

## New Density

**GOAL: TO PROVIDE A VARIETY OF HOUSING AND SHOPPING OPTIONS FOR CURRENT AND FUTURE RESIDENTS.**

### SELECTIVELY INCREASE DENSITY

Density is an often misunderstood term used to describe the ratio of built development to unbuilt land or sometimes the number of people who live in a given area. For several decades, it was generally considered a good idea to spread things out as much as possible. Overcrowding was the primary concern and the days of cheap gasoline made commuting relatively inexpensive. More recently the social and economic costs of these decisions have made the clustering or densification of new development a much more attractive alternative. By placing shops, offices and homes closer together it is possible to achieve significant infrastructure savings and encourage pedestrian activity. By spreading homes, offices, and shops out over a large distance we have actually seen a decline in the sense of community and everyday interactions between citizens and even neighbors. Medium density developments help to reestablish City centers. Medium density projects will also help Riverside move its home ownership numbers more dramatically with a smaller overall land development by providing more homes on the same amount of ground.

### GUIDE DEVELOPMENT

The proposed development footprint we have shown is an estimation of the new buildings you are likely to see in the community in the coming years. This dramatic change in the amount of development reflects the estimation of growth potential calculated by Development Strategies. It is critically important to realize that the City will be changing dramatically regardless of what the citizens of Riverside would like to have happen. The opportunity is to guide future development so that it improves the appearance and vitality of the City rather than reacting to it after the fact.

### PROMOTE NATURAL CHARACTER

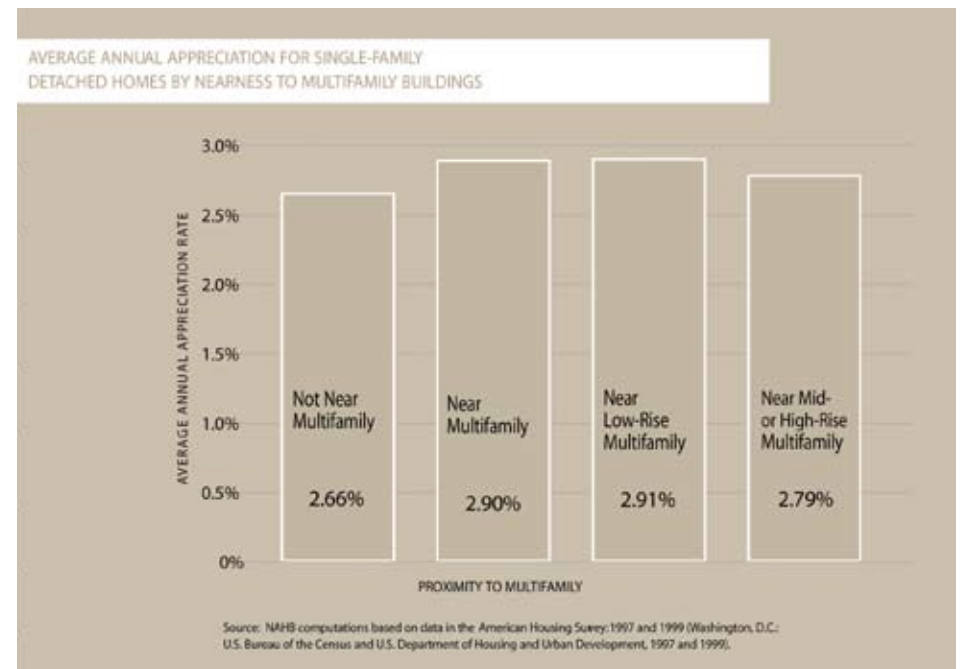
The schematic design included in this plan is designed to allow for future growth while protecting and enhancing the characteristics of Riverside that make the community unique. New developments represent a significant opportunity for the community, but it will also be crucial to protect the most important green spaces in order to keep the “natural” feel of the City. By densifying in identified locations and protecting the most environmentally important locations, Riverside will grow smart and bolster its identity.

It is important to note that development will not happen exactly according to this plan, but that with the proper guidelines and implementation procedures, final developments will accomplish the same goals as the design, and

will represent the best possible future for the City. Policy makers take note, it will require fortitude to insist that development adhere to the goals and guidelines established by the master planning process and recorded in this document. By holding firm, especially in the early years, it will be possible to alter the way development occurs in the City.



A variety of architectural styles may help capture a wider segment of the housing market.



Higher density developments have no negative financial impact on single family homes.