

# *Riverside Transit-Oriented Development Plan*

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# Downtown Riverside Transit-Oriented Development Plan

Draft - February 2006

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## **DISCLAIMER:**

This document summarizes the work conducted for the Riverside Transit-Oriented Development Study. The document was prepared under contract with the Regional Transportation Authority. Preparation of the document was financed in part through a grant from the U.S. Department of Transportation, Federal Transit Administration, and the Regional Transportation Authority. The contents of the document do not necessarily reflect the official views of the U.S. Department of Transportation, Federal Transit Administration, or the Illinois Department of Transportation.

# Downtown Riverside Transit-Oriented Development Plan

Draft - February 2006

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## TABLE OF CONTENTS

<b>Introduction</b>	<b>1-1</b>	<b>Vision &amp; Goals</b>	<b>4-1</b>
The Plan Making Processes	1-1	Planning for Downtown Riverside	4-1
Community Involvement	1-2	Previous Plan Summary Matrix	4-3
Report Organization	1-2	<b>Projects &amp; Programs</b>	<b>5-1</b>
<b>Planning Area Overview</b>	<b>2-1</b>	Content & Organization	5-1
Introduction to Historic Riverside	2-1	Opportunity Sites	5-1
Regional Setting	2-2	Parking & Circulation	5-9
Study Area	2-2	Urban Design Plan	5-20
Existing Land Use	2-4	<b>Implementation</b>	<b>6-1</b>
Business Inventory	2-6	Introduction	6-1
Historic Resources	2-8	Contents & Organization	6-1
Transportation and Parking	2-10	Action Plan Matrix	6-1
Downtown Zoning	2-14	Step 1: Institutionalizing the Plan	6-6
Planning Framework	2-16	Step 2: Preparing for Redevelopment	6-9
<b>Market Assessment</b>	<b>3-1</b>	Step 3: Undertaking Redevelopment	6-13
Market Area	3-1	Step 4: Funding the Redevelopment	6-14
Residential Market Sector Analysis	3-2	Step 5: Maintaining Momentum	6-26
Retail/Commercial Marketing Sector Analysis	3-3		
Hospitality Market Sector Analysis	3-5		



Transit-Oriented  
Development Plan

Section 1:  
**Introduction**

# Downtown Riverside Transit-Oriented Development Plan

Draft - February 2006

---

## Table of Figures

Figure 2-1, Original Olmsted Plan	2-1	Figure 5-11, Existing Pedestrian Underpass	5-15
Figure 2-2, Early Photo of Water Tower	2-1	Figure 5-12, Village Gateway Feature	5-16
Figure 2-3, Study Area Boundary	2-2	Figure 5-13, Example of Coordinated Community signage & Banner Program	5-18
Figure 2-4, Location	2-3	Figure 5-14, Example of Wayfinding & Informational Signage	5-19
Figure 2-5, Existing Land Use	2-5	Figure 5-15, Example of Interpretive Signage	5-19
Figure 2-6, Business Inventory	2-7	Figure 5-16, Centennial Park Existing Conditions	5-20
Figure 2-7, Historic Resources	2-9	Figure 5-17, Centennial Park Proposed Improvements	5-20
Figure 2-8, Transportation and Parking	2-11	Figure 5-18, Centennial Park Images	5-21
Figure 2-9, Existing Parking Table & Map	2-12	Figure 5-19, River Front Images	5-22
Figure 2-10, Pace Bus Routes	2-14	Figure 5-20, Railscape Images	5-23
Figure 2-11, B2 Zoning	2-15	Figure 5-21, Railscape	5-25
Figure 2-12, Planning Framework	2-17	Figure 5-22, Good Example of Façade Renovation	5-26
Figure 5-1, Concept Plan	5-2	Figure 5-23, Site Plan	5-29
Figure 5-2, Opportunity Sites	5-3	Figure 5-24, Planters 1-17	5-29
Figure 5-3, Former Public Works Site	5-7		
Figure 5-4, Swim Club	5-7		
Figure 5-5, Town Hall	5-7		
Figure 5-6, Historic Riverside Hotel	5-8		
Figure 5-7, Riverfront Hotel	5-8		
Figure 5-8, Actuated Traffic Signals	5-9		
Figure 5-9, Parking & Circulation Plan	5-12		
Figure 5-10, Commuter Parking	5-13		

# Downtown Riverside Transit-Oriented Development Plan

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## INTRODUCTION

The Village of Riverside, Illinois, is pleased to present this Transit-Oriented Development (TOD) Plan for its historic downtown. This plan sets forth the community’s vision for the area and identifies development strategies for improving the function and character of downtown. The goal of implementing this plan is to enhance the quality of life within the community and to maximize the value of Riverside’s real property, while preserving and protecting its internationally cherished Frederick Law Olmsted legacy. This plan identifies opportunity sites and preferred development prototypes, urban design and landscape improvements, business district management initiatives, and a full range of implementation tools.

Planning for downtown provided opportunities for the Village to comprehensively address issues related to its role within the regional and local marketplace, land use priorities and development character, pedestrian and vehicular access and circulation needs, and public recreational amenities. Commuter rail service was the foundation upon which the community was built and it continues to play a key role today. Implementation of this plan is intended to establish a vision that supports public and private reinvestment and maintains and expands ridership on Metra/BNSF Line, as well as use of the Riverside Metra Station located in the center of the community.

A 10-year timeframe is envisioned for this plan and its successful implementation will be driven by private sector reinvestment in downtown. In order to support these investments, the Village has identified public improvement programs that it can implement in order to support private sector interests.

### The Plan Making Process

Planning for Downtown Riverside spanned 10 months, from April 2005 to January 2006, and included 9 specific tasks

- **TASK 1:** Data Collection and Analysis
- **TASK 2:** Market Assessment
- **TASK 3:** Community Visioning and Design Workshops
- **TASK 4:** Preliminary Concept Plan Scenarios
- **TASK 5:** Preferred Concept Plan Development
- **TASK 6:** Circulation and Parking Plan
- **TASK 7:** Urban Design Plan
- **TASK 8:** Financing and Implementation
- **TASK 9:** Final Plan Document

# Downtown Riverside Transit-Oriented Development Plan

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## Community Involvement

Community stakeholders participated in every phase of the development of this plan. Information was provided to the general public via local newspapers and the Village website regarding meeting dates and the availability of presentation materials. URS met with the Chamber of Commerce and conducted several key person interviews to solicit stakeholder input. A series of public meetings was held throughout the process to discuss issues, opportunities and development alternatives for downtown, as well as to discuss a range of implementation tools potentially available to the Village for financing the plan. Throughout the process, the Village Trustees attended meetings and listened to constituents regarding the need to move forward with actions to improve downtown.

### Key Meetings:

- Project Initiation Meeting ..... April 12, 2005
- Downtown Visioning Workshop ..... June 9, 2005
- Downtown Design Workshop ..... July 16, 2005
- Implementation Meeting ..... September 20, 2005

## Report Organization

The following chapters are contained in this report:

- **PHYSICAL CONDITIONS ANALYSIS:** This section summarizes the results of the data collection and analysis undertaken as the first step of the planning process. It includes maps and text that describe current conditions and improvement opportunities related to downtown land use, zoning, historic resources, business mix, and transportation systems.
- **MARKET CONDITIONS ANALYSIS:** This section provides an overview of the analysis and conclusions of the Market Assessment document which is available in its entirety as an Appendix to this report.
- **VISION & GOALS:** This section articulates the community’s vision and goals for downtown improvement.
- **PROJECTS & PROGRAMS:** This section contains physical plans for downtown that identify opportunity sites and development prototypes, circulation and parking strategies, urban design recommendations and design guidelines.
- **IMPLEMENTATION:** The final chapter identifies finance and implementation recommendations.