

11.0 Riverview District

11.1 Introduction

The Riverview District is located within the south-central area of the City, generally bordered to the northwest and north by the Historic District, to the northeast by Interstate 15 (I-15) and the Lake Elsinore Hills District, to the east and south by the Ballpark and East Lake districts, respectively. The location of the Riverview District is shown on Figure RV-1.

The Riverview District is a combination of steep terrain and flat areas nestled between a knoll with steep slopes, a major watercourse, and the lake. Higher elevations and steep slopes are located in the northwest areas of the Riverview District which function as a physical border with most of the adjacent Historic District. The San Jacinto River (floodway), located within the Riverview District along the eastern and southern areas, is the City's major watercourse. The river flows southwest from Canyon Lake through the Lake Elsinore Hills District, the Riverview District, and ultimately empties into the lake.

No registered or locally recognized historic structures exist within the Riverview District. The existing built environment was developed relatively recently. The largest concentration of historic sites within the City is located within close proximity to the Riverview District in the adjacent Historic District to the northwest. The main focus of the Riverview District Plan is to create a mixed-use and vibrant neighborhood with a variety of supporting uses and tourist commercial opportunities while supporting auto mall activities in its eastern areas. The Riverview District's central location and rich variety of natural resources provide the framework for revitalization and the future growth of the area.

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11.2 Description

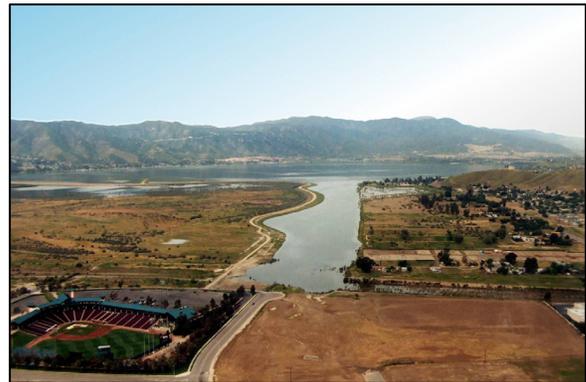
The Riverview District encompasses approximately 432 acres and primarily consists of residential uses, along with commercial, and supporting institutional facilities. The built environment is primarily allocated in the eastern, southern, and central areas. The City's auto mall center and a multi-family residential development are located in the eastern areas along I-15. The southern areas include residential and commercial uses along Lakeshore Drive, a roadway that passes through the Riverview District in an east-west direction. Lakeshore Drive provides a connection to Railroad Canyon Road/Diamond Drive to the southeast which accesses I-15. Lakeshore Drive also provides access to the Historic District to the northwest. A senior center and a recreational facility are located to the west close to the lake and south of Lakeshore Drive. The central areas include a mix of old and newer housing and the Railroad Canyon Elementary School within proximity to three local roadways, Mills Street, Park Way and Avenue 7.

The Riverview District is surrounded by a variety of land uses and is bordered by four districts. The Historic District to the northwest includes a variety of residential, commercial, recreational, and institutional uses. The emerging residential districts of East Lake and Lake Elsinore Hills to the south and east are governed by adopted specific plans that collectively incorporate thousands of new housing units and supporting uses. In addition, the Ballpark District to the southeast includes Diamond Stadium, with a motocross facility, an airstrip, hang gliding, skydiving and glider activities further south.

11.3 Land Use

11.3.1 Unique Attributes

One of the Riverview District’s most defining characteristics is the auto mall located at the eastern edge. The auto mall provides a significant source of tax revenues for the City. The Riverview District’s proximity to the river and the lake will play an important role in the area’s future. The areas along the river and the lake have waterfront property that will provide a unique urban design and additional recreational opportunities.



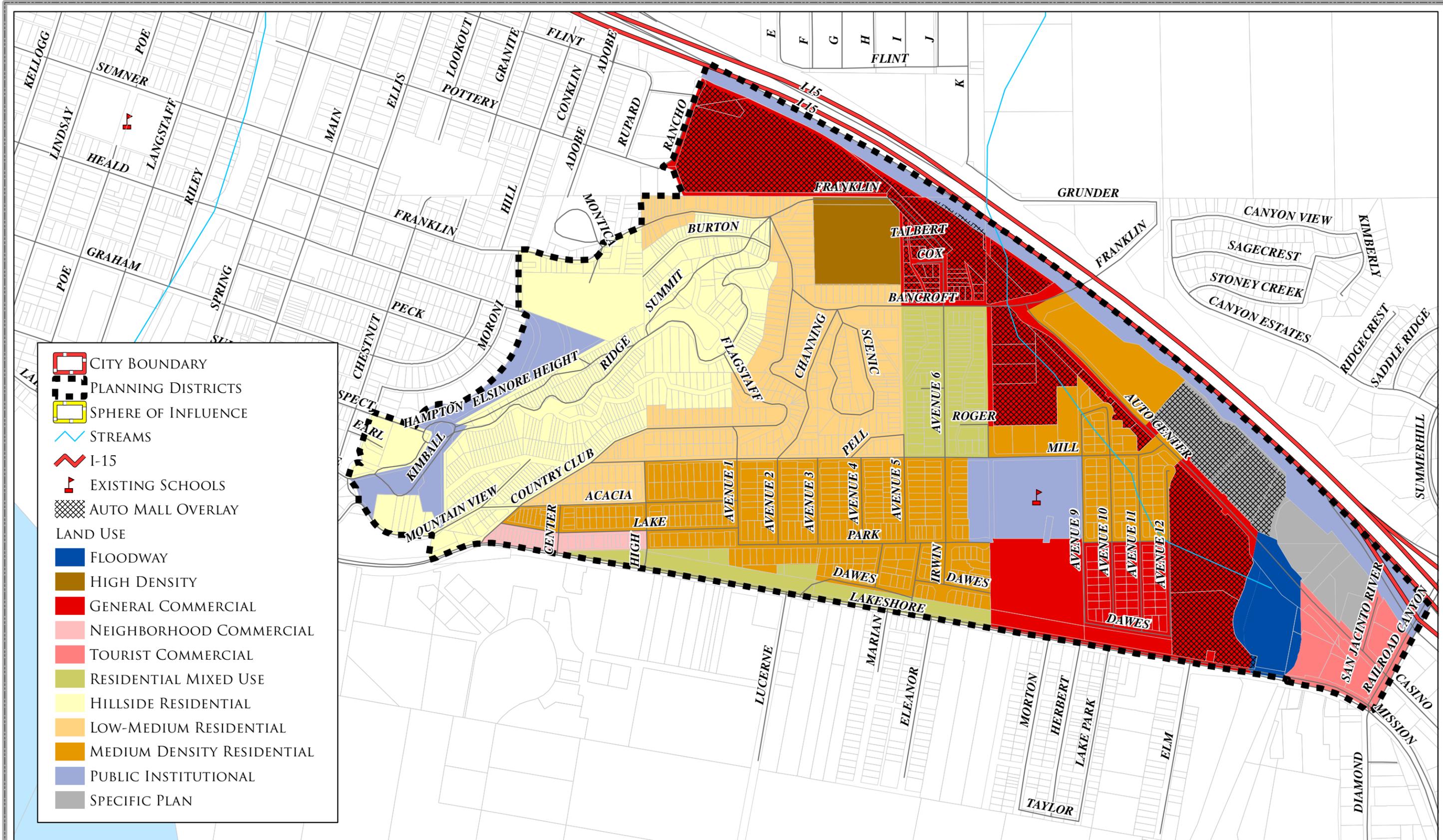
San Jacinto River Releasing into Lake Elsinore

11.3.2 Planned Land Use

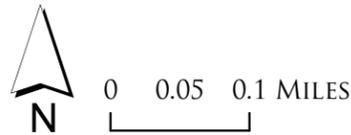
The northwestern hills have been designated as hillside residential and will offer beautiful views of the lake.

The mixed-use and variety of residential designations in the central area will help support and compliment the commercial areas within the District as well as the entertainment activities anticipated in the neighboring Ballpark District across the river to the southeast. The easternmost areas of the District have been designated as general commercial with the intent to support the existing auto mall uses.

It is important to mitigate any land use incompatibility issues such as lighting and hours of operation between auto mall activities in the general commercial areas in the eastern portions of the Riverview District with the surrounding residential uses. For example, downward facing and shielded lights can reduce glare at nighttime.



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
RIVERVIEW DISTRICT LAND USE PLAN
FIGURE RV-1

BACKSIDE OF FIGURE

The primary land uses are twenty-two percent (22%) general commercial, twenty percent (20%) medium density residential, and eighteen percent (19%) hillside residential. Table RV-T1 below summarizes the distribution of land use designations within the Riverview District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure RV-1 illustrates the distribution and location of the land use designations.

Table RV-T1. Distribution of Land Uses – Riverview District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Floodway	9.4	2.18%
General Commercial	96.4	22.33%
Tourist Commercial	11.8	2.73%
Hillside Residential	80.2	18.56%
Low-Medium Residential	58.4	13.51%
Medium Density Residential	86.4	20.01%
High Density Residential	10.0	2.31%
Neighborhood Commercial	4.2	0.97%
Public/Institutional	45.4	10.51%
Residential Mixed Use	29.7	6.88%
Total	431.9	100.00%

11.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Riverview District is to stimulate a mixed-use neighborhood with a variety of land uses that incorporate the area’s natural amenities and surrounding uses.

Policies

RV 1.1 Encourage the redevelopment and/or rehabilitation of aging structures.

RV 1.2 Through the project and CEQA processes create strong linkages to recreational areas, the lake, the river, and the Ballpark District.

RV 1.3 Through the project and CEQA processes ensure compatibility between the Riverview District’s wide variety of uses.

RV 1.4 Encourage the establishment of auto sales enterprises along Auto Center Drive.

RV 1.5 Through the project and CEQA processes establish and maintain adequate buffers between auto sale lots and residential uses.

RV 1.6 Through the project design and CEQA processes discourage the establishment of residentially sensitive uses adjacent to buffer existing auto sales lots.

Implementation Program The City shall encourage project designs that rehabilitate existing structures, incorporate and link to the District’s natural amenities, and ensure compatibility with auto mall uses.

Agency/Department Community Development Department

11.4 Urban Design

The Riverview District’s existing built environment primarily lacks any strong unifying or defining characteristics. The community’s mix of limited housing, an absence of public spaces, an auto mall and other commercial activities require the establishment of a strong sense of place. The existing character is most influenced by the auto mall and the surrounding natural amenities that include the river and the lake. As growth continues, it will be important to support an orientation towards the surrounding natural amenities, recreational and institutional facilities, and the Ballpark District to the southeast.

11.4.1 Goal and Policies

Goal 2 Encourage rehabilitation, redevelopment, and new development that is integrated with and oriented towards the Riverview District’s natural amenities and community-serving facilities in order to create a distinct mixed-use neighborhood with a variety of commercial uses.

Policies

RV 2.1 Encourage rehabilitation, redevelopment, and new development to have an orientation towards the Riverview District’s community amenities and natural features.

RV 2.2 Consider the establishment of urban design guidelines to support a rich and diverse mixed-use neighborhood with a variety of commercial activities that incorporate the area’s amenities, community facilities, and topography.

- RV 2.3 Through the project and CEQA processes incorporate a pedestrian-oriented design that provides public access from the Riverview District to adjacent recreational areas along the lake and the river, and to development activities south of Lakeshore Drive..
- RV 2.4 Through the project and CEQA processes create a safe and attractive pedestrian connection route along Lakeshore Drive that connects to the Historic District to the northwest and the Ballpark District to the southeast. Additional pedestrian routes with views of the river shall be established in a north-south direction to establish a strong connection between uses north and south of Lakeshore Drive.
- RV 2.5 Through the project and CEQA processes place community identification signs or gateway monuments at the east and west ends of the Riverview District along Lakeshore Drive.

Implementation Program The City shall support project designs that pay particular attention to pedestrian routes, District and neighborhood identities, and compatibility with a wide variety of mixed uses.

Agency/Department Engineering and Community Development Departments

11.5 Transportation/Circulation

The Riverview District's circulation network encompasses three roadways that provide access to neighboring districts along with an internal and limited network of less traveled roadways. Lakeshore Drive is the Riverview District's main artery. Lakeshore Drive borders the District in an east-west direction along its southern edge, providing a connection to the Historic District to the northwest and Diamond Drive with access to I-15 in the Ballpark District to the southeast. Auto Center Drive is located within the eastern section of the Riverview District parallel to I-15 and provides access between Franklin Street to the northeast and Diamond Drive to the southeast. Franklin Street is located in the northern and northeastern sections of the Riverview District and provides a popular route between the Lake Elsinore Hills District to the east and the Historic District's Main Street to the northwest. The remaining internal roadways provide access to many of the existing uses; several remain unpaved or incomplete. There is currently no vehicular access to the Riverview District's knoll areas, which have been designated for residential uses.

The circulation system will need to be enhanced as development continues. The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways and pedestrian trails. The bikeways and pedestrian trails are intended to provide routes between the residential neighborhoods and the surrounding recreational and entertainment activities within the adjacent districts (as shown in Chapter 2.0, Circulation Section of the General Plan).

11.5.1 Goal and Policies

Goal 3 Through the project and CEQA processes provide a safe and comprehensive roadway network for vehicular, bicycle, pedestrian, and bus traffic throughout the Riverview District and adjacent districts.

Policies

- RV 3.1 Through the project and CEQA processes improve the visual aspects of the roadways through enhanced landscaping and community identification features.
- RV 3.2 Lakeshore Drive should be designated as a scenic roadway with unifying streetscape features, road signs, and other design elements which should be encouraged to be constructed the length of the Riverview District boundaries.
- RV 3.3 Through the project and CEQA processes roadways, transit, and pedestrian routes shall be improved in order to accommodate new development and greater accessibility throughout the Riverview District as recommended by traffic studies.

Implementation Program The City shall support project designs that provide effective networks for all forms of travel in the Riverview District.

Agency/Department Engineering and Community Development Departments

11.6 Parks and Recreation

The Riverview District contains a variety of natural amenities that will help to create a successful mixed-use neighborhood with a high quality of life. Existing facilities adjacent to but serving the area are the Lakepoint Park and the Lake Elsinore Senior Center south of Lakeshore Drive, within close proximity to the lake to the west. Lakepoint Park offers softball fields, a soccer field, picnic facilities, a concession center, restrooms, and off-street parking. The Lake Elsinore Senior Center is located just north of Lakepoint Park and provides facilities and programs to primarily serve the City's senior residents.



Lakepoint Park

Railroad Canyon Elementary School is located centrally within the Riverview District and provides a possible opportunity for a joint-use facility between the City and the Lake Elsinore School District.

The provision of additional public recreational space is critical to fostering a stronger sense of community. As development occurs, the provision of public space and recreational facilities will remain important.

11.6.1 Goal and Policies

Goal 4 Encourage the expansion or new facilities for recreation within the Riverview District to foster a stronger community character and active outdoor activities.

Policies

- RV 4.1 Through the project and CEQA processes provide additional public spaces and recreational facilities for the Riverview District's residents and visitors.
- RV 4.2 Through the project and CEQA processes link the Riverview District to other recreational activities along the lake and the river.
- RV 4.3 Pursue a joint-use facility with the Lake Elsinore Unified School District at the Railroad Canyon Elementary School facility.
- RV 4.4 Through the project and CEQA processes ensure the provision of adequate additional park facilities as new residential development occurs.

Implementation Program

The City shall support project designs that meet or exceed park and recreational needs of its residents, and that link the District to adjacent recreational activities.

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