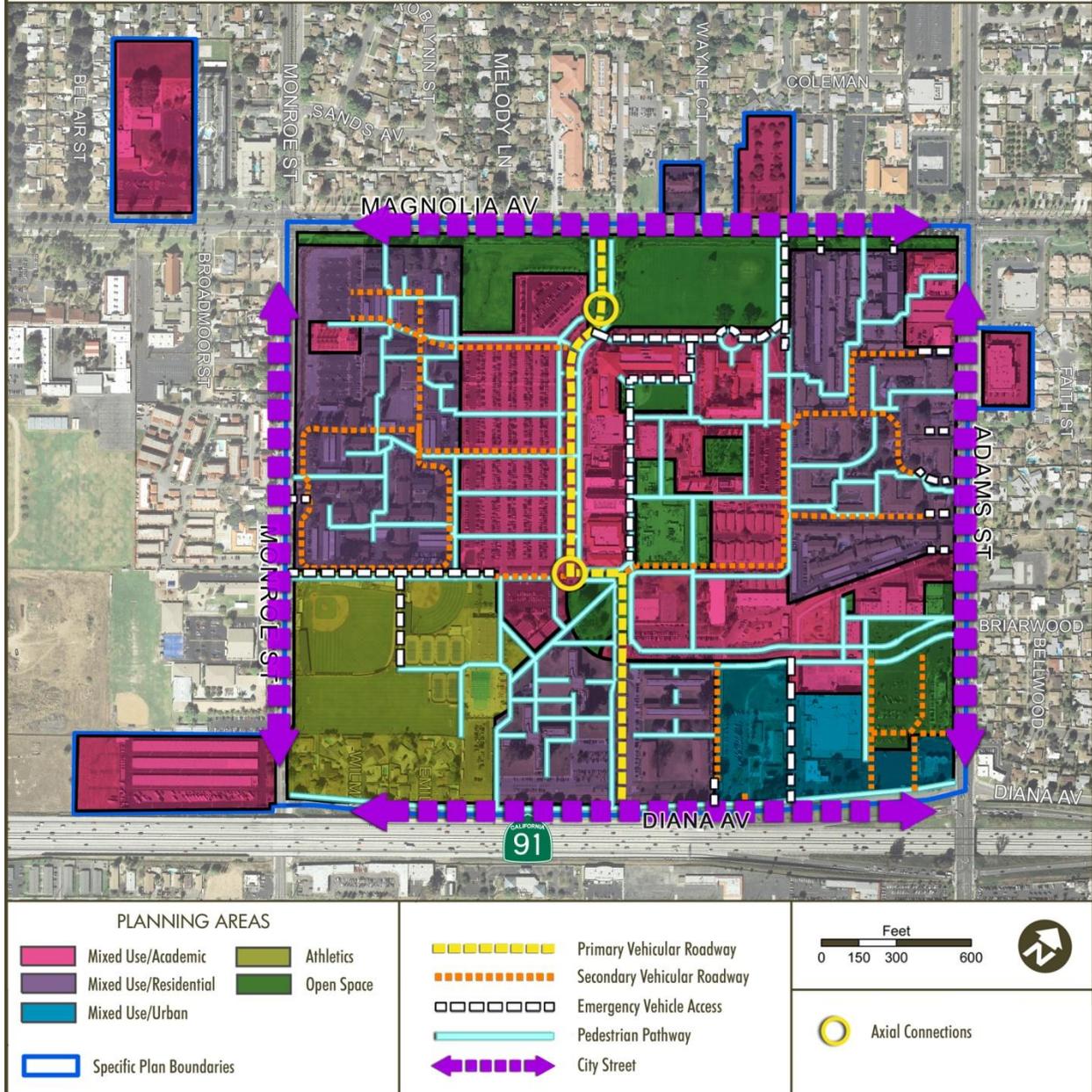
C. Circulation/Axial Connections

Existing Conditions

The CBU campus presently has one main gate and several secondary or emergency access routes. The existing gate on Magnolia Avenue is located on the campus opposite from SR-91. An opportunity for a new gate and access drive, linking to the Magnolia Avenue gate, exists through the Adams Plaza Center, now owned by CBU. Students heavily rely on bicycle and pedestrian facilities throughout the campus that must be maintained with minimal conflict between modes of travel. Figure 4-2: Existing Circulation illustrates the existing circulation patterns at CBU.



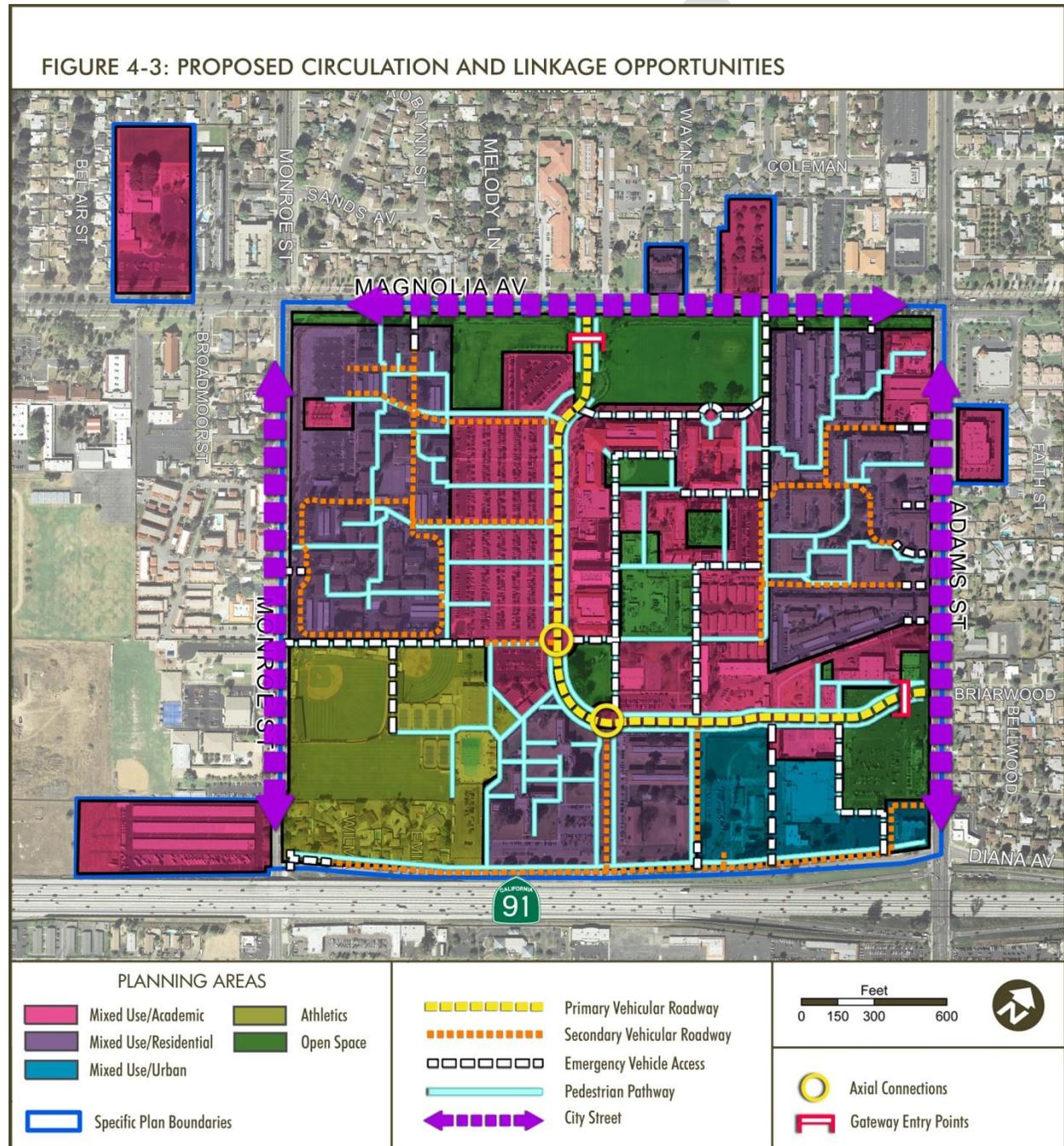
FIGURE 4-2: EXISTING CIRCULATION





Future Conditions

Future circulation of the CBU Specific Plan has been designed to meet the demand of projected growth within the CBU campus. Linkages between the Planning Areas and from the surrounding community are strengthened, and pedestrian pathways made distinct as the University strives to enhance the walkability and security of the campus. Future circulation is organized by providing access to the interior of the campus via the gateway entry points, primary landscape-divided vehicular roadways and axial connections. A hierarchy of secondary vehicular, emergency vehicle, bicycle and pedestrian pathways feed off the primary vehicular roadway. Figure 4-3: Proposed Circulation and Linkage Opportunities illustrates the future circulation framework and opportunities to link the five Planning Areas.





Vehicular Access

City Streets

The City streets surrounding the CBU campus include:

- Magnolia Avenue, a 120-foot arterial, Scenic and Special Boulevard;
- Adams Street, a 110-foot arterial;
- Monroe Street, an 88-foot arterial;
- Connections to the 91-Freeway via Adams Street; and
- Diana Avenue, a 50-foot local street to be vacated in conjunction with the Specific Plan.



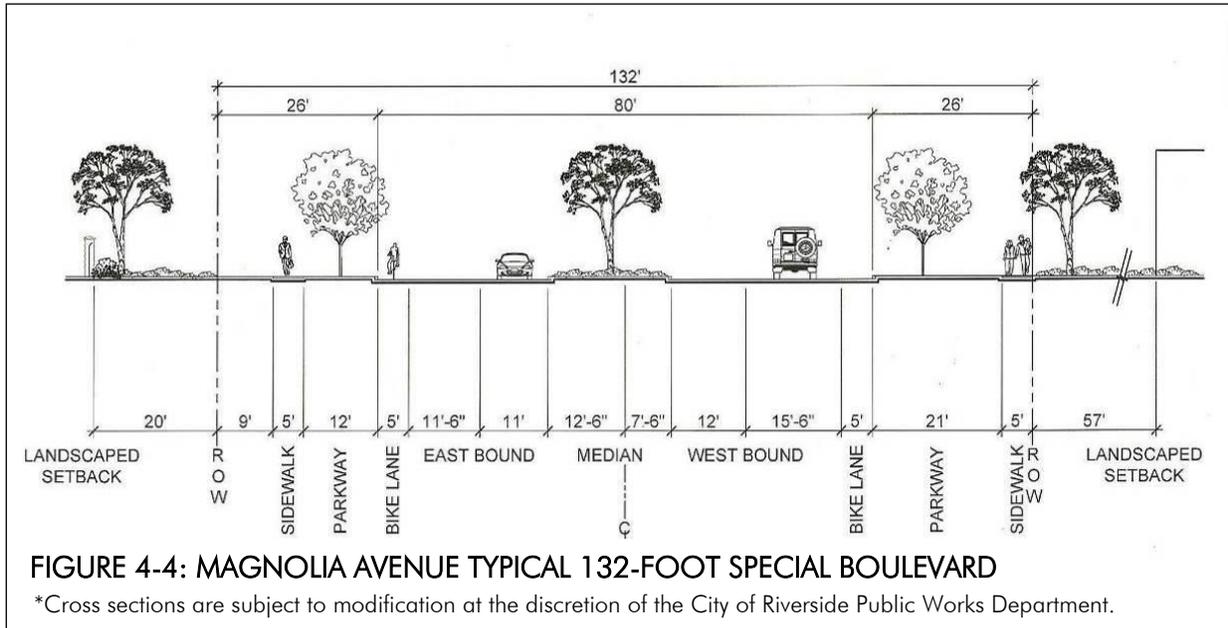
Treatment of City streets will conform to the design directives of this Specific Plan and in conformance with General Plan 2025.

Magnolia Avenue

Magnolia Avenue is designated as a 120-foot arterial, Scenic and Special Boulevard in the General Plan 2025, with the section between Adams Street and Monroe Street designated as a 132-foot Special Boulevard in accordance with General Plan 2025 and the Magnolia Avenue Specific Plan (MASP). The prescribed street width and treatment in the MASP will be implemented under the CBU Specific Plan for the section Magnolia Avenue within boundaries of this Specific Plan. As such, the streetscape along this portion of Magnolia Avenue will incorporate the following concepts and guidelines:

- The street frontage along the south side of Magnolia Avenue shall consist of a 46-foot total landscaped setback from face of curb that includes a minimum 26-foot landscaped parkway with a 5-foot sidewalk, and a 20-foot landscaped setback past the right-of-way. Buildings and fence and walls shall not encroach within this 46-foot total setback.
- The street frontage on the north side of Magnolia Avenue shall consist of an 83-foot total landscaped setback from face of curb that includes a 26-foot parkway with a 5-foot sidewalk, and a 57-foot landscaped setback depending on existing development.





Adams Street

Adams Street between Magnolia Avenue and the SR-91 is described as a 110-foot major arterial within the City of Riverside General Plan 2025. Adams Street forms the easterly boundary of the campus which represents limitations to the ultimate construction of Adams Street. The majority of the east side of Adams Street does not lie within the Specific Plan and is not controlled by CBU. Therefore, no improvements are contemplated for that side of the street under this Specific Plan. The Specific Plan does not include provisions for the demolition of buildings that are presently located within the ultimate right-of-way. Some parcels located within Lancer Plaza are either not owned by CBU or operate under leases that preclude frontage improvements. Similarly, one parcel located north of Lancer Plaza and along Adam Street is not owned by CBU while another contains a historic resource identified as a City Structure of Merit. Both of these parcels also make frontage improvements a challenge. Nonetheless, right-of-way dedications will be required for all parcels that encroach into the ultimate right-of-way along Adams Street.

Based on the traffic analysis prepared for the CBU Specific Plan, these proposed street sections have been designed to accommodate traffic volumes as projected at full build out of the General Plan 2025. These sections may exceed the 110-foot major arterial geometrics. A significant portion of the improvements will be constructed in conjunction with CBU expansion and development. The individual street sections are described as follows:

- Adams Street from the SR-91 to Lancer Lane/Briarwood Drive will contain 90 feet of paving within a 107-foot right-of-way. This segment will accommodate three south bound lanes of travel with a designated bike lane and two north bound lanes of travel. The north bound side will maintain the existing curb location and 7-foot sidewalk. Additional right-of-way will be dedicated on the south bound side to establish a 14-foot parkway behind the new curb location. There will be no median.

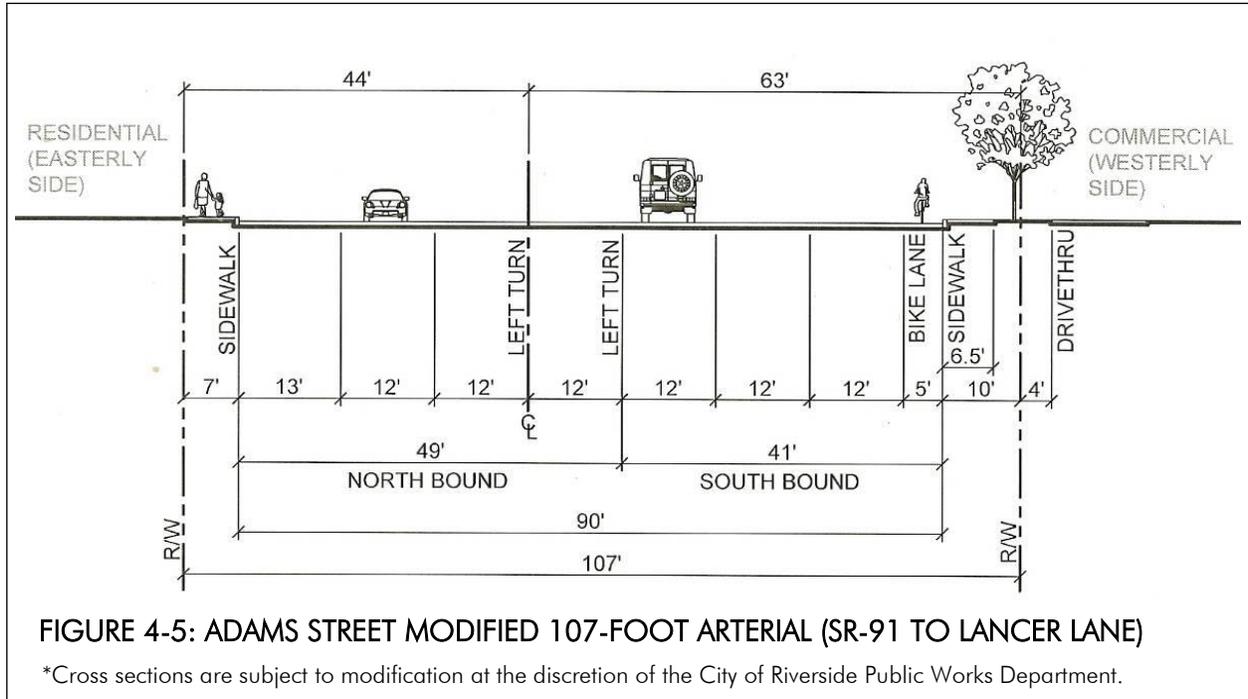


FIGURE 4-5: ADAMS STREET MODIFIED 107-FOOT ARTERIAL (SR-91 TO LANCER LANE)

- Adams Street at Lancer Lane/Briarwood Drive north to Magnolia Avenue has existing buildings that encroach into the 110-foot right-of-way. Therefore, a modified right-of-way has been designed with 66 feet of paving, within a modified 104-foot Arterial. This modified design will accommodate three south bound lanes of travel. The curb line on the north bound side will remain in place. This section includes a 12-foot painted median. Additional right-of-way will be dedicated to establish a dedicated bike lane and a 21-foot parkway on the south bound side of the street. Given that the easterly side of Adam Street is not located within the Specific Plan area, the modified right-of-way included in the Specific Plan does not provide for the ultimately right-of-way along this side of the street. However, Adams Streets is designated a 110-foot Arterial under the General Plan 2025. As such, right-of-way dedications and improvements will be required along the easterly side of Adam Street as properties are developed.

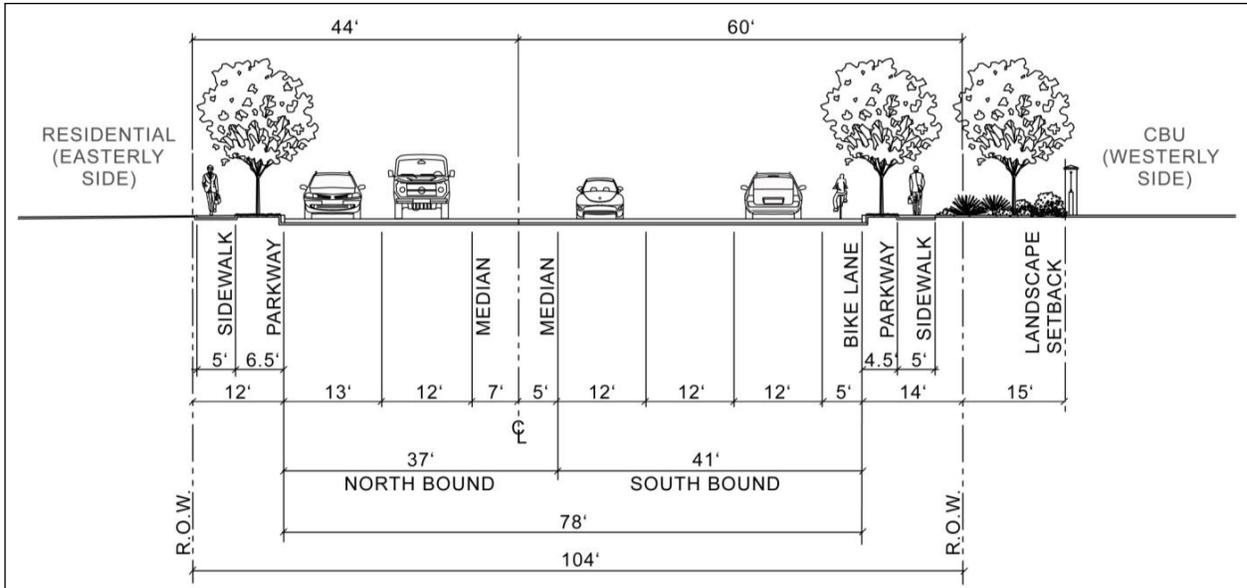


FIGURE 4-6: ADAMS STREET MODIFIED 104-FOOT ARTERIAL (LANCER LANE INTERSECTION)

*Cross sections are subject to modification at the discretion of the City of Riverside Public Works Department.

- Adams Street at Magnolia Avenue shall be designed with 84-feet of paving within a 120-foot right-of-way. The section will accommodate three north bound travel lanes with dual left turn lanes, and three south bound lanes with a dedicated bike lane. The curb line on the north bound side will remain in place. This section does not include a median. Additional right-of-way will be provided on the south bound side to provide a 21-foot parkway.

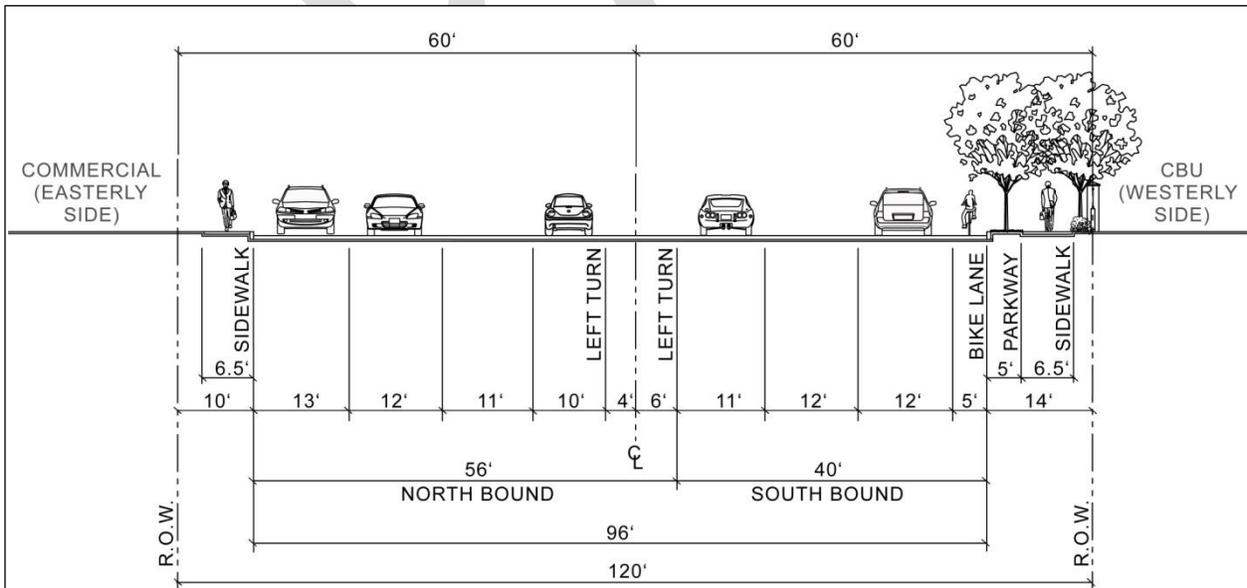


FIGURE 4-7: ADAMS STREET MODIFIED 120-FOOT ARTERIAL (MAGNOLIA AVENUE)

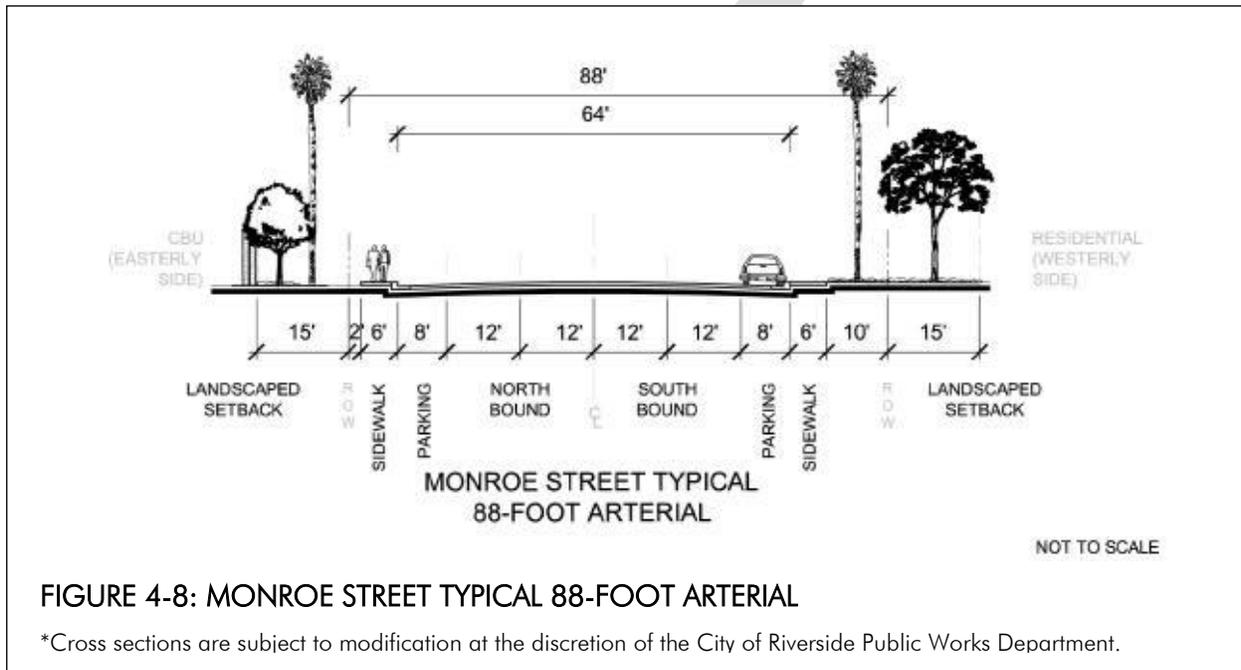
*Cross sections are subject to modification at the discretion of the City of Riverside Public Works Department.



Monroe Street

Monroe Street between Magnolia Avenue and Indiana Avenue is identified as an 88-foot arterial in the General Plan 2025. The streetscape will incorporate the following concepts and guidelines:

- The street frontage on the east side of Monroe Street shall consist of a 27-foot total landscaped setback with a 6-foot sidewalk at the face of curb that includes a 7-foot parkway with turf and street tree planting, and a 15-foot landscape buffer beyond the right-of-way. Buildings and fences and walls shall not encroach within this 27-foot total setback.
- In locations where road widths have removed the parkway, the remaining setback shall conform to the street layout in Figure 4-7 as lots are renovated, remodeled, or redeveloped.



Diana Avenue

Diana Avenue between Adams Street and Monroe Street, and adjacent to SR-91, is intended to be vacated as a City street and incorporated into the CBU campus. The vacation will occur in two phases and require coordination with the California Department of Transportation (Caltrans). Phase 1 will extend from Monroe Avenue to the Free Methodist Church. Phase two will include the area between the CBU campus boundary and Adams Street. An access road along the northerly side of an existing Shell gas station will allow the patrons of the Free Methodist Church to continue to enter their property from a public street. Easements will be recorded to maintain utilities in their current location after the street has been vacated. Any gates installed for security purposes along the vacated Diana Avenue will be equipped with Knox box emergency entry devices. A vehicle turn-around will be installed in accordance with City regulations.



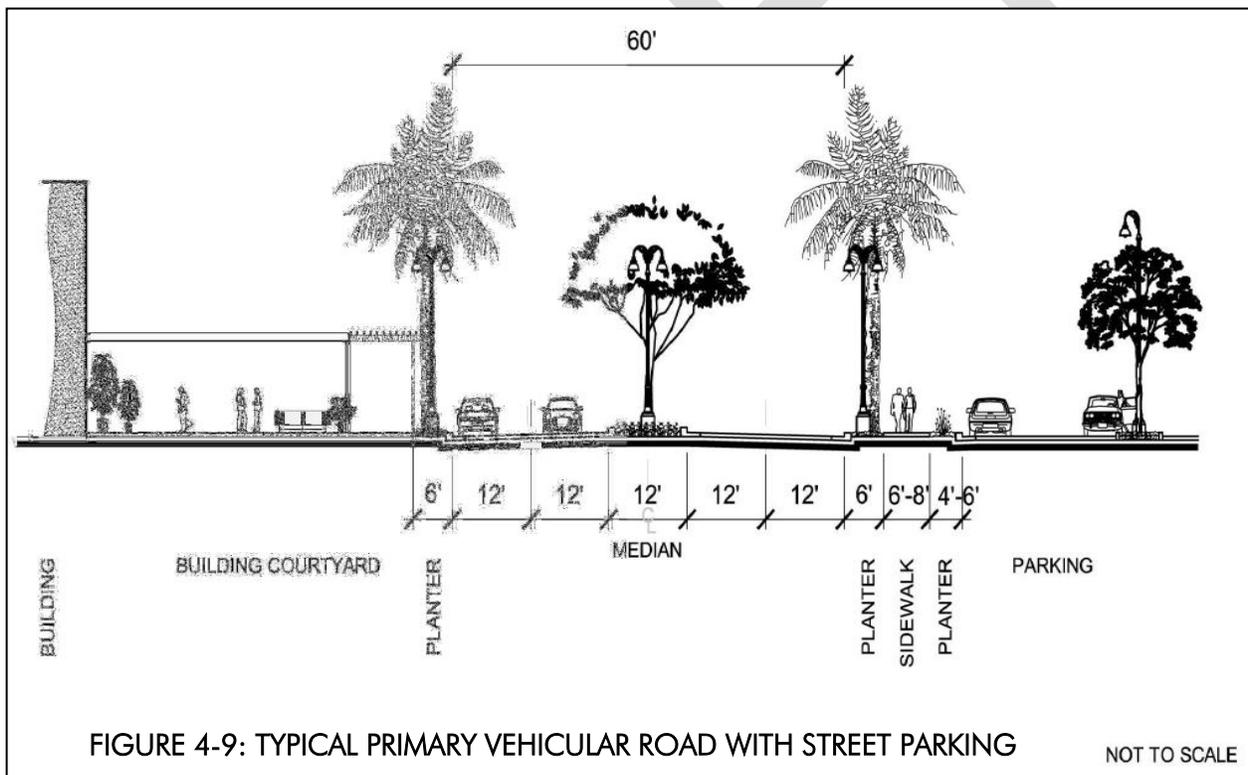


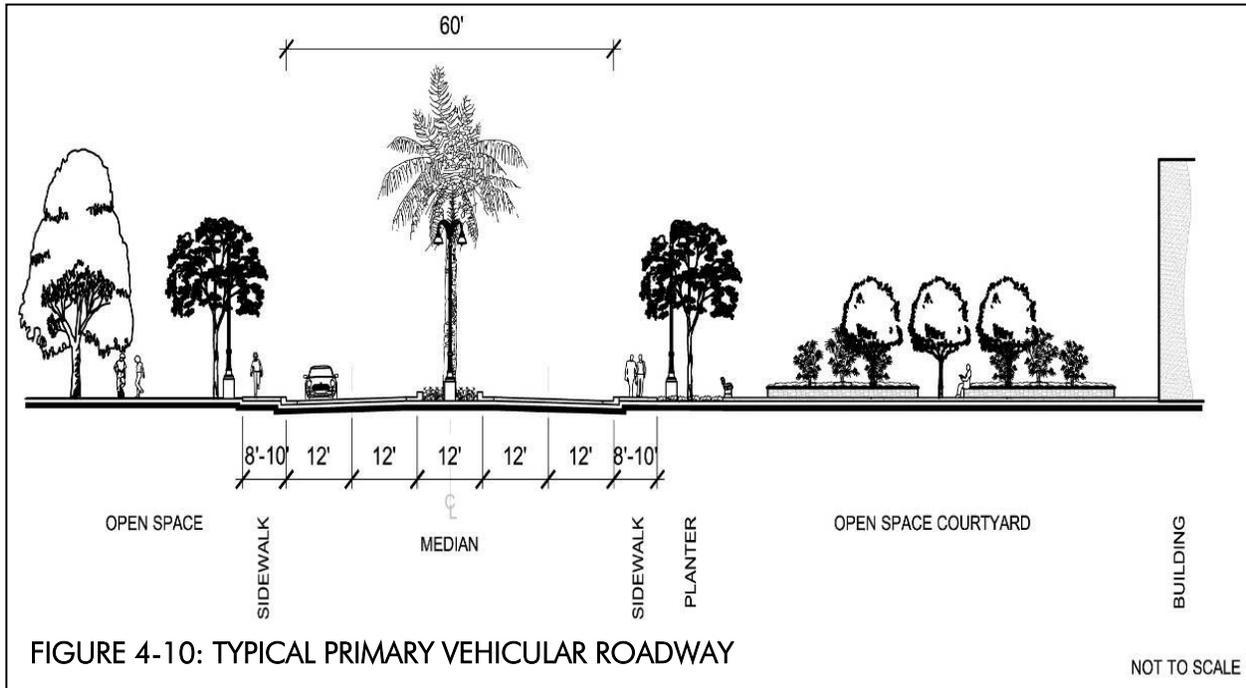
Campus Streets and Roadways

Vehicular circulation within the Specific Plan area consists of primary vehicular roadways, secondary vehicular roadways, and emergency vehicle access. The location and design of these streets are discussed in the following sections.

Primary Connections to Campus Bridge Drive & Lancer Lane

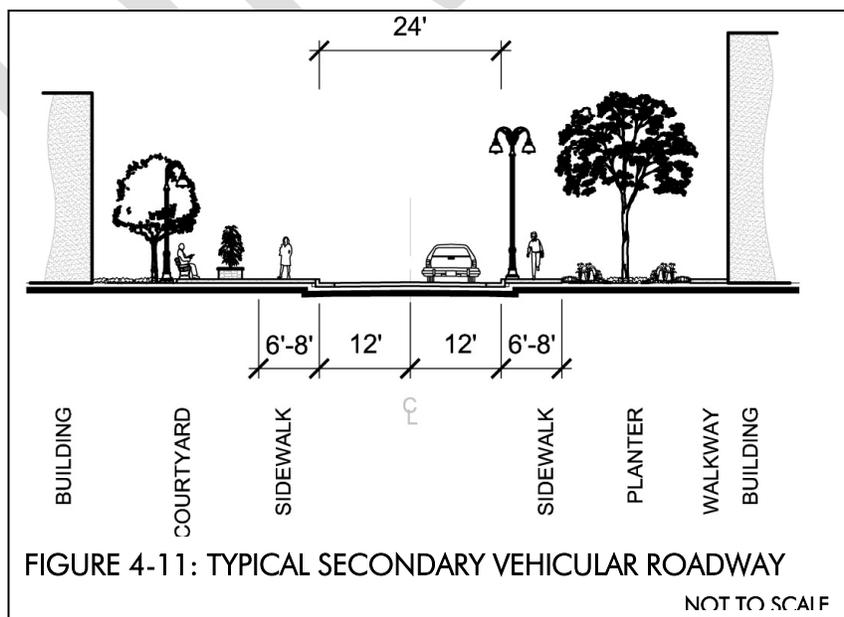
Campus Drive/Lancer Lane is designated as a 60-foot curb to curb primary vehicular road through the campus that will connect Magnolia Avenue to Adams Street. The median at the campus entrances will include palms to create a sense of arrival, as well as indicate primary entrances to travelers on City streets. The roundabouts will contain specimen planting to mark transition nodes. The median throughout the rest of the drive will contain street trees that link and unify the site. Decorative pavers and integral color concrete bands will be included at the major entries and roundabout nodes to visually indicate transition throughout the space. The pedestrian paths of travel will be 8-to-10-feet wide and may be contiguous or non-contiguous to the road depending on location. The speed-tables on Campus Bridge Drive and Lancer Lane serve the dual purpose of traffic calming and directed locations for pedestrian crossing.





Secondary Vehicular Connections

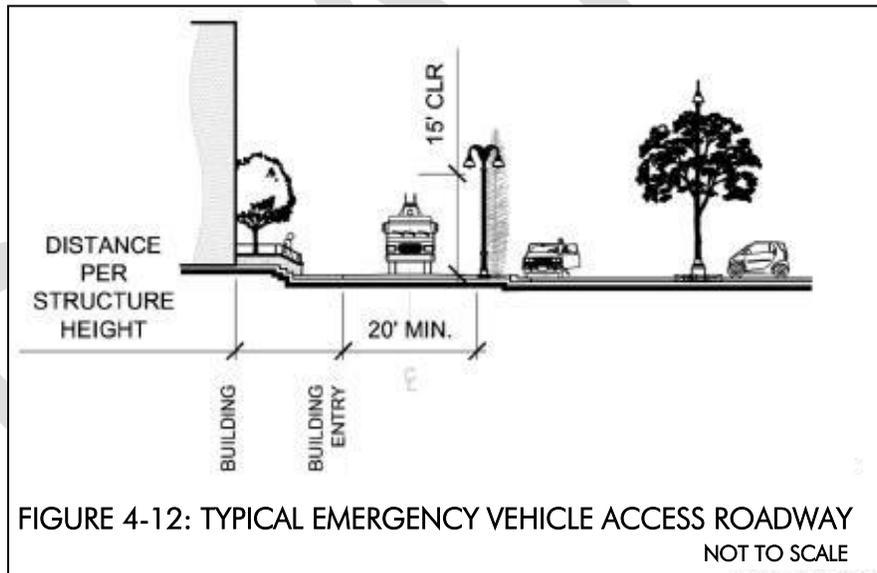
The secondary vehicular roadways within the Specific Plan area are 24-foot curb-to-curb roads and encompass several streets traversing the campus Planning Areas. Flexible, rather than rigid, development standards are encouraged to match the range of contexts found on the campus. The objective of the streetscape improvements for these secondary streets is to retain a residential scale and quality despite the adaptive use opportunities of the buildings. The standards are, therefore, less restrictive.





Emergency Vehicle Access

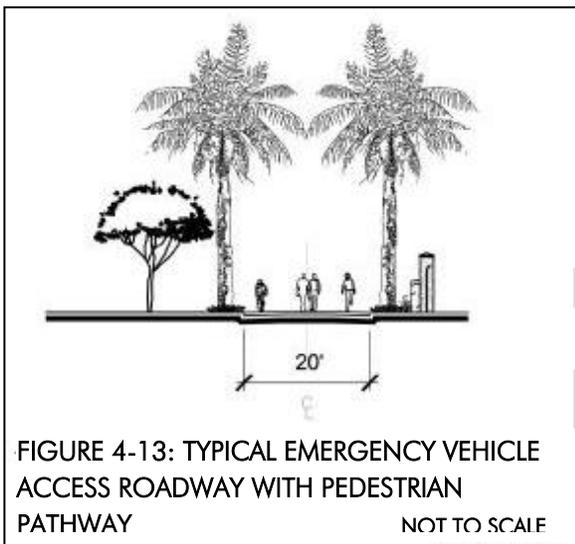
Gated emergency vehicle access roads consist of a minimum of 20-foot-wide all-weather paved sections. Emergency vehicle access can be gained at multiple points along all three City streets and from primary and secondary vehicular roadways. The emergency access shall be unobstructed and include stencil markings to read “NO PARKING – FIRE LANE”. Vertical clearance shall be 13.5 feet minimum with 15 feet clear preferred. As gated access from City streets, emergency vehicle access roads will be equipped with Knox boxes at approved locations and adequate turn-around areas. Emergency vehicle access paths of travel will comply with the California Fire Code and all City codes and regulations. The emergency vehicle access roads also serve the dual purpose of being pedestrian promenades and pedestrian connections to academic buildings and their interior courtyards, residential areas, athletic facilities, and to open space areas. While not inhibiting the emergency access function of these pathways, the landscape treatment will ensure the duality lends a pleasant aesthetic quality to the pedestrian nature of the campus.





Pedestrian Connections

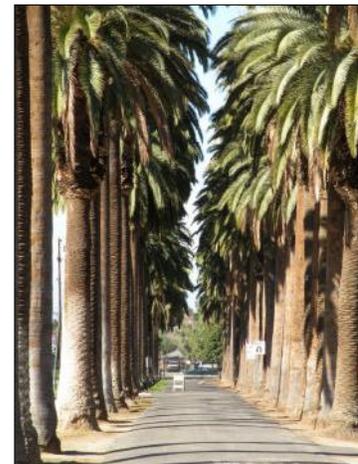
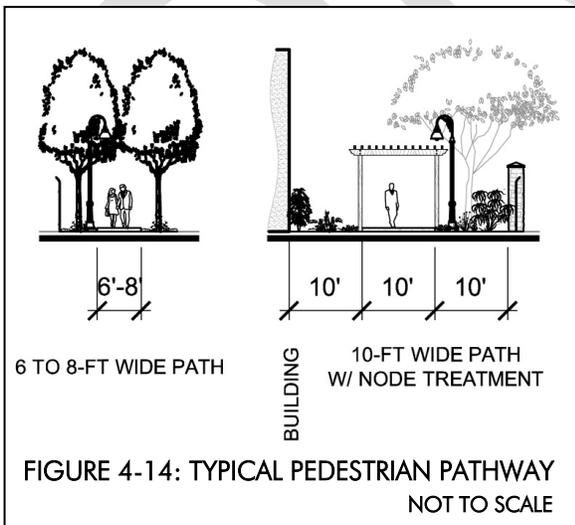
Pedestrian circulation within the Specific Plan area consists of a network of internal pathways throughout the CBU campus. These pathways create a network that allows students, employees, and visitors the ability to quickly and efficiently travel on foot to any destination on campus. Sidewalks on both sides of primary roadway provide a minimum of 8 feet in width. Sidewalks provided on one or both sides of secondary roadways are 6 to 8 feet in width. Sidewalks through residential areas are 6 to 8 feet in width. Primary sidewalks between academic buildings, courtyards, athletic facilities, and open spaces are a minimum of 10 feet wide.



The emergency access roads are also included in the pedestrian network and provide open walkways that allow pedestrians with view shed opportunities throughout the campus. Planting adjacent to walkways will be maintained at a reasonable height to ensure the safety and security of pedestrians.

Pedestrian level lighting will be provided on all walkways to eliminate poorly-lit areas. Call boxes will be located at key points near parking lots, parking structures, residential areas, and throughout the campus.

Other means of travel, including bicycling and skateboarding, are encouraged on campus and bicycle and skateboard racks will be located near the entrances to academic buildings, recreation and athletic areas, and in residential areas.





Additional Means of Connections

Public Transit

The Riverside Transit Authority (RTA) runs Route 1 bus line on Magnolia Avenue from the University of California-Riverside to the West Corona Metrolink Station. This Route services CBU directly, and has many transfer points along the route, including the Galleria at Tyler Regional Shopping Center. RTA also runs Route 14 along Indiana Avenue that parallels Route 1.

An internal, on-campus bus service system is planned to be implemented in the future, serving CBU students with bus stops location along Lancer Lane. This will enhance the convenience of using bus service while avoiding potential traffic conflicts on Magnolia Avenue and Indiana Avenue.

D. Public Services

Water Supply

Domestic Water Demand

Water Service is provided by the City of Riverside through a system of wells it owns and operates. The increase in water demand to serve CBU has been anticipated under the 2010 Urban Water Management Plan (UWMP), and adequate water supply will be available through the year 2035 (2010 UWMP). The City of Riverside Public Utilities Department, Water Division has determined that the existing water facilities surrounding the site are adequate to serve the future growth of the campus.

Fire Flow Demand

Fire flow requirements for the proposed campus vary depending on building usage. The fire flow requirements for academic buildings are a minimum 1,750 gallons per minute (gpm) at 20 psi. Multiple residential & condominium fire flows are a minimum of 1,500 gpm at a minimum of 20 psi. Fire flow calculations will be required during final design for each building to ensure adequate protection.

Existing Water System

The CBU campus lies within the service area of the Riverside Public Utilities (RPU) and in the 997-pressure zone area. The existing and proposed potable water system is illustrated in Figure 4.15: Existing and Proposed Potable Water Facilities. Existing water facilities in the vicinity of the campus include:

- 12-inch line on Magnolia Avenue;
- 6-inch line and 12-Inch line on Adams Street;
- 8-inch line and a 6-inch line on Diana Avenue; and
- 6-inch line on Monroe Avenue

Existing private water distribution lines within the campus range from 3 to 12-inch. The City of Riverside Public Utilities has determined that the existing water facilities surrounding the campus are adequate to serve the future growth of the campus as designated in the Specific Plan.

Proposed Water System

An 8-inch water line will be extended from Lancer Lane along the re-alignment of the primary access roadway (Campus Bridge Drive) into the existing water system to provide a loop system. This will occur during the construction of Lancer Lane. Local service connections to the buildings proposed to be constructed as part of the campus expansion will branch off the existing or proposed water line mains. Final water line sizes will be determined at final building design during the plan check review process.



Non-Potable Water System

CBU owns and operates an existing on-site well (Figure 4-16: Existing and Proposed Non-potable Water Facilities) that is used for irrigation purposes only. This existing well is equipped with a 60-horsepower pump with an approximate maximum capacity of 265 gpm. The size of the irrigation system pipes range from 0.5 to 6 inches in diameter. A second well will be installed on Lancer Lane (Figure 4-16) to help provide adequate irrigation water for the expanded landscape areas. Figure 4.16 also illustrates the located of existing and proposed non-potable water facilities.

Recommendations

Chapter 7: Implementation includes recommendations for improvements related to water demand.

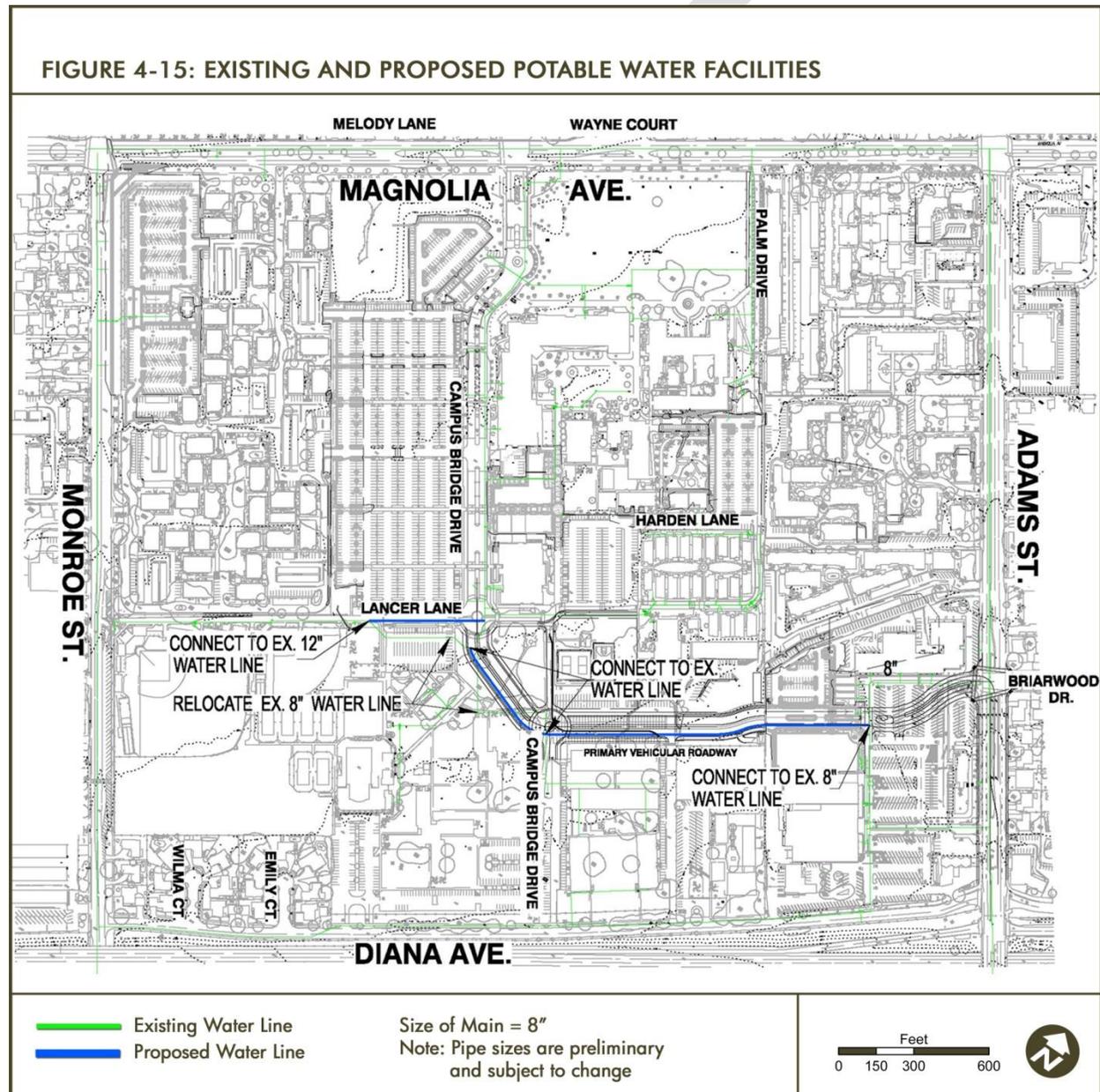
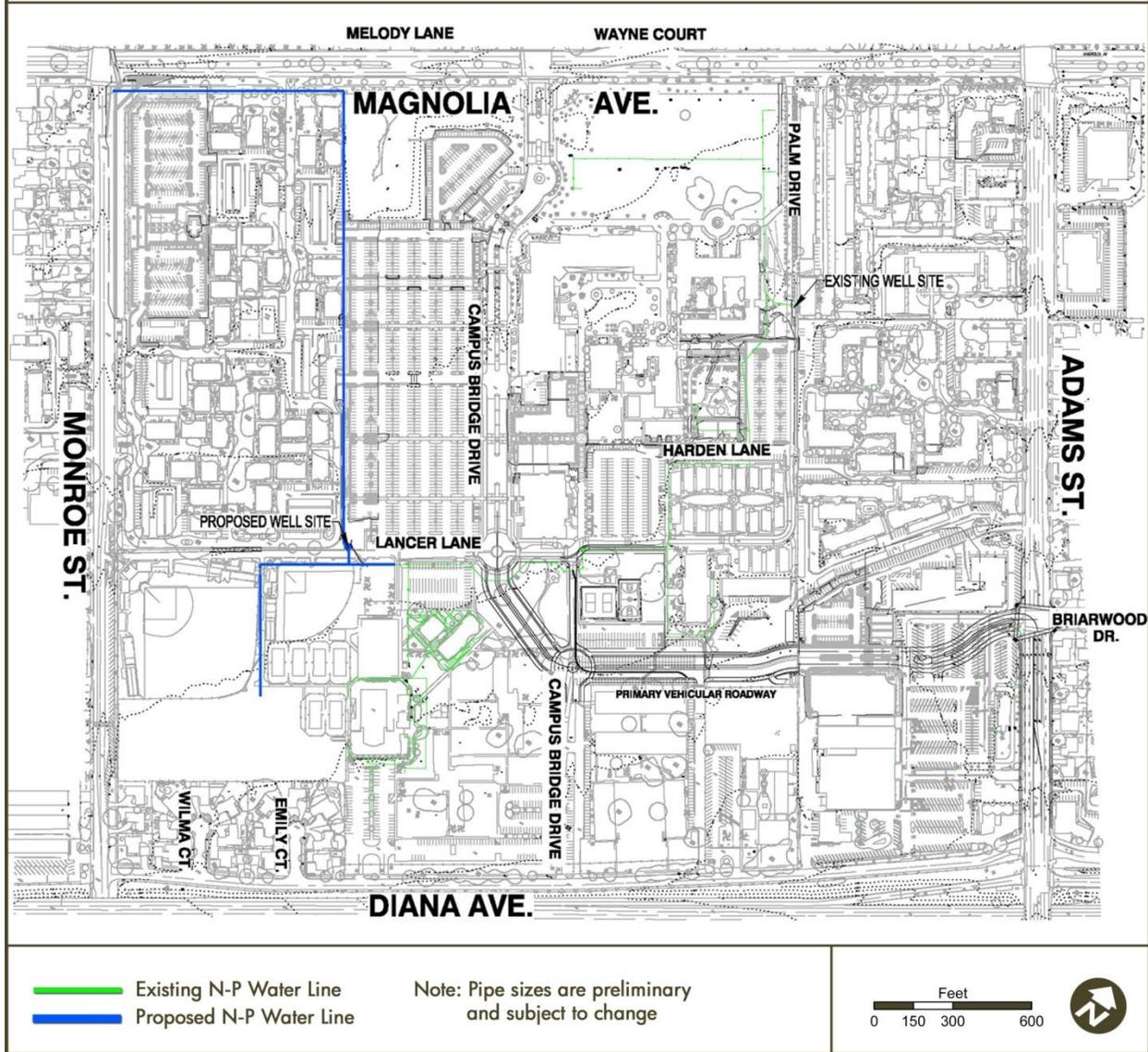




FIGURE 4-16: EXISTING AND PROPOSED NON-POTABLE WATER FACILITIES



Sewer

Existing Sewer System

Wastewater service is provided by the City of Riverside Public Works Department. Wastewater is treated at the Riverside Water Quality Control Plant (RWQCP) located south of the Santa Ana River at Van Buren Boulevard. The plant has a design capacity of 52.2 million gallons per day. An additional demand of 9 million gallons per day is projected through the year 2025. Access and capacity fees are charged by the City Public Works Department when a new development occurs in order to fund additional capacity for the RWQTP. Non-potable tertiary water will be provided for landscape irrigation purposes where available and feasible. The land use changes proposed by the CBU Specific Plan will create additional demand on sewer facilities beyond those





anticipated in the General Plan 2025. As such, the following sections outline the sewer demand and recommended improvements to the existing sewer system.

Sewer Demand

- Peaking factor = 2.5
- Residential generation value is 65 gallons per day (gpd) for average flows
- Industrial development: 0.012 cfs/acre
- Commercial development: 0.10 cfs/acre
- School development is based on 30 gallons per capita per day (gpcd)
- Peaking factor for arena development = 1.5
- Arena generation values: 5 gallons per seat

The Specific Plan area is located within the Arlanza Sewer Study Basin east of Tyler Street. Sewer flows are conveyed via gravity lines to the Riverside Water Quality Control Plant south of the Santa Ana River, east of Van Buren Boulevard and north of Jurupa Avenue, in the City of Riverside. The existing public sewer facilities are owned and operated by the City of Riverside Public Works Department. The current sewer facilities that exist in the vicinity of the campus include the following:

- 8-inch sewer line originates in Adams Street just northwesterly of Briarwood Drive and drains westerly on Adams Street to Magnolia Avenue;
- 8-inch sewer line in Magnolia Avenue that drains southwesterly to Monroe Street;
- 15-inch sewer trunk line in Monroe Avenue northwesterly of the campus;
- 8-inch sewer line in Diana Avenue from the Free Methodist Church to Monroe Street;
- 12-inch sewer line flows northwesterly on Monroe Street from Diana Avenue to the beginning of the 8-inch and 15-inch parallel system; and
- Approximately 650-feet northwesterly of the intersection of Diana Avenue on Monroe Street, a 15-inch sewer relief trunk line drains parallel with the existing 8-inch sewer, the two lines tie together at the intersection of Magnolia Avenue.

Projected Sewer System – 2025

Sewer demands for residential land uses in the Specific Plan area assume 3 persons per dwelling unit based on the 2010 census. The sewer generation value for the proposed arena was 5 gallons per unit (seat/person) distributed over a 3-hour period, which is the average duration for an event (Table 4-2: Waste Water Generation). The expanded sewer system is shown in Figure 4-15: Existing and Proposed Sewer Facilities.



TABLE 4-2: WASTE WATER GENERATION										
#	Description	People	GPD/Student-Person (1) (2)	Gallons/Person	GPD	Factor (GPM C) (3)	Gallon /Hour	ADF (GPD) (4)	Peaking Factor (5)	MDF (GPM) (6)
1	Campus-Faculty Staff	445	30		13,350	0.021		9.3	2.5	23.2
2	Traditional	3316	30		99,480	0.021		69.1	2.5	172.7
3	Graduate	990	30		29,700	0.021		20.6	2.5	51.6
4	Academic/Administrative									
5	Facilities and Planning									
6	Future Academic Buildings									
7	Open Space									
8	Athletics									
9	Arena (7)	4000	5				6,666.67		1.5	166.7
	Total:							99.0		414.1

- (1) 30 Gallons per day per student/staff faculty
- (2) Arena sewer generation numbers are based on 5 gallons per seat distributed over a 3-hr period.
- (3) GPMC= Gallons per Minute per Capita
- (4) ADF= Average Daily Flow
- (5) Peaking factors CBU campus = 2.5; Arena = 1.5
- (6) MDF = Maximum Daily Flow
- (7) Proposed 4000-seat Arena

The sewer flow generated is calculated to be 415 gallons per minute per day (gpm). Based on the sewer master plan, sufficient capacity for future development is available.

The existing 8-inch sewer on Magnolia Avenue does not have enough capacity to serve the entire future development of the campus. Therefore, flows will be directed to existing sewer lines in Adams Street, Diana Avenue and Monroe Street to relieve flows directed to the existing 8-inch sewer line on Magnolia Avenue. The proposed sewer pipeline locations to service the proposed campus development are described below and illustrated on Figure 4-17: Existing and Proposed Sewer Facilities.

A 10-inch sewer connection is proposed to connect with the existing 12-inch sewer on Monroe Street. The existing 8-inch sewer in Magnolia Avenue will serve the proposed recreational center. This study recommends that a 6-inch sewer be extended northeasterly along the proposed primary access road to Adams Street.

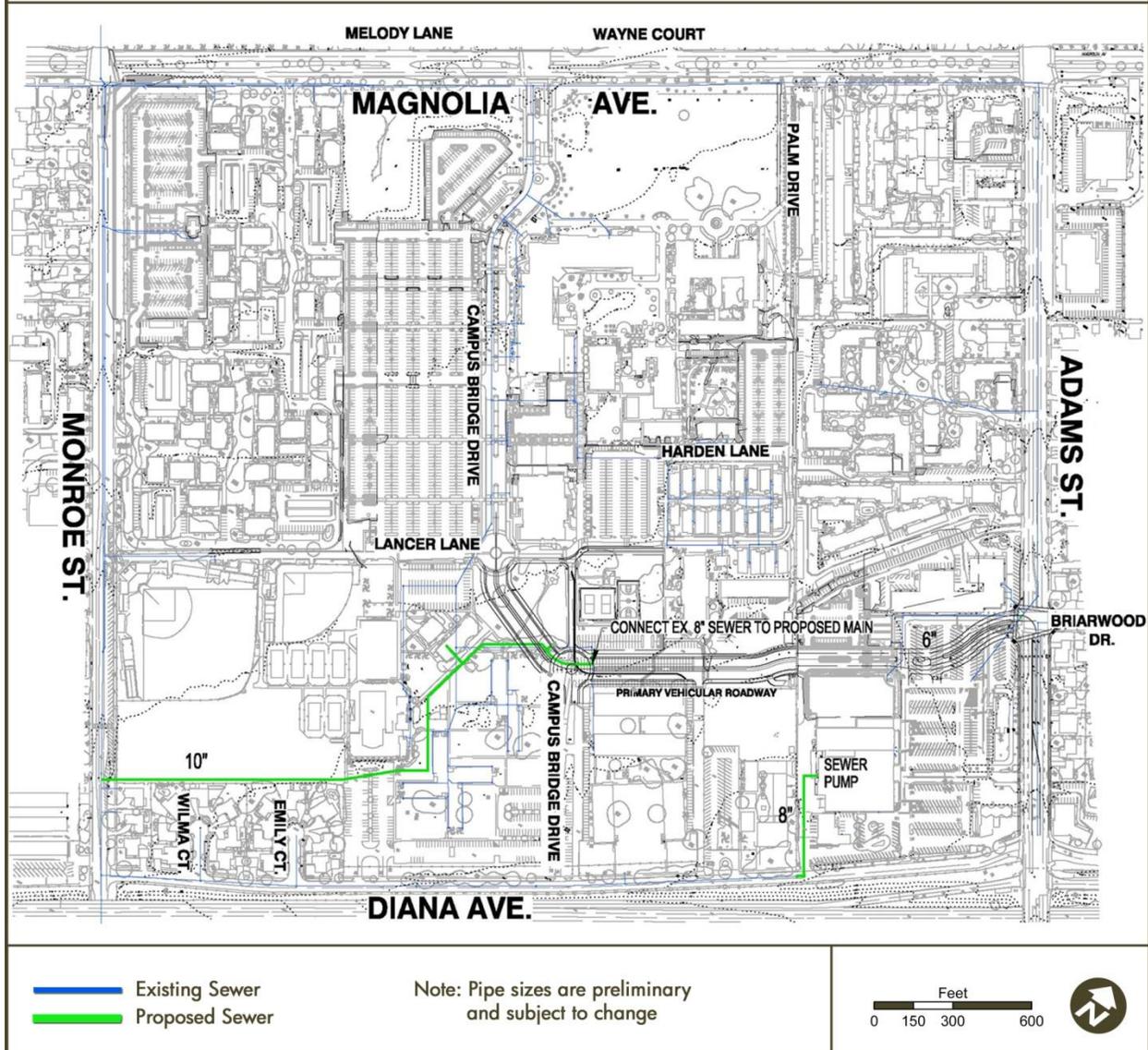
The proposed arena located northwesterly of the intersection of Diana Avenue and Adams Streets, will be served by the existing 8-inch sewer line in Diana Avenue. Due to the configuration of the proposed arena, a sewer pump will be required to drain the wastewater to the existing 8-inch line.

Recommendations

Chapter 7: Implementation includes recommendations for improvements related to sewer demand.



FIGURE 4-17: EXISTING AND PROPOSED SEWER FACILITIES



Drainage System

Storm Drains

The CBU Specific Plan involves approximately 163 acres (which includes the vacation of Diana Avenue). The subject area is bound by Magnolia Avenue to the northwest, Adams Street to northeast, Diana Avenue to the southeast and Monroe Street to the southwest in the City of Riverside. The study area is broken into 4 drainage areas as shown on Figure 4-18: Existing Storm Drain Study Area.

Per the Riverside County Flood Control and Water Conservation District "Master Drainage Plan Existing and Proposed Storm Drain Facilities", the subject area is located within the Monroe Area. Based on the Master Drainage Plan, there are 3 existing drainage facilities within the area of the campus:



- Monroe Storm Drain Stage I Line;
- 30-inch storm drain in Magnolia Avenue; and
- 20-inch storm drain northwesterly of Diana Avenue.

The Monroe Storm Drain Stage I Line begins approximately 400 feet south of Indiana Avenue and ranges in size from 42-inch reinforced concrete pipe (RCP) to an 8-foot wide by 3-foot high reinforced concrete box (RCB). As shown on Figure 4-16: Existing Storm Drain Study Area, this system ranges from 60 to 63-inch RCP adjacent to the campus in Monroe Street before upsizing to an 8-foot by 3-ft RCB at Magnolia Avenue. This system ultimately drains northwesterly to the Monroe Street Channel.

The majority of the existing campus runoff is conveyed via storm drain systems that drain to the existing basin on campus. The sizes of the existing storm drain lines range from 10-inch to 42-inch in diameter. From the basin, the storm water flows into the existing 30-inch storm drain in Magnolia Avenue to the existing Monroe Storm Drain Stage I Line.

The second drainage area covers the existing development along Monroe Street, Wilma Court and Emily Court. The runoff from Diana Avenue and residential homes on Wilma and Emily Courts drain into the existing 20" storm drain facility and into the Monroe Storm Drain Stage I Line. The rest of the existing development surface flows onto Monroe Street and enters the Monroe Storm Drain Stage I Line.

The third drainage area is adjacent to Adams Street, between Diana and Magnolia Avenues. These existing developments surface flow to Adams Street and Magnolia Avenue, ultimately draining to the Monroe Street Channel. The capacity of the existing Monroe Storm Drain Stage I Line will not be impacted with the proposed CBU development. The existing onsite basin will be upgraded to detain the development's increased runoff to keep the outflow at or below the existing storm flows.

Existing private storm drain facilities throughout the Study Area range from 6 inches to 42 inches. Local area storm drains will be constructed surrounding the proposed academic buildings that will tie to the existing storm drain systems draining to the basin. Existing drainage flow patterns will be respected throughout the campus to reduce the potential of diversion of flows. The existing 30-inch storm drain along Lancer Lane will be extended to provide drainage facilities for the re-aligned primary vehicular roadway.

On Site Detention

The proposed CBU Specific Plan will incorporate water quality features throughout the proposed campus development to promote infiltration (Figure 4-19: Proposed Storm Drains). The existing basin will also be re-designed to current water quality basin standards to improve the pollutants removal efficiency and for storm water mitigation. The outlet structure will be designed to detain the storm water runoff down to pre-project conditions. The outlet structure will connect to the existing 30-inch storm drain in Magnolia Avenue and drain to the existing Monroe Street Channel.

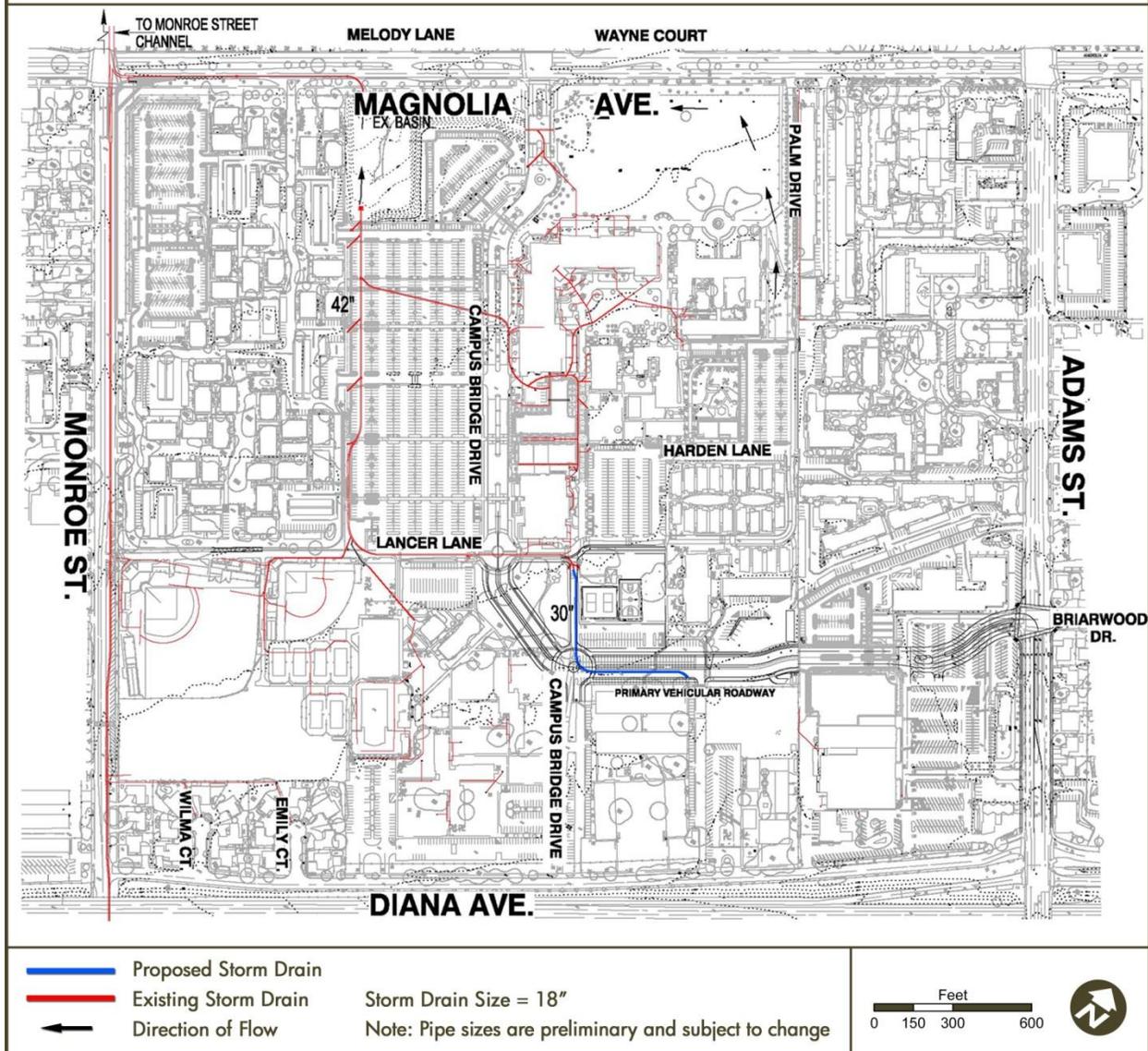


Recommendations

Chapter 7: Implementation includes recommendations for improvements related to storm drain demand.



FIGURE 4-19: PROPOSED STORM DRAINS



Electrical Service

Electrical service is owned by the City of Riverside and operated by the Riverside Public Utilities (RPU) Department. The additional demand on electrical facilities created by the CBU Specific Plan will be reviewed and approved by RPU as individual projects are proposed and funded through fees collected for each new development.

Natural Gas

Natural Gas is provided by the Southern California Gas Company (SCGC). The additional demand on natural gas facilities created by the CBU Specific Plan will be reviewed and approved by SCGC as individual projects are proposed and funded through fees collected for each new development.



Telephone

Telephone Service is provided by Pacific Telephone Company (PTC). The additional demand on telephone facilities created by the CBU Specific Plan will be reviewed and approved by PTC as individual projects are proposed and funded through fees collected for each new development.

Solid Waste

Solid Waste collection is provided by private contractors on the CBU campus. All non-hazardous solid waste is processed through the Robert A. Nelson Transfer Station, which is owned by the County of Riverside. Non-recycled waste is transferred to the “Badlands” Landfill located east of Moreno Valley. The landfill has a site life through 2020 with potential for further expansion. The additional demand on solid waste collection facilities created by the CBU Specific Plan will be reviewed and approved by the County of Riverside as individual projects are proposed and funded through fees collected for each new development.



E. Campus Services

Security

CBU maintains its Department of Safety Services for the purpose of enhancing the safety and security of the CBU community. The Department assists with the protection of students, employees and property. The Department of Safety Services provides



twenty-four hour assistance to the campus community, and all areas of the campus are regularly patrolled. Safety Services also assumes an educational role by teaching members of the CBU community to support one another and to be vigilant of their surroundings.

CBU has an established and active campus security policy that meets the disclosure requirements of Title IV of the Higher Education Act (HEA) of 1965 regarding campus security policies and crime statistics.

As required by law, information from the Emergency Response and Safety Handbook and Annual Security Report is provided to all current students, faculty and staff on an annual basis. It is also available upon request to applicants for employment or enrollment (or parents). The Annual Security Report is distributed by the Department of Public Safety throughout the year to new students at registration, and to new employees with their new-hire-packet.

Central Plant

The Central Plant, located south of Annie Gabriel Library (Figure 2-2: Existing Buildings) is a centralized heating and cooling facility serving the core academic and administrative areas of the campus. Space is available within the Central Plant and cooling tower annex for additional heating and cooling systems to serve the next significant building additions, the School of Nursing and the College of Allied Health Sciences. The system consists of chillers (both centrifugal and air cooled), boilers, pumps, cooling towers, switchgear, control systems along with related piping and appurtenances. The purpose of the Central Plant is to create and preserve the campus facilities while sustaining an environmentally sound



and energy efficient physical environment for the campus community. An expansion of the physical plant will be required in the future to meet anticipated needs of the campus's physical environment.



Technology

The CBU Vision for technology is to work toward providing full access to information, resources, and services to enhance and support the learning experience through the use of innovative technology. To accomplish this, CBU is utilizing a technology convergence model to build new infrastructures that will help create environments and conditions that allow for the cultivation of creative and innovative ideas from students, faculty, and staff utilizing technology.



Successful delivery of campus wide technology is dependent on a scalable, fast, secure, and solid infrastructure. Such infrastructure is also essential in the delivery of other technologies such as wireless, classroom multi-media, security, student information, and communications systems. In collaboration with constituencies on campus and partnerships with businesses, CBU strives toward being at the forefront of technology and providing excellent service.

F. Resource Management

Open Space Network

Private Open Space

As the existing residential apartment complexes are converted to student residences, private open space and balconies may be eliminated. The enhancement of the common open space areas within these complexes will offset the loss of private open spaces. The replacement of private open space with common open space will be implemented on a per-square-foot, one-to-one basis.



Common Useable Open Space

The overall campus open space, which includes natural open space, landscaped areas and courtyards, athletic fields and walks, will comprise at least 25 percent of the total campus area. Landscape plans will be reviewed at the time of Site Plan Review and shall be consistent with the Open Space Guidelines of the Specific Plan.

Buffers

A landscaped buffer with perimeter planting will be included on all exterior frontage lots, unless otherwise provided for in this Specific Plan. A landscaped buffer will be provided around all parking structures to soften the impact of the structure. Landscaped buffers around parking lots will be included where possible, and islands and tree wells will be incorporated to ease vehicular and pedestrian circulation and provide shade.

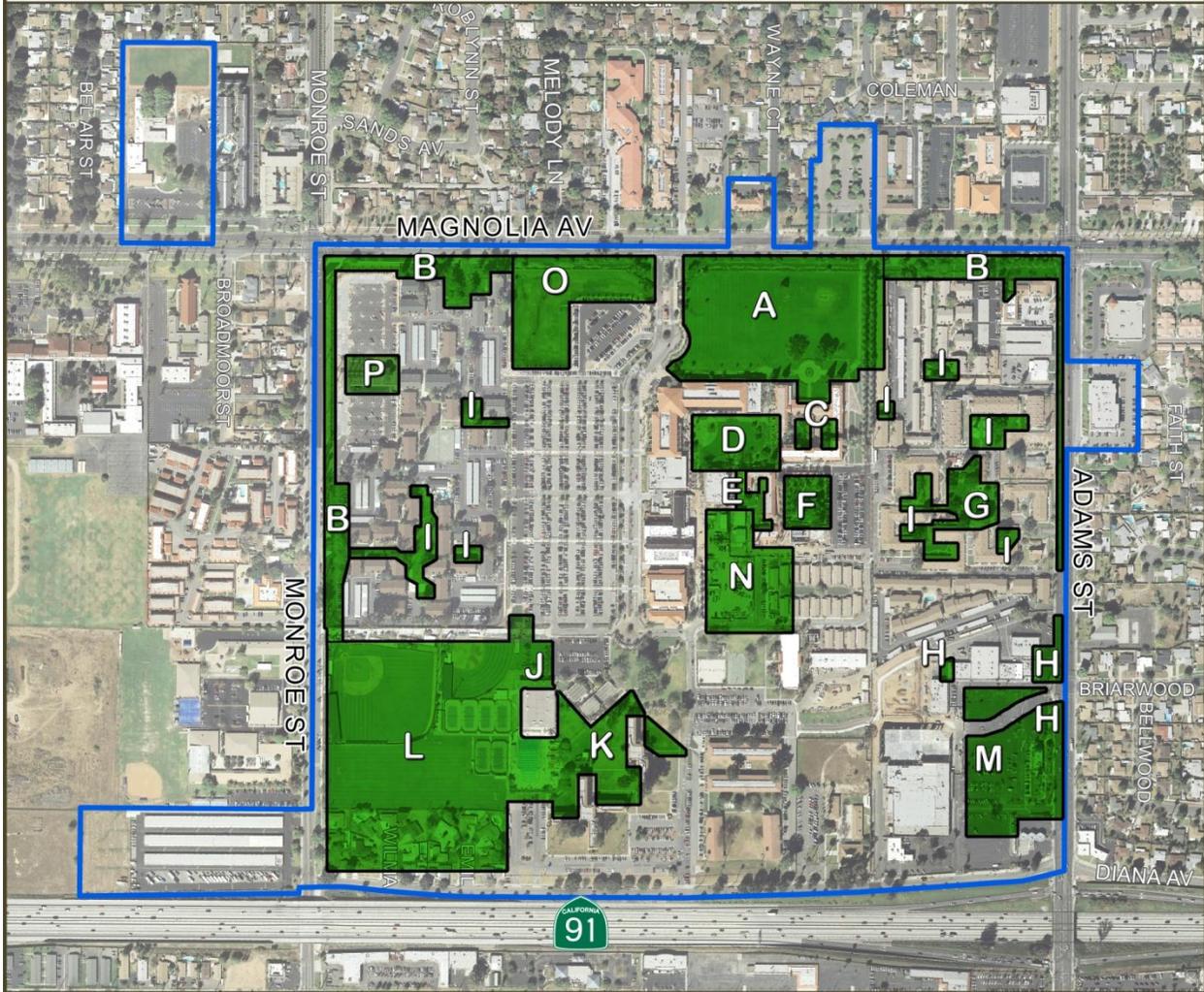
The landscape treatment of a CBU campus and the open space areas throughout contribute greatly as to how it is perceived as an institution of higher education. It also demonstrates the consideration for and gratitude to the community in which it resides, and expresses the dedication and commitment it makes to the students, faculty, staff, guests, and donors alike. Whether they are grand sweeping open spaces, quality athletic fields, friendly courtyard and dining spaces, or more intimate spaces for study or small social gatherings, the quality, not the quantity, of spaces speaks volumes. The selection of plant materials in keeping with the local community or historic attributes of a site, with a mind toward efficient stewardship of the land, demonstrate the forward thinking of those who are thoughtful of the larger role the aesthetics of a campus may play. Even the quality of the landscaped setbacks on the major arterials can be an indication of the attention to detail the CBU takes in unifying its assets by clearly defining the campus borders. Chapter 6 discusses the guidelines for open space treatments, hardscape materials, and the plant palette in further detail.

Open Space

The following is a description of the existing and proposed open space network, which includes the Magnolia Lawn, courtyards, dining areas, informal open spaces, and the athletic fields. Figure 4-20 Proposed Open Space Network depicts the proposed open space network through the year 2025.



FIGURE 4-20: PROPOSED OPEN SPACE NETWORK PLAN



A - Magnolia Lawn	H - Lancer Plaza	O - Water Quality Basin
B - Landscape Buffer	I - Residence Courtyards	P - Hawthorne House
C - James Complex	J - Van Dyne Gym	
D - Stamps Courtyard	K - Smith & Simmons Hall Commons	
E - Annie Gabriel Library & Wallace Commons	L - Athletics	
F - Harden Square	M - Lancer Lawn	
G - Briscos	N - Quad	

 Open Space Network
 Specific Plan Boundaries


 Feet
 0 150 300 600



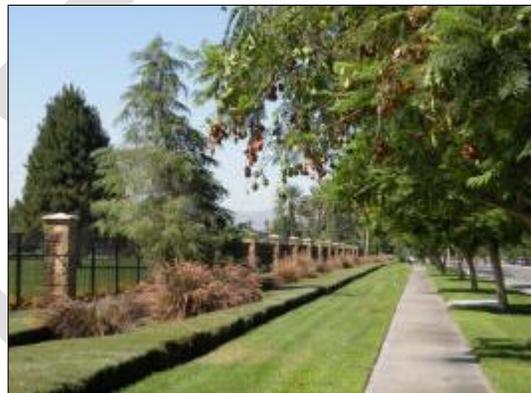
Magnolia Lawn

The Magnolia Lawn as seen from Magnolia Avenue in front of the James Complex and Yeager Center, has an association with the Neighbors of Woodcraft Historic District, and is the primary open space and statement of distinction for CBU. This accessible open space is the location for major outdoor gatherings and festivities, student recreation, and intramural sports for the general student population.



Landscape Buffer

The perimeter of the campus will have a formalized landscape treatment that unifies the contiguous boundaries of the campus. The landscape treatment is in concert with the Magnolia Avenue Specific Plan, and has been initiated along Magnolia Avenue.



W.E. James Building Complex

The W.E. James Building Complex is a component of the Neighbors of Woodcraft Historic District where there are two semi-private interior patio courtyards. These are enjoyed individually or as part of a larger event hosted in the centrally situated Staples Room. The west courtyard is a verdant oasis used for weddings, receptions, banquets, and alumni /conference events. The east courtyard is in the planning stages of becoming a Tuscan resort-style space for conferencing events. The uniqueness of these garden patios celebrates the philanthropic generosity of the Alumni.



Stamps Courtyard

Stamps courtyard is comprised of the interior courtyard of the Yeager Center adjacent to Wanda’s Café, the Alumni Dining Commons, and an open lawn area used for gathering, galas, receptions during events at the Wallace Theater. The wide pedestrian pathways compliment the grandeur of the Yeager Center as the heart of academic life.





Annie Gabriel Library & Wallace Commons

The open space between the Annie Gabriel Library, which is a component of the Neighbors of Woodcraft Historic District, and the Wallace Theatre contain both a quiet intimate space and passive lawn creating a contemplative atmosphere for receptions, studying, and focused learning.



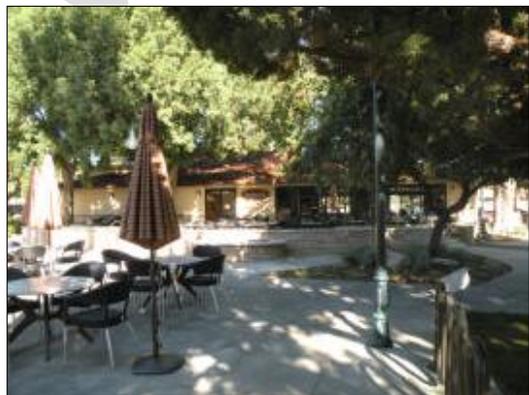
Harden Square

Harden Square is part of the Neighbors of Woodcraft Historic District located behind the James Complex and in front of the Annie Gabriel Library colonnade. It provides a quiet study area and is host to weddings and anniversary celebrations. The palm trees extending from Palm Drive are original to the home site that pre-dates the buildings within the Neighbors of Woodcraft Historic District. They make a stately backdrop to this distinctive garden space.



Briscos

This outdoor student dining patio area is located in the Village Apartments complex, and has provided a unique and energetic facet of student life. The patio and surrounding gardens give students a wonderful opportunity to catch up with friends and rejuvenate after focused studies.





Lancer Plaza

This area is currently under design development (anticipated to be constructed by 2015) and will include a landscaped dining courtyard with dining venues that helps to balance the entry gateway at Adams Street. Lancer Plaza will also include pro-curricular activities with incidental dining, student store, and an event center. The entry plaza will become an interface with the local community, and therefore needs to ensure the CBU statement of quality and dignity is represented in the design.



Residence Courtyards

There are semi-private courtyards, commons, and open space retreats that are sprinkled throughout the student residential areas. These are quiet spaces for studying and socializing and great areas to relax and unwind after a long day.



Van Dyne Gym

In front of the Van Dyne Gym is an open lawn used for student activities and formal gatherings. Located at “the gateway” to the athletic facilities and outdoor athletic complex, this palm lined lawn sets the stage for celebrating CBU’s athletic triumphs.



Smith and Simmons Hall Commons

The open space area between the south dormitories is the space that students use for informal games of touch football and Frisbee, and it includes a small outdoor amphitheater. It’s a great space for students to relax on weekends.





Athletics

The Athletics facilities are formalized open spaces that include the baseball and softball fields, tennis courts, swimming pool, and soccer fields for organized sporting activities.



Lancer Lawn

The development of the recreation center and future event center/arena at Lancer Plaza will include an open space green unifying the Adams Street major entry with the Magnolia Avenue major entry. It will be the secondary location of accessible open space for the general student population. The treatment of Lancer Plaza as complimentary to the Magnolia Avenue entry accentuates the prestige of the University as an institution of higher learning.



Quad

Within the heart of the academic core a landscaped quad is planned to be constructed in 2015 and will include an amphitheater for major events. It will be a place where students, faculty, and staff may come together to enjoy celebrations.



Water Quality Basin

Adjacent to Magnolia Avenue to the west of the main campus entrance is a water quality basin that serves to detain and filter storm water runoff. As such it will be preserved as open space even though it does not act as an activity space.





Hawthorne House and Landscape

With the preservation of the culturally significant Hawthorne House on Monroe Street, a historically “themed” landscape has been created consisting of citrus trees, rose bushes, and Palm trees relocated from the adjoining street right-of-way, that serve to relate the house to its original environs, adding to its historic image while functioning as the office of Campus Facilities and Planning Services. An historic eucalyptus tree, located to the south, is associated with the Hawthorne House and is a designated local landmark.

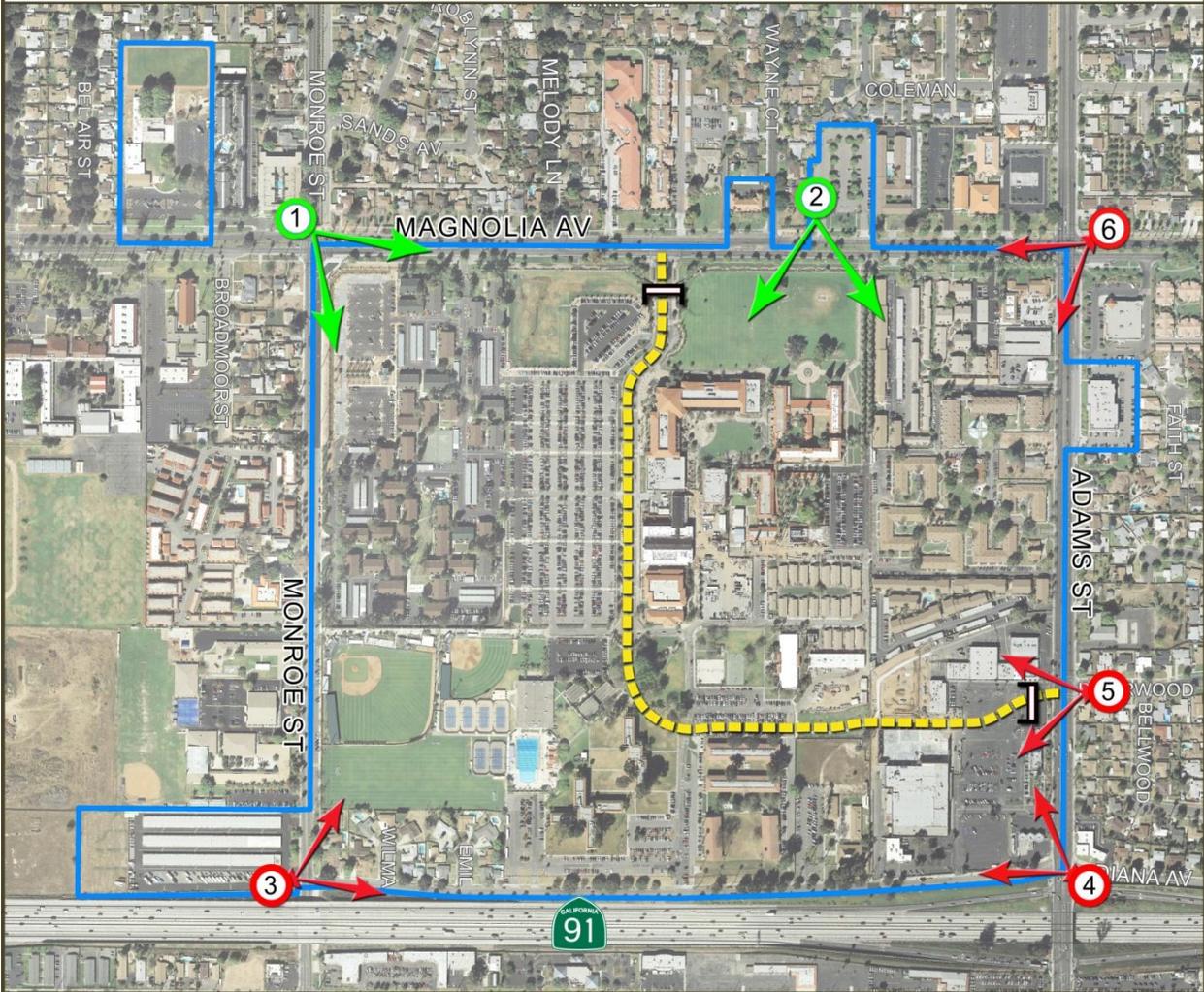


View Shed Opportunities

View sheds on college and university campuses are formed, intentionally or unintentionally, when the placement of land uses and structures along with natural features combine to create a picturesque setting. View sheds are an integral component of creating a campus’ identity as well as the identity of the surrounding community as they showcase the aesthetic qualities of the campus and, subsequently, those of the community that it resides in. CBU’s existing view sheds offer an excellent opportunity to showcase the aesthetic qualities of the campus. The protection and enhancement of these view sheds is critical to further the vision of the Specific Plan. As such, major view sheds of, and from within, the campus will be enhanced as the campus expands. This will occur as a result of luscious landscaping, uniform fencing, strong architectural designs, a comprehensive sign program, and attractive entries into the campus. Figure 4-21 View Shed Opportunities illustrates prominent view locations of and within the campus.



FIGURE 4-21: VIEWSHED OPPORTUNITIES



Existing Viewshed Proposed Viewshed	Gateway Entry Point Specific Plan Boundaries	1 - Magnolia Avenue at Monroe Street 2 - Magnolia Lawn 3 - Monroe Street at 91 Freeway 4 - Adams Street at 91 Freeway 5 - Adams Street at Lancer Lane 6 - Magnolia Avenue at Adams Street	 Feet 0 150 300 600
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FIGURE 4-21.1: EXISTING VIEWSHED





FIGURE 4-21.2: PROPOSED VIEWSHED





FIGURE 4-21.3: PROPOSED VIEWSHED





G. Cultural Resources

Historic Context

The CBU campus is located in the City of Riverside along Magnolia Avenue, a tree-lined arterial street established in 1876. Riverside grew rapidly following the success of the navel orange industry, although the area of what is now the campus grew more slowly as small citrus groves, farms and ranches gradually populated the area. The Riverside Land & Irrigation Company constructed the Riverside Lower Canal near the southern boundary of the campus to provide irrigation for that area's burgeoning agriculture.

A.C.E Hawthorne constructed a residence (right) near the southeast corner of Magnolia Avenue and Monroe Street in 1889 where the family cultivated a 20-acre citrus ranch. The residence and an associated eucalyptus tree remain on campus and have been designated as a City Landmark. The A.C.E. Hawthorne residence will be used for campus operations.



The Wilkes family constructed a Victorian-era farmhouse (right), with associated improvements, that was a neighboring home to the Hawthorne House. It sat where Harden Square exists today on campus. The palm trees along Palm Drive and in Harden Square are associated with the original farmhouse and are contributors to the campus and Neighbors of Woodcraft historic contexts.



The original large lots were subdivided and replaced by smaller lots in the early 20th Century for modest ranches, like the 1909 Cooper House on Adams Street. A residence was constructed in 1927 at the southeast corner of Magnolia Avenue and Adams Street that has been remodeled many times over the years and is now the Lambeth House School of Nursing. It was in this rural setting of citrus groves, field crops, and small ranchettes that the Neighbors of Woodcraft acquired the 20-acre Wilkes farm in 1920 and converted the residence into a retirement home. A hospital was built in 1922 and expanded in 1931, which is now the Anne Gabriel Library. The retirement home, now known as the W.E. James Building, was designed by architect Henry L. Jekel and constructed in 1925-26. The building included sleeping rooms, a dining room, a common living room, library, parlors, and administration. A new laundry and boiler room were constructed in 1938 that now serves as the Central Plant and Ceramics/Sculpture building.





The Neighbors of Woodcraft continued to acquire land until they amassed 75 acres in 1939. Their facility was expanded over time to add a hospital and a laundry room. A small farm, that may have been started by the Wilkes family, remained in operation and included livestock and a barn.

California Baptist College acquired the entire 75-acre Neighbors of Woodcraft complex in 1955 and began the conversion and use of the buildings as an educational function. The College began a long-term expansion plan with the construction of the Lancer Arms Apartments in 1964, the Smith and Simmons Dormitories and the Van Dyne Field House in 1968, and the Wallace Book of Life Theater in 1973. Meanwhile, development was emerging along the campus boundaries that included apartments, a fraternal hall, and the Adams Plaza shopping center along Adams Street; single-family homes along Monroe Street; and a Methodist Church and a tract of single family homes on Diana Avenue. Additional apartment complexes were constructed as infill development in recent years. Modern university-related construction has continued on campus since the late 1990s.

Existing Cultural Resources

A cultural resource survey was prepared by JM Research & Consulting (June 2012) in conjunction with the CBU Specific Plan to identify and provide recommendations related to all cultural resources within the Specific Plan area. The survey showed that development on this Arlington block predates the campus, beginning in the late 19th century with the construction of the Riverside Lower Canal and the improvement of fields, orchards, groves, and large residences on 10-acre rural parcels. Two major periods of university development are represented in the construction of the Neighbors of Woodcraft facilities from 1922-1938, into which CBU moved in 1955, and long-range campus planning and development in the 1960s and '70s. Improvement and expansion of the campus in the 1980s and beyond included the construction of temporary and modular facilities and the acquisition of adjacent parcels that had been improved from the earliest Victorian-era settlement of Arlington throughout the 20th century. Thus, the Plan area contains an eclectic collection of property types, including single- and multi-family residential, dormitories, churches, warehouses, offices, classrooms, a gymnasium, theater, fraternal hall, and library. Because of the broad period of development, diverse nature and changing use of the potential cultural resources present in the Plan Area, along with the overarching context of Long-Range University Campus Planning and Development in the Modern Period, several other themes are explored, including late-19th century agricultural and residential development, early 20th century poultry ranching, fraternal society development and construction, modern residential tract and multi-family housing, mid-century church architecture and development, and the development of federal senior care and housing in the modern period.

Pursuant to Title 20, Cultural Resources Code of the Riverside Municipal Code, the cultural resource survey identified potential significant cultural resources within the Specific Plan area and evaluated them for eligibility for listing in the National Register of Historic Places and the California Register of Historic Resources for local designation. The National, State, and Local Eligible cultural resources are shown in Figure 4-22: Existing Cultural Resources and described in more detail in Tables 4-3: Existing Cultural Resources. Any projects that include the buildings and resources identified in Figure 4-22 and Table 4-3 are subject to the Certificate of Appropriateness process set forth under Title 20 of the Riverside Municipal Code.



FIGURE 4-22: EXISTING CULTURAL RESOURCES

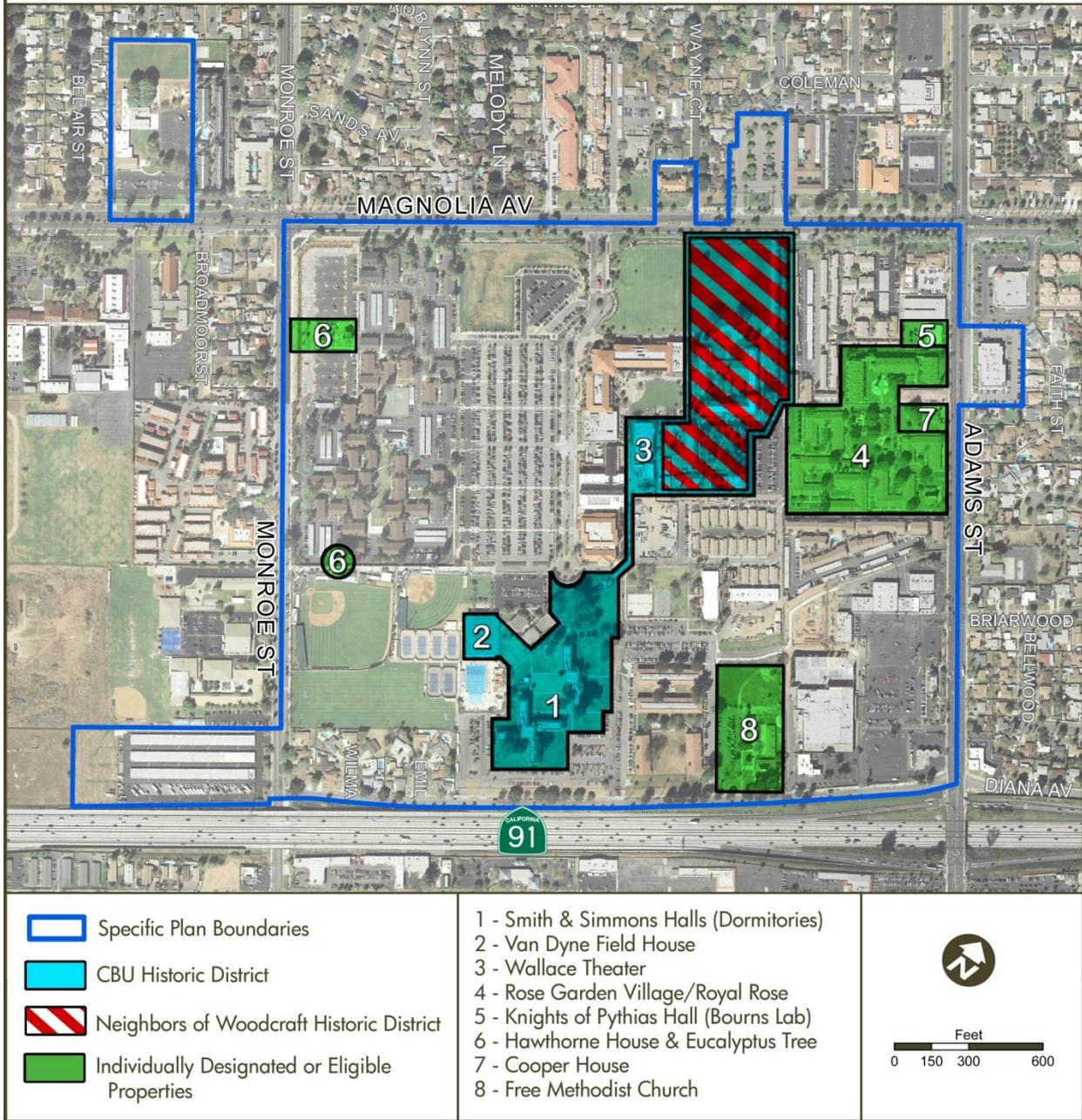




TABLE 4-3: EXISTING CULTURAL RESOURCES						
NATIONAL REGISTER						
	Name	Address	DOC	Designer/Builder	Original Use	Current Use
1	Neighbors of Woodcraft Historic District	8432 Magnolia Ave	1920-1938	Henry L. Jekel	Retirement Home	Mixed Use Campus
CALIFORNIA REGISTER						
2	CBU Historical District	8432 Magnolia Ave	1920-1973	Jekel, Skaggs, Cowan & Bussey		
CBU HD Contributors						
3	Dormitories Smith & Simmons Halls	8525 and 8555 Diana Ave.	1968	Cowan & Bussey	Dormitories	Dormitories
4	Van Dyne Field House	8432 Magnolia Ave.	1968	Cowan & Bussey	Gymnasium	Gymnasium
5	Wallace Theater	8432 Magnolia Ave.	1973	I. Robert Skaggs	Auditorium/Theater	Auditorium/Theater
6	Rose Garden Village/Royal Rose	3720 Adams St. and 3668 Adams St.	1961 - 1979	L..C. Majors, W.F. Moody, S. Bob	Senior Apts.	Student Housing.
7	Knights of Pythias Hall (Bourns Lab)	3750 Adams St.	1966	Cowan, Bussey, & Wiehe	Fraternal Hall	Engineering Laboratory
LOCALLY HISTORIC						
8	Hawthorne House and Eucalyptus Tree	3747 Monroe St.	1889-1890	A.C. Willard	Residence	CBU Campus operations
The following resource has been designated as a Structure of Merit by the City of Riverside						
9	Cooper House	3690 Adams St.	1909	Eastern Bldg. Co.	Residence	Vacant
The following resources have been found eligible for local designation						
10	Free Methodist Church	8431 Diana Ave.	1963-1964	D. Bragg & H. Marsh	Church	Church



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CHAPTER 5: LAND USE REGULATION AND DEVELOPMENT STANDARDS

A. Purpose and Applicability

The land use regulation and development standards for the CBU Specific Plan are intended to provide CBU, as well as merchants, developers, and designers with basic development and design criteria that reinforce the desired building and district character. This chapter outlines the specific development standards that apply to each Planning Area within the CBU Specific Plan area.

All properties within the Specific Plan area shall be subject to these standards. CBU as well as developers, architects, building designers and contractors should use these standards in the early design stages of their projects. These standards are intended to support the CBU Specific Plan objectives and policies, and to:

- Provide basic design parameters for all development in the Specific Plan area;
- Provide guidance as to the quality and character of individual projects;
- Offer flexibility to accommodate innovative and unique designs;
- Promote design creativity and variation while ensuring consistency in building scale, proportion and pedestrian orientation; and
- Create a livable and vibrant environment that compliments the surrounding community.

B. General Land Use Development Strategy

In accordance with the Specific Plan Vision and the objectives and policies in Chapter 3, the land use development strategy provides the general framework for development within the Specific Plan area. As such, the land uses regulation and development standards are intended to achieve the following:

- Academic uses will generally be located in the core of the campus;
- Student housing will generally extend from Magnolia Avenue southerly along Monroe Street and Adams Street;
- Athletic activities will be located in the southwest portion of the campus north of the intersection of Monroe Street and Diana Avenue, with recreation and intra-mural activities will be provided in other areas of the campus;
- Higher intensity housing, parking structures, and arena uses will be oriented to SR-91 along the southerly boundary of the campus;
- Larger open spaces will consist predominantly as an axis consisting of the Magnolia Lawn/water quality basin, Lancer Commons, and athletic fields. These open spaces will be augmented by landscape buffers along Magnolia Avenue and Monroe Street. Additional plazas will be located within the Mixed Use/Academic Planning Area. Other smaller open spaces will be allocated throughout the campus to create a strong campus identity.
- All designated and eligible historic resources within the Specific Plan area will be adaptively reused and treated in a manner consistent with the Secretary of Interior's Standards and Title 20 of the Municipal Code;
- New construction will incorporate sustainable building design and construction techniques to reduce energy consumption; and
- CBU will be maintained as a pedestrian-oriented campus through all phases of development.



C. Permitted Uses

Mixed Use/Academic Planning Area

The primary and supportive uses listed in Table 5-1: Mixed Use/Academic Planning Area Permitted Uses are permitted by right within the Mixed Use/Academic Planning Area (Figure 4-1: California Baptist University Planning Areas), subject to the provisions, standards, guidelines and regulations of the CBU Specific Plan.

TABLE 5-1: MIXED USE/ACADEMIC PLANNING AREA PERMITTED USES
Primary Uses
Academics/Classrooms/Offices
Laboratories and Research Facilities
Administration Offices
Conferencing Facilities
Auditoriums
Theaters
Libraries
Restaurants, Cafes and Catering Services supporting Campus Activities
Recreation Centers supporting Student Activities
Counseling Services
Bookstores/Gift Shop
Warehousing and Maintenance Facilities
Supportive Uses
Parking Facilities
Central Plant
Drainage Basins
Open Space, Courtyards and Plazas
Art Display Areas

Mixed Use/Residential Planning Area

The primary and supportive uses listed in Table 5-2: Mixed Use/Residential Planning Area Permitted Uses are permitted by right within the Mixed Use/Residential Planning Area (Figure 4-1: California Baptist University Planning Areas), subject to the provisions, standards, guidelines and regulations of the CBU Specific Plan.

TABLE 5-2: MIXED USE/RESIDENTIAL PLANNING AREA PERMITTED USES
Primary Uses
Academics Facilities
Student Housing
Dormitories
Detached Housing Units
Administrative Offices
Conference Rooms
Ancillary Support Uses
Supportive Uses
Recreation Centers
Laundry Facilities
Food Service
Parking for Residents
Open Space, Reflection and Study Areas
Wellness Centers



Conversions to Student Housing

To adequately evaluate and mitigate any potential negative environmental impacts associated with the conversion of existing conventional apartments and senior housing developments to student housing, conversions to student housing within the Specific Plan area shall be conditionally permitted in the Mixed Use/Residential Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.

Mixed Use/Urban Planning Area

The primary and supportive uses listed in Table 5-3: Mixed Use/Urban Planning Area Permitted Uses are permitted by right within the Mixed Use/Urban Planning Area (Figure 4-1: California Baptist University Planning Areas), subject to the provisions, standards, guidelines and regulations of the CBU Specific Plan.

TABLE 5-3: MIXED USE/URBAN PLANNING AREA PERMITTED USES	
Primary Uses	
Academics Facilities	
Student Housing	
Laboratories and Research Facilities	
Retail Commercial	
Cyber Cafés	
Recreation Facilities	
Performing Arts Facilities	
Athletic Events	
Religious Facilities	
Supportive Uses	
Parking Facilities	
Art Display Areas	

Conversions to Student Housing

To adequately evaluate and mitigate any potential negative environmental impacts associated with the conversion of existing conventional apartments and senior housing developments to student housing, conversions to student housing within the Specific Plan area shall be conditionally permitted in the Mixed Use/Urban Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.



Athletics Planning Area

The primary and supportive uses listed in Table 5-4: Athletics Planning Area Permitted Uses are permitted by right within the Athletics Planning Area (Figure 4-1: California Baptist University Planning Areas), subject to the provisions, standards, guidelines and regulations of the CBU Specific Plan.

TABLE 5-4: ATHLETICS PLANNING AREA PERMITTED USES	
Primary Uses	
Gymnasiums	
Sports Fields	
Aquatic Facilities	
Sports Courts	
Classrooms	
Locker Facilities	
Track and Field Facilities	
Intermural Activities	
Administrative Offices	
Supportive Uses	
Open Space	
Parking Facilities	
Food Service	

Sports Arenas

To adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation of sports arenas within the Specific Plan area, sports arenas shall be conditionally permitted in the Athletics Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.

Open Space Planning Area

The primary and supportive uses listed in Table 5-5: Open Space Planning Area Permitted Uses are permitted by right within the Open Space Planning Area (Figure 4-1: California Baptist University Planning Areas), subject to the provisions, standards, guidelines and regulations of the CBU Specific Plan.

TABLE 5-5: OPEN SPACE PLANNING AREA PERMITTED USES	
Primary Uses	
Landscaped Amenities, including Lawns, Courtyards, Common Squares, and Street Buffers	
Art Display Areas	
Student Recreation and Intramural Activities	
Exercise Courses	
Supportive Uses	
Accessory Structures related directly to the Primary Use, including Gazebos, Pergolas, Exercise Equipment, Outdoor Stages	
Drainage Facilities including Water Quality Basins	

Amphitheaters

To adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation of amphitheaters within the Specific Plan area, amphitheaters shall be conditionally permitted in the Open Space Planning Area subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.



Parking Structures

To adequately evaluate and mitigate any potential negative environmental impacts associated with the construction and operation parking structures within the Specific Plan area, parking structures shall be conditionally permitted in all Planning Areas, except in the Open Space Planning Area, subject to the granting of a minor conditional use permit and pursuant to the Zoning Code, Chapter 19.730 Minor Conditional Use Permit process.

Temporary Uses

Temporary uses within the Specific Plan area, including special events that are sponsored by CBU or in collaboration with the City of Riverside, are exempt from the Temporary Use Permit requirements of the Zoning Code.

C. Development Standards

The development standards outlined in this section shall apply to all Planning Areas of the Specific Plan unless explicitly identified as applicable to only a certain Planning Area.

Planning Area Land Use Densities

Table 5-6: Land Use Densities illustrates the maximum and typical land use densities by Planning Area based on dwelling units per acre (DU/AC) or floor area ratio (FAR), as well as the maximum population densities based on persons per acre.

TABLE 5-6: PLANNING AREA LAND USE DENSITIES			
Planning Area	Maximum DU/AC or FAR	Typical DU/AC or FAR	Maximum Population Density
Mixed Use/Academic	1.0 FAR	0.20 FAR	N/A
Mixed Use/Residential	30-40 DU/AC - 2.5 FAR	20 DU/AC - 2.0 FAR	90 Persons/AC
Mixed Use/Urban	40-60 DU/AC - 4.0 FAR	30 DU/AC - 2.0 FAR	120 Persons/AC
Athletics	1.0 FAR	0.20 FAR	N/A
Open Space	N/A	N/A	N/A

Setbacks

1. Distance between Buildings: The minimum distance between buildings shall be determined by computing the average height of adjoining structures divided by two.
2. Front Yard Setbacks: Front yard setbacks along Adams Street, Magnolia Avenue, and Monroe Street shall follow the setback criteria established below. The setbacks for Diana Avenue shall apply to future development, after the street is vacated:
 - *Magnolia Avenue* - The Magnolia Avenue setback shall consist of a 26-foot landscape setback from the face of curb to the edge of the right-of-way that includes a five foot sidewalk. A 20-foot landscape setback shall extend past the right-of-way. The total landscape setback shall be 46 feet. No buildings shall encroach into the 46-foot setback.
 - *Adams Avenue* - The Adams Street setback will typically consist of a 25 to 30 foot setback from the face of curb that includes a five foot sidewalk. A minimum setback of 10 feet shall be permitted where needed.



- *Monroe Street* - The Monroe Street setback shall consist of a 27-foot landscape setback from the face of curb that includes a five-foot sidewalk and a minimum 15-foot landscaped setback from the right-of-way to the perimeter fence. No buildings shall encroach into the 27-foot landscaped setback.
- *Diana Avenue*
 - Side Yard Setbacks: No side yard shall be required except on corner and reverse corner lots, where there shall be an exterior side yard of not less than 10 feet. Where the side yard abuts off-campus residential property, a minimum setback of 5 feet is required.
 - Rear Yard: No rear yard shall be required unless the structure abuts a single-family residential property and exceeds one story or 20 feet, in which case there shall be a rear yard of at least 15 feet.
 - Interior Street Side Yard Encroachment: A 5-foot building encroachment into the required setback on interior streets of the academic and non-academic core may be permitted, provided that no more than 30 feet or 20% of the building length along the interior street, whichever is less, is located within this encroachment area.
 - Separation between Buildings: All buildings shall be separated at a distance as prescribed by the Uniform Fire Code in effect at the time of construction.
- 3. Side Yard Setbacks: No side yard setback shall be required except on corner and reverse corner lots, where there shall be an exterior side yard setback and treated the same as the front yard setback. Where the side yard abuts residential property not located within the Specific Plan area, a 5-foot minimum side yard setback shall be required.
- 4. Rear Yard Setbacks: No rear yard setback shall be required; with the exception of a minimum 15-foot rear yard setback required for all structures that abut single-family residential properties and exceeds one story or 20 feet in height.
- 5. Interior Street Side Yard Encroachment: A 5-foot building encroachment into the required setback on interior streets of the academic and non-academic core may be permitted, provided that no more than 30 feet or 20% of the building length along the interior street, whichever is less, is located within this encroachment area.

Building Site Coverage

1. Building site coverage throughout the Specific Plan area is defined by Floor Area Ratios (FAR). FAR is defined as the floor area of a building or buildings on a project site divided by the area of the project site. For example, a floor area ratio of 1.0 on a 20,000 square foot site allows a 20,000 square foot building. Since factors such as setbacks, landscaping, and parking are required for all buildings; an FAR of 1.0 or greater will require a multi-story building in order to accommodate the applicable development standards.
2. Floor area ratios consist of Typical FAR standards and Maximum FAR standards (Table 5-6: Planning Area Land Use Densities). Typical standards relate to the majority of buildings within a given site. However, the maximum FAR standard would allow for construction of a dominant



anchor building serving as a focal point within a given site. This only applies to the Mixed Use/Academic, Mixed Use/Residential, Mixed Use/Urban and Athletics Planning Areas.

Building Height

1. The maximum building height within the Specific Plan area shall be 75 feet for all structures with the exception of non-habitable structures in the Mixed Use/Academic Planning Area, where a maximum height of 165 feet shall be permitted for all non-habitable structures.
2. Mechanical/electrical equipment and towers, exhaust stacks and other integral parts of the building or structure shall be included in the overall height and be properly screened from view by parapet walls and/or other architectural elements, consistent with the Zoning Code and Citywide Design Guidelines. Considerations for additional height increases may be permitted for architectural elements, cupolas, domes or roof enhancements can be made upon through a City Design Review process.

Lighting

All outdoor lighting shall be designed and operated in accordance with the Zoning Code, Chapter 19.556 Lighting.

Walls and Fences

1. Fences and walls located in side and rear yards shall not exceed 8 feet in height, unless otherwise permitted in this Specific Plan. Where there is a difference in grade between adjacent properties, the maximum fence height shall be 8 feet as measured from the high grade side and 11 feet as measured from the low grade side. Wall heights exceeding the specified height limits shall be approved by the City through the Design Review process.
2. When a change in pad elevation occurs, the wall or fence should be stepped in equal vertical intervals. No one step may be less than 8 inches or more than 24 inches in difference. Non-vertical (sloped) walls are allowed if the non-vertical length is 10-feet or less.
3. Joints and weep holes shall be placed in walls as required by a structural engineer.
4. All perimeter walls and fences should be placed at the edge of the public right-of-way, with the exception of entryways. Entryways can be set back to draw people in. Walls and fences within the required landscape setback shall be no greater than 42 inches in height.
5. Planting heights surrounding fences and pilasters shall be kept to 4 feet and under to maintain visibility through to the campus beyond. Exception to this requirement may include parking areas where higher screening may be necessary.

Open Space

Decks and Enclosed Courtyards

To minimize the usage of private open space as outdoor storage, decks on multi-story buildings and structures as well as ground-level enclosed courtyards, shall be prohibited for all residential buildings within the Specific Plan area. To accommodate the loss of private usable open space, all new residential development shall contribute 50 square feet per unit to the campus' overall common usable open



space. The contribution shall be above and beyond CBU's commitment to provide a minimum of 25 percent common usable open space of the total Specific Plan area.

Mixed Use/Urban Planning Area Open Space

In the Mixed Use/Urban Planning Area, 5 percent of the total lot area shall be provided in the form of a common plaza/gathering place. The area may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet. The area shall have direct pedestrian access from a public street. Minimum improvements include decorative paving, planting beds, and trees.

Landscape Coverage

All open space areas shall be fully landscaped and comprised of any combination of turf, shrubs, trees, walkways, seating areas, accessory structures, and/or art features, consistent with Chapter 6: Design Guidelines as well as the Water Efficient Landscaping and Irrigation Ordinance of the Riverside Municipal Code (Title 19 Zoning, Chapter 19.570).

Parking

Parking demand is directly influenced by the students enrolled at CBU. Traditional fulltime students currently account for 67 percent of the student body and graduate students account for 20 percent. The remaining 13 percent are on-line and professional studies students. Included with the traditional students are commuter students who are not housed on campus, and attend either daytime or evening classes. In addition to the student population are faculty and staff who account for 9 percent of the total enrollment as well as guests who account for 3 percent.

Table 5-7: Parking Ratios outlines the parking ratios applied to each segment of CBU's population. Parking space requirements are based on proportional ratios of traditional, commuter, and graduate students, along with faculty, staff, and guests. Residential parking requirements are based on a ratio of 0.7 spaces per bed. The evening requirements take into account overlap from daytime students, faculty, and staff, with evening students, faculty, and staff. Guest parking is estimated based on 3% of the total required spaces. Table 5-8: Detailed Required Parking details the future parking demand for CBU. Table 5-9: Existing and Proposed Parking summarizes and compares the existing and future parking needs. Figure 5-1: Proposed Parking Plan shows the location of all existing and anticipated parking areas, including surface parking lots and parking structures.



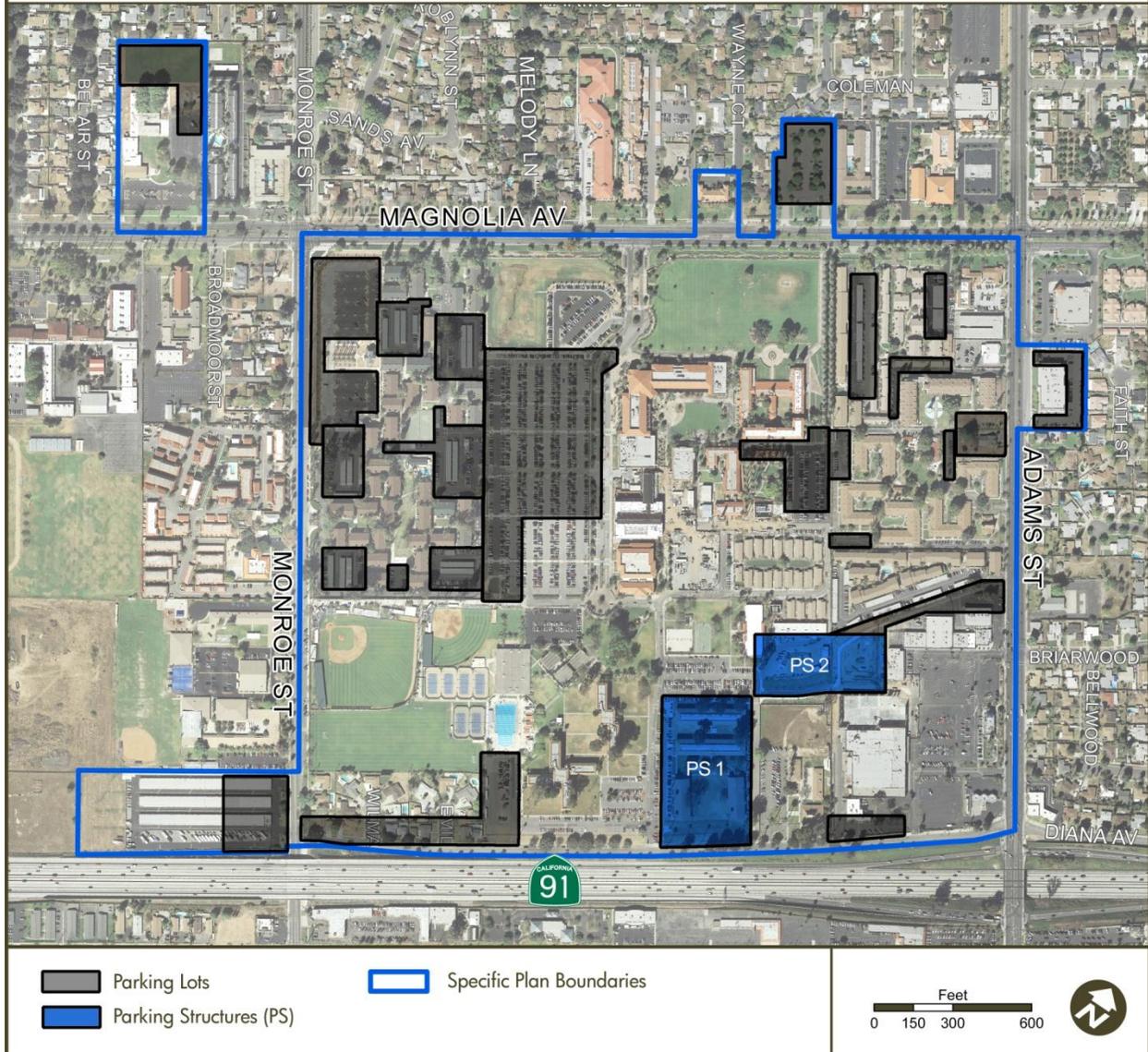
TABLE 5-7: PARKING RATIOS		
Time/Location	Campus Population	Parking Ratio
Daytime	Traditional Students (Residing on Campus)	0.70 spaces per bed
Daytime	Commuter Students	0.75 spaces per student
Daytime	Faculty/Staff	0.80 spaces for daytime for faculty/staff, 0.40 for evenings
Daytime	Guests	0.03 spaces of total required parking
Evening	Graduate Students	0.75 spaces per student
Evening	Commuter Students	0.40 spaces per student
Evening	Faculty/staff	0.40 spaces per student
Evening	Traditional Student (Residing on Campus)	0.70 spaces per bed
Evening	Guests	0.03 of total required spaces
Lancer Plaza	Public Parking	1.0 Refer to the City Zoning Code

TABLE 5-8: REQUIRED PARKING ANALYSIS			
Campus Population	Fall 2015	Fall 2020	Fall 2025
Total Enrollment	7,074	8,258	9,193
Traditional	4,681	5,181	5,681
Graduate	1,012	1,197	1,382
On-line and Professional Studies	1,381	1,880	2,130
Residential Beds	2,901	3,272	3,522
Required Parking (Residential)	2,031	2,290	2,465
Commuter	1,780	1,909	2,159
Commuter Parking (Daytime)	1,335	1,432	1,619
Commuter Parking (Evening)	712	764	864
Graduate Parking (Evening)	759	898	1,037
On-line and Professional Studies Parking (Daytime/Evening)	276	376	426
Faculty/Staff	637	743	827
Faculty/Staff (Daytime)	509	595	662
Faculty/Staff (Evening)	255	297	331
Visitor (3%)	116	130	142
Lancer Plaza Public Parking	89	23	500
Total Parking Required (Daytime):	4,356	4,845	5,815
Total Parking Required (Evening):	4,238	4,778	5,765

TABLE 5-9: REQUIRED AND PROPOSED PARKING		
Campus Population	Required Parking	Proposed Parking
Fall 2015	4,356	4,365
Fall 2020	4,845	5,377
Fall 2025	5,815	5,902



FIGURE 5-1: PROPOSED PARKING PLAN



Off-Campus Parking

Permanent parking to serve on-campus uses may be located off-campus to meet CBU’s parking requirements, subject to the following criteria:

- The parking area shall be located no greater than 500 feet from the use it serves;
- The parking area shall comply with the standards contained herein;
- The parking area shall be subject to site plan approval by the City of Riverside; and
- Interim parking to serve on-campus uses may be located off campus subject to Design Review.

Off-Street Vehicle Parking Space Dimensions

Off-street vehicle parking spaces within the Specific Plan area shall comply with the standards of the Zoning Code, Chapter 19.580 Parking and Loading, Section 19.580.080: Design Standards.



Drive Aisle and Driveway Width Dimensions

All drive aisles and driveways within the Specific Plan area shall comply with the standards of the Zoning Code, Chapter 19.580 Parking and Loading, Section 19.580.080: Design Standards.

Surface Parking Lot Lighting

All surface parking lot lighting within the Specific Plan area shall comply with the standards of the Zoning Code, Chapter 19.580 Parking and Loading, Section 19.580.080: Design Standards.

Parking Structures

With the anticipated growth of CBU, parking structures will be required to accommodate the campus’ parking needs as well as to maximize the land available to development with better and higher uses than surface parking lots. As such, Table 5-10: Proposed Parking Structures demonstrates the phasing and timing of future parking structures at CBU.

TABLE 5-10: PROPOSED PARKING STRUCTURES			
Facility	Year	Parking Spaces	Building Area
Parking Structure 1, Phase 1	2017	1,140	390,000 SF
Parking Structure 1, Phase 2	2019	620	230,000 SF
Parking Structure 2	2025	700	255,000 SF
Total:		2460	1,025,000 SF

All parking structures within the Specific Plan area shall comply with the following standards:

- Shared parking concepts that allow adjacent uses with different peak parking demand times to share spaces will be applied whenever possible;
- Permanent Off-campus parking shall be permitted when located within 500 feet of the use it serves, meets the standards for parking as set forth herein, subject to a staff level design review application shall be submitted to the City for approval, in accordance with the General Provisions in Chapter 1;
- In the event that it becomes necessary to lease or acquire property for temporary off-site parking, a staff level design review application shall be submitted to the City for approval, in accordance with the General Provisions in Chapter 1; and
- Parking structure circulation will be evaluated and considered regarding the potential impacts on adjoining streets.

Parking Audit

CBU shall prepare an audit of parking demand and available parking every five (5) years. The audit shall be submitted to the Riverside City Planning Division to review and file. Should substantial parking deficiencies emerge, adjustments may be required to campus operations or physical changes to parking lot facilities to provide needed parking.

Utilities

All site utilities, including but not limited to gas meters, electrical transformers, telephone pedestals, fire standpipes, and irrigation equipment shall be located outside the street frontage areas and should be visually screened from public view.



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CHAPTER 6: DESIGN GUIDELINES

A. Intent of the Design Guidelines

The design guidelines provide a framework of design considerations for new development within the CBU Specific Plan area. The guidelines have been formalized to assist CBU and City staff in the design and review of new development projects in an effort to maintain the high quality of design and aesthetics that is common within the Specific Plan area. The guidelines found in this section are meant to complement the Citywide Design and Sign Guidelines as well as the design guidelines of the Magnolia Avenue Specific Plan.



While the design guidelines are intended to ensure design consistency, they remain flexible enough to accommodate various development types and their unique set of contextual design challenges. The guidelines apply to Specific Plan area as a whole by integrating design concepts that provide the basis for a dynamic and cohesive campus, yet allow each Planning Area to develop its own unique identity.

B. Organization of the Design Guidelines

This Chapter is organized into the following sections:

- Architectural Design
- Landscape Design
- Campus Streetscape Concept
- Entrance and Corner Monumentation
- Fence and Wall Treatment
- Open Space Network
- Lighting
- Signage
- Campus Art
- Sustainable Design
- Bicycles

C. Architectural Design

New construction, including modifications to existing structures, within the Specific Plan area should take into consideration the relationship and compatibility of the proposed project with its surroundings through an assessment of existing site and contextual information. Prior to the schematic design of any project, a site analysis should be conducted to form the design parameters based on the site and neighborhood context. Issues such as land utilization interface with adjoining uses, visibility of facilities, historic context, architectural character, and landscape and streetscape relationships should be considered. As part of context planning, potential effect of the new infill and edge development projects on the neighborhood and the Magnolia





Heritage District should be assessed. The Magnolia Avenue Specific Plan (MASP) as well as the City of Riverside General Plan 2025 are useful reference tools. The architectural design guidelines in this section apply to all new construction, including modifications to existing structures, within the Specific Plan area.

Architectural Style

The CBU campus is composed of buildings ranging in age from the early 20th Century to as recent as 2008 and reflect an architectural style that can be best described as Mission Revival and Spanish. This architectural style is characterized by red clay tile roofs, wood trellises, thickened walls and covered walkways. While it may be unreasonable to enforce a specific architectural language for the entire Specific Plan area, the desired effect is to respond to the qualities that address the regional climatic characteristics from which this architectural style has its roots.

To create a consistent aesthetic for the campus a base reference for architectural mass, scale and detail needs to be identified. The Yeager Center building exhibits this base reference, with its architectural style and quality that combines authentic details with contemporary execution.

1. As properties adjacent to the CBU campus are acquired and converted to the uses permitted within the Specific Plan area, these properties should reflect the scale and articulation that is consistent with its intended use. If extensive renovation or modernization is required, the properties should be designed to incorporate the architectural style identified in this Chapter.
2. New development should respect the historic context and should not erode, degrade, or diminish the individual qualities and defining characteristics of any historic resource in the Specific Plan area and surrounding neighborhoods, or the integrity of the Magnolia Heritage District.
3. Additions to existing structures should be compatible with the intent of the other structures in adjacent areas. This includes compatibility with the street pattern between buildings, their open space, height, mass and bulk. The addition(s) should be stylistically different but compatible from the original structure, provided that the new addition(s) consider the surrounding context and use similar massing and materials to ensure continuity.
4. New additions, exterior alterations or related new construction should not destroy historic features that characterize the CBU campus. New development should be compatible with the existing structures and features in terms of massing, size, scale, and architectural features to protect the historic integrity of the property and its surroundings.
5. New additions and adjacent or unrelated new construction to or near historic properties should be undertaken in such a manner that if removed, the historic property would be unimpaired.





- Design and development of existing non-contiguous buildings outside the main campus should consider their existing architectural context, potentials for adaptive use, and/or design of appropriate additions. The scale and character of campus/community interface should be protected by providing a compatible transition, as development occurs, within these non-contiguous areas. Design of proposed development should consider the existing architecture and context of the parcel as a basis for determining the appropriate character and context of new development. The architectural and contextual information should be included as part of the submittal for Administrative Design Review.

Building Placement and Orientation

- New buildings should be aligned to streets, bicycle lanes and walkways wherever possible to provide interest.
- The ground floor level of buildings should be designed to encourage pedestrian activity.

Scale and Massing

- New buildings should exhibit strong horizontal lines and feature low pitched roofs and deep recessed windows and doorways. The scale and massing of new structures should consider adjacent buildings and structures, neither over nor under-whelming them. Additive elements can help to visually break up the overall building mass, and varied roof heights and building wall pop outs can contribute to a less block-like feeling.
- The base of the building should be articulated with openings and elements consistent with similar themed buildings that comprise the academic core (see Figures 6-1 and 6-2).
- Arched openings, arcades and fenestration at the base of the building should respond to adjacent walkways, plazas, and landscaping. Rustication or similar treatment should be limited to the base of the building and can serve as a color break for the balance of the structure.
- The middle or mid-portion of the building should provide an aesthetic composition of fenestration that complements the base of the building. Detailing and other additive elements should be restrained and reserved for either the base or top of the structure (see Figures 6-1 and 6-2).
- The top of the building should be articulated differently than the base or middle of the structure. Consideration should be made to the

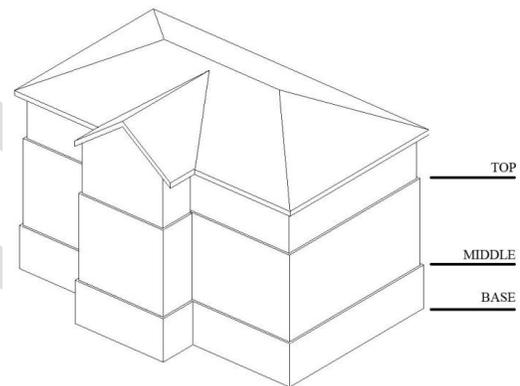


FIGURE 6-1: LOW-RISE BUILDING

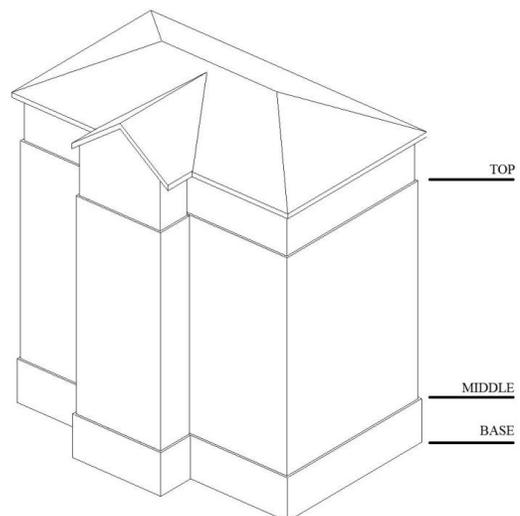


FIGURE 6-2: MID-RISE BUILDING



fenestration and the relation of the roof forms and other articulation. Color breaks are acceptable at the top of the building provided that it complements the rest of the color composition of the structure (see Figures 6-1 and 6-2).

Rooflines and Parapets

Roof forms are dominant forms in the landscape of the campus and essential to the architecture of CBU.

1. Gable roofs are preferred, but hip roofs are generally accepted provided roof slopes are consistent with adjacent roofed structures. Roof overhangs at eave conditions should be a minimum of 1-foot 6-inch.
2. The exclusive use of flat roofs on buildings should be avoided whenever possible. Roofing materials for flat roofs should consider manufacturers that provide "cool roof" options as part of the sustainable strategies to meet the City of Riverside Green Action Plan.
3. Materials used to screen mechanical units and vents should blend with roofing materials and building colors.





Doors and Doorways

1. All doorways should be detailed to create a thickened wall effect to create shadow lines. These depths should be consistent between doors and doorways and with windows and window openings. In the case of large wall areas with doors or doorways, a minimum thickness of 10 inches in an 8-foot wide by 8-foot high opening provides a proportionate amount of opening depth to overall opening area.



Window Fenestration

1. The predominant architectural style of the academic buildings is Spanish. The balance of windows and wall area, along with the depth of shadow lines to accentuate and exaggerate the thickness of the walls, are essential to this style and should be replicated in new buildings and renovations.
2. Windows should be clear vision with high performance low glazing for both academic and residential facilities. Tints and other coloration will be considered on a case by case basis for replacement and renovation projects, but will need City approvals if historical structures are considered. Typical residential windows should be divided lights where appropriate. Typical academic windows may be combinations of storefront and divided lights based on window systems.
3. Window locations and quantities may be further influenced by building orientation as well as room function. Infill and impacted sites should require additional attention to ensure that site conditions and adjacencies have been considered in window placements. Both academic and residential projects will be subject to review by CBU in addition to the requirements of the Specific Plan.
4. The use of storefronts and other contemporary glazing elements may be introduced on new construction and renovations. The extent of the glazing as well as the location will be reviewed for appropriateness and will be under the discretion of CBU in





conformance with this Specific Plan. Other glazing materials and patterns may be considered on a case by case basis.



Trellis

The use of trellises on the campus is both beneficial for architectural and contextual enhancements.

1. When used as architectural elements on buildings, trellis construction should be made out of hollow steel members and painted.
2. Wood may be used to replace existing trellis members during renovation work or if the size of the trellis lends itself to wood construction. Existing wood trellises needing extensive repair should be replaced with metal structures, provided that no historic resources will be negatively impacted.



3. Trellis elements used as an architectural feature over windows may be wall or surface mounted. Attachment details should be included in the detail provided that they do not interfere with window operation and cleaning and provided that no historic resources will be negatively impacted.



Entryways

1. The approaches to building entryways should be coordinated with the landscape design guidelines of this Chapter to integrate with the design of entryways to buildings, courtyards and/or complexes.
2. Entryways should be sensitive to the proportions of the facade and sized appropriately to the circulation of the current or proposed use of the facility or space.
3. Additive features may include trellises, covered walkways and/or porticos where appropriate and where existing conditions may influence and enhance an existing entryway provided that no historic resources will be negatively impacted.
4. Whenever possible and appropriate, entryways should support and enhance adjacent pedestrian spaces or linkages for active or passive conditions.



Exterior Stairways

In both landscape and architectural applications, stairways provide convenient vertical communication between various levels of activity and space. As an architectural feature, exterior stairways provide visual access or connections to different levels as well as contribute to the architecture of the building.

1. Wherever possible, exterior stairways should connect upper floors to gardens and courtyards. In residential applications these exterior stairways can be used as the primary access for upper floor units or ancillary spaces or provide vertical circulation where topography prohibits walkways and ramps.





2. Stairways can be open or enclosed with a trellis or other overhead cover for both residential and academic applications depending on the appropriate character of the overall design. In some cases a combination of the two is acceptable as long as the stairway is architecturally and consistently detailed and provided that no historic resources will be negatively impacted.
3. Stairways with appropriate landscaping should be used, wherever possible, to connect two levels in a building.
4. Exterior stairways should be used to create visual interest and add richness to the architecture of a building.

Courtyards, Plazas and Passages

1. Outdoor spaces that support smaller social events function similar to larger courtyards and decks. Walkways and other pedestrian passages should connect plaza areas and provide sufficient visibility for the safety of students, faculty and visitors.



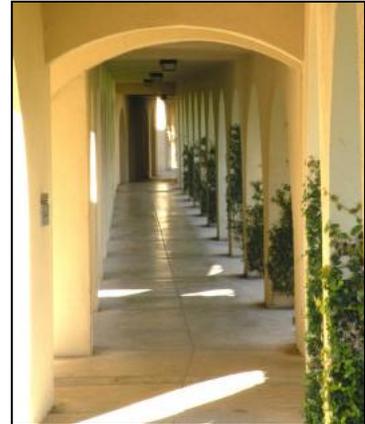
2. The design of plaza areas should be coordinated with landscaping requirements for planting, irrigation, street furniture and lighting.
3. Patios at the terminus of walkways or pathways that are secluded or hidden from general public view should be avoided.
4. When plaza areas are integrated with new construction, the size and design of outdoor spaces should be proportional to the building facades that define the space.
5. The selection of exterior building lighting and site lighting should be coordinated to ensure the design is integrated and consistent with adjacent spaces.
6. Material selection and colors should conform to the landscape design guidelines in this Chapter for paving patterns, colors and textures.
7. Common open space, as required by this Specific Plan, should be accomplished through the use of joint community spaces and courtyards.
8. The use of pavers with impervious design shall be encouraged in all courtyards, plazas and passages.



Covered Walkways

The existing covered walkways within the campus are integrated with the adjacent architecture and reflect characteristics that are typical of that period.

1. New covered walkways should blend and relate to the adjacent architecture. The walkways in the James Complex, consisting of concrete piers and barrel tile roof, are designed to integrate with the existing architecture and serve as a prime example.



Parking Structures

1. Portions or sides of parking structures that are visible from public view, should incorporate clean, simple, geometric forms and coordinated massing that produce overall unity and interest consistent with the aesthetic treatment of other buildings.
2. The vertical and horizontal elements of parking structure facades should be balanced and articulated.
3. Landscaping should be used strategically to shield parking structures.
4. Pedestrian and vehicular entrances should be clearly identified and easily accessible to minimize pedestrian/vehicular conflicts.



This image illustrates the appropriate treatment for new parking structures. By providing a high level of articulation and quality materials to the elevations that are visible from the public right-of-way, parking structures can be well integrated with the surrounding area and contribute to the overall quality of the CBU campus.



5. Parking structure details should reinforce the overall design character and scale of the CBU campus and adjacent neighborhood. Appropriate treatments include coordinated mullions and details, finishes commensurate with building materials, and coordinated entry spaces and landscaping.

Materials and Colors

1. Future academic and residential projects should be designed with similar materials and colors as those currently used on the existing buildings and structures at CBU. The quality and authenticity of these materials are desirable to maintain consistency throughout the campus along with their various uses and should be used on all visible surfaces of building exteriors.
2. Materials that are encouraged for academic and residential uses include, but are not limited to, concrete or clay Spanish barrel tile roofing, exterior plaster, concrete, metal, stone, ceramic tile, and anodized aluminum storefront and windows.
3. Tile roofs are consistent with the architectural design guidelines and are the preferred material for sloped roofs on new construction or major renovations.
4. Exterior plaster, commonly referred to as "stucco", will provide a durable finish when used as a wall finish and should be used as an exterior finish material as well as for building details such as columns, corbels, lintels and balustrades.
5. The use of wood on academic buildings should be minimized. The use of wood can be used on the exteriors, roofs and details of residential buildings.
6. The use of steel as an exterior finish material should be limited to trellis elements, supports and columns as well as other structurally related components. Buildings that feature retail and commercial uses, such as those located at Lancer Plaza, can use steel in exterior applications.



D. Landscape Design

The landscape concept for CBU is essential in achieving a unified development that encompasses the entire Specific Plan area, while respecting the area's historical context. Continuity is achieved through the use of hardscape materials, plant materials, and planting character, arranged in various scales and intensities throughout the Specific Plan area. The landscape design guidelines in this section apply to all new construction, infill and edge development within the Specific Plan area. All conceptual landscape plans for individual projects within the Specific Plan area are subject to City's Administrative Design Review process.





Landscape Concept

1. A continuation of CBU’s present picturesque, park-like campus setting should be encouraged, while ensuring water efficiency through the use of drought tolerant plants.
2. Landscape materials should be diversified and thematic treatments for common areas, such as commons/lawns, courtyards, entries or major pedestrian ways/malls, should be encouraged.
3. Major entry monumentation areas should be treated with formal arrangements consisting of unique landscape, lighting, and signage to elevate their significance.
4. Special landscape treatment should be used to announce special nodes such as building entries, and intersections. Tree species with a vertical shape are encouraged to attract attention and identify these areas.
5. Water efficient hedges or flowering shrubs and grasses combined with low ground cover masses as foundation planting are encouraged around the bases of buildings.
6. All landscaping near Magnolia Avenue, Adams Street and Monroe Street should be designed to reinforce visual and thematic connections to the landscaping along these streets.



These images represent the appropriate landscape concept. The type, size and arrangement of landscaping materials are equally as important as the architectural quality of structures throughout the Specific Plan area, as they contribute to the overall quality of CBU.



Plant Palette

The recommended plant palette for all landscaping with the Specific Plan area correspond directly to CBU’s Landscape Design Manual, an existing document that details the prescribed planting types for the CBU campus. The Design Manual includes plant materials that are known to be suitable to the climate and soil conditions of the campus. Due to the unique soil and non-potable water composition, including well water chemical make-up, only those plants detailed in the Design Manual and approved by CBU should be allowed. The Design Manual also identifies the type and preferred location of campus trees to ensure continuity and unity.



Irrigation System

1. The irrigation system should be unified to create efficiency of water use and reduce the labor to manage and maintain the system.
2. To further sustainability efforts, the irrigation system should be tied into the on-site well water. Plan review for compliance will be reviewed internally by the CBU’s Landscape Maintenance Division as well as the City’s Design Review process to ensure compliance with the City’s Water Efficient Landscaping and Irrigation Ordinance (Zoning Code, Chapter 19.570).



Landscape Buffers and Edges

1. Landscape buffers should be planted to define the boundaries of the CBU Planning Areas.
2. Buffers should serve to ease the transition between Planning Areas, soften walls and aid in the overall unification of the campus.
3. The safety and security of pedestrians and vehicular travelers should be taken into account to determine the appropriate height of planting materials to be used as buffers.
4. Parking areas should be buffered to soften the effect of wide open paved areas or structures.



Landscape buffers and edges serve to identify the boundaries of the CBU campus as well as provide an opportunity to showcase the aesthetic quality of CBU.



- The boundaries of the CBU campus along Magnolia Avenue, Adams Street, Monroe Street, and Diana Avenue/SR-91 should be treated with fences and pilasters in combination with recurring plant materials to visually unify the campus as a whole, while being mindful of the surrounding residential neighborhood.

E. Campus Streetscape Concept

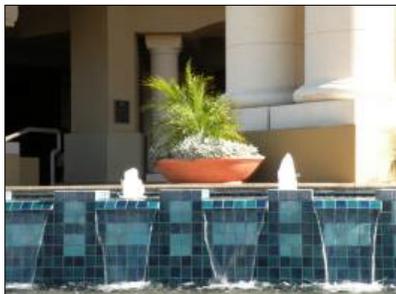
The recommended streetscape concept for all internal, on-campus streets, drive aisles, bicycle and pedestrian pathways, is to maintain much of the existing mature landscaping and improvements and continue to build upon the established streetscape palette with an increased emphasis on the pedestrian and bicycle environments. To make the CBU campus more pleasant, safe, and inviting for pedestrians and bicyclists, it is important to continue to enhance the streetscape with distinctive street furnishings, lighting, and paving as well as enhanced gathering spaces.



The streetscape concept along Magnolia Avenue, Adams Street and Monroe Street is similar to the internal, on-campus concept; however greater coordination with the City of Riverside and other agencies will be necessary to ensure that any and all hardscape, sidewalks, street furniture and street light improvements within public rights-of-way are compatible with existing conditions and/or anticipated improvements.

Street Furnishing

- Future street furnishings should be consistent with the existing street furnishing of the recently built or remodeled areas within the Specific Plan area, such as the Yeager Center.
- Water features should be placed in or near plazas, or adjacent to pedestrian intersection and terminus points and designed to be compatible with existing features and recent architecture.
- Bollards should be used to physically separate pedestrians and vehicles in high traffic areas and to protect street furnishings and other streetscape elements.
- Bollards placed adjacent to a public street should conform to the design standards of the City.
- The height of bollards should be at a level visible from an automobile as it approaches (typically between 32 to 42 inches) and include pedestrian lighting.
- Benches should be placed individually or in groups at bus stops, along active pedestrian ways, in plazas, and at key pedestrian crosswalks.





Paving

1. Crosswalks and speed tables adjoining the campus areas for pedestrian use should have similar or compatible materials and colors to help visually unify the campus.
2. Sidewalks should be constructed of concrete (natural gray or integral color) and/or the CBU selected tumbled paver.
3. Concrete should be sealed with an approved concrete sealant for ease of maintenance and preservation of finish.
4. Large expanses of asphalt or plain concrete are discouraged in patios, building entries, and plazas.
5. Bike paths may be constructed of asphaltic concrete or other durable material(s) and should be physically separated from pedestrian walkways where possible.
6. Private roads, sidewalks, and curbing may include brick pavers, enhanced concrete or other decorative materials.
7. Paving materials in the public right-of-way should be selected to be compatible in texture, color and style with the surrounding paving improvements consistent with the Magnolia Avenue Specific Plan.



F. Entrance and Corner Monumentation

Entrance and corner monumentation at the primary entries and the major intersections of the campus bounding streets serve to announce and identify the campus boundaries and entrances. Together with the view shed opportunities identified in Chapter 4, these key features of the campus create a sense of arrival and provide an opportunity to make a lastly impression on first-time visitors.

1. Entrances and corner monumentation should be designed to incorporate all of the following elements:
 - Common pilasters and/or bell towers;
 - Symmetrical and/or axial design;
 - Substantial accent plants and trees, such as Date Palms;
 - Accent lighting;
 - Accent pavement;
 - Kiosk or directory, if needed; and
 - Campus identification signage.



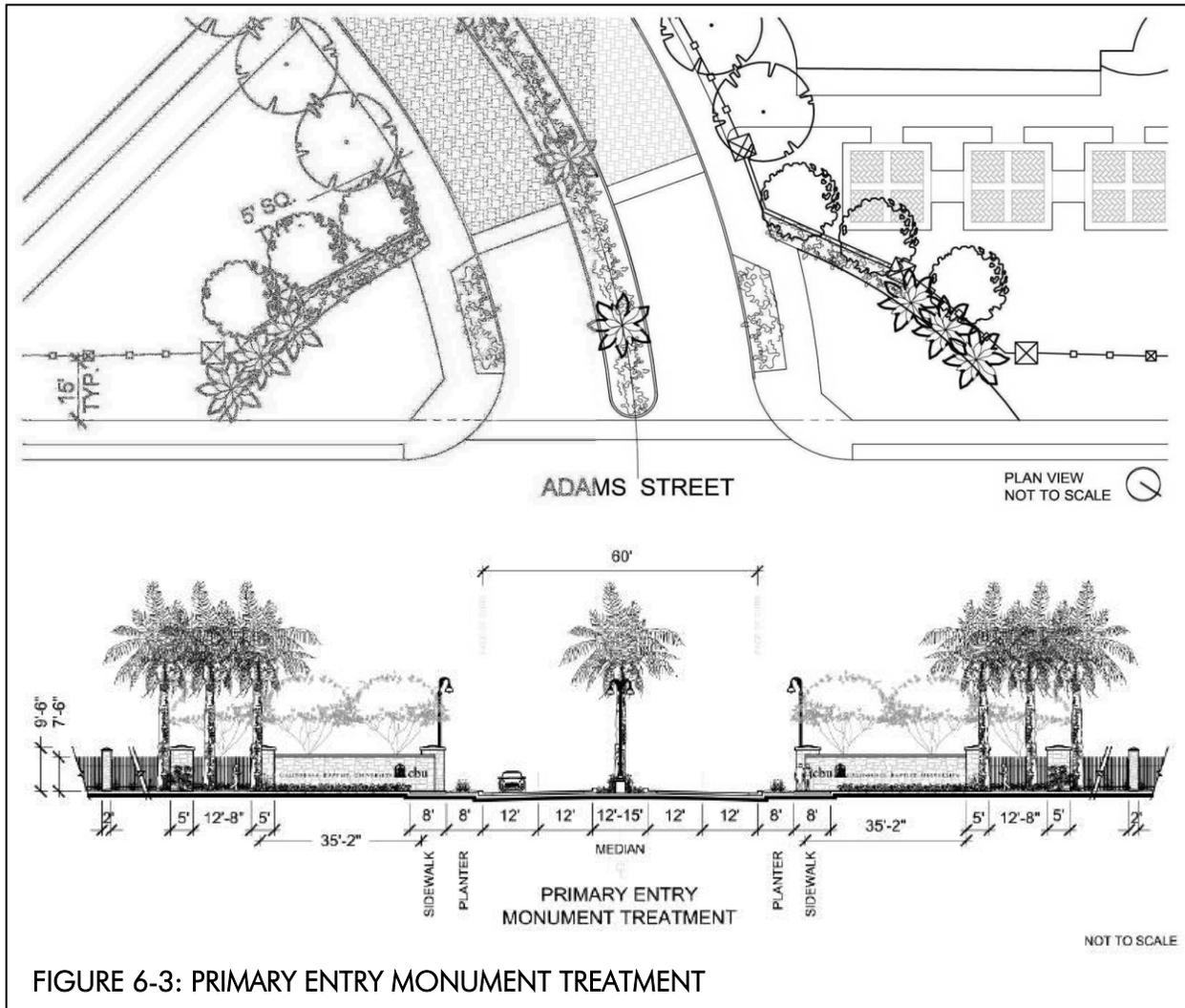
The entrances to CBU create a sense of arrival and provide an opportunity to make a lastly impression on first-time visitors.

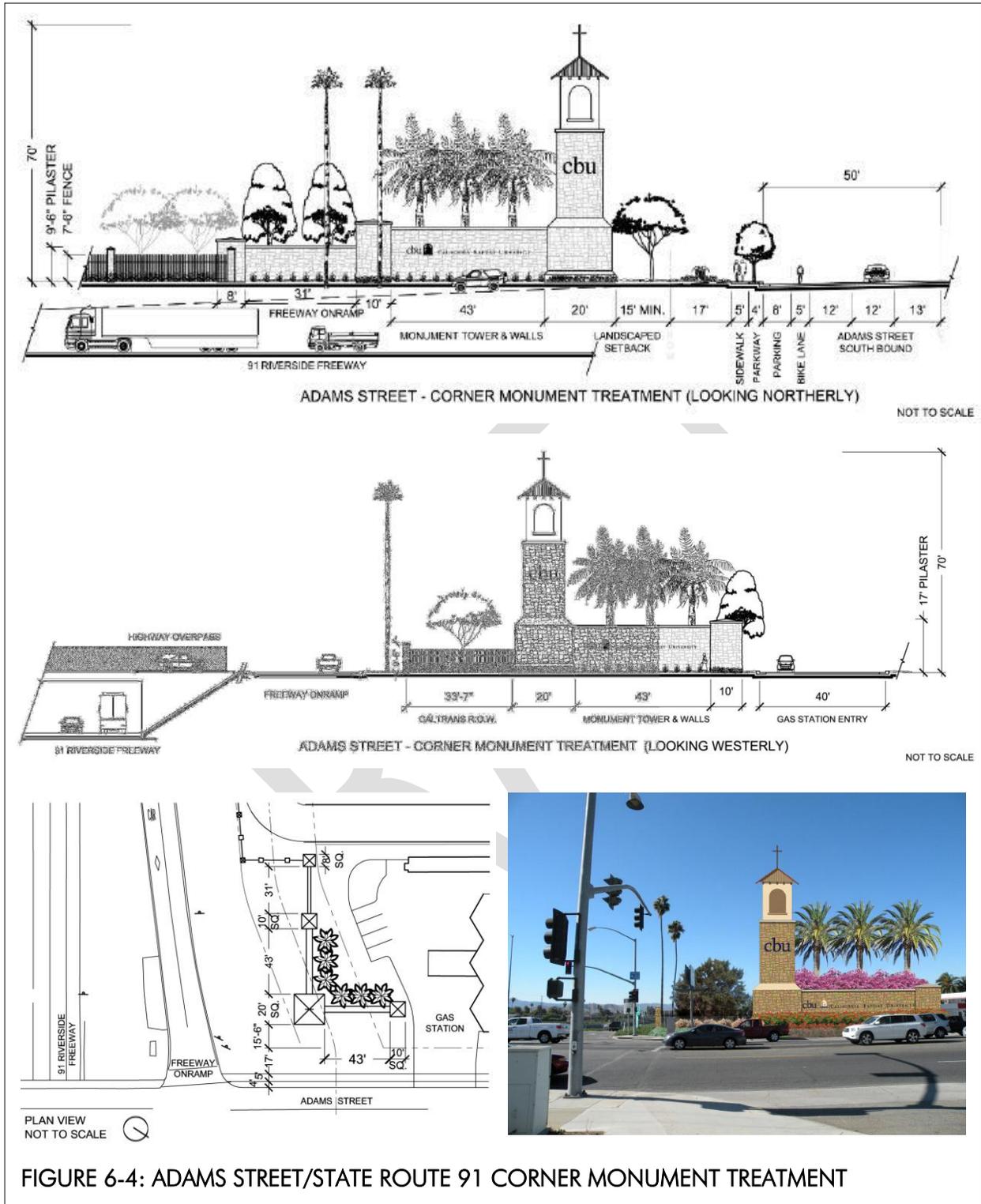




- The materials and design elements of all entry and corner monumentation should be consistent with each other throughout the Specific Plan area.

Figure 6-3 through Figure 6-6 illustrate the recommended design treatment for entrance and corner monumentation.





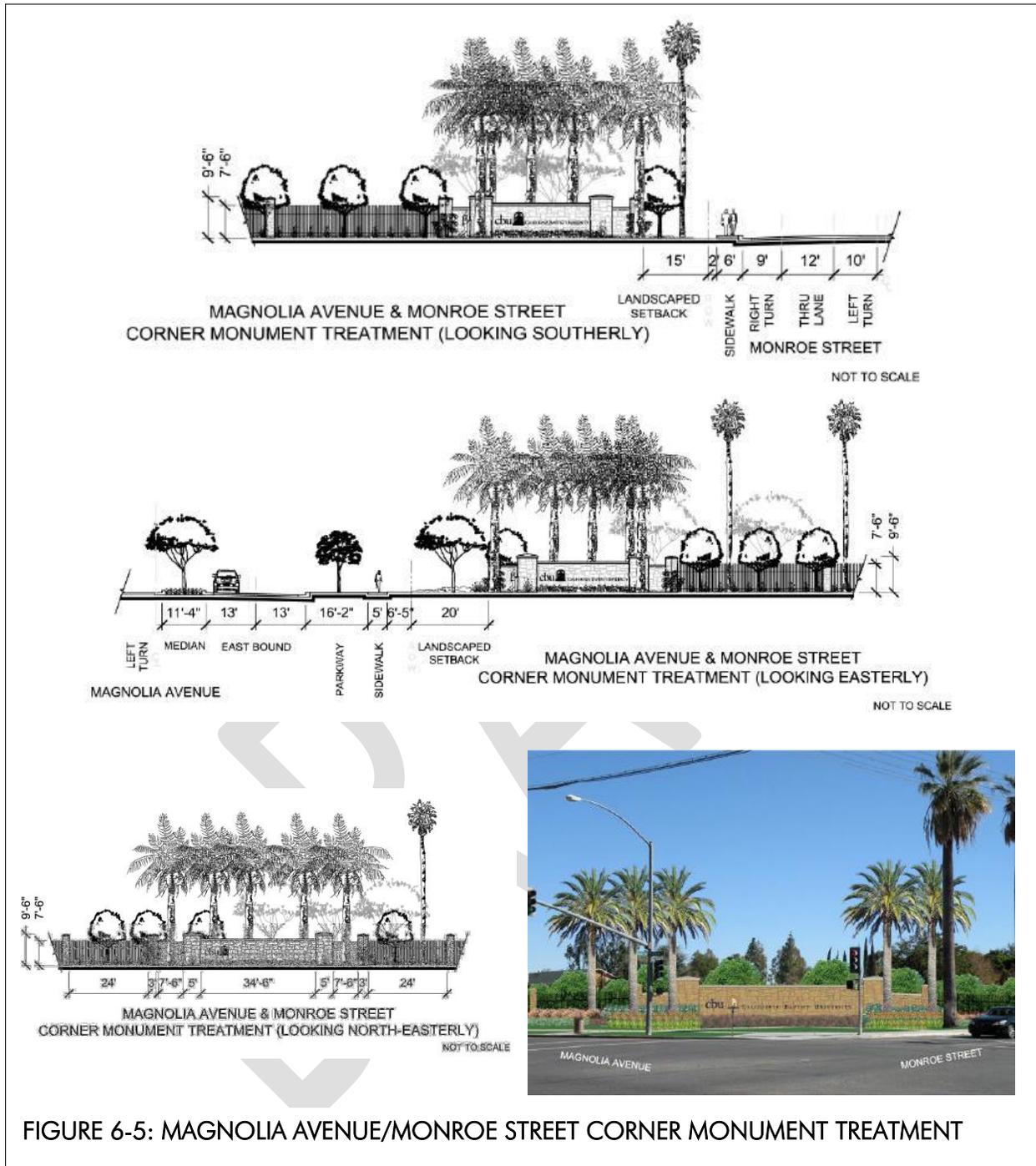


FIGURE 6-5: MAGNOLIA AVENUE/MONROE STREET CORNER MONUMENT TREATMENT

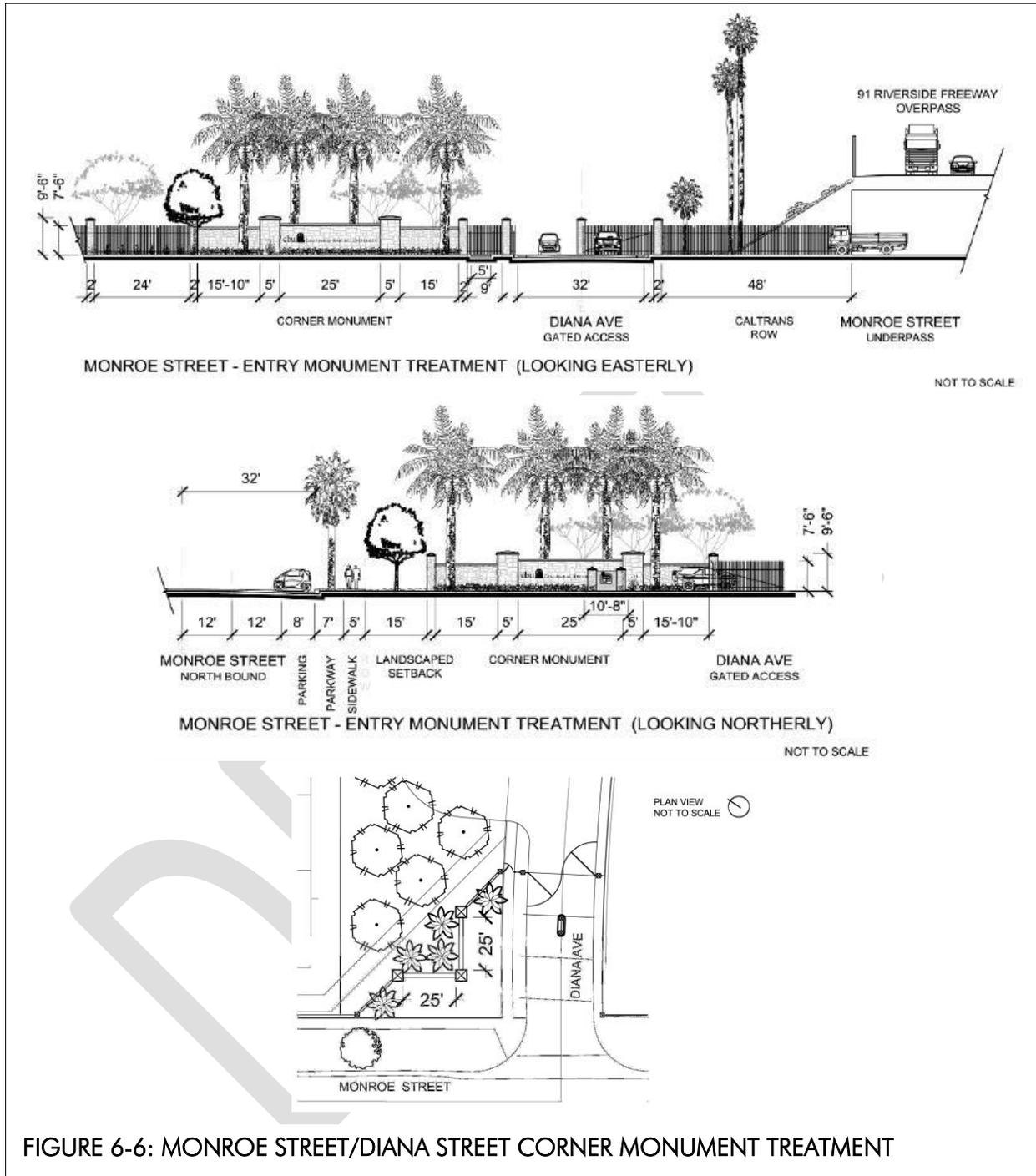


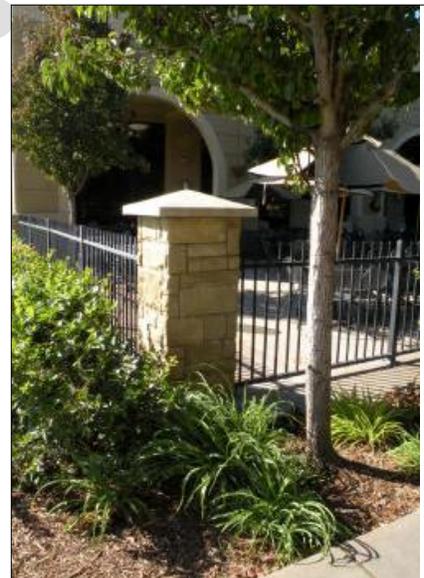
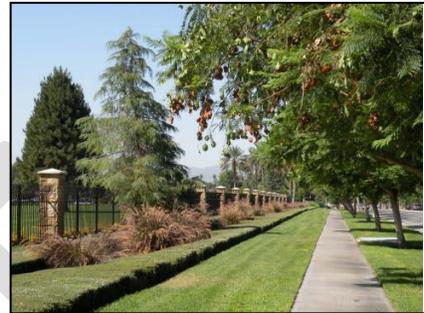
FIGURE 6-6: MONROE STREET/DIANA STREET CORNER MONUMENT TREATMENT



G. Fence and Wall Treatment

Walls and fences are an integral part of the CBU's architectural form. A wall and fence concept is important to provide security, privacy, and a sense of enclosure and ownership. These guidelines are intended to give direction for the location and height of walls and fences.

1. Walls and fences should be designed so that they are compatible and contribute to the overall architectural theme.
2. Care should be taken to provide privacy on the bedroom side of residences and dormitories.
3. When a change in pad elevation occurs, the wall or fence should be stepped in equal vertical intervals.
4. All perimeter walls and fences should be placed at the edge of the public right-of-way with the exception of entry points where setbacks are encouraged to draw pedestrians.
5. The color, texture, pattern and dimensions of masonry columns and bases, and the color, width, type and elevation of mortar joints in a fence column or base should be constructed to the standards and guidelines of this Specific Plan.
6. Metal and tubular steel fences should be compatible with the architectural style of the campus, have spaced pickets painted black and may include the CBU logo.
7. Planting areas should be placed on both sides of the fence and surrounding the pilasters so that no turf is abutting. Planting heights surrounding the fence and pilasters should be maintained to allow through visibility. Exceptions to this include parking areas where higher screening may be necessary.
8. Half sized fence and pilaster systems may be used as node or directional markers, or to enclose patios and courtyards.
9. The use of chain link fencing should be avoided, except as special fencing around athletic areas as necessary if used in a decorative fashion.





H. Open Space Network

The CBU open space network includes open spaces of varying sizes and for a variety of purposes. The open space network is anchored by a triangulated axis of expansive open space elements consisting of the Magnolia Lawn, the future Lancer Lawn, and the athletic fields (Figure 4-20: Proposed Open Space Network Plan). Open space includes natural landscaped areas and lawns, as well as plazas, courtyards, water quality basins, and the athletic fields. Throughout the campus the network ensures that a park like setting is maintained.

1. Smaller garden/patio areas are auxiliary spaces to buildings that should include formal or informal landscape elements, depending on their location.
2. Garden/patios areas should be generally located interior to a building, be passive in nature and consist of some turf, and seating areas consisting of seat walls, steps or freestanding benches with drifts of shrubs and ground covers.
3. Accent lighting in garden/patio areas should be used judiciously on trees and landscape materials to provide an attractive background at night.
4. Medium to large pedestrian plazas, including Lancer Plaza and the Stamps Courtyard at the Yeager Center, should incorporate hardscape elements and focal points such as sculptures or kiosks.
5. Medium to large pedestrian plazas should contain benches or seat walls and include the use of seasonal color in pots or planting beds with accent lighting provided at key locations.
6. Overall, the open space network should provide the following elements:
 - Flexible space for various activities;
 - Serve as gathering spaces for larger groups;
 - Function as ceremonial spaces;
 - Places of rest and relaxation;
 - Smaller social gathering spaces in the residential areas;
 - A consistent landscape theme that helps to unify the various surrounding architectural styles;
 - Specimen tree plantings;





- Organized around a central lawn, water feature, sculpture, monument or other prominent landscape feature;
- Special enhanced paving treatments where applicable;
- Areas for seating;
- A podium or dais for speeches;
- Accent lighting;
- Information kiosk or directory (optional); and
- May include water features and sculptures.



I. Lighting Design

The CBU community is accustomed to warm, simple lighting geared to its distinctive character. Decorative lighting fixtures complement the architecture and landscaping of the campus during the day and become an integral part of the functionality as well as the aesthetic quality of the campus during the night.



1. The lighting of public sidewalks, plazas and alleys, as well as the exteriors, roofs, outer walls and fences of buildings and other structures and signs visible from any public street should be illuminated by controlled lights.
2. Building or wall lighting should be indirect, with a limited number of lights used to create shadows, relief or outline effects when such lighting is concealed or indirect.
3. Concealed light sources are recommended to avoid glare.
4. It is encouraged to leave interior lighting within commercial areas on at night to enhance pedestrian activity and to aid with campus security patrols.
5. The use of neon, mercury vapor, exposed fluorescent, or exposed high intensity lights is discouraged, except as used for athletics and student recreation lighting.
6. Building and landscape accent up-lighting is encouraged.
7. Reflectors and shields should be installed in playing field lighting to minimize spill-light and glare.

Building Exterior Lighting

1. The exterior lighting of public use buildings should be designed to give full-time visual appreciation and attract attention to buildings during the night hours as well as during daylight hours.



2. Lighting should be utilized to help create and dramatize a nighttime image of structures, sculptures, or gardens.
3. Historic buildings such as the James Complex, campus focal buildings such as the Yeager Center, and monumentation should be spotlighted as an expression of pride provided that no historic resources will be negatively impacted.
4. All building light should be concealed and oriented to illuminate the premises of the campus only.



Parking Area Lighting

1. Outdoor parking area lighting, except for playing field lighting fixtures, should be focused, directed, and arranged to prevent glare and illumination on streets or adjoining properties.
2. Parking areas should be well lit for security purposes.
3. Parking area light poles and fixtures should be designed to complement the architecture and landscaping of the CBU campus.
4. Appropriate lighting methods should be used to reduce the impact of lighting on top floors of parking structures, while meeting safety and security requirements.



Walkway and Path Lighting

1. Light bollards and poles that complement the architecture and landscaping of the CBU campus should be installed along all walkways and paths, including emergency access paths.





J. Signage

Signage at CBU is intended to inform and direct students, employees and visitors. All proposed signage within the Specific Plan area shall comply with the Riverside Municipal Code, Title 19.620 General Sign Provisions as well as the signage standards included in Chapter 5 of this Specific Plan. In cases where there is a conflict between the signage standards of the Zoning Code and those of the Specific Plan, the standards in the Specific Plan shall prevail. The signage guidelines are intended to ensure design consistency and maintain a high quality of design and aesthetics with respect to signage. They are also intended to complement the Citywide Design and Sign Guidelines as well as the design guidelines of the Magnolia Avenue Specific Plan.



1. Sign placement should not compete with other signs for attention. Should several signs need to be located in close proximity, they should be consolidated or prioritized by size.
2. Signs can be double-faced, provided both sides have identical information.
3. Signs can be lit, however, no light that flashes, blinks, or effects changes in hue or intensity of illumination shall be permitted. Illumination sources for the sign shall be hidden from view.
4. Color schemes for signage should be consistent and should relate to other signs, graphics and color schemes throughout the campus in order to achieve an overall sense of identity.

Perimeter and Monumentation Signage

1. Several major identification opportunities exist along the perimeter of the CBU campus that should be exploited to elevate the visual presence of the campus. As such, the four major corners of the campus should include signage that identifies CBU and its branding, utilizing walls, fencing, landscape buffers, and vertical elements in accordance with the guidelines in the Entrance and Corner Monumentation section of this Chapter.



University Identification Signs

1. Signage identifying CBU should be located at primary and secondary arrival zones into the campus and should be used to identify the campus and/or its significant components.





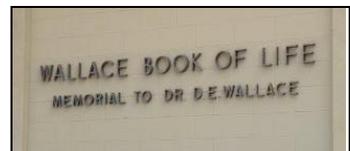
Primary and Secondary Entry Identification Signage/Monumentation

1. A primary entry is defined as a major vehicular entry to the campus intended for entry by the public and visitors, as well as students and employees. Primary entry monuments are the largest monuments on campus.
2. A secondary entry is defined as limited vehicular entry intended for use by students and employees. Secondary entry signage and monuments are less prominent and smaller than primary entry monuments. Secondary identification signs also include wall signs.



Directional and Internal Signs

1. University directional signs should be located near primary and secondary entry points into the campus, and at primary vehicular nodes, secondary vehicular road intersection, and pedestrian pathway intersection. The signs should be used to direct visitors, students, and employees to significant locations, buildings or areas on the campus.
2. Internal signs are defined as those being at least 100 feet from the surrounding public streets and areas, and intended to be viewed by persons on the campus. Internal signs should be used for the following purposes:
 - Directional;
 - Building Identification;
 - Traffic Regulation;
 - Parking;
 - Location Marker and Directory Maps; and
 - Marquee Signage
3. Signs established for use internally within the campus should generally be smaller in size and pedestrian in scale. Size, height, and other criteria should be determined by the scale of the fixture or facility it is attached to or associated with, and by the distance from which it is to be seen. Internal signage should be no more than 8 feet high above grade (4 feet if free-standing) and no more than 4 feet in any dimension.
4. Internal signage should be consistent in design, material, color and theme.

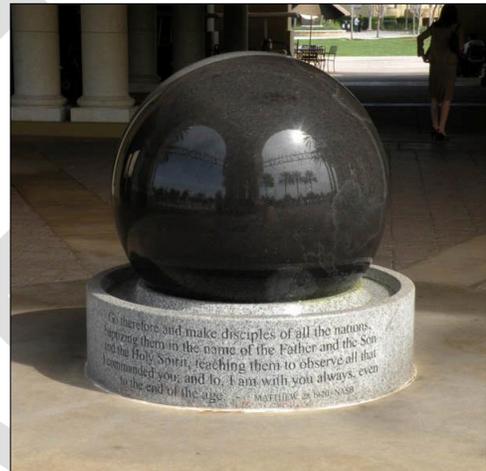




K. Campus Art

The CBU Specific Plan supports the Art on Campus Program, designed to promote the involvement of artists in art projects on campus. The program is intended to enhance the physical environment by celebrating CBU's unique character and identity as well as create artistic harmony between the campus buildings, landscaping and open spaces. The guidelines in this section are intended to aid in the design and placement of future campus art. Campus art should:

1. Add to the cultural heritage of CBU and the City of Riverside through aesthetic enhancement of the campus and the surrounding community.
2. Be constructed with durable and quality materials and be made to be available to students, faculty and the community-at-large to stimulate intellectual and artistic growth.
3. Create focal points within the campus for the enjoyment and contemplation of fine art.
4. Enhance the stature of CBU and the City of Riverside by defining its commitment to artists and to the creative process as a vital element of urban dynamics.
5. Be integrated into the buildings, plazas, reception courtyards, and residences on campus.
6. All art used in exterior areas should be constructed of durable all-weather materials including, but not limited to, glass, metal, paint, wood, stone, brick and other similar materials.
7. Be created using a variety of mediums and techniques and be as fleeting as sprays of water or as permanent as bronze. Examples of items qualifying as art include, water features, decorative paving and mosaics, murals, sculptures, decorative carvings, ornamental benches, special light shows and other items of a unique and high quality nature that embody artistic elements.
8. Be designed to enhance or complement the outdoor area or building to which it relates.





9. Face public rights-of-way and streets to help beautify the community and make art accessible to everyone.
10. Relate to the context of the surrounding area, and/or to the architecture and use of the closest building.

L. Sustainable Design

The goal of the sustainable design guidelines is to meet the needs of the present without compromising the ability of future generations to meet their own needs. Meeting this goal requires an approach to design and construction that reduces further depletion of natural resources, minimizes air pollution impacts, helps slow global warming, and creates healthier living environments. This approach decreases dependency on non-renewable resources while improving opportunities for more efficient and economical alternatives that are self-sustaining. Selecting proper materials in conjunction with appropriate environmental systems creates healthier living environments for students, faculty, and staff.

New developments and major renovations should follow the guidelines in this section, designed to incorporate sustainable design elements that minimize environmental impact, reduce demand on infrastructure, reduce long-term operations maintenance and utility expenses, and provide a healthier indoor environment for occupants. This should be accomplished by utilizing an "integrated approach" during design and construction that brings all of the appropriate project stakeholders together throughout the design and construction process to set and evaluate sustainable project strategies and performance goals.

Third-party certification of sustainable performance is not required for campus projects. Project teams may, at their discretion, elect to pursue certification for projects utilizing available rating system programs such as: U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System or Build It Green's Green Point Rated System for residential developments.

Site Development

The following guidelines address site development:

- For the efficient use of water, the landscaping shall be carefully designed and planted to be complimentary to existing surrounding landscape materials. Incorporate shade trees in new landscape designs to reduce heat island impacts (when shading paved / developed surfaces) and to support the "City of Riverside Green Action Plan" goals.
- Incorporate high-efficiency / low-water consumption irrigation systems that reduce anticipated irrigation water demand by 50% from a baseline irrigation budget that complies with the "California Green Building Standards Code" (CALGreen) requirements.
- Reduce impact on existing storm water infrastructure by treating and retaining or infiltrating runoff on campus. Where infiltration or reuse (for irrigation or sewage conveyance) is not feasible due to natural conditions (i.e. poor geotechnical conditions, etc.) storm water shall be treated to remove a minimum of 80% of total suspended solids prior to release in existing storm drain





systems. Treatment systems to be considered include, but are not limited to: bio-swales; bio-retention cells; rain gardens; native mixed grasses; pervious paving systems; packaged storm treatment units; storm water infiltration systems; etc.

- New irrigation control systems shall incorporate weather or soil moisture based monitoring to adjust irrigation time and volume based on actual conditions.
- To reduce the risk of moisture intrusion, design site grading and irrigation systems to channel water away from building perimeters and walkways.
- Site and exterior building lighting fixtures shall be full-cutoff luminaires. Nonessential exterior lighting shall be turned off by automatic controllers from 11:00 p.m. to the following evening at dusk. Where feasible, essential lighting shall be equipped with occupancy sensing controls to reduce power to provide lighting at minimum safety thresholds when areas are unoccupied. Lighting shall be ramped up to full power (based on zones) when motion is detected in the vicinity. Parking lot lighting shall comply with minimum illumination requirements established by the City.

Domestic Water Efficiency

The following guidelines address water efficiency:

- Interior plumbing fixtures shall be selected to reduce domestic water usage by a minimum of 20 percent from calculated baseline standards (a 30 percent reduction is desirable.) Fixtures to consider include, but are not limited to: 1.28 gpf single or dual-flush water closets; 0.5 or 0.128 gpf urinals; 0.4 gpm lavatory faucets (auto controls are desirable); 1.8 gpm general purpose / kitchen faucets.
- Where feasible incorporate waste heat recovery systems to capture heat from drainage water to pre-heat domestic water supplies.
- Two non-potable water systems will be available from an existing and additional well.

Energy Efficiency

The following guidelines address energy efficiency:

- All new projects shall be designed to perform, at a minimum, 15 percent better than the Title 24 Energy Code base case.
- All projects shall investigate opportunities for energy efficiency incentive funding through Riverside Public Utilities Programs and Services. Local incentive programs include Energy Efficiency Construction Incentive Program, Business Photovoltaic Incentive Program, etc.



- On-site renewable energy systems shall be investigated to reduce demand on existing energy grid infrastructure and to support the "City of Riverside Green Action Plan" goals.



- Incorporate high efficiency mechanical systems for new projects where feasible. Investigate the potential for incorporation of highly efficient systems and passive or mixed mode (mechanical and natural ventilation) systems.
- Reduce energy consumption through ongoing monitoring and re/retro commissioning of building systems to ensure optimal operation.

Materials and Resources

The following guidelines address materials and resources:

- Develop and implement a construction waste management plan for each construction project that diverts a minimum of 75% of construction generated debris (excluding green waste and organic land clearing debris) from landfill through recycling, reuse, or donation to charitable organizations. The plan must also incorporate provisions to divert 100% of green waste and organic land clearing debris from landfill.
- Provide clearly marked, and easily accessible, areas for the collection and temporary storage of recyclable materials including, but not limited to, paper, plastic, glass, cardboard and metals. Tenant collection areas shall be provided inside buildings on each level (at a minimum) and central collection enclosure areas shall be provided adjacent to (or within) exterior trash collection enclosures.



Solar Energy

The following guidelines address solar energy:

- As part of the "**City of Riverside Green Action Plan**" goals, the introduction of renewable energy such as photo voltaic and solar water heating should be considered in new construction as well as renovations for both academic and residential facilities. Installations on roofs and inconspicuous areas can minimize the visual impact to the campus architecture while still providing energy offsets to essential areas within the campus

Environmental Quality

The following guidelines address environmental quality:

- New construction projects shall be designed to maximize daylight access for interior occupied spaces. Top lighting and side lighting strategies shall be combined to optimize daylight access for building occupants. Daylighting strategies to be investigated for feasibility include, but are not limited to: exterior / interior light shelves; skylights and monitors; clerestory windows; tubular skylights; light wells.
- All HVAC filtration for new equipment shall have a minimum efficiency reporting value (MERV) of 8 (MERV 13 is preferred.)
- All janitor closets and areas where chemicals are stored and/or mixed shall be constructed with full height (deck to deck) partitions and shall have dedicated exhaust-only systems to prevent potential room to room transfer of fumes and/or odors.



M. Bicycles

Encouraging alternative transportation to and from campus is one of the important ways that CBU contributes to attaining a sustainable environment. Many current students travel by bicycle within campus on a regular basis. One of the goals of the Specific Plan is to improve bicycle access and safety for students, faculty, staff and visitors and to increase the number of people choosing to bicycle on and off-campus. The Specific Plan envisions an improved campus bicycle pathway system, linked with City systems and coupled with bicycle education programs. With the anticipated growth of the campus, CBU will have many new opportunities to incorporate safe bicycle access and secured bicycle parking creating a more bicycle-friendly campus.



The bicycle design guidelines are intended to increase bicycle ridership by building upon the existing bicycle network and providing the framework to integrate bicycling into the routine part of campus planning, design and construction activities as well as by creating and sustaining an informed and connected campus bicycling community through bicycle education programs. The bicycle design guidelines in this chapter are unique to the CBUSP, crafted specifically for bicycling on a university campus, and intended to complement Appendix C: Bicycle Design Guidelines of the Riverside Citywide Design Guidelines.

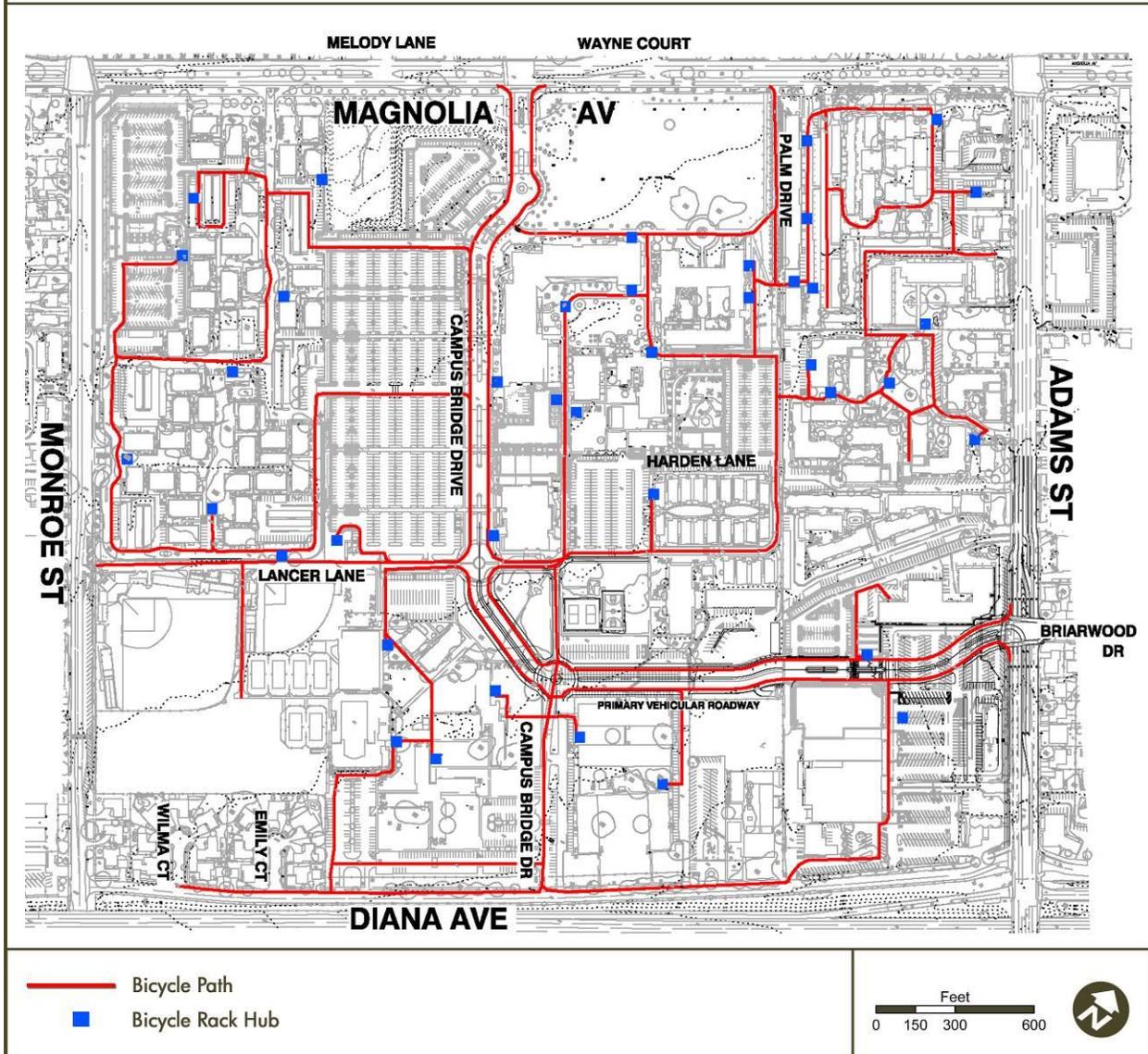
Existing Bicycle Network

The existing bicycle network at CBU consists of an informal system of linkages comprised of primary and secondary vehicular roadways, emergency vehicle access lanes and pedestrian pathways (Figure 6-7: Existing Bicycle Network). The movement of bicycles is facilitated in an organic manner, without significant conflicts with vehicles and pedestrians. Bicycle racks are strategically distributed throughout the campus clusters or “hubs” adjacent to academic buildings, student housing and other areas where people assemble.





FIGURE 6-7: EXISTING BICYCLE NETWORK



Improving the Bicycle Network

Improvements to the existing bicycle network should focus on creating a more formal system of linkages that clearly accommodates bicycles as part of the fabric of CBU.

- A network of primary and secondary bikeways supporting bicycle movements to all campus destinations should be created.
- Primary bikeways that facilitate access between the City and campus as well as cross-campus movement should be created.
- Campus bikeways should be connected with the local transit system and the City's existing bikeways.



- A multi-user environment with pedestrians, wheelchair users, motor vehicles, and other users should be accommodated.
- Improvements on each campus bikeway segment should be determined and implemented as needed.
- To improve bicyclists' safety and security, appropriate lighting on campus bikeways should be provided and prioritized to best serve both pedestrians and bicyclists.
- Bicycle-related signs should be installed for circulation clarifications and at potential conflict areas to alert bicyclists, pedestrians and motorists.
- Primary bikeways and bicycle parking areas should be included on campus directories and locator maps.
- Pavement connectivity and maintenance should be provided, as needed, along both primary and secondary bikeways.
- Bicycle stair ramps, also called bike rails or channels, should be considered to allow bicyclists to dismount and easily move their bicycle up or down stairs.
- Primary bikeways and bicycle parking areas should be included on campus directories and locator maps.

Bicycles Parking

- Outdated bicycle racks, such as concrete blocks and t-racks, should be replaced with contemporary racks that are designed to complement and unify the campus.
- New structures should include at least 10 percent of new bicycle parking as secured bike parking.
- New campus vehicle parking structures should provide secured bicycle parking facilities.
- Bicycle parking should be located as close as possible to the main entrance of any building having daily access by students or guests.
- Bicycle parking facilities should not obstruct pedestrian walkways, emergency vehicle access, utility provider access, and/or the path of travel for disabled persons.
- Bicycle parking facilities should be placed near high visibility areas to encourage passive security.





- Bicycle ‘hubs’, containing a cluster of bike racks, shall be provided along major pedestrian corridors, large parking areas, or where multiple activities occur, such as residential/dining areas.

Bicycle Programs

Bicycle-related educational programs are intended to create and sustain an informed and connected campus bicycling community. The programs should focus on education and providing incentives.



Education

- Expand newcomer orientations and bicycle tours that educate the new CBU community members on bicycling safety and way-finding.
- Provide additional bicycling information tables at special events throughout the year.
- Promote the use of bicycle safety equipment, including headlights, flashing rear lights and helmets.
- Work with local bicycle advocacy groups, shops and clubs to help educate cyclists.
- Develop a Bicycle Ambassador program to educate cyclists on the rules of the road and bicycle security issues.
- Enhance the current CBU website to include more bicycle education topics.
- Work with other groups and agencies to cross-link CBU bicycle-related web pages with their sites.
- Build more cross-promotional materials with partners such as the City and bicycle advocacy groups.
- Create a CBU bicycle list-serve to keep bicyclist informed.
- Promote bicycling to parking permit holders via e-mail.
- Write articles and pitch stories to CBU publications and local newspapers on bicycling safety and services.

Incentives

- Local bicycle advocacy groups, shops and clubs should explore a bicycle subsidy program to provide CBU faculty, staff and students financial assistance in purchasing bicycles and bicycle safety and security equipment. This subsidy would support the purchase of bicycle helmets, bicycle lights, and other devices. The subsidy could also support bicycle maintenance services.
- Local bicycle advocacy groups, shops and clubs should explore a bicycle purchase assistance program in the form of a zero interest bike loan similar to the UC Santa Cruz program.



- Local bicycle advocacy groups, shops and clubs should explore a bicycle donation program to provide a bicycle to individuals who otherwise could not afford one.
- Free giveaways should be limited to low cost, bicycle safety items such as custom flashing rear bicycle reflectors and/or reflective ankle straps that help attract people to information tables at events.
- Vehicle parking policies should be revised to provide a greater financial incentive to bicycles, such as attractively pricing occasional-use permits to benefit individuals who regularly use alternative modes to campus.
- A program that assists procurement of bicycles for CBU employee use could reduce the operation of vehicles currently serving short trips and multiple stops within campus.
- An on-campus bicycle shop/station should be considered offering full or limited services, such as air pumps, attended or secure parking, bicycle repairs, equipment rentals, lights, and other equipment, and outreach and education.





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CHAPTER 7: IMPLEMENTATION

Specific Plans generally provide direction for future development and improvements for both the public and private sectors. The ultimate goal of such a planning effort is to attract desired private economic investment to a specific area. The CBU Specific Plan sets forth a common vision, objectives and policies for private development as well as recommends various public improvements.

Cities can facilitate private development by creating an environment conducive to development through the actions and policies of a Specific Plan. These include, but are not limited to:

- Creating zoning that is responsive to the market demand for various land uses;
- Allowing increased density in appropriate areas;
- Allowing parking reductions in higher density areas with transit and shared parking opportunities;
- Streamlining the entitlements process for desired project types;
- Providing area-wide public improvements, such as parking, infrastructure, landscaping, street furniture, etc.;
- Marketing the area with a new or enhanced identity; and
- Providing code enforcement to improve the visual appeal of the area.

A. Phasing

The CBU Specific Plan will be implemented in four phases over an estimated fifteen-year time frame. Figure 2-1: Existing Land Use Plan shows existing land uses and those projects that were underway by 2011. These include construction of the School of Business, additional parking lots, and the student center in Lancer Plaza.

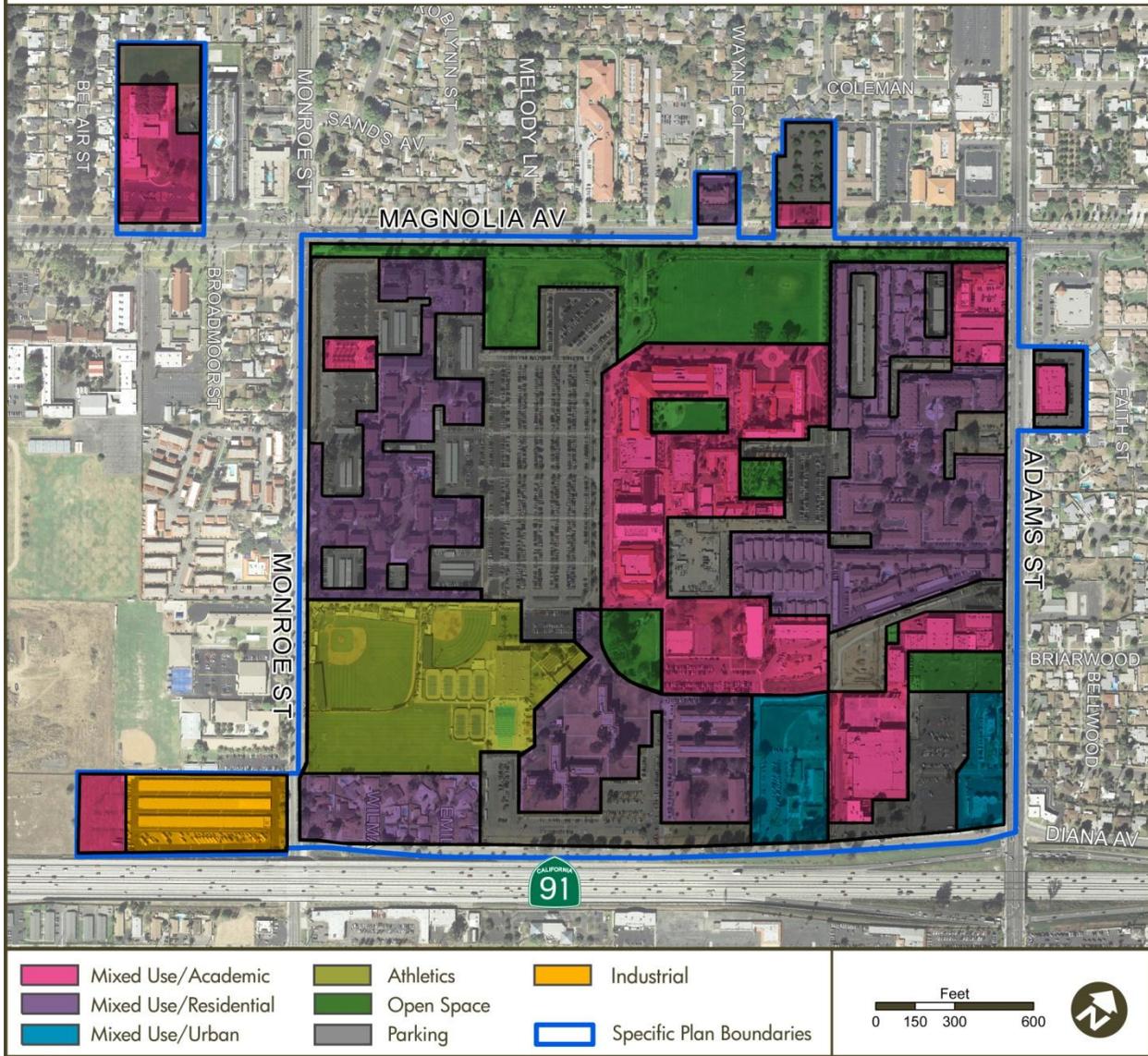
2015

Figure 7-1: 2015 Land Use Patterns illustrates the proposed land use patterns anticipated to be in place by the year 2015. Creation of additional on-campus parking at the perimeter of the campus will be built in coordination with Lancer Lane, a new inter-campus traffic circulation connection between Magnolia Avenue and Adams Street. Lancer Lane at Adams Street will become the main campus entrance taking student and faculty traffic off city streets after exiting SR-91. A mini-storage facility on the south side of Monroe Street will be converted to parking and academic support uses.





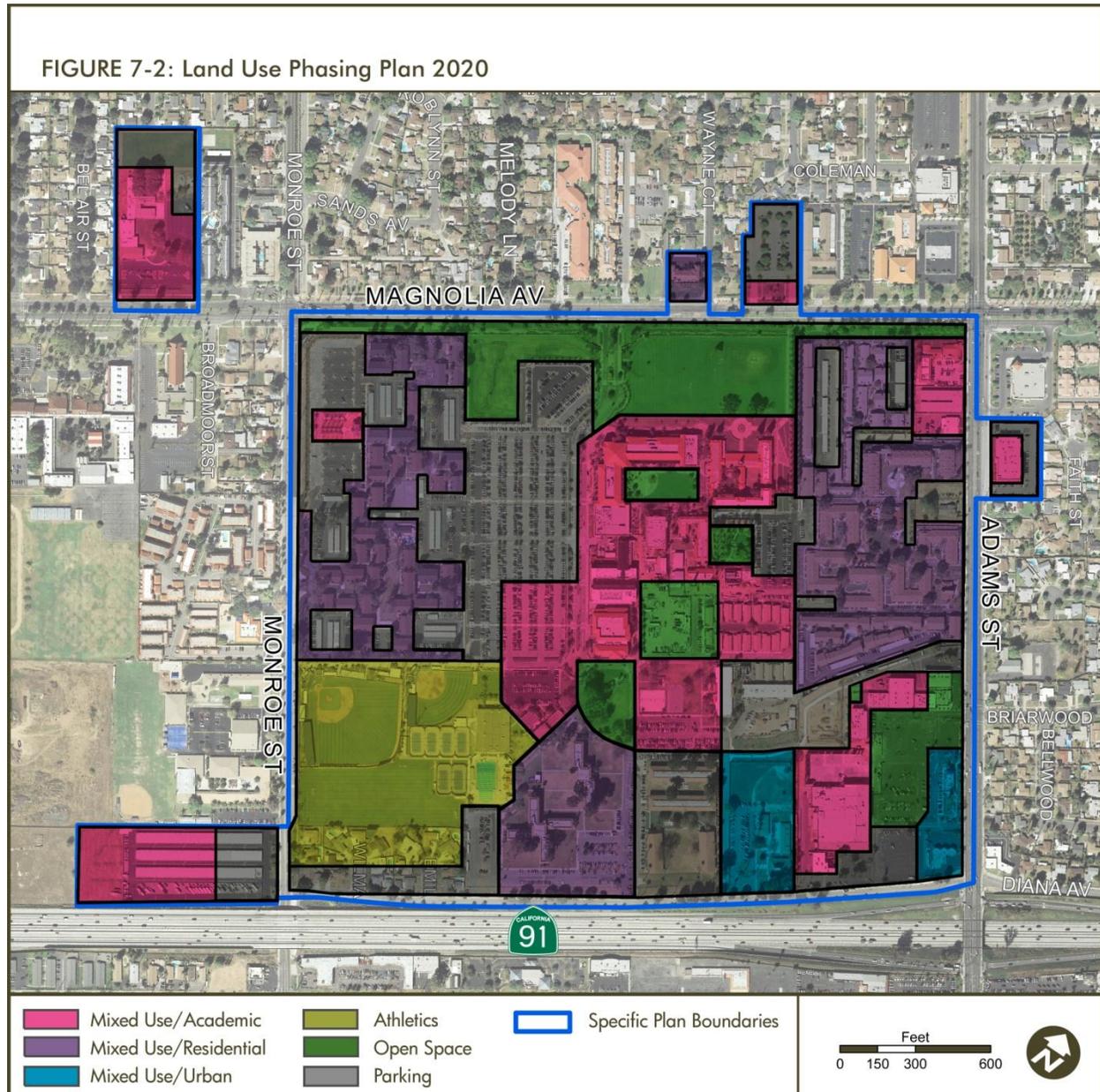
FIGURE 7-1: Land Use Phasing Plan 2015





2020

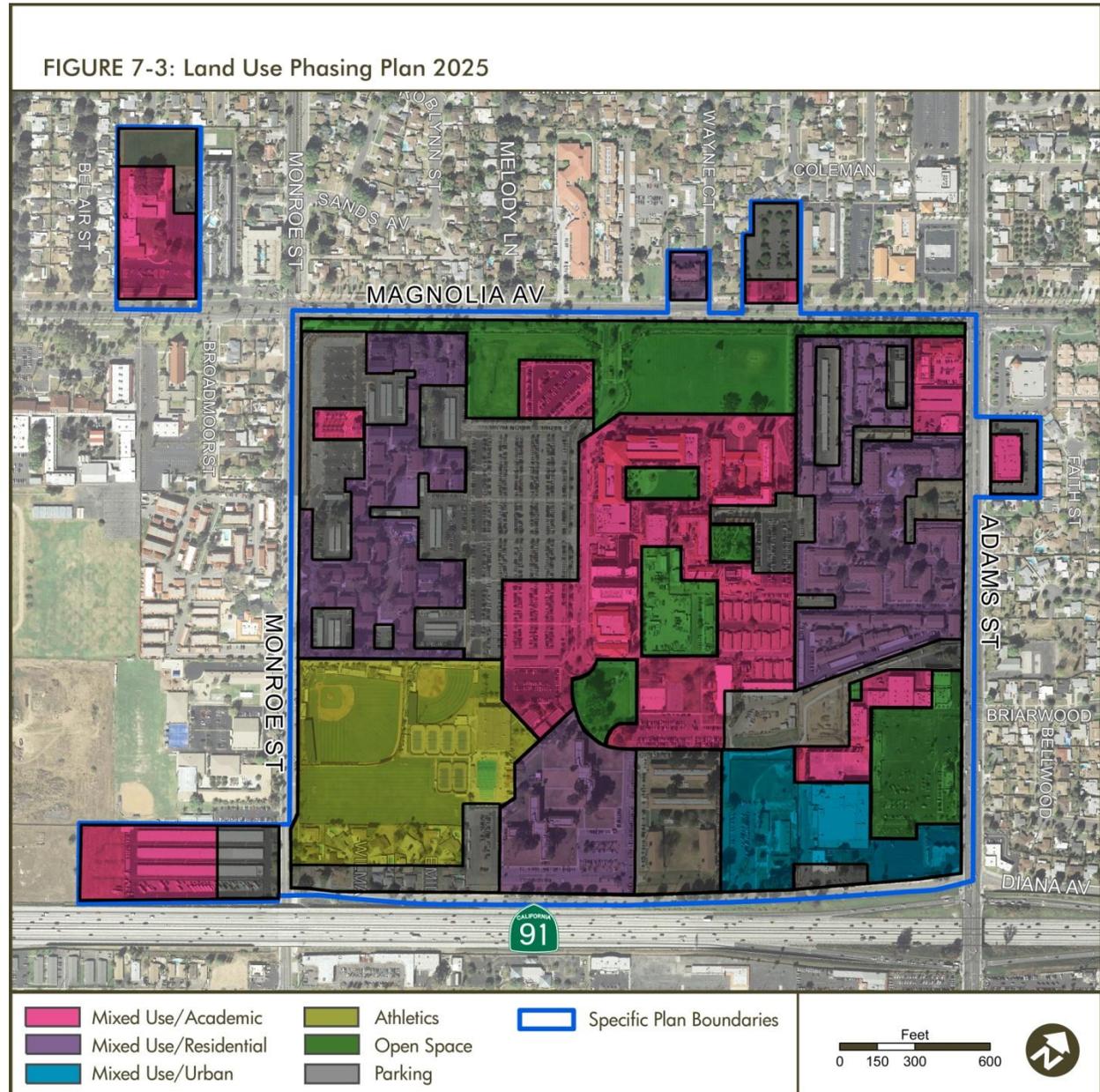
Figure 7-2: 2020 Land Use Patterns illustrates the proposed land uses patterns anticipated to be in place by the year 2020. Expansion of the athletics facilities with adjacent parking, expansion of the academic core area, expansion of the Smith and Simmons complex, and construction of two parking structures that, combined, will provide on-campus parking at the campus perimeters to improve student access to residential and academic uses and will more evenly distribute traffic around campus. Further development of Lancer Plaza will occur during this phase.





2025

Figure 7-3: 2025 Land Use Patterns illustrates the proposed final land uses patterns anticipated to be in place by the year 2025. Lancer Plaza will be completed with an event center to serve as a major community interface point that will offer opportunities for CBU students and Riverside residents to commingle within multiple facilities and open spaces. This phase corresponds to the CBU Planning Areas (Figure 4-1) as well as the CBU Specific Plan Zoning (Figure 1-6).





B. Implementation Tools

This section includes tools to implement the objectives and recommendations presented in the CBU Specific Plan. The tools identify the responsible party and provide a time frame for implementation.

Services and Maintenance

Landscaping

Maintenance of landscape in the public right-of-way, beyond the City's current standards and maintenance of the walkways will require a private means for funding or another funding mechanism acceptable to the City that would not obligate the City to provide funding for maintenance for landscaping above City standards.

Responsible Party: CBU

Time Frame: Prior to installation of landscaping

Water

As part of the CBU Specific Plan, the following improvements related to water service will be implemented:

- Realign 350 feet of existing 12-inch water line on Lancer Lane.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Construct 1,400 feet of an 8-inch water line along the primary vehicular roadway.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

Sewer

As part of the CBU Specific Plan, the following improvements related to sewer service will be implemented:

- Perform a detailed sewer analysis during the preparation of improvement plans to verify available capacity on the Magnolia Avenue.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Extend approximately 500 feet of 6-inch sewer to Adams Street to serve the proposed Recreational Center.

Responsible Party: CBU

Time Frame: Prior to release of occupancy for the Recreation Center.

- Extend approximately 300 feet of 6-inch sewer to Diana Avenue and place sewer pump to serve the future Sports Arena.



Responsible Party: CBU

Time Frame: Prior to release of occupancy for the Sports Arena.

- Connect to the existing 12-inch or 15-inch sewer on Monroe Street. The 15-inch sewer line is proposed per the Wastewater Collections and Treatment Facilities Integrated Master Plan. The anticipated replacement period is between 2016 and 2020.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects after the installation of the 15-inch sewer line, per the Wastewater Collections and Treatment Facilities Integrated Master Plan.

- Construct approximately 1,770 feet of 10-inch sewer to serve the proposed academic buildings.

Responsible Party: CBU

Time Frame: Prior to release of occupancy for the proposed academic buildings.

Storm Drain

As part of the CBU Specific Plan, the following improvements related to storm drain service will be implemented:

- Upgrade the existing on-site basin to detain increased runoff from existing development to keep the outflow at or below the existing storm flows.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Construct local area storm drains surrounding any proposed academic buildings that tie to the existing storm drain systems draining to the basin.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Extend the existing 30-inch storm drain along Lancer Lane to provide drainage facilities for the re-aligned primary vehicular roadway.

Responsible Party: CBU

Time Frame: Prior to construction finalization of Lancer Lane.

- Re-design the existing on-site basin to current water quality basin standards to improve the pollutants removal efficiency and storm water mitigation.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Design the outlet structure to detain storm water runoff to pre-project conditions.



Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- Connect the outlet structure to the existing 30-inch storm drain on Magnolia Avenue, ultimately draining to the existing Monroe Street Channel.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

Traffic

As part of the CBU Specific Plan, the following improvements related to traffic management will be implemented:

- *Adams Street at Lancer Lane/Briarwood Drive* – Construction of an additional northbound left-turn lane (total of two left-turn lanes onto campus) and increase of both storage pockets to 250 feet in length.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- *Lancer Lane* – Construction of Lancer Lane at Adams Street to include two inbound lanes and three outbound lanes (one left-turn lane, one through lane and one right-turn lane). Provide 200 feet of storage for the left-turn lane. This internal roadway will continue to connect to Magnolia Avenue and will serve as the primary roadway to the campus.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- *Adams Street* – Dedicate and construct the project's frontage improvements along Adams Street, ultimately a six-lane arterial with 120 feet of right-of-way, to include travel lanes in the southbound direction between Magnolia Avenue and Diana Avenue.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

- *Monroe Street* – Dedicate and construct the project's frontage improvements along Monroe Street, ultimately a four-lane arterial with 88 feet of right-of-way to include two-travel lanes in the northbound direction.

Responsible Party: CBU

Time Frame: As required to meet the demand of individual projects.

Historic Resources

As part of the CBU Specific Plan, the following requirements related to historic resources will be implemented:



General

- Exterior alteration of, addition to, demolition of, and new construction near historic resources shall be avoided to the extent possible and, when unavoidable, shall be designed and undertaken in accordance with the *Secretary of the Interior's Standards* as well as the City's Cultural Resources (Riverside Municipal Code, Title 20).

Responsible Party: CBU

Time Frame: On-going

- All designated and eligible historic resources within the campus will be adaptively reused and treated in a manner consistent with the Secretary of Interior's Standards to the extent feasible and/or as approved in accordance with Title 20 of the Municipal Code.

Responsible Party: CBU

Time Frame: On-going

Neighbors of Woodcraft Historic District

- No project is proposed within this historic district. Development of adjoining areas at the southeast edge provide an opportunity to define boundaries of the Neighbors of Woodcraft historic district and to enhance the components of the complex to avoid obscuring or overshadowing the property. The circa 1920s-1930s active mailbox near the southeast corner of the 4-story building appears to be a historic feature associated with the Neighbors of Woodcraft complex and shall be retained in place during implementation of general campus-wide improvements.

Responsible Party: CBU

Time Frame: On-going

CBU Historical District

Wallace Book of Life Building

- The architecture and scale of the Wallace Building should be considered when considering alterations and additions to this building as well as when designing a future open amphitheater, which should be oriented so as not to visibly or spatially exclude this historic resource.

Responsible Party: CBU

Time Frame: On-going

Smith and Simmons Dormitories

- Additions, alterations, and new construction shall be designed and undertaken in accordance with the *Secretary of the Interior's Standards*. Alteration of existing dormitories shall be limited to the addition of 2-story east-west attached or detached wings to Smith Hall to match the design of Simmons Hall and the historic plan to enlarge Smith Hall.

Responsible Party: CBU

Time Frame: On-going



- New dormitory buildings shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls, without creating a false sense of historicity.

Responsible Party: CBU

Time Frame: On-going

- Additions, alterations, and new construction at the dormitories, expansion of Lots 6 & 7, and the realignment of Campus Drive shall be designed in such ways as to maximize retention of green space, maintain geometric pattern of concrete walkways and lawn around and among the buildings, and minimize removal of mature trees.

Responsible Party: CBU

Time Frame: On-going

Van Dyne Field House Gym

- The new academic building shall be designed to minimize visual impacts and preserve the imposing statement of the gym on the landscape in the following ways:
 - Building footprint shall be reduced to provide greater space between the new academic building and the alignment of the north and east elevations of the gym;
 - The entire existing green space and geometrically patterned turf-walkway alignment; between the gym and current athletic bungalows shall be preserved;
 - Setback from adjacent roadways shall be maximized;
 - Overall height shall not exceed that of the gym; and
 - Design shall be stylistically harmonious with the gym.

Responsible Party: CBU

Time Frame: On-going

Rose Garden Village and Royal Rose

- Additions and alterations to facilitate increased residential density are proposed. Private open space patios/balconies would be removed as apartments are converted to student residences. Improvements to the existing secondary vehicular roadway that loops around the complex are proposed by 2015.

Responsible Party: CBU

Time Frame: On-going

- Exterior alteration of, and addition to, existing buildings, demolition, and new construction shall be avoided to the extent possible, and when unavoidable, shall be designed and undertaken in accordance with the *Secretary of the Interior's Standards* and applicable Guidelines.

Responsible Party: CBU

Time Frame: On-going



- Private open space patios and balconies, and other character defining features, of the Rose Garden Village/Royal Rose shall not be removed. The path of the asphalt drive shall not be altered and its improvement shall not remove important landscape features and materials, including Pat Nixon and Frank Miller Roses, or compromise its contribution to the village scale and character of this historic resource.

Responsible Party: CBU

Time Frame: On-going

- All historic plaques and markers shall be retained in place and those that have been previously removed shall be reinstalled in their original location or close proximity, if known.

Responsible Party: CBU

Time Frame: On-going

- The path of the asphalt drive shall not be altered and its improvement shall not remove important landscape features and materials or compromise its contribution to the village scale and character of this historic resource.

Responsible Party: CBU

Time Frame: On-going

- CBU shall contract with a qualified Rosarian to survey the property, determine if Pat Nixon, Frank Miller, or other important rose varieties are extant, and provide recommendations, as applicable, for long term care and maintenance as well as preservation, protection, and treatment during construction activity, which shall become conditions of approval for all future related projects. If important rose varieties are identified, CBU shall:
 - Incorporate recommendations for care and maintenance into its campus landscape program;
 - Incorporate identified plants *in situ* into all future proposed projects for this site; and
 - Design nearby additions/alterations or roadway improvements to avoid or limit disturbance; be further guided by Rosarian recommendations.

Responsible Party: CBU

Time Frame: On-going

Hawthorne House and Tree

- A prior cultural resources study identified a mature Eucalyptus windbreak tree located in a now separate parcel to the south that was identified as a related feature of the Hawthorne House. CBU is required to assess the health and stability of the tree, and if the tree is found stable and healthy, CBU shall care and maintain the tree in its campus landscape program; incorporate the tree *in situ* into all future proposed projects for this site; design nearby additions/alterations or roadway improvements to avoid or limit disturbance to the tree such as nearby excavation/grading; and if necessary, realign the existing roadway or convert the drive to a pedestrian pathway or open space area/network to accommodate the tree.

Responsible Party: CBU

Time Frame: On-going



Cooper House

- The Cooper House is to be relocated by the year 2015 along with the adjacent (north) vacant lot for the construction of a surface parking lot. In the event the Cooper House is demolished under a revised Relocation/Demolition Program, which would constitute a substantial adverse effect, other applicable recommendations in the previous study (JMRC 2008-2010) to reduce project impacts shall be imposed:
 - Prior to the issuance of a demolition permit, a comprehensive documentation program, such as the Historic American Building Survey (HABS), which includes measured drawings, photographic recordation, and written history and description (satisfied by JMRC 2010), is completed by a qualified professional and submitted to the City of Riverside Community Development Department, Planning Division, the Eastern Information Center (EIC); and California Baptist University.
 - An opportunity for architectural salvage is given to a local architectural salvage group.

Responsible Party: CBU

Time Frame: Year 2015

- The mature pine tree located in the rear yard should be evaluated by a qualified consulting arborist for health and stability. If feasible, the tree should be preserved in place, protected during all construction activities, and incorporated *in situ* into the successive proposed projects for this site.

Responsible Party: CBU

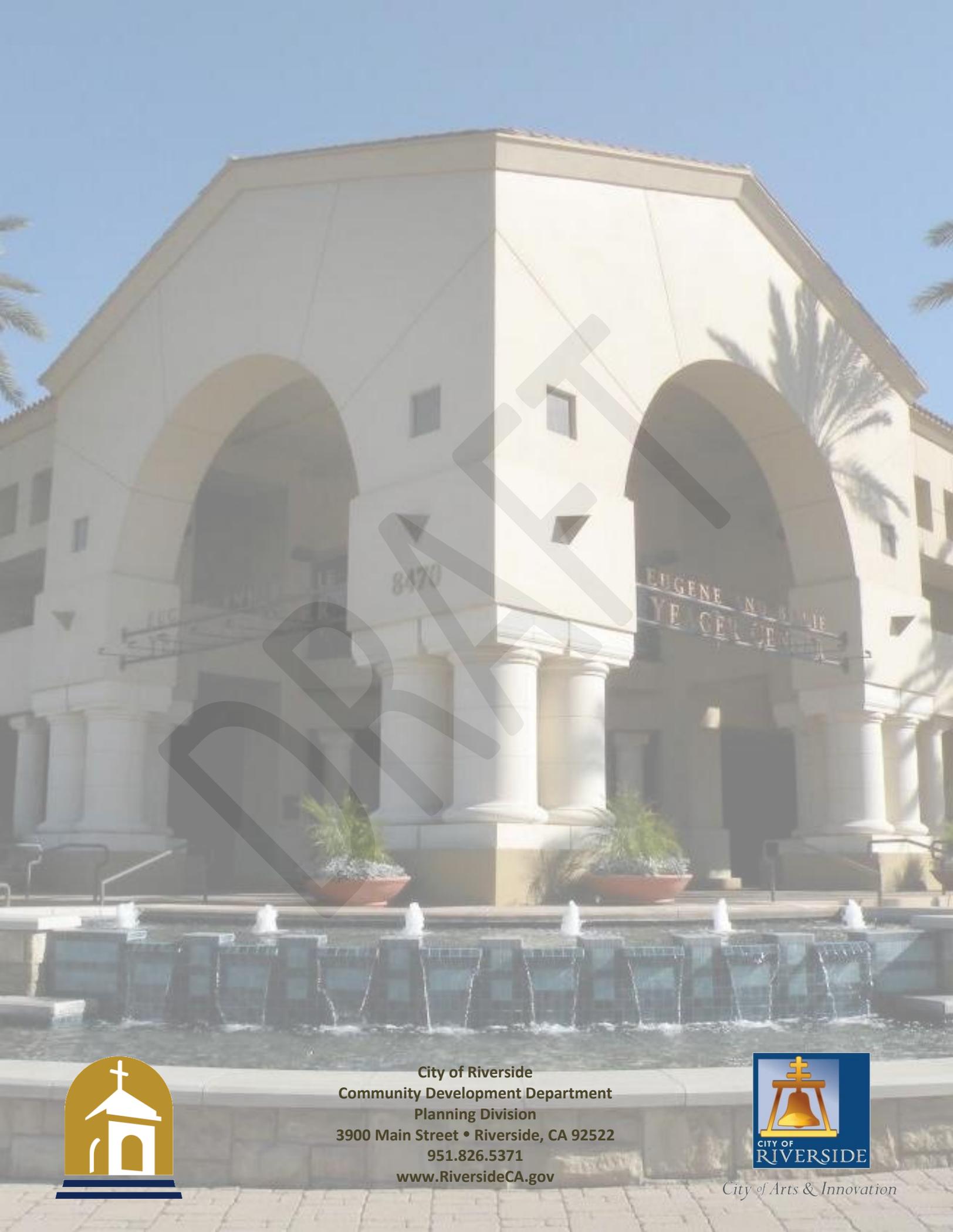
Time Frame: Year 2015

Free Methodist Church

- This property is not owned by CBU, but is included in the Specific Plan area. As such, it is recommended that direct route from Adams Street to the church should remain open and accessible until that portion is vacated along Diana Avenue. The path of access through the new Lancer Plaza should be made as direct as possible and signed to facilitate access to the church.

Responsible Party: CBU

Time Frame: On-going

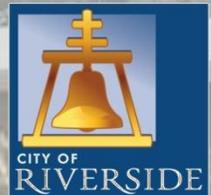


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