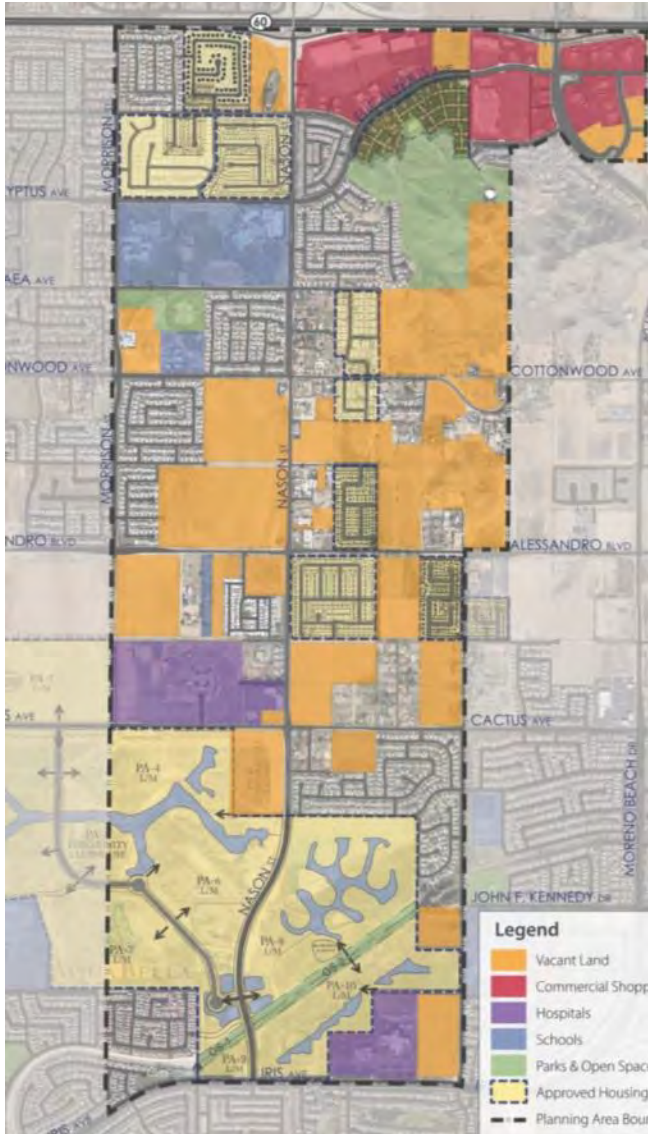


# NASON STREET CORRIDOR PLAN

# WORKSHOP #2

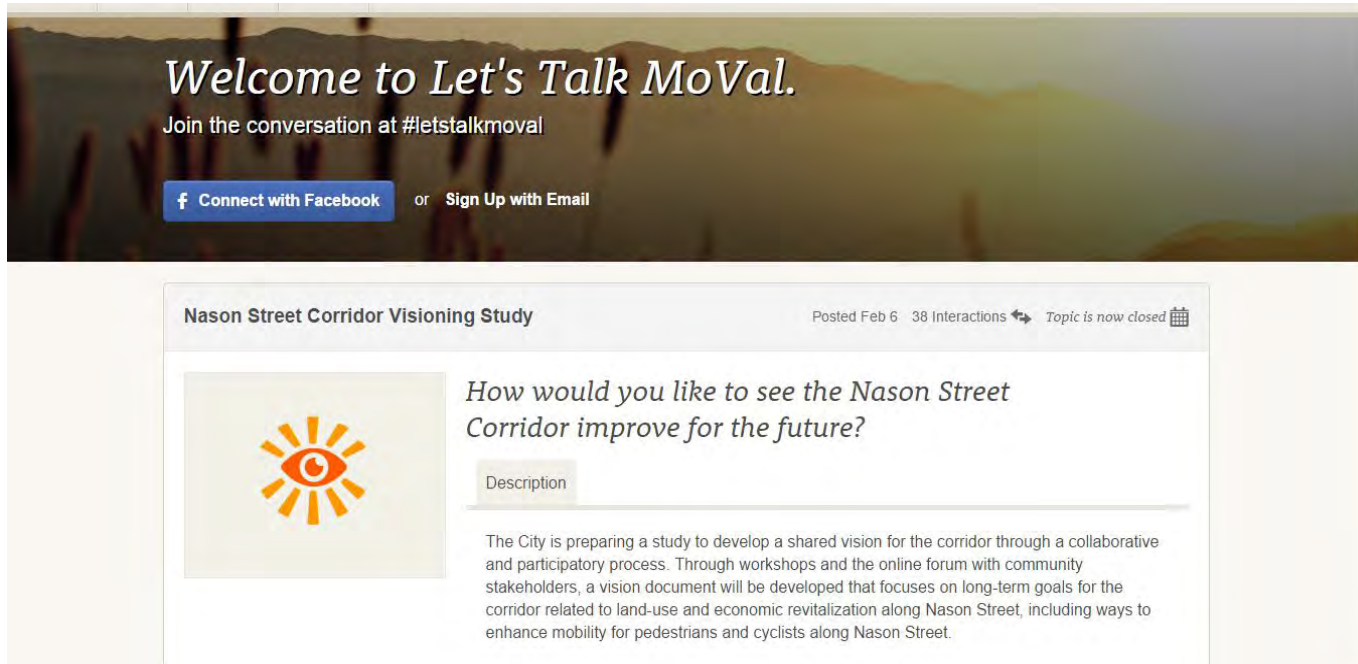


# GOALS

1. More livable, sustainable, prosperous community
2. Complete streets that support all travel modes
3. Complete networks to support walking and biking
4. Complete neighborhoods with range of housing options
5. Broader range of commercial and civic amenities
6. Sense of place/community identity
7. More jobs, and more jobs near housing
8. Healthy and sustainability outcomes

# WE LISTENED TO YOU

- Community Workshop- over 40 participants
- MindMixer website- over 20 participants




Facebook post titled "Nason Street Corridor Visioning Study" posted on Feb 6 with 38 interactions. The post includes a link to "Connect with Facebook" and "Sign Up with Email". The main text asks: "How would you like to see the Nason Street Corridor improve for the future?" and provides a description of the study's collaborative process.

*Welcome to Let's Talk MoVal.*  
Join the conversation at #letstalkmoval

Connect with Facebook or Sign Up with Email

**Nason Street Corridor Visioning Study** Posted Feb 6 38 Interactions Topic is now closed

 *How would you like to see the Nason Street Corridor improve for the future?*

Description

The City is preparing a study to develop a shared vision for the corridor through a collaborative and participatory process. Through workshops and the online forum with community stakeholders, a vision document will be developed that focuses on long-term goals for the corridor related to land-use and economic revitalization along Nason Street, including ways to enhance mobility for pedestrians and cyclists along Nason Street.

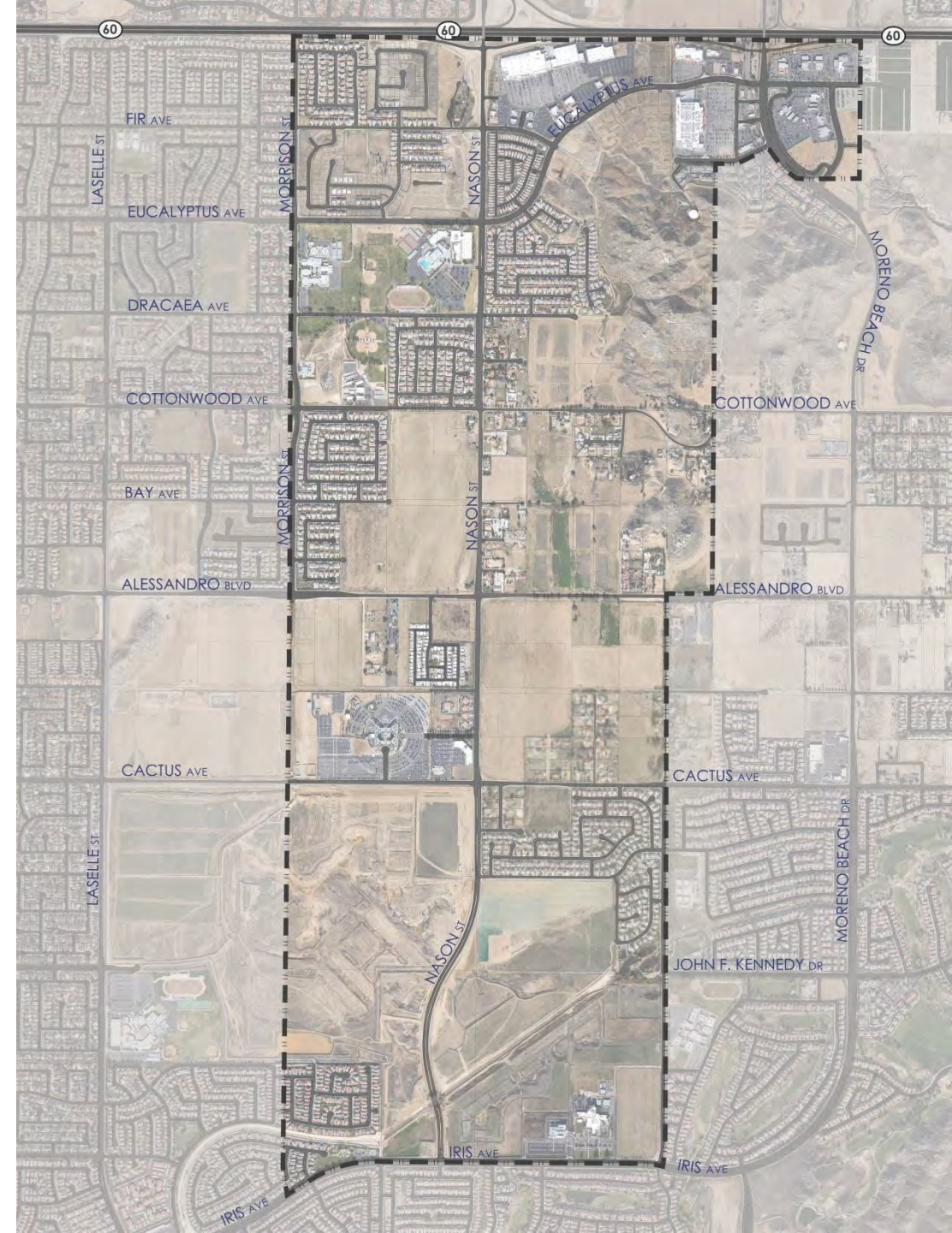


# WHAT WE HEARD

1. More bike and pedestrian infrastructure
2. More mixed use, neighborhood-serving stores, and restaurants
3. More landscaping
4. Downtown/civic center area/ places for kids and families
5. Senior living
6. More employment opportunities
7. Medical village/corridor, medical campus, hospital hotels
8. Mid-range housing

# PLANNING AREA

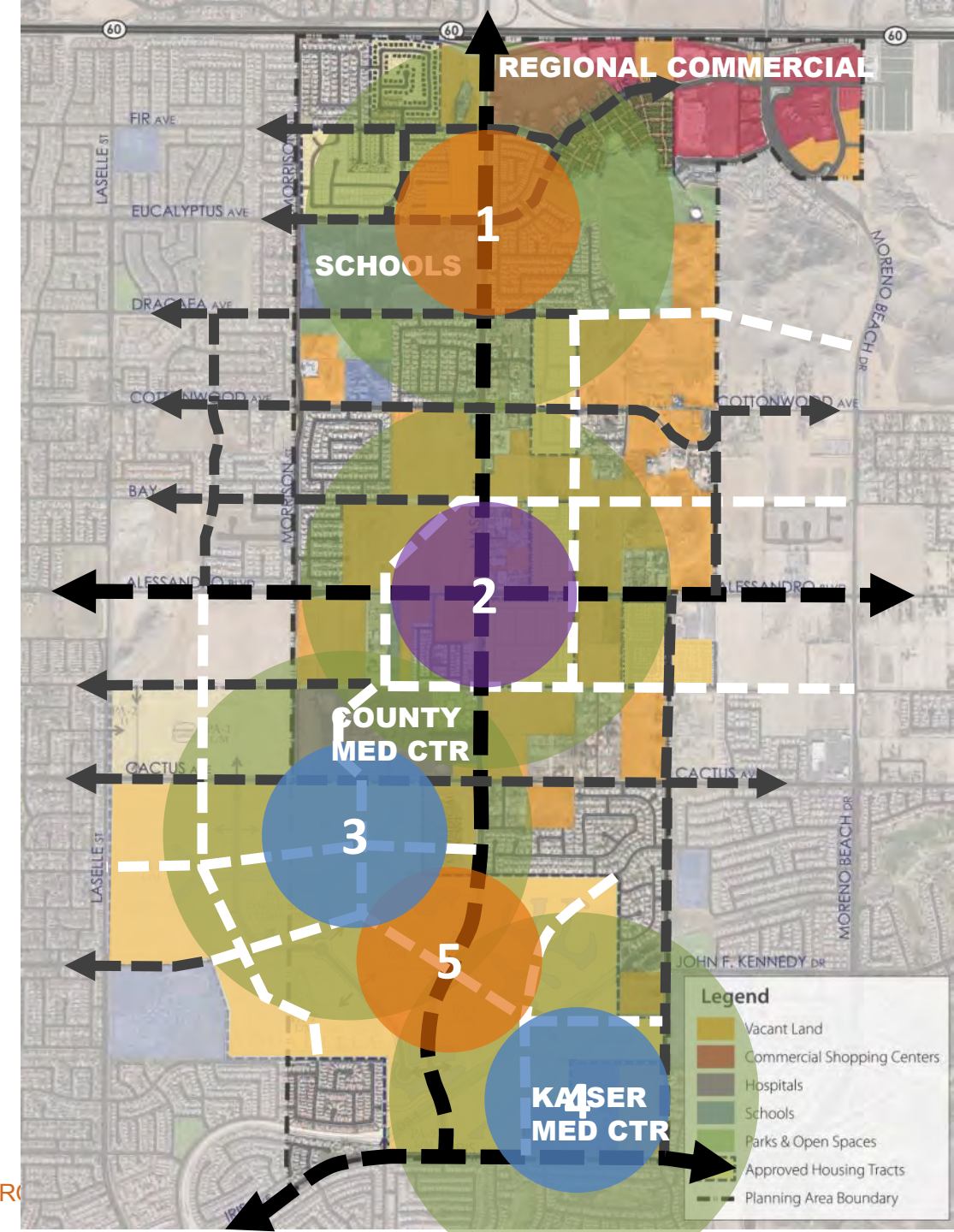
- 1,827 acre plan area
- Proximity to SR-60 to the north and 5 miles east of I- 215
- Plan will address key issues and opportunities to enhance mobility and quality of life for residents and businesses, associated service providers



# PLANNING AREA POTENTIAL

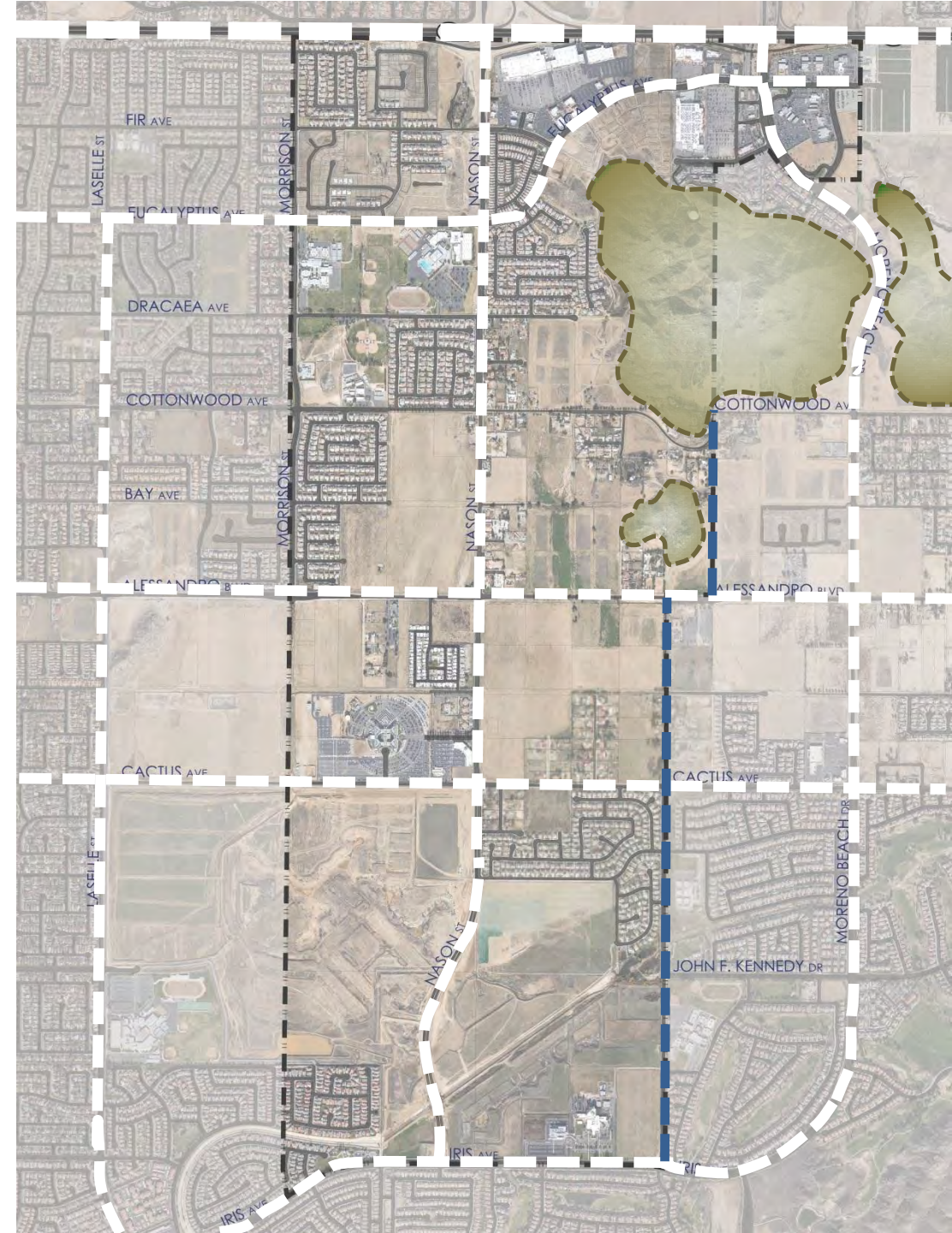
**All Areas:** Complete streets improvements, complete network improvements

- 1. Nason/Eucalyptus:** Neighborhood-serving retail at Fir, neighborhood connections to Nason, multi-family neighborhood infill
- 2. Nason/Alessandro:** Commercial/civic focus, town center, mixed-use, multi-family infill, connections/transition to neighborhoods and Medical Center
- 3. Nason/Cactus:** Medical Main Street, range of housing types, parks and lakes, avenue to Kaiser
- 4. Nason/South:** Senior housing, assisted living, continuum of care, range of housing types, medical office
- 5. Nason Center:** Drive-home shopping and services



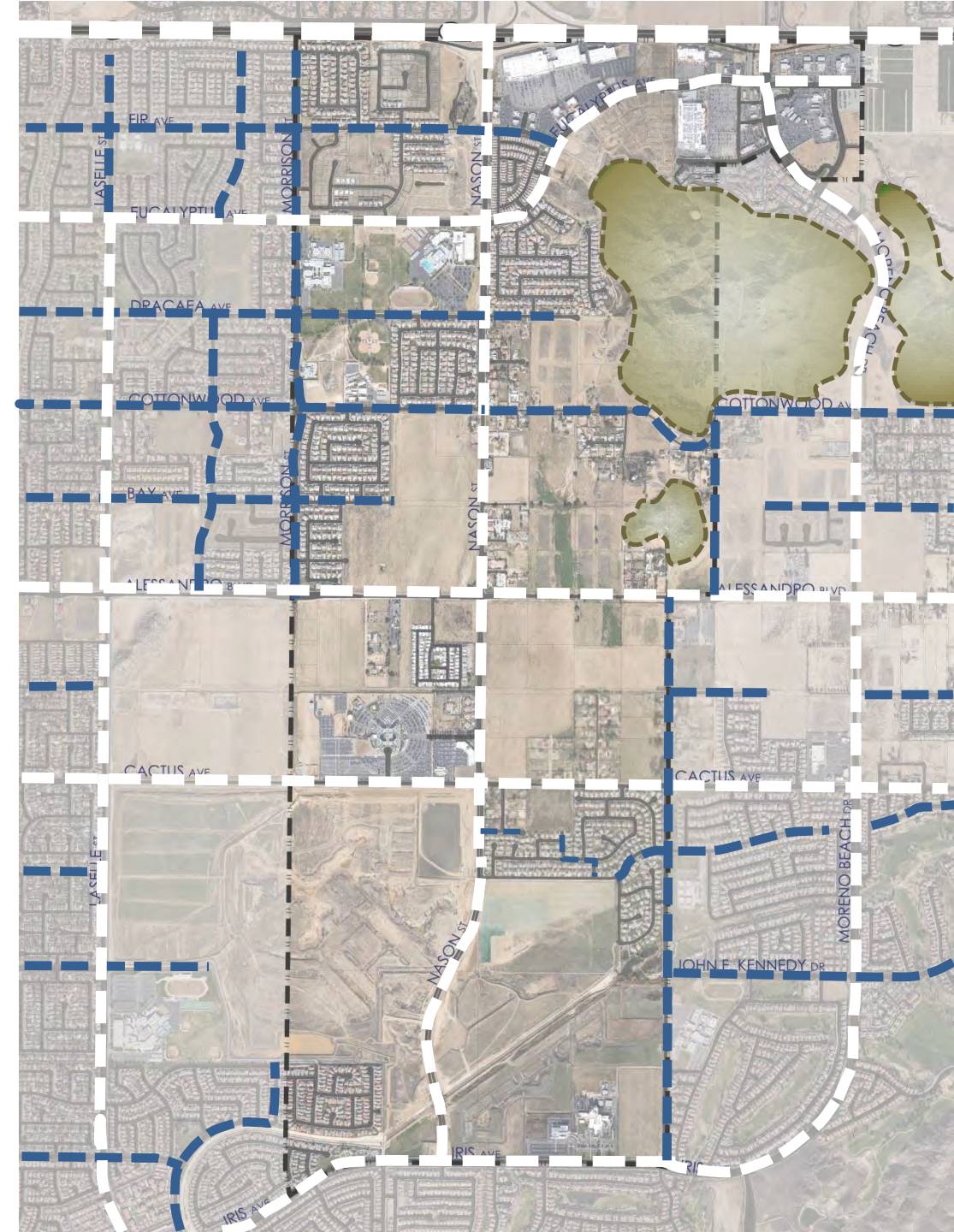
# PRIMARY NETWORK

- **North/South:** Nason Street, Moreno Beach Drive, Lasalle Street
- **East/West:** Eucalyptus Street, Alessandro Boulevard, Cactus Avenue, Iris Avenue



# SECONDARY NETWORK

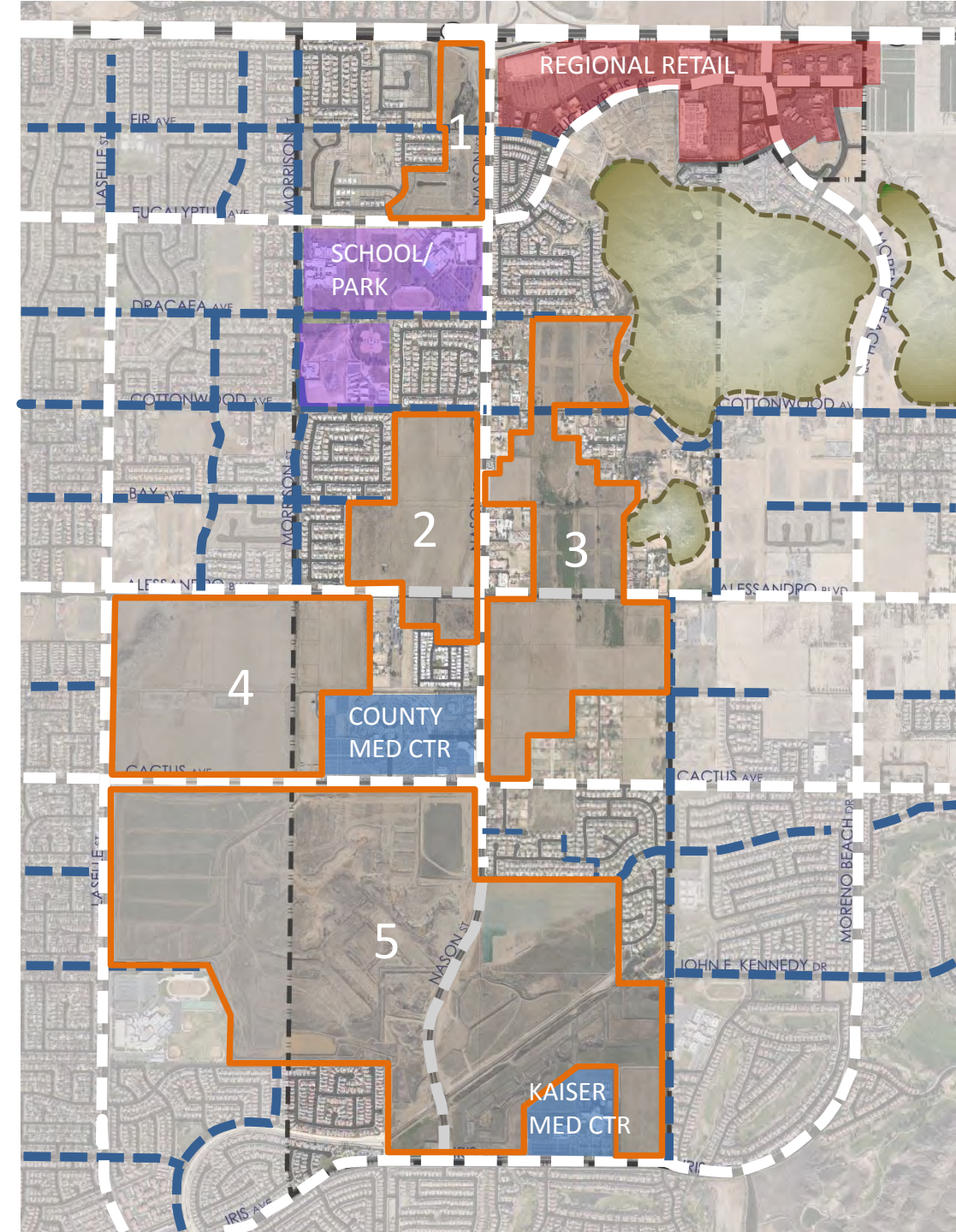
- **North/South:** Burney Pass Drive/ Darwin Drive, Morrison Street, Oliver Street
- **East/West:** Fir Avenue, Dracaea Avenue, Cottonwood Drive, Bay Avenue, Brodiaea Avenue, Delphinium Avenue, John F. Kennedy Drive, Gentian Avenue





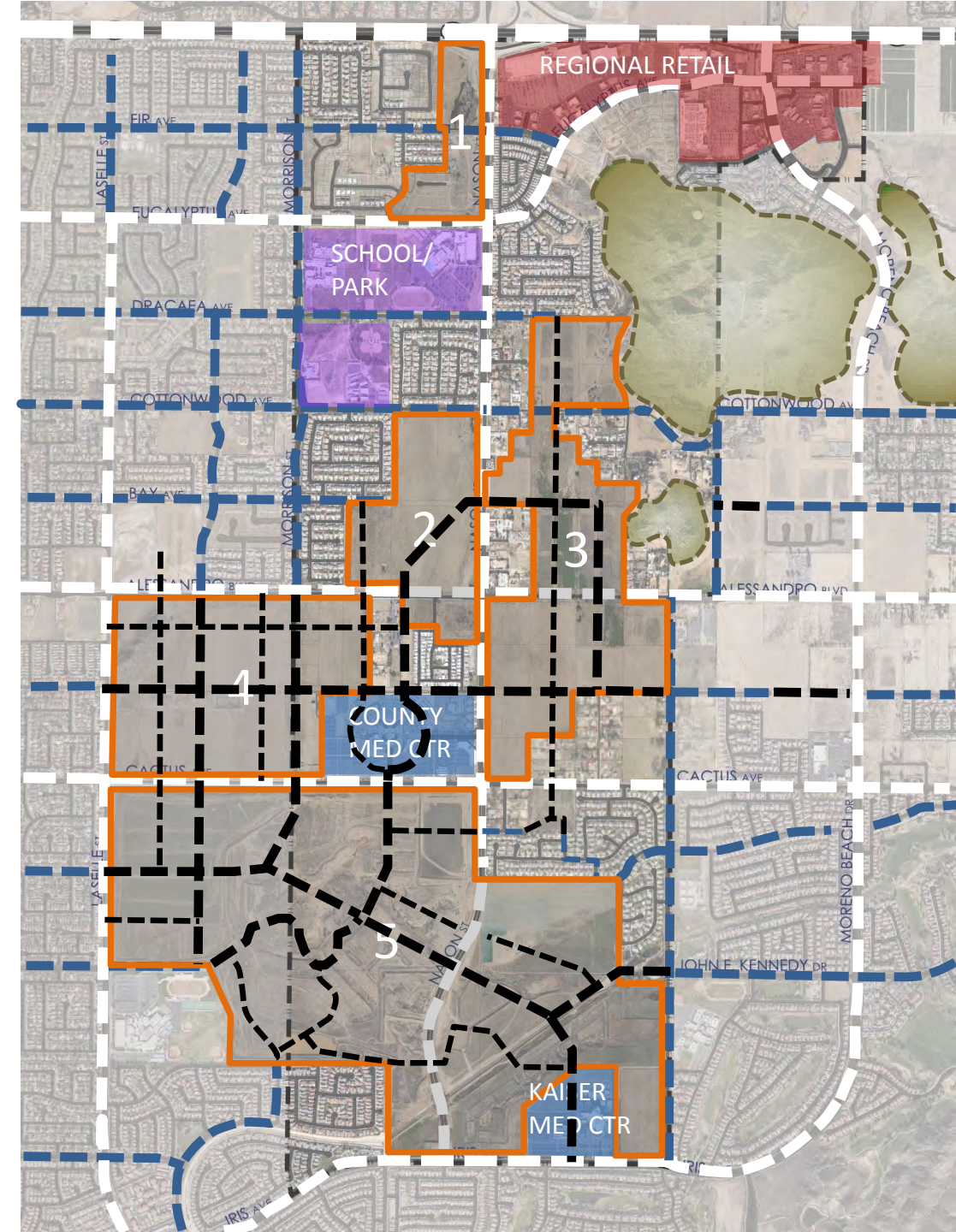
# ASSETS & OPPORTUNITIES

- 1. Nason/Fir:** Commercial center north of Fir, neighborhood multi-family south of Fir
- 2. Nason/Alessandro West:** Town center, civic center, mixed-use, neighborhood multi-family, single family transition to existing
- 3. Nason/Alessandro East:** Town center, along Nason, executive rural residential to east
- 4. North of Cactus:** Medical office/support, range of housing types
- 5. South of Cactus (Aquabella):** Wellness campus, medical office/support, range of housing types, commercial center on Nason, senior housing/assisted living, continuum of care



# NETWORK COMPLETION

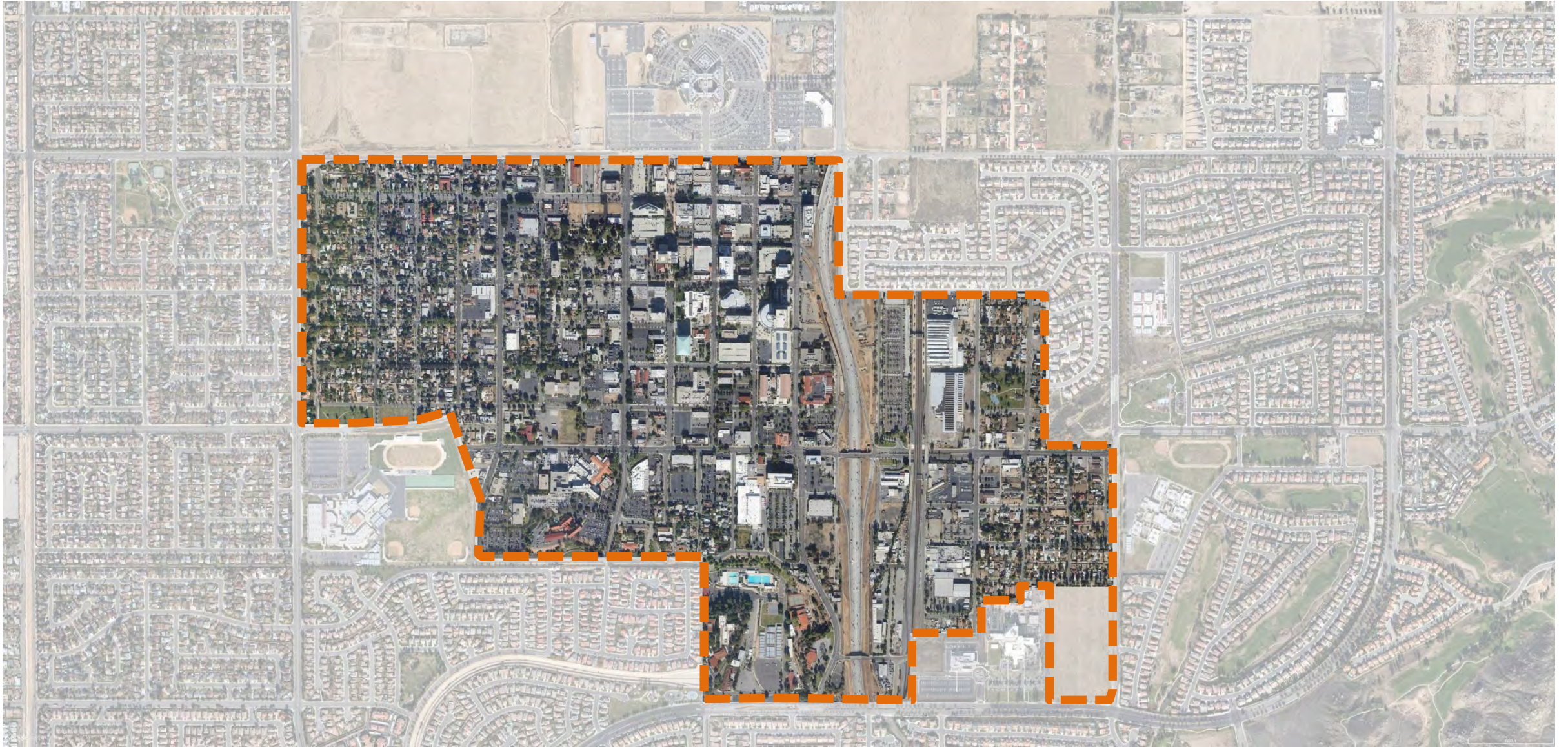
- **Secondary Network:** Opportunity to complete this network within planning area in patterns that support community intentions
- **Tertiary Network:** This is the quiet neighborhood streets that provide comfortable walking and biking routes within and between neighborhoods
- Tertiary network is generally not present, but can be built into the plan for this area in flexible ways.



# SCALE COMPARISON – DOWNTOWN REDLANDS

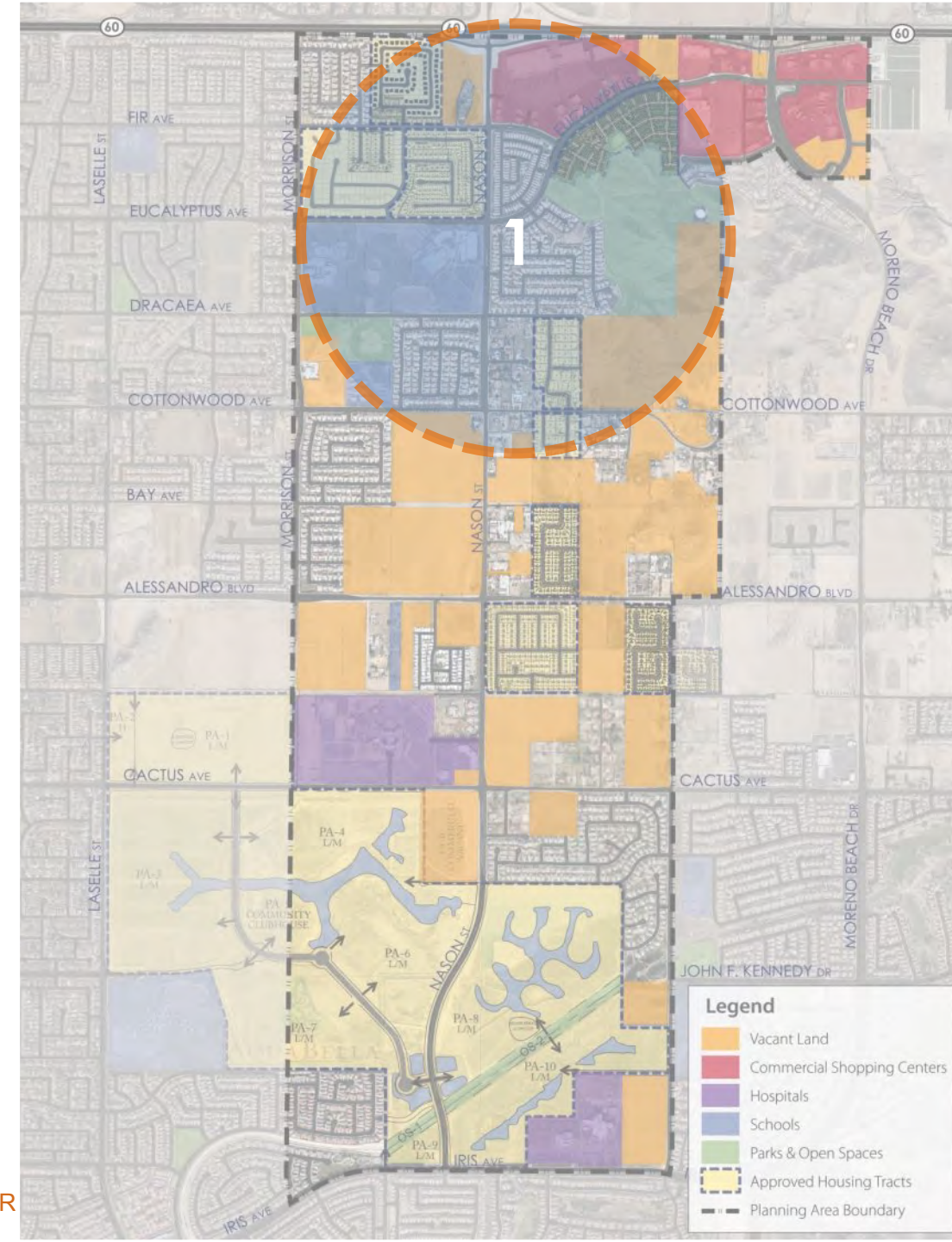


# FOCUS AREAS 3 & 4 – DOWNTOWN RIVERSIDE COMP.



# FOCUS AREA I

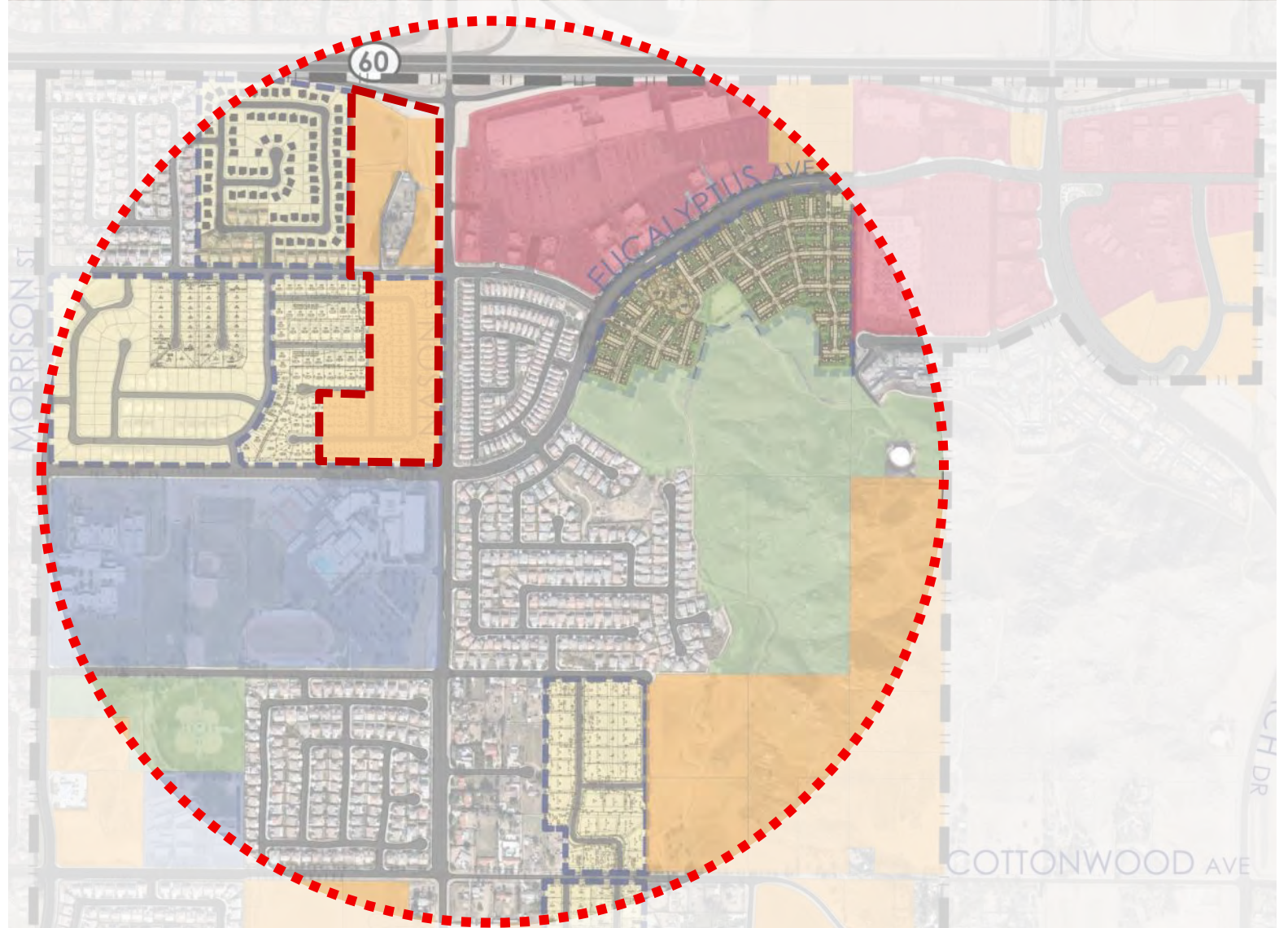
1. Nason Street between Highway 60 and Cottonwood Drive



# FOCUS AREA I

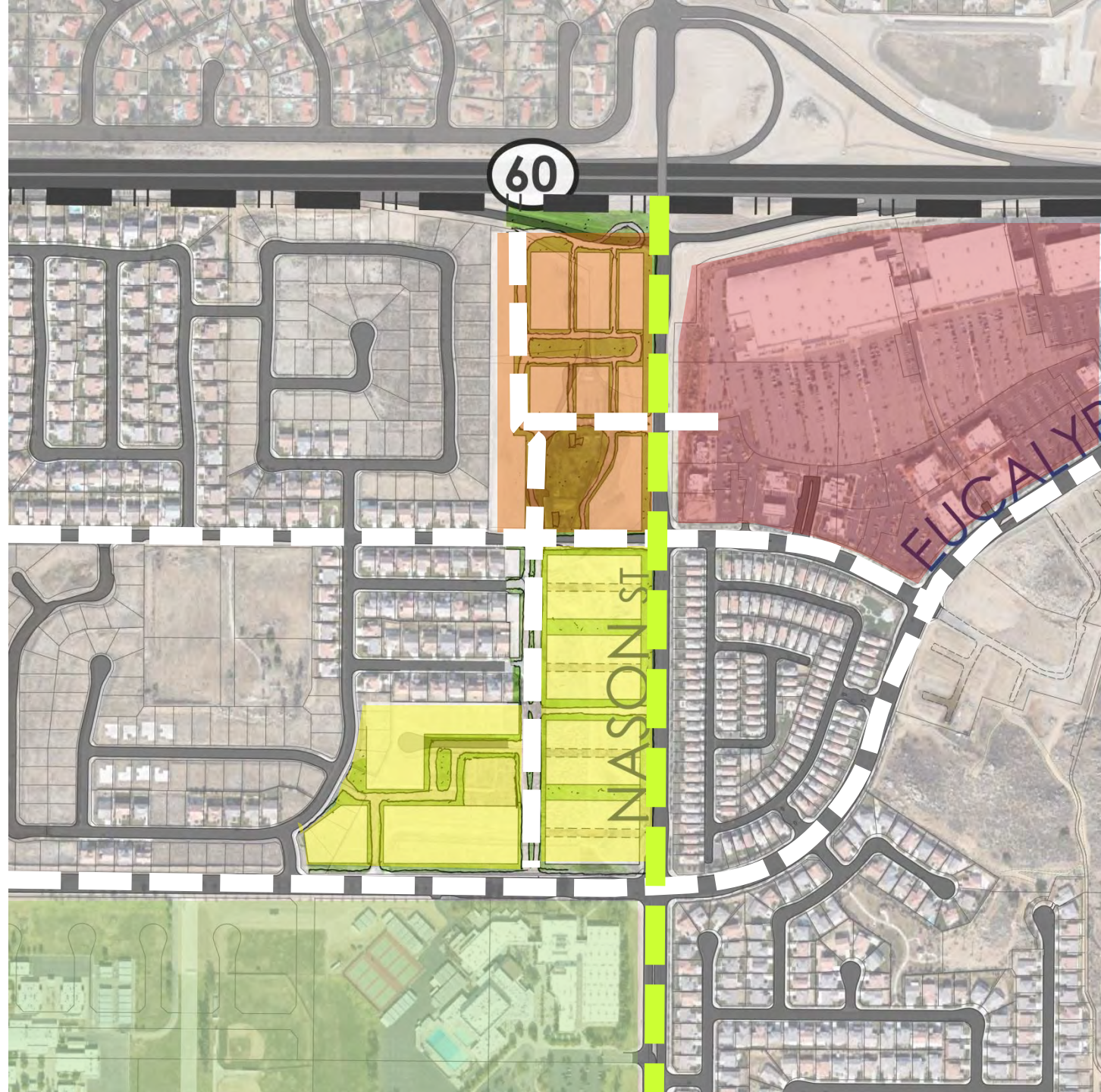
## What we heard.

- **Multi-family infill north of high school**, with neighborhood street connections to existing single family and appropriate scale transitions
- **Complete Nason improvements** to alleviate congestion at SR 60.
- Provide **more pedestrian/bike accessibility**.
- Better **connect the two shopping centers** by introducing development between them.
- Introduce **more mixed-use and neighborhood-serving stores**.



# FOCUS AREA I

- Rural themed neighborhood-serving commercial north of Fir
- New green street connecting to school
- Potential crossing to retail center
- Green court row houses
- Neighborhood scale multi-family housing
- Complete streets improvements on Fir, Eucalyptus and Nason



# FOCUS AREA I

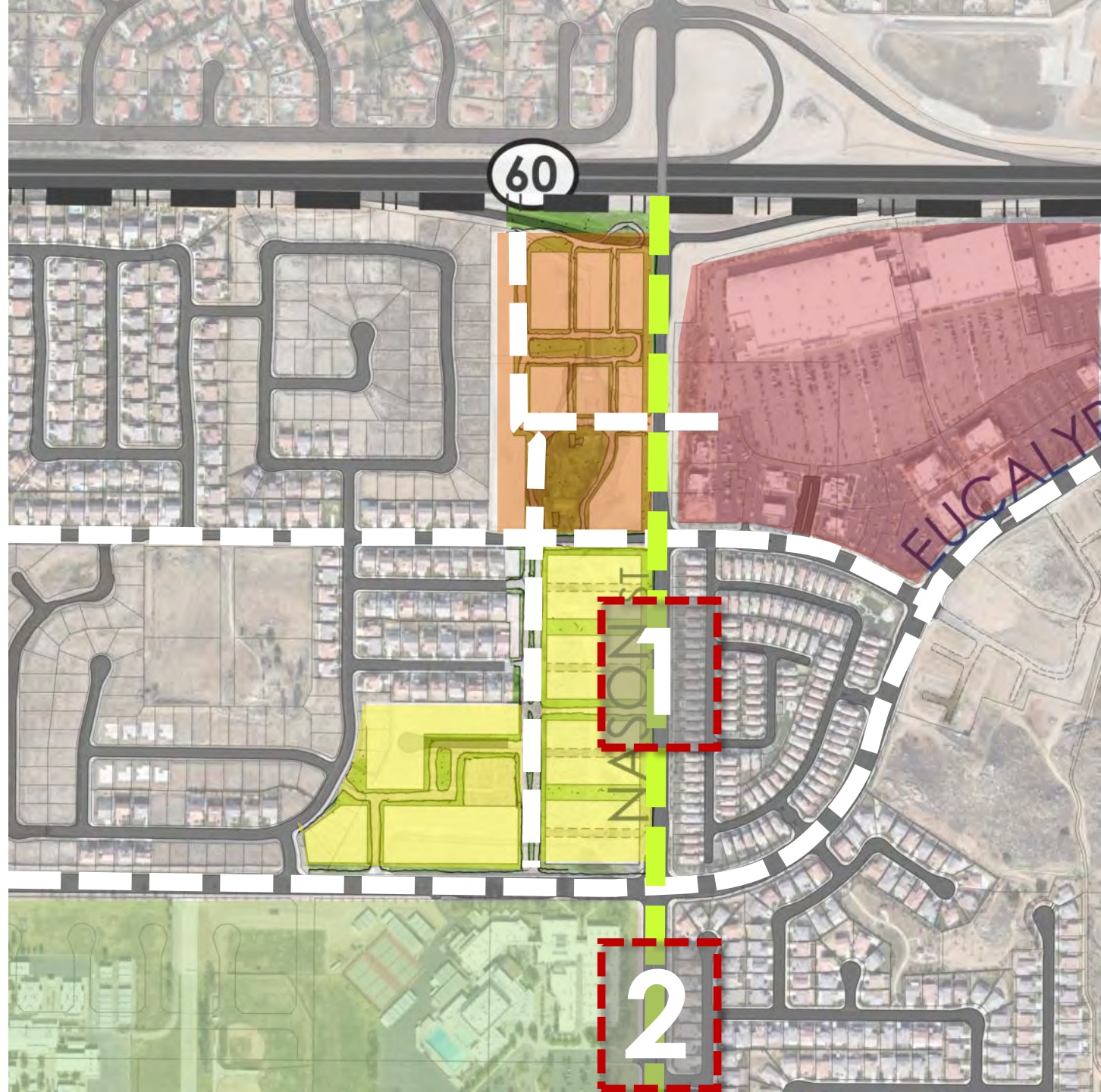
- Rural themed neighborhood-serving commercial north of Fir
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# FOCUS AREA I

- Rural themed neighborhood-serving commercial north of Fir
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- Green court row houses
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- Complete streets improvements on Fir, Eucalyptus and Nason



# FOCUS AREA I - NASON IMPROVEMENTS



EAST

WEST

# FOCUS AREA I - NASON IMPROVEMENTS (High School)



EAST

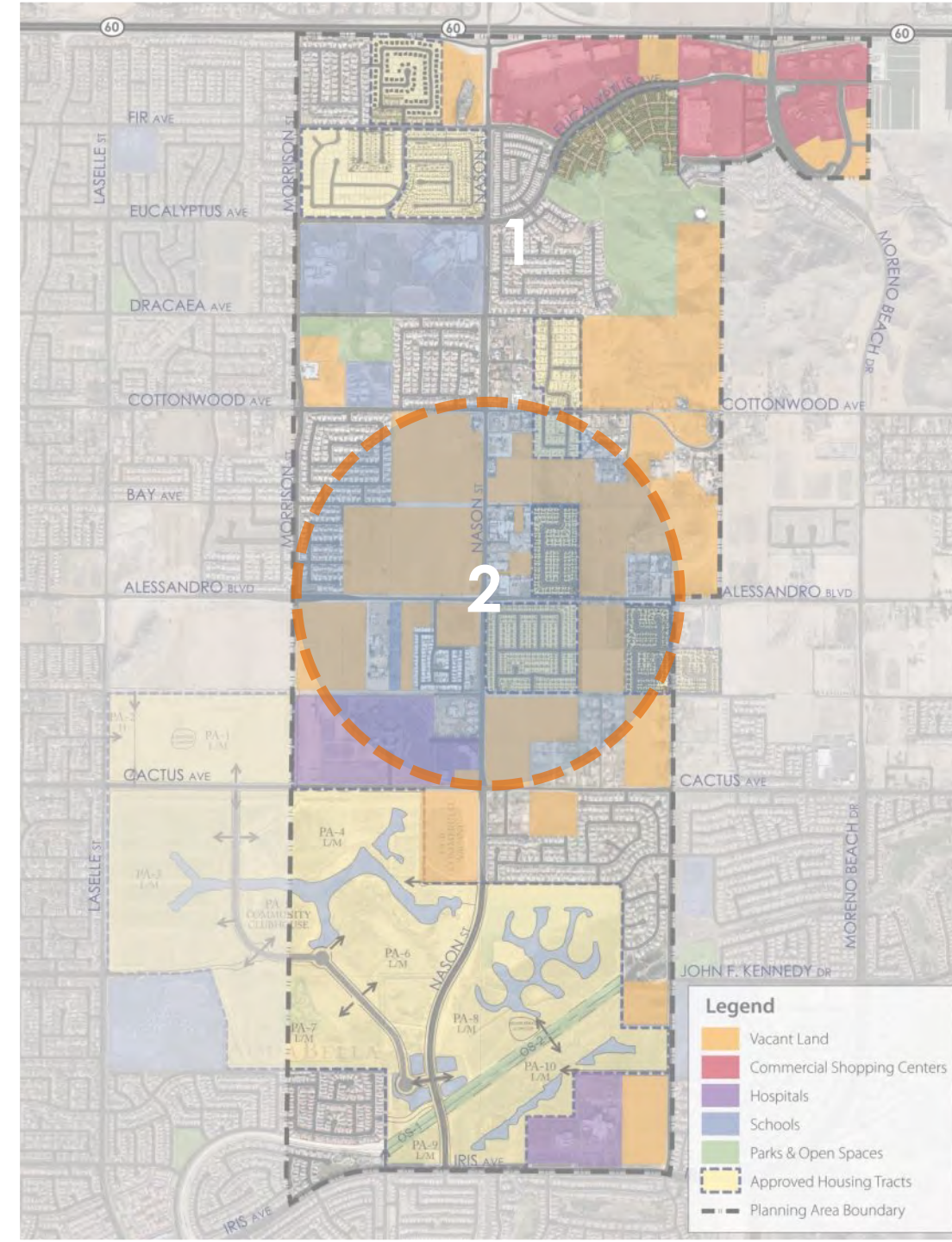
WEST

# CYCLE TRACK



# FOCUS AREA 2

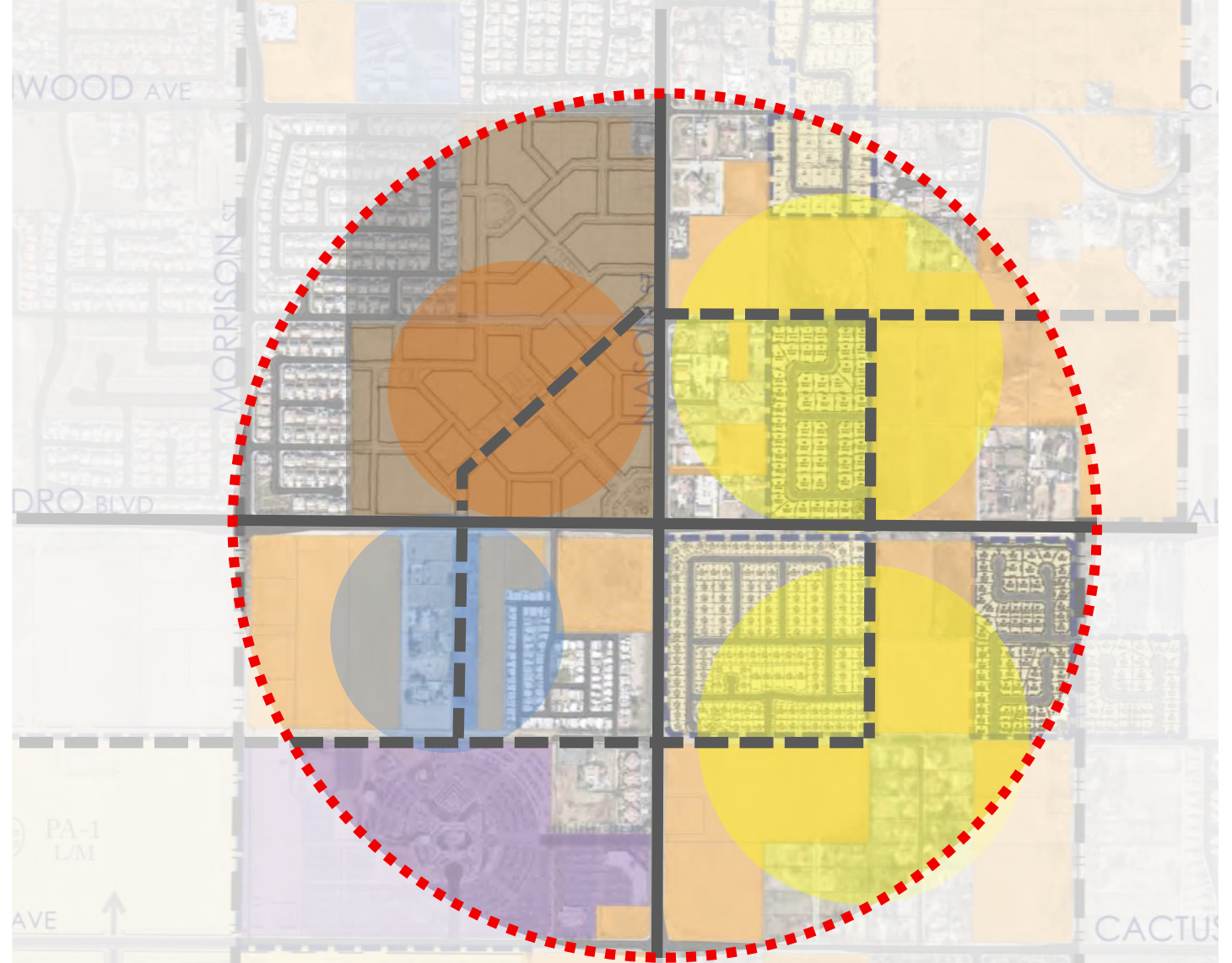
1. Nason Street between Highway 60 and Cottonwood Drive
2. Vacant and underutilized parcels around intersection of Nason Street and Alessandro Boulevard



# FOCUS AREA 2

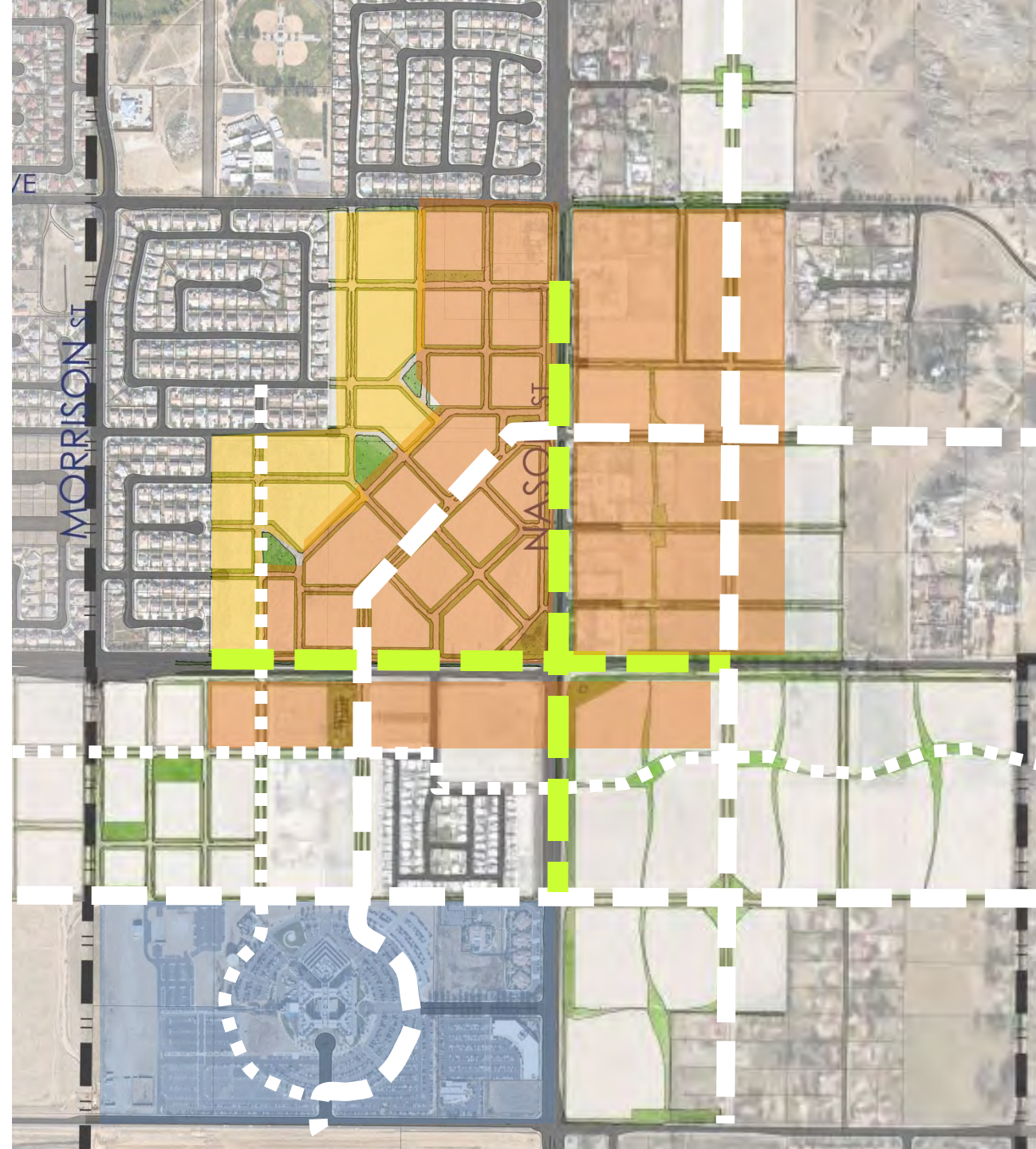
## What we heard.

- Create a real town center
- The City-owned property can be a location for that, with a mix of civic, commercial and residential uses.
- Might include a City Hall and/or Library.
- Connect to Medical Center to south
- Could also include mixed-use and housing.
- Complete streets connections to new neighborhoods, perhaps semi-rural



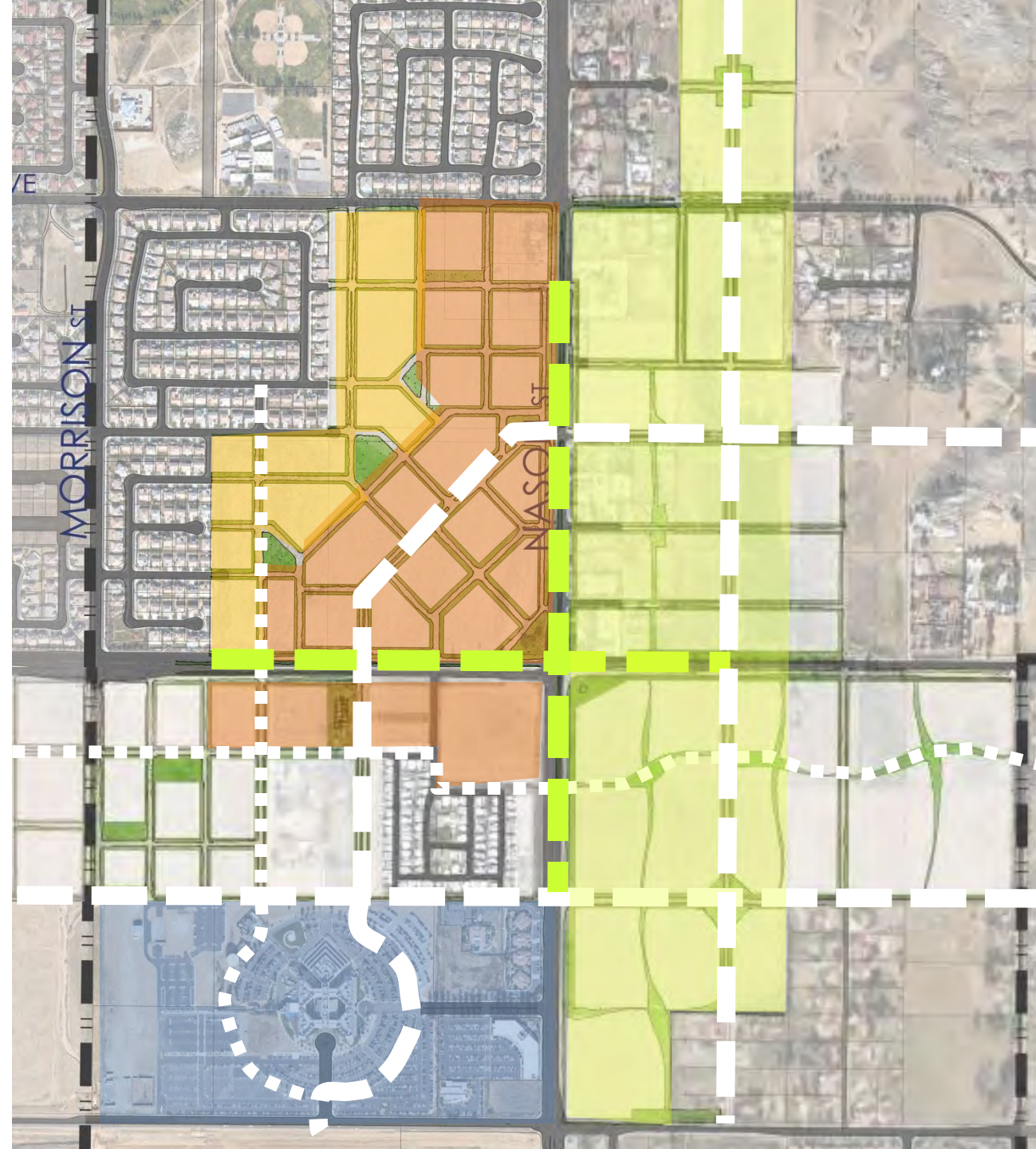
# TOWN CENTER - ALT A

- Network Completion
- County Medical Center
- Mixed-use town center
- Neighborhood residential transition
- High quality rural housing
- Medical related businesses and housing
- Boulevard option for Nason and Alessandro



# TOWN CENTER - ALT B

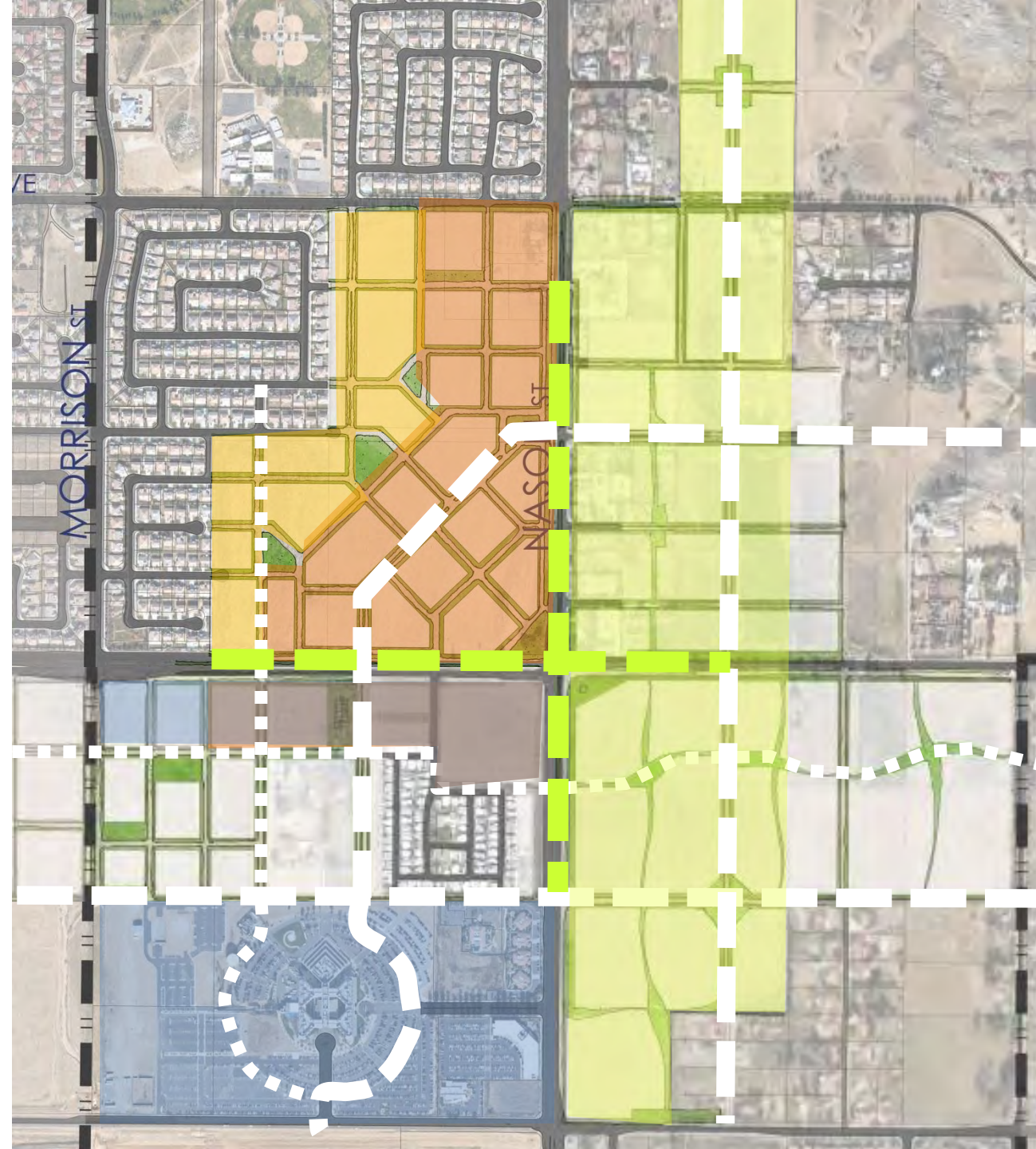
- Rural residential east of Nason
- Town Center both sides of Alessandro





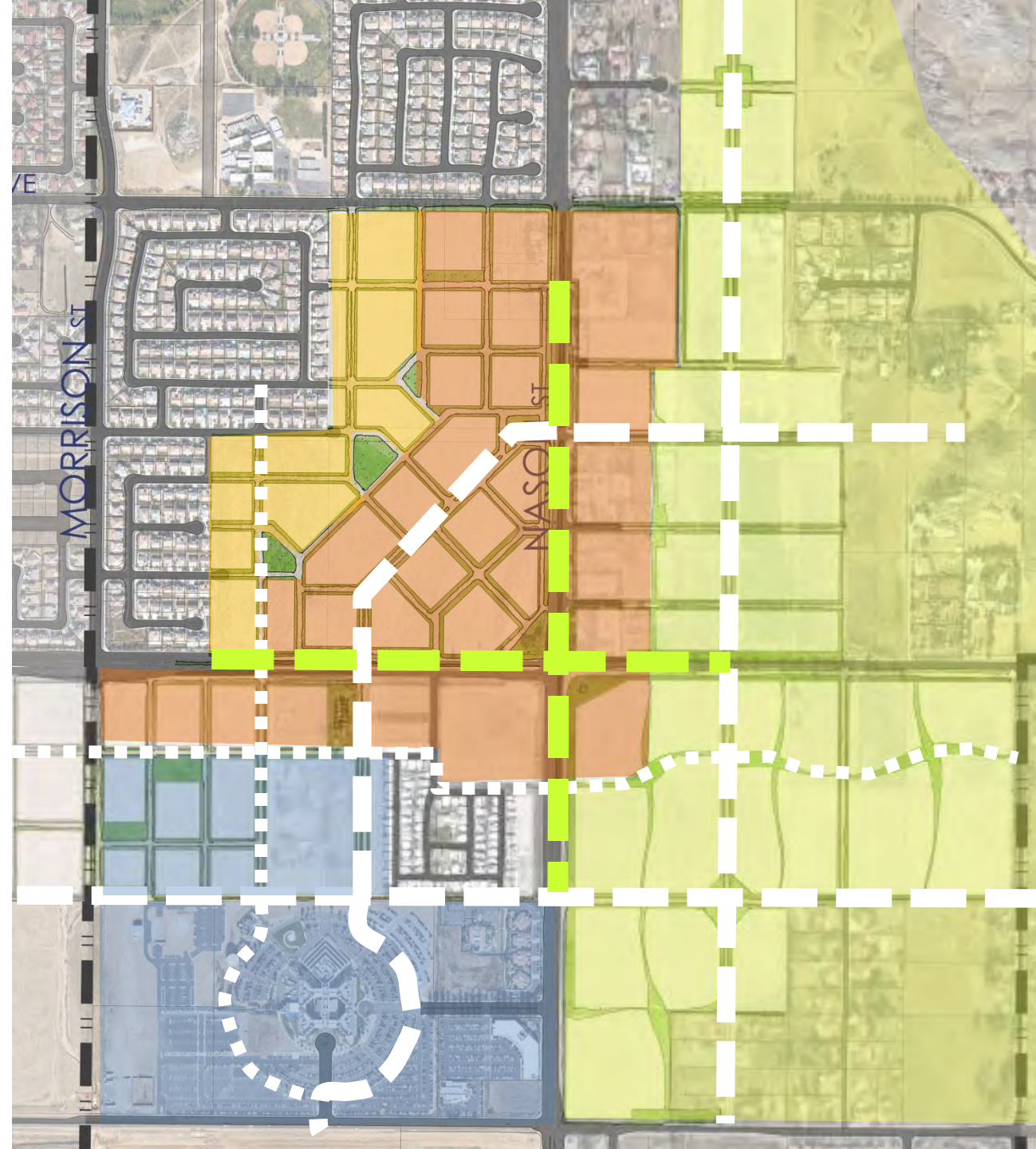
# TOWN CENTER – ALT C

- Rural residential east of Nason
- Medical employment uses and housing south of Alessandro



# SUGGESTION

- Town Center both sides of Nason and Alessandro
- Neighborhood Residential Transition
- Rural residential to east
- Medical-related uses and housing to south
- Boulevard option for Nason and Alessandro



# NASON BOULEVARD – TOWN CENTER



EAST

WEST

# DOWNTOWN MILLBREA – CAMINO REAL



# DOWNTOWN BERKELEY – SHATTUCK AVENUE



# TOWN CENTER

- Mixed-use main street with local-serving businesses and housing
- Retail center at corner
- Housing transition to adjoining neighborhoods
- Walkable, bikeable street network
- Connections to medical center to the south and future housing to the east
- Number and configuration of intersections with Nason and Alessandro require further study



# TOWN CENTER



# TOWN CENTER





# TOWN CENTER PUBLIC REALM



# COURTYARD HOUSING

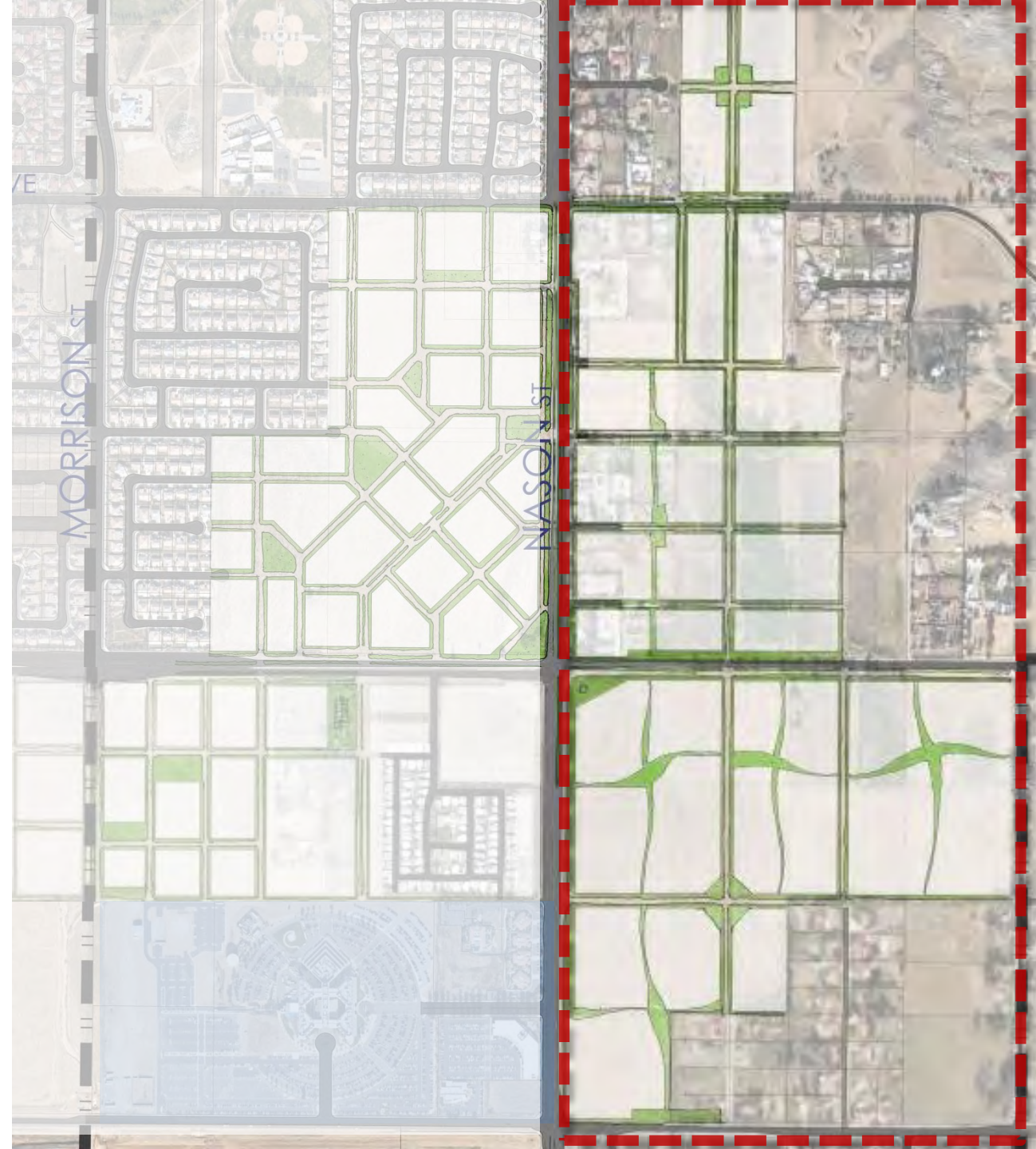


# SINGLE FAMILY NEIGHBORHOOD BUILDINGS



# RURAL RESIDENTIAL

- Small rural roads and streets
- Walking and biking to town center and medical center
- Larger lots, no McMansions
- Horses allowed in many areas
- Potential “village center” with neighborhood café



# SEMI-RURAL NEIGHBORHOOD BUILDINGS



# SEMI-RURAL PUBLIC REALM

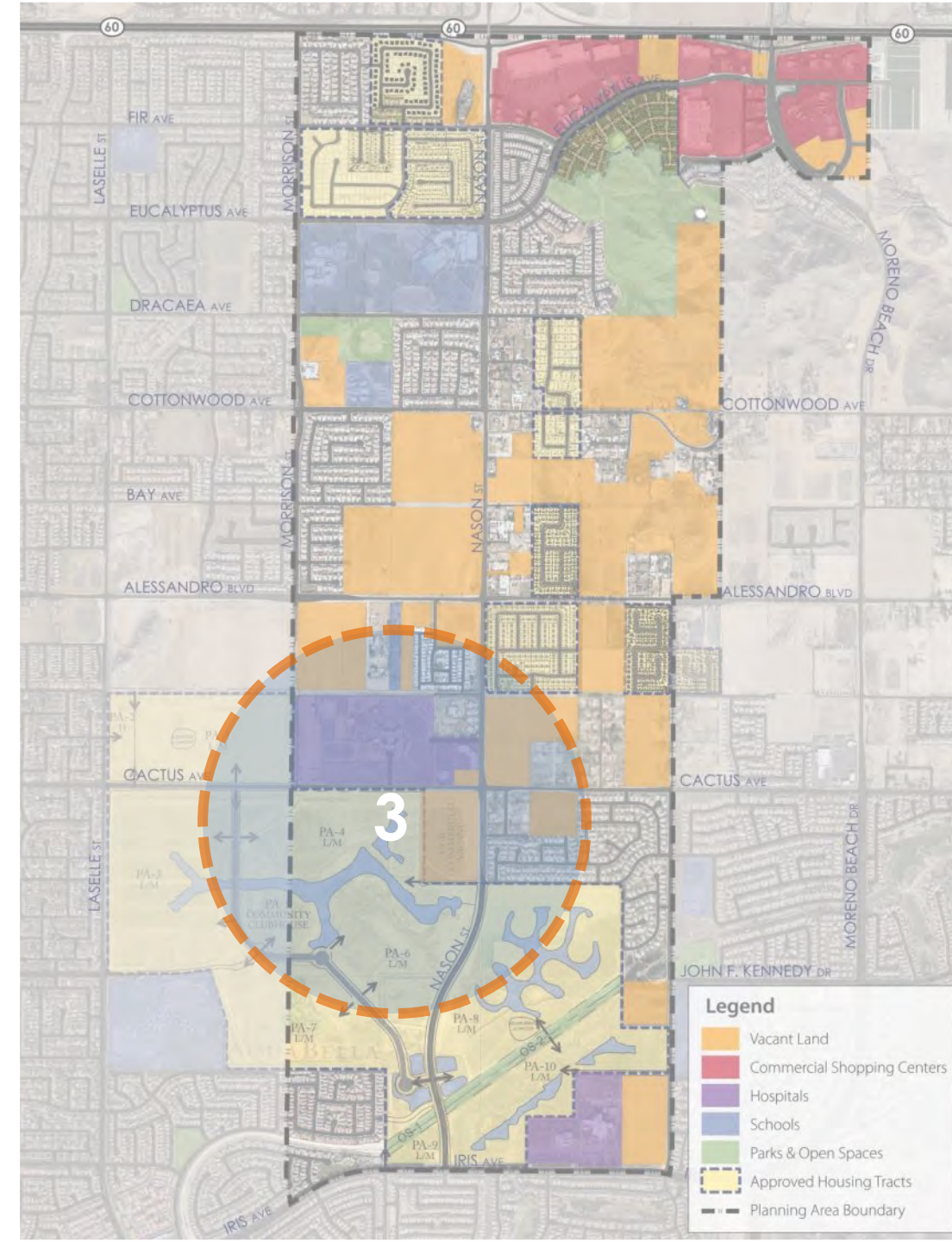


# SEMI-RURAL CENTER BUILDINGS



# FOCUS AREA 3

1. Nason Street between Highway 60 and Cottonwood Drive
2. Vacant and underutilized parcels around intersection of Nason Street and Alessandro Boulevard
3. Vacant and underutilized parcels south of Riverside County Regional Medical Facility – and the Aquabella property

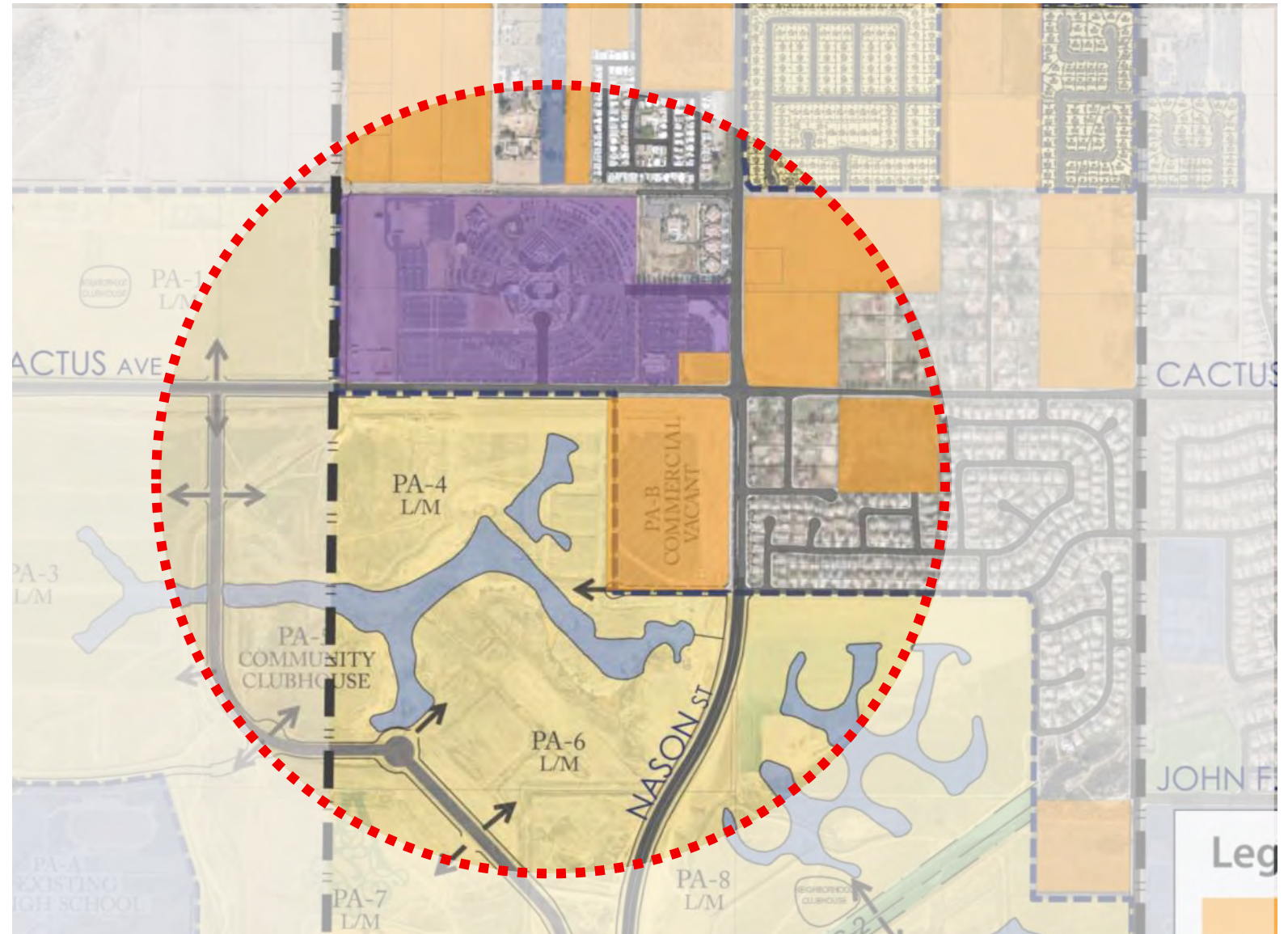




# FOCUS AREA 3

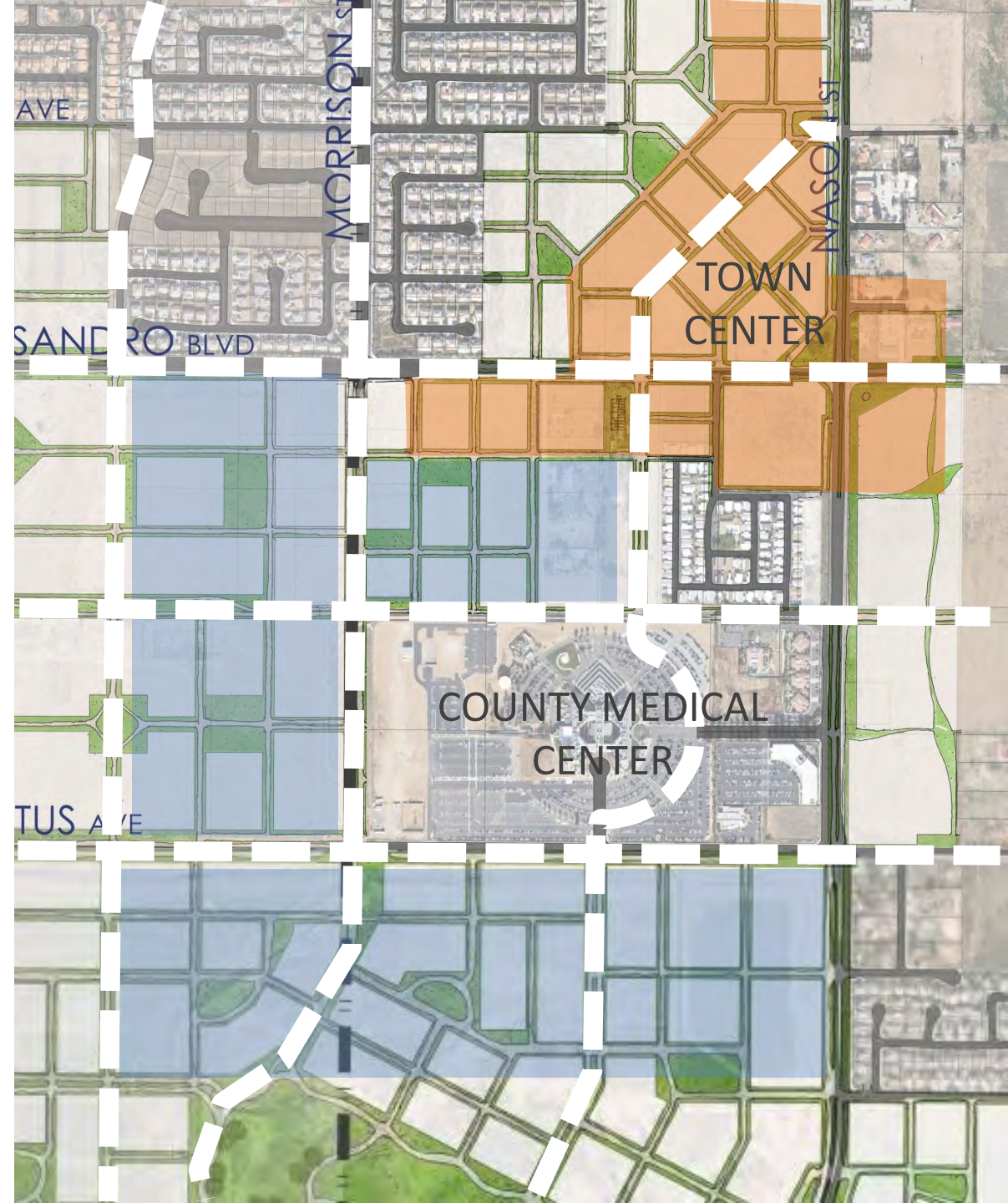
## What we heard.

- Take into account how new development is introduced next to existing housing developments
- Consider the following uses:
  - Medical uses (wellness campus)
  - Hotels for hospital visitors
  - Senior center
  - More employment opportunities
  - Introduce improved transit stops



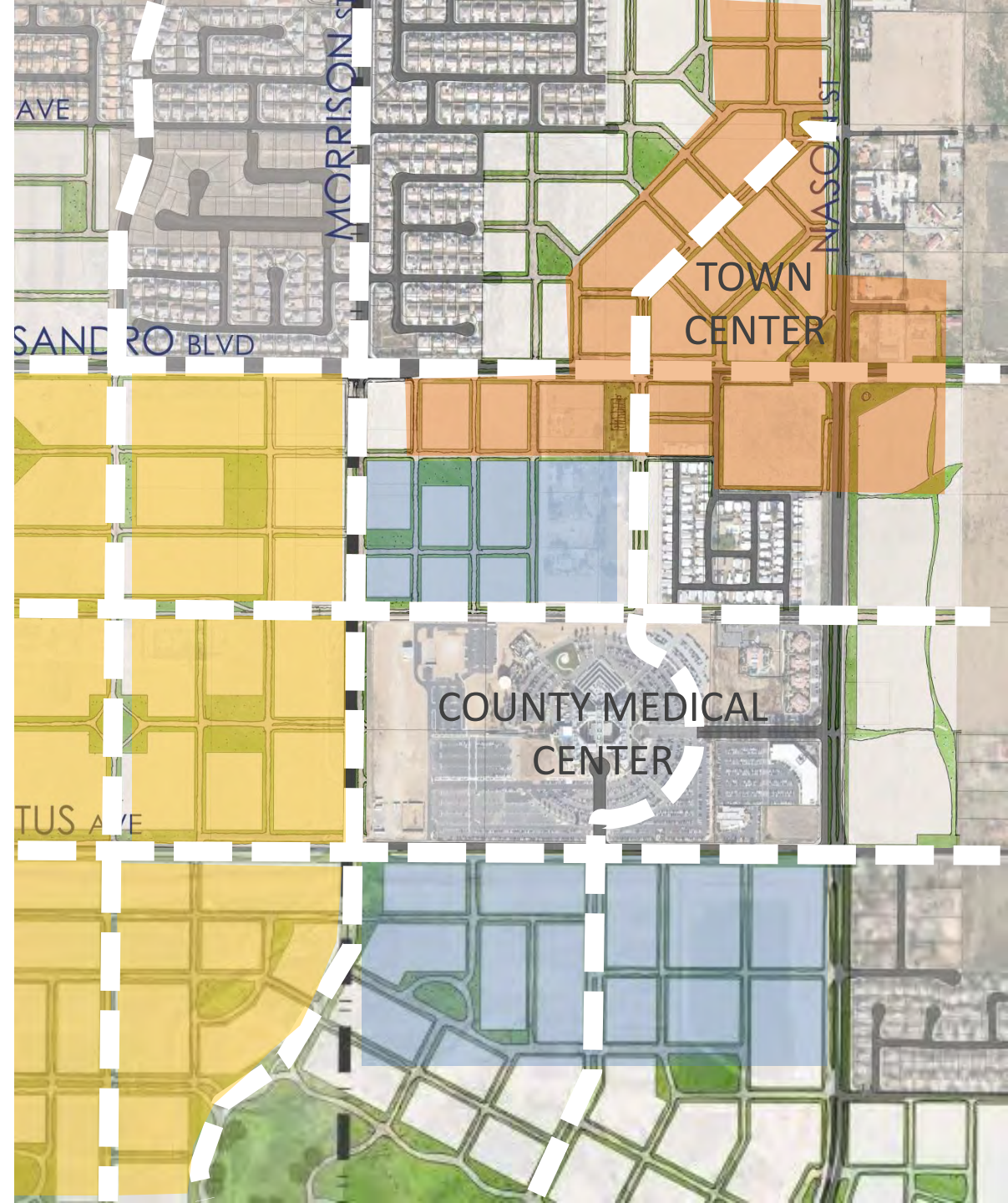
# MEDICAL DISTRICT – ALT A

1. Network Completion
2. Medical office, medical support, medical labs and bio-tech around County Medical Center



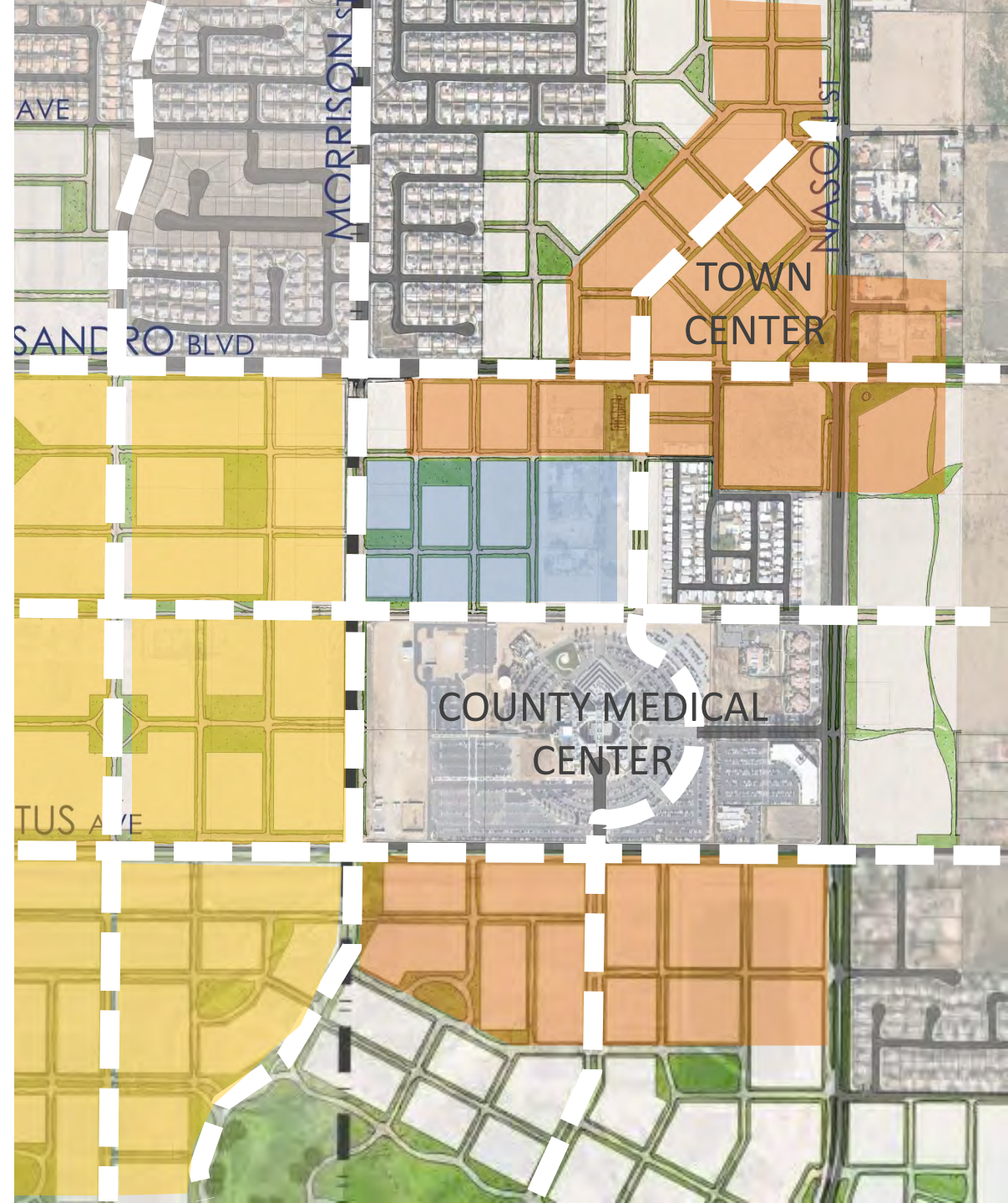
# MEDICAL DISTRICT – ALT B

1. Network Completion
2. Medical office, medical support, medical labs and bio-tech around County Medical Center
3. Medical support north and south of Medical Center, housing to west



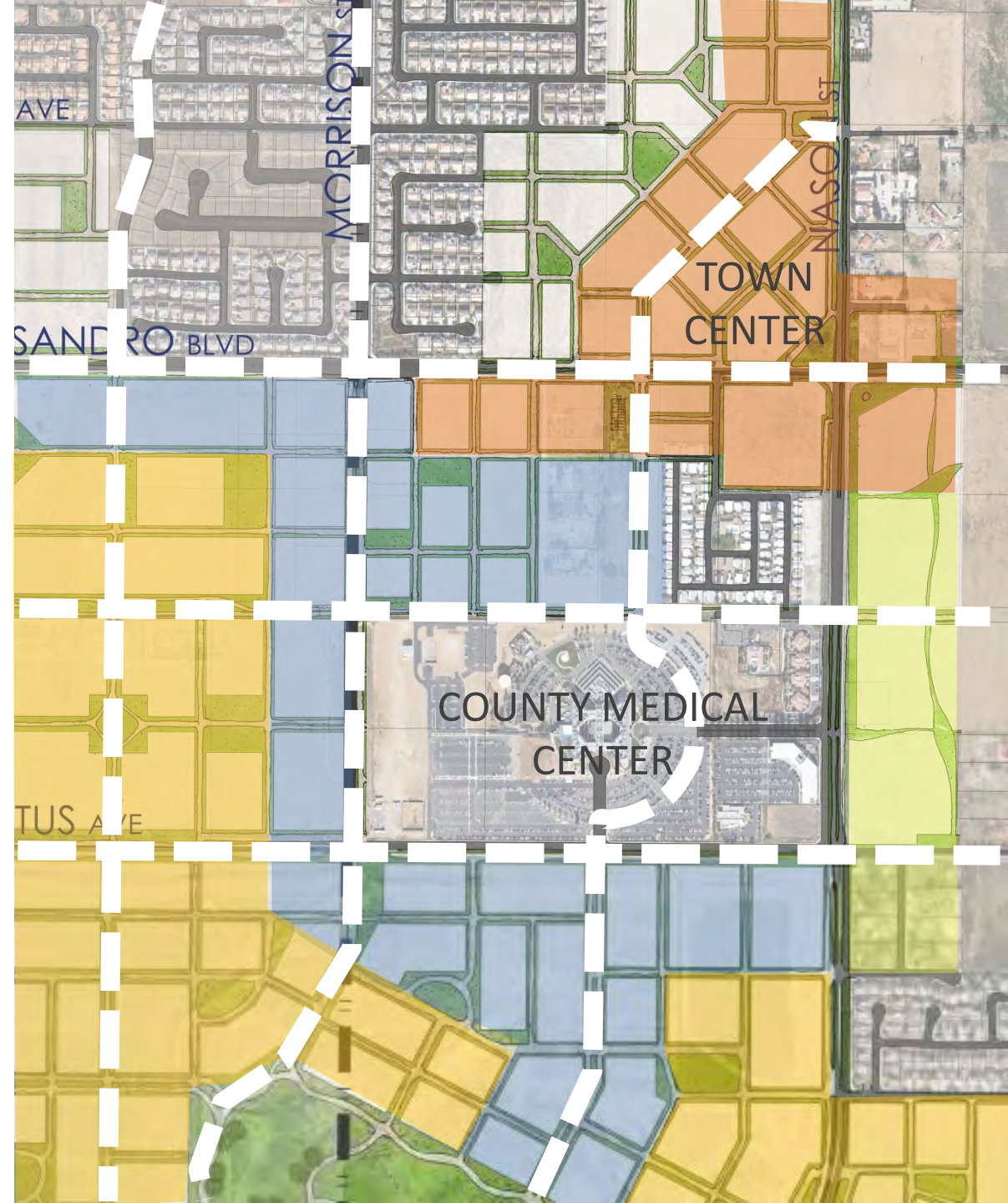
# MEDICAL DISTRICT – ALT C

1. Network Completion
2. Medical office, medical support, medical labs and bio-tech around County Medical Center
3. Medical support north and south of Medical Center, housing to west
4. Medical support uses to north, housing to west, commercial to south



# SUGGESTION

- Medical uses prioritized adjacent to County Medical Center
- Range of housing types surrounding medical district
- Support commercial uses allowed throughout



# EMPLOYMENT DISTRICT TYPES



# EMPLOYMENT DISTRICT PUBLIC SPACE



# HOUSING AND MIXED-USE TYPES



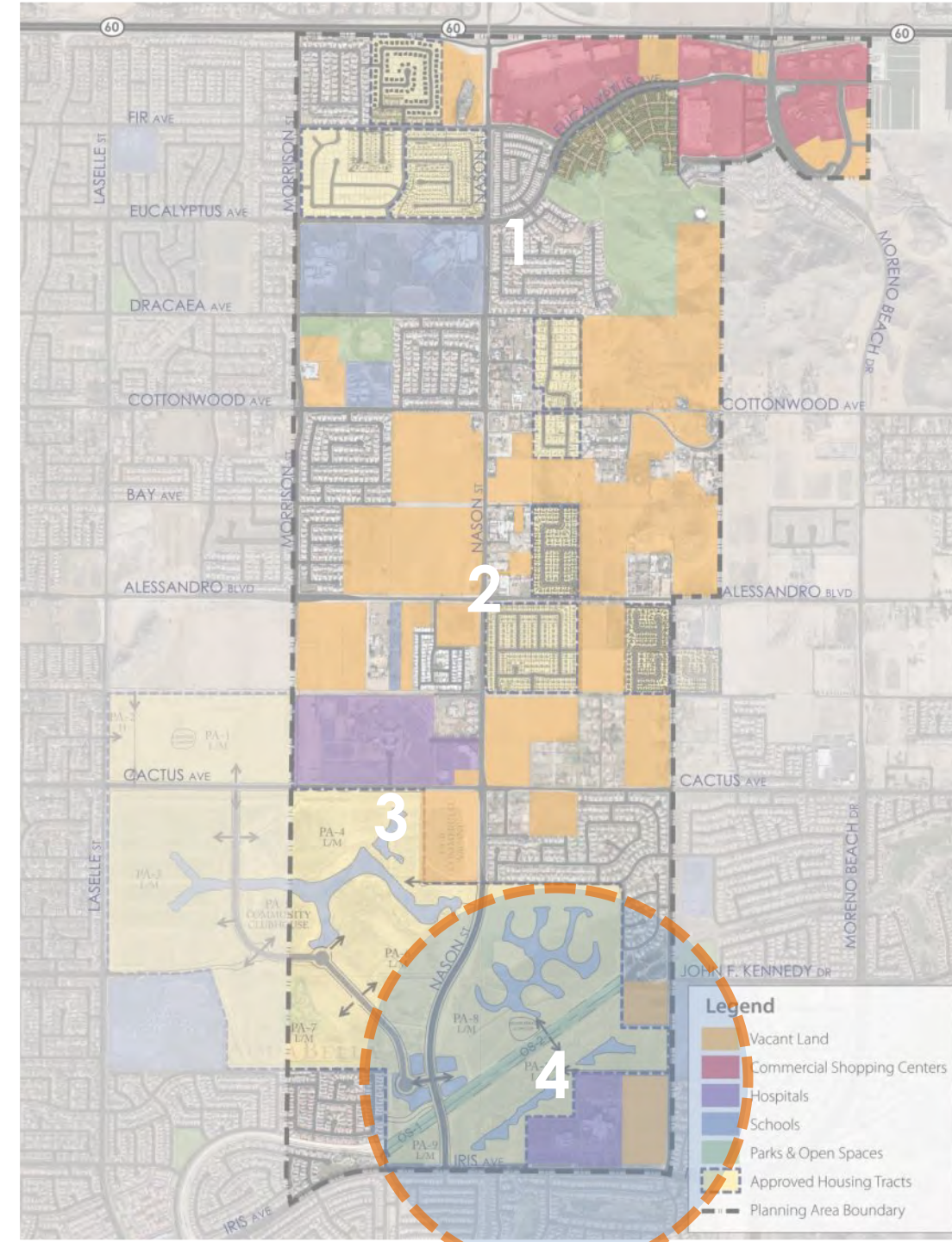


# MIXED-USE NEIGHBORHOOD PUBLIC SPACE



# FOCUS AREA 4

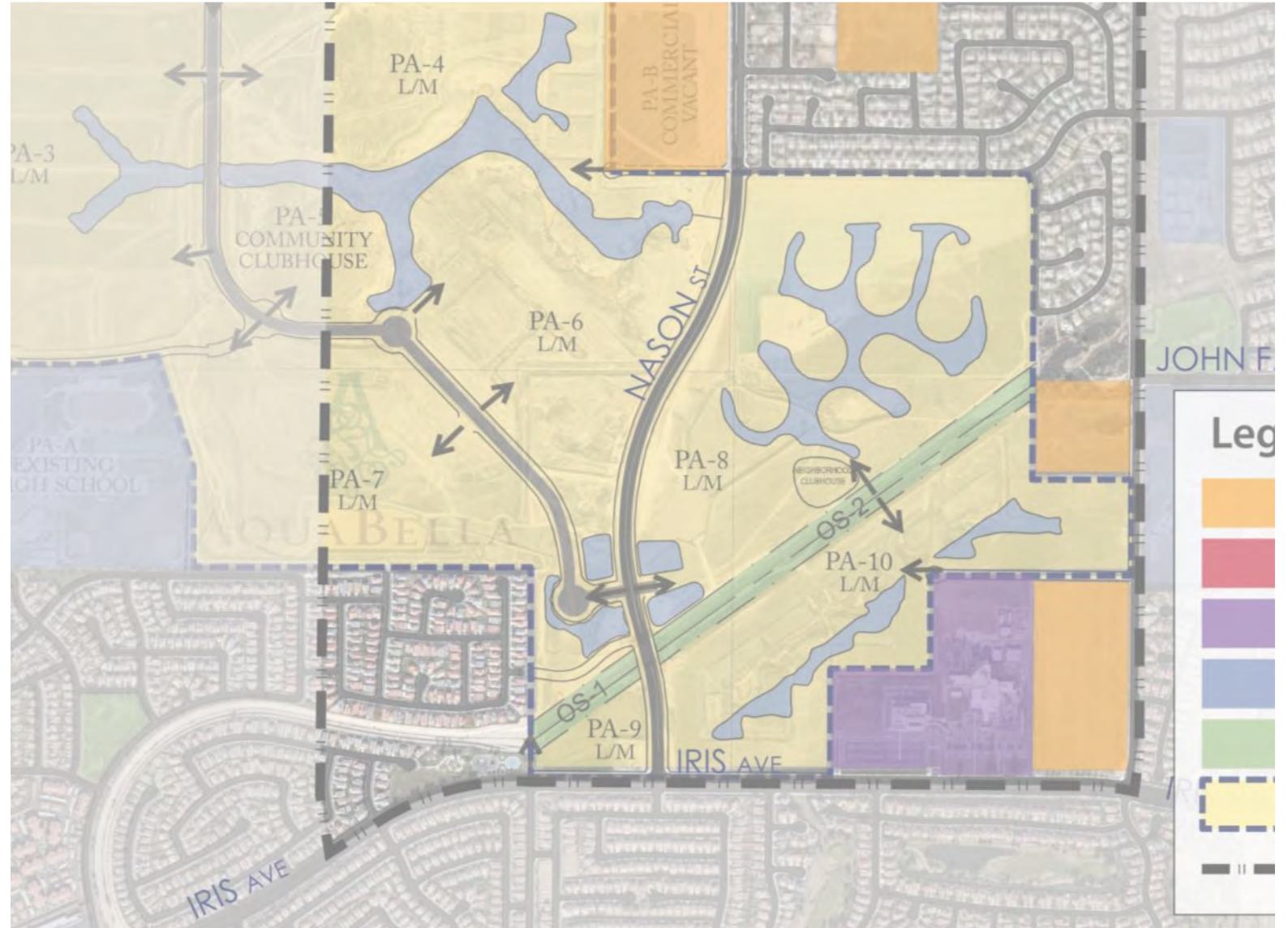
1. Nason Street between Highway 60 and Cottonwood Drive
2. Vacant and underutilized parcels around intersection of Nason Street and Alessandro Boulevard
3. Vacant and underutilized parcels south of Riverside County Regional Medical Facility
4. Vacant and underutilized parcels north of the Moreno Valley Community Hospital (Kaiser Permanente)



# FOCUS AREA 4

## What's there

- Moreno Valley Community Hospital (Kaiser Permanente)
- Planned single family residential
- Vacant parcels
- Open space



# FOCUS AREA 4

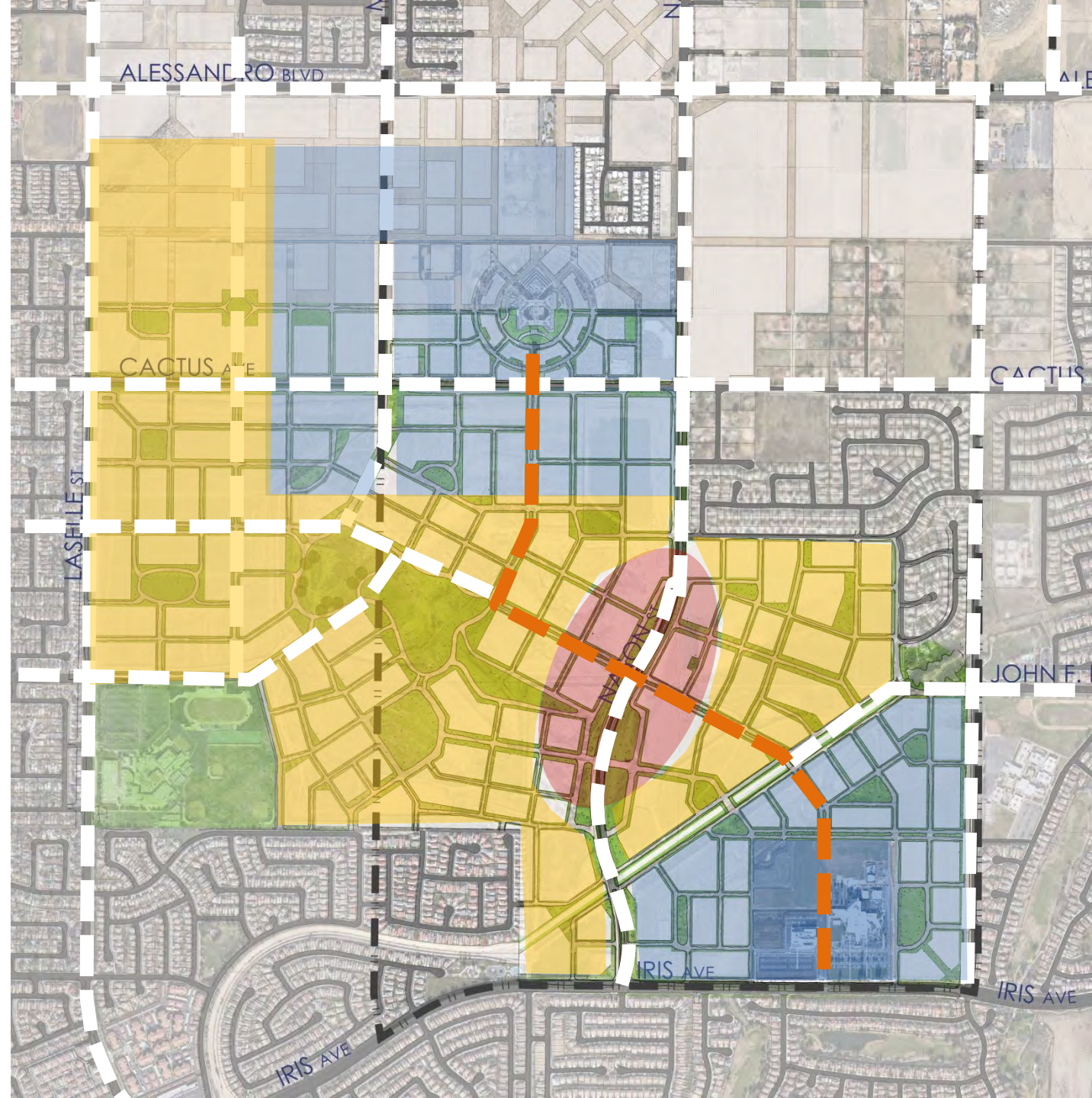
## What we heard:

- Create a connection between the two hospitals
- Consider introducing:
  - Moreno Valley College / UCR medical training / education center
  - Medical offices, especially along Cactus Avenue
  - A regional park south of Cactus Avenue
  - Small regional airport



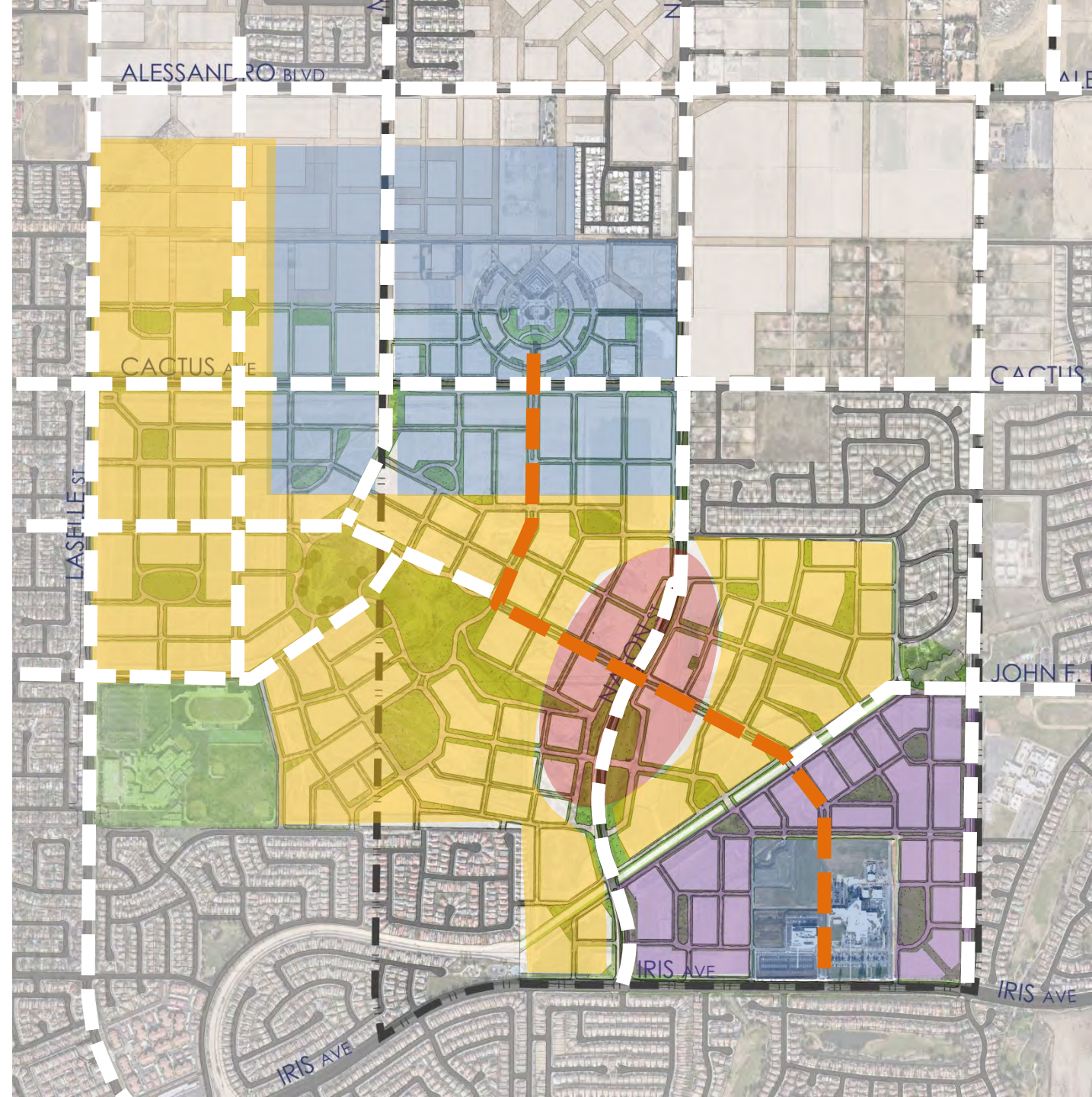
# LAND USE ALT.A

1. Network Completion
2. Medical uses around Medical Centers, commercial center on Nason, range of housing types in surrounding neighborhoods.



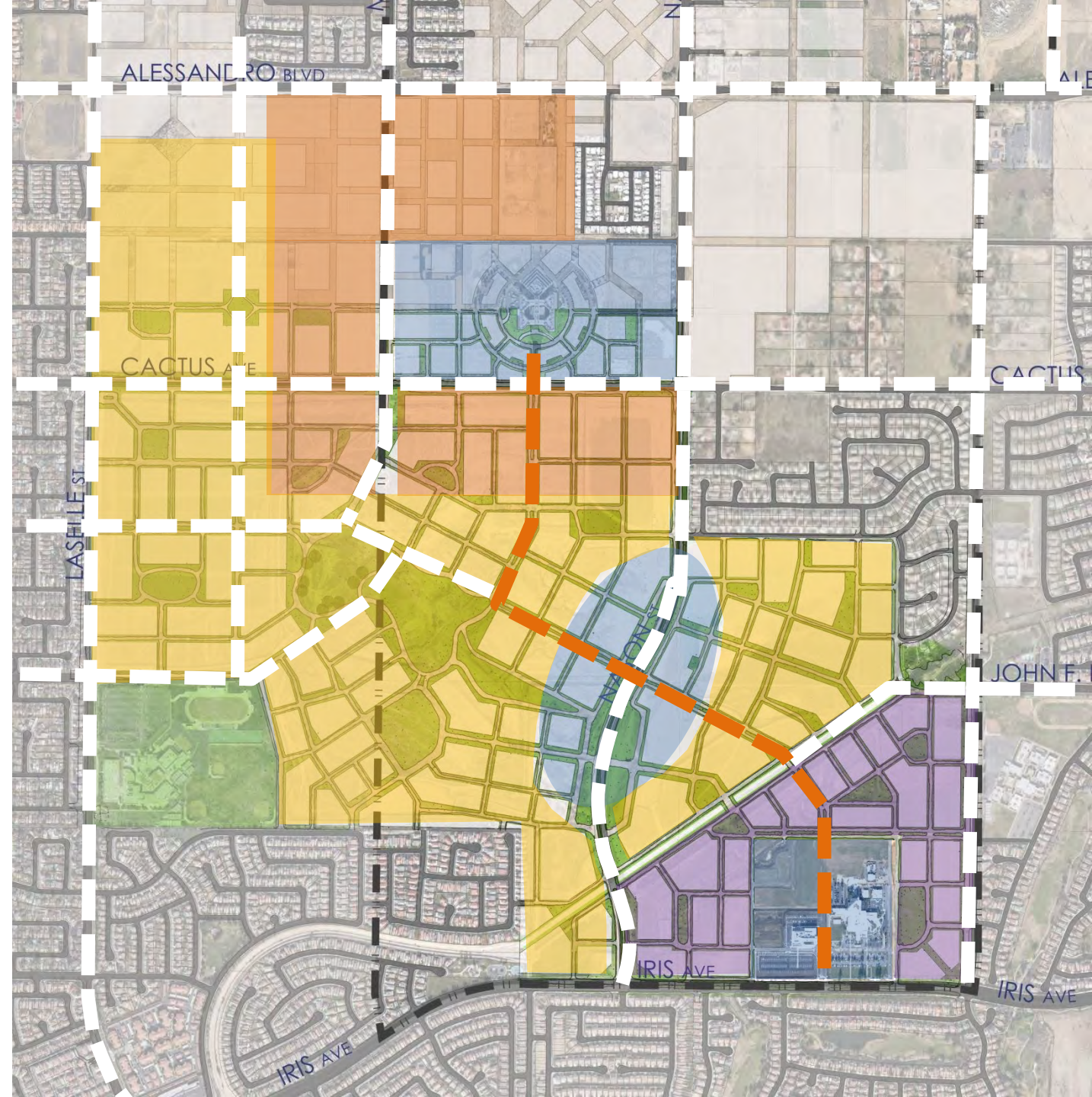
# LAND USE ALT B

1. Network Completion
2. Medical used around Medical Centers, commercial center on Nason, range of housing types in surrounding neighborhoods.
3. Medical uses and housing around County Medical Center, assisted living, continuum of care, senior housing around Kaizer Medical Center, commercial center on Nason, range of housing types in surrounding neighborhoods



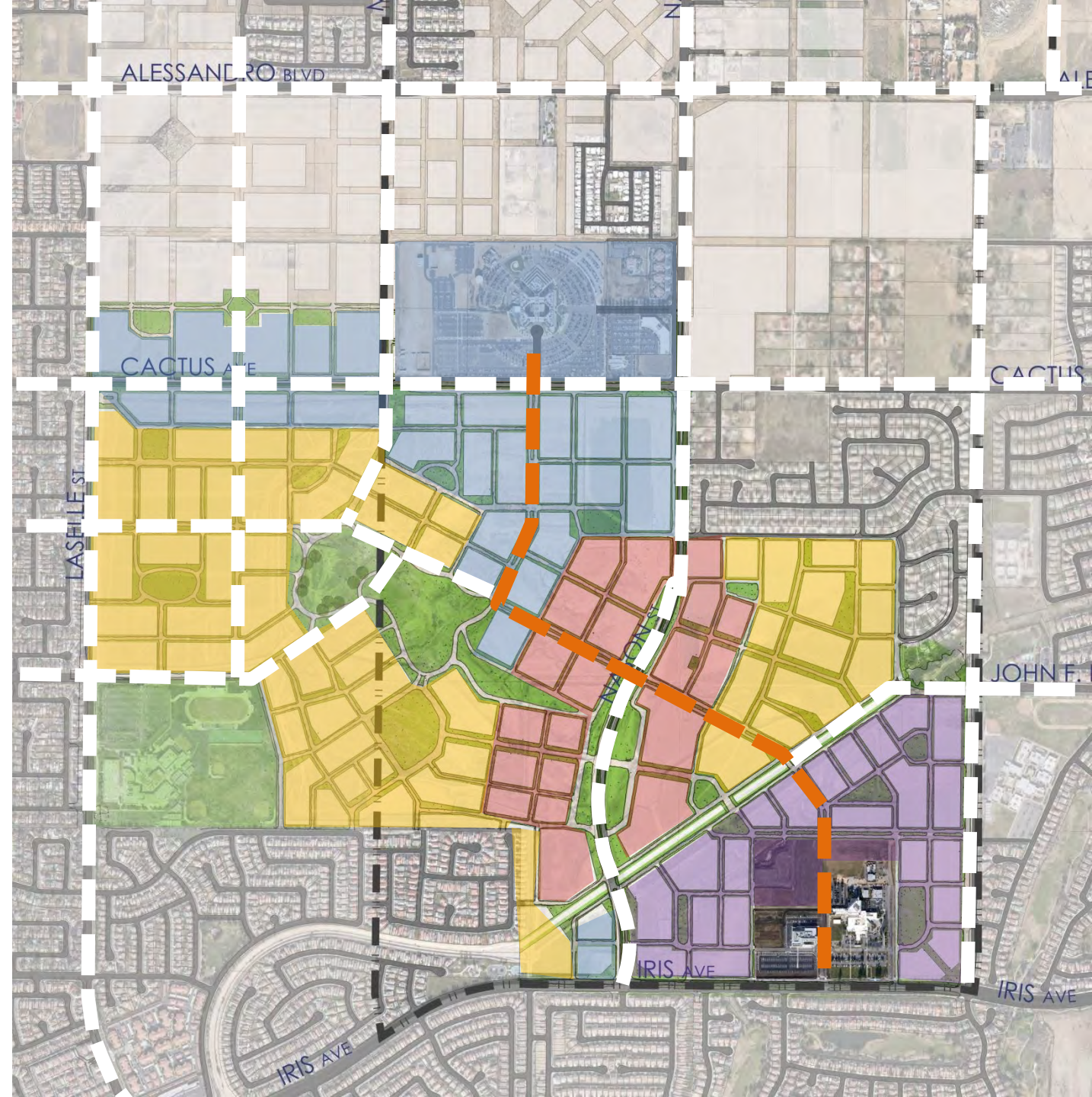
# LAND USE ALT C

1. Medical used around Medical Centers, commercial center on Nason, range of housing types in surrounding neighborhoods.
2. Medical uses and housing around County Medical Center, assisted living, continuum of care, senior housing around Kaizer Medical Center, commercial center on Nason, range of housing types in surrounding neighborhoods
3. Mix of medical, commercial and housing around County Medical Center, continuum of care facilities around Kaizer Medical Center, and major medical-related uses on Nason



# SUGGESTION

- “Drive-home” community commercial center on Nason
- Medical-related employment south of County Medical Center
- Range of housing types in walkable neighborhoods
- Assisted living, continuum of care, senior housing, other housing around Kaiser Medical Clinic





# NASON BOULEVARD – EMPLOYMENT DISTRICT



WEST

EAST

# SENIOR HOUSING / CONTINUUM OF CARE



# HOUSING AND MIXED-USE TYPES



# MIXED-USE NEIGHBORHOOD PUBLIC SPACE

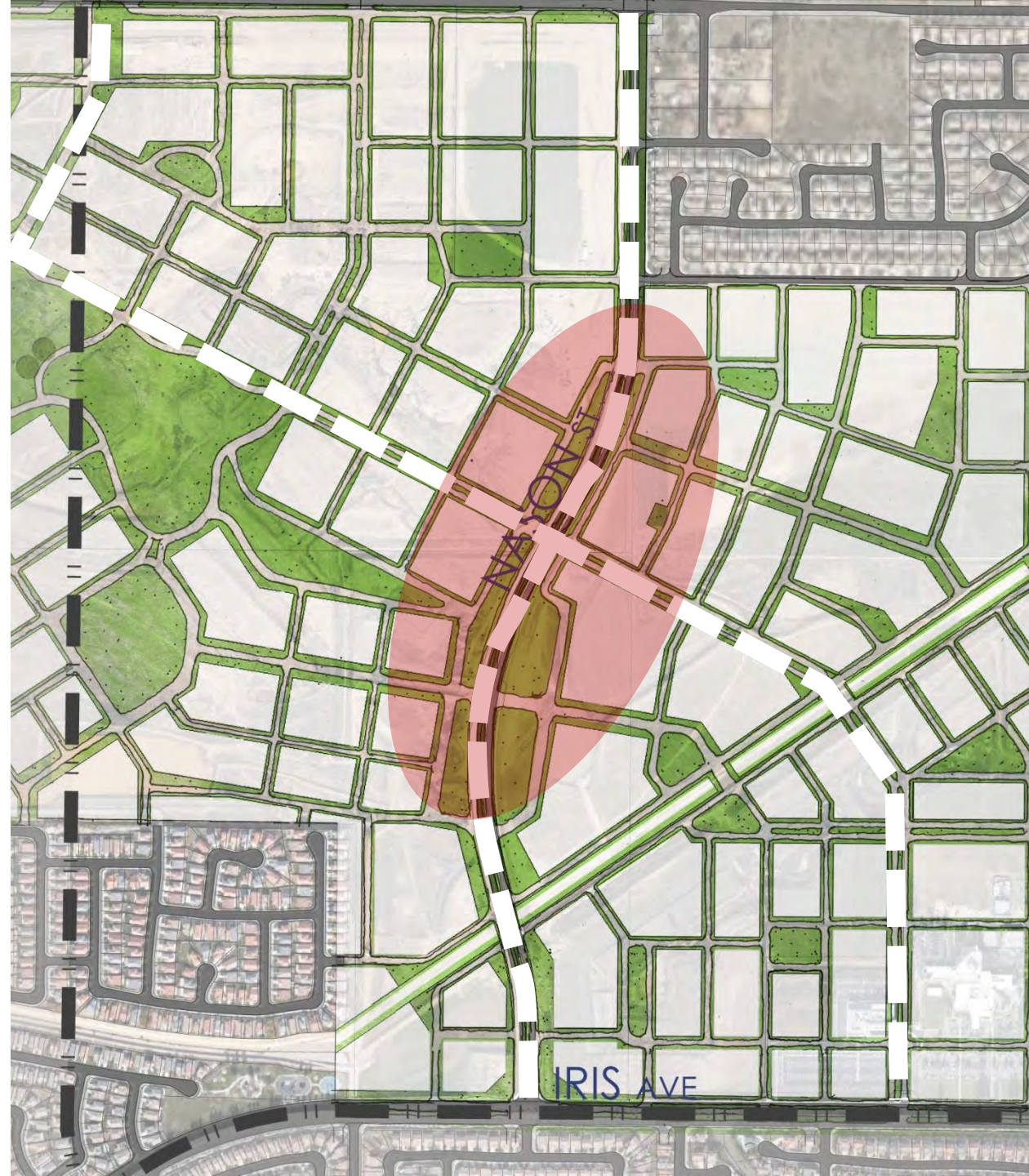


# SINGLE FAMILY NEIGHBORHOOD BUILDINGS



# CROSSROADS CENTER

- Shopping at the crossroads
- Adjacent to central park/lakes
- Walking distance to new neighborhoods
- Walking and biking distance to both medical centers and new jobs



# CROSSROADS CENTER

- Range of shopping amenities on “drive home” for residents of south Moreno Valley neighborhoods
- Connected to new neighborhoods in the Aquabella area
- Connected to Medical Centers



# COMMUNITY SHOPPING CENTER EXAMPLE





# CROSSROADS CENTER

- Street Network



# CROSSROADS CENTER

- Street Network
- Parking Facilities



# CROSSROADS CENTER

- Street Network
- Parking Facilities
- Street Trees



# CROSSROADS CENTER

- Street Network
- Parking Facilities
- Street Trees
- Parks and Open Space Network



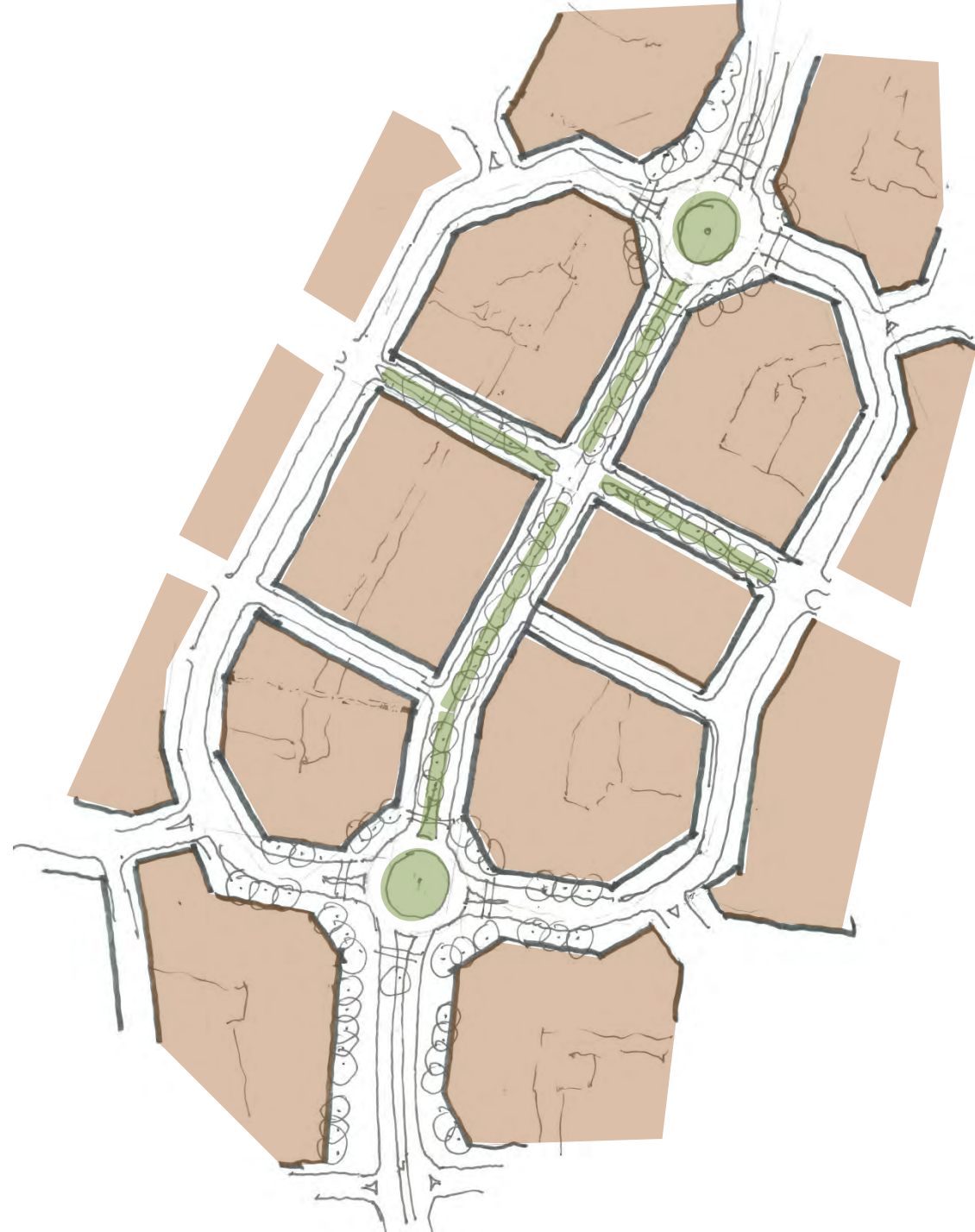
# CROSSROADS CENTER

- Shopping Center
- New Main Street
- Neighborhood Greens and Lakes
- New Supermarket
- Potential Medical Offices
- Mixed Density Residential Street(s)



# CROSSROADS CENTER – ALT A

- Possible alternative street configuration
- Existing Alessandro narrowed to two-lane “main street” for three big blocks
- Roundabouts at the ends of “main street” divert drivers who are just passing through onto alternate side streets
- Total capacity of three streets is not less than existing Alessandro
- Speed is reduced to 25 mph to create safe town center environment

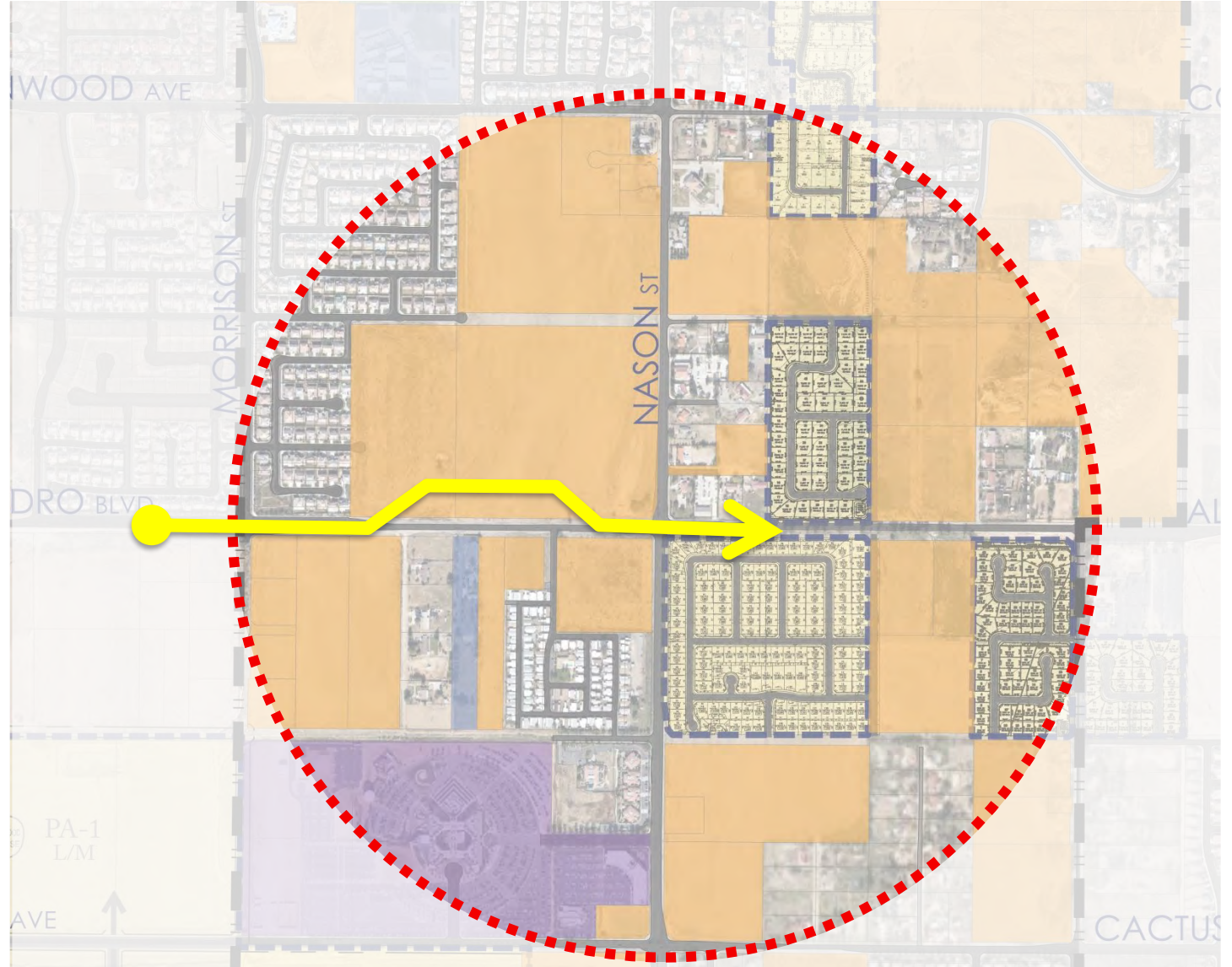


END

# PLANNING AREA 2

## What might be here:

- Alessandro “wiggle” to work around existing church and slow traffic

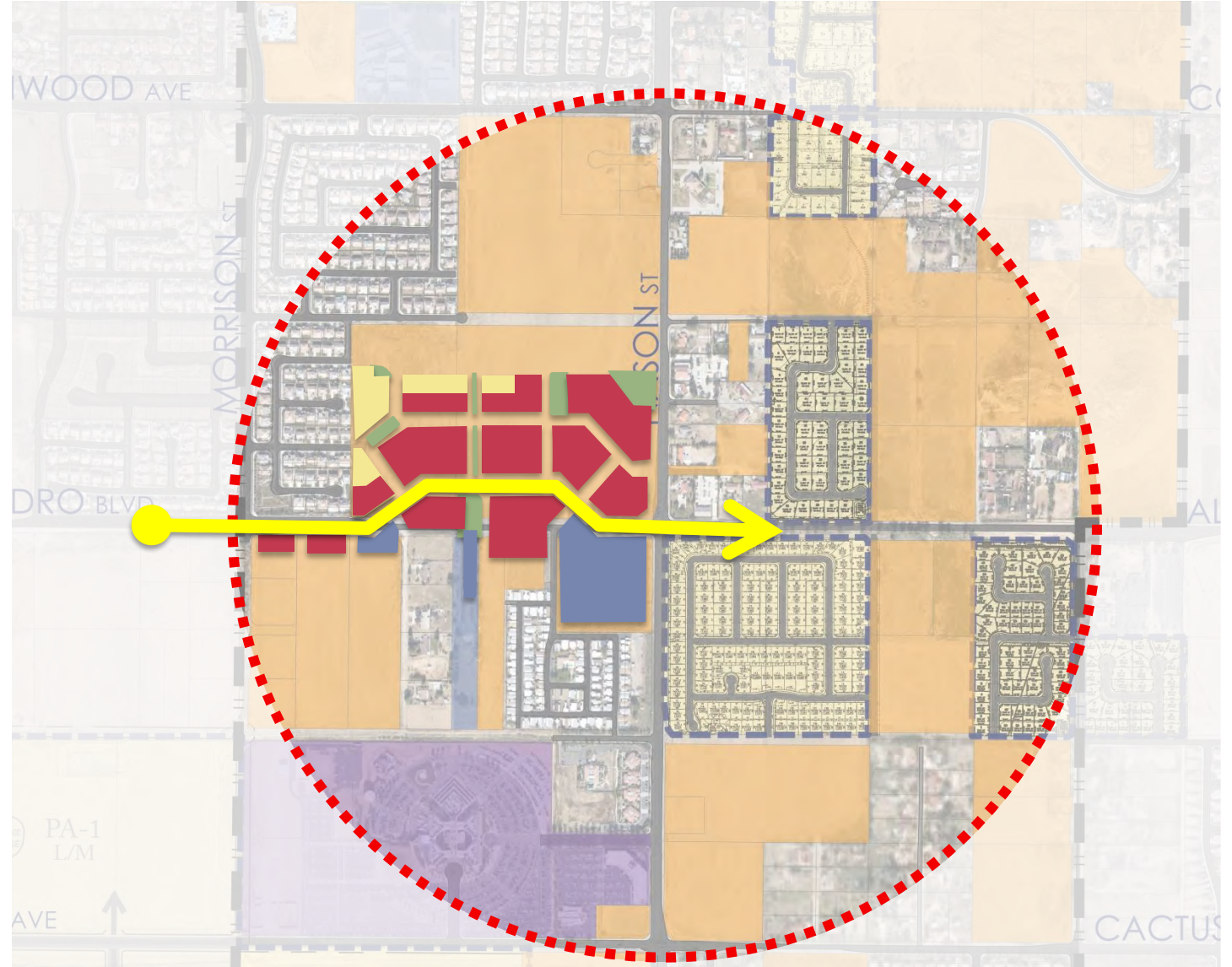




# PLANNING AREA 2

## Town Center

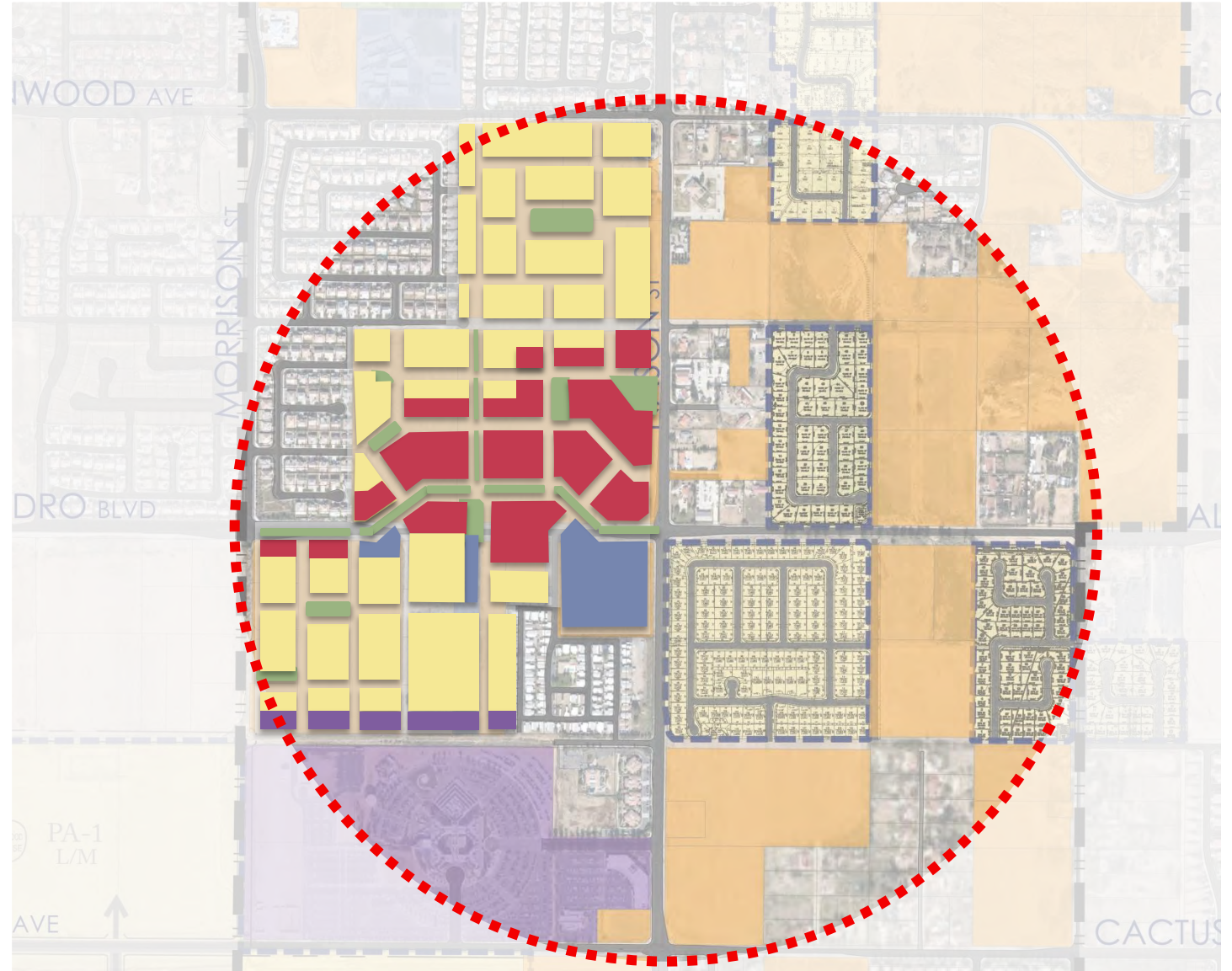
- How can surrounding uses be developed to **compliment and support the Riverside County Regional Medical Facility**?
- What sorts of **commercial or civic amenities** might be located here?
- What **types of new housing** might be provided here?
- How might **pedestrians and bicyclists be connected** between existing neighborhoods and new amenities?



# PLANNING AREA 2

## What might be here:

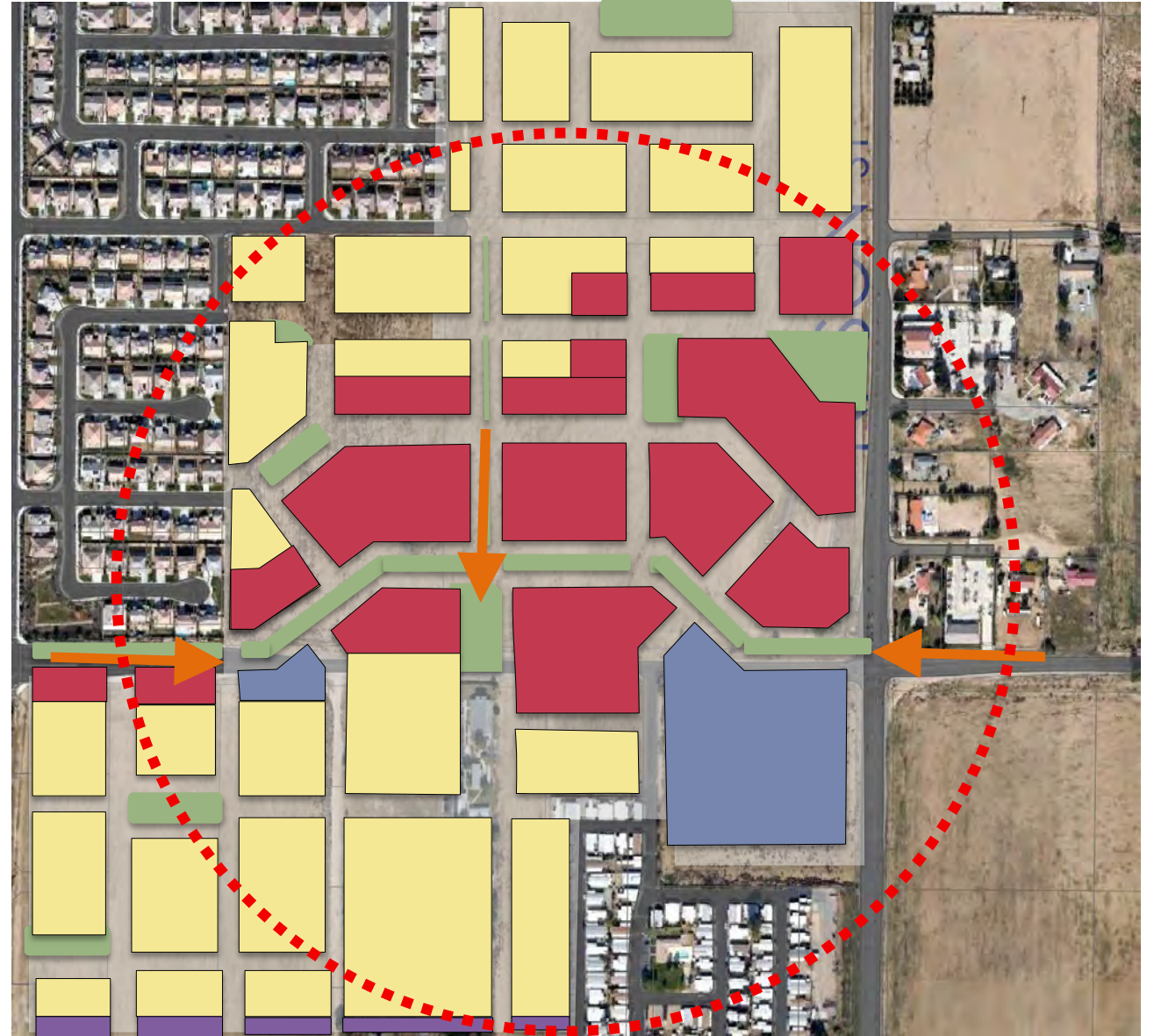
- How can surrounding uses be developed to compliment and support the Riverside County Regional Medical Facility?
- What sorts of commercial or civic amenities might be located here?
- What types of new housing might be provided here?
- How might pedestrians and bicyclists be connected between existing neighborhoods and new amenities?



# PLANNING AREA 2

## Town Center

- Alessandro wobble main street
- North-south avenue terminates on new Church Green
- Commercial/mixed use along Alessandro
- City Hall/Library on corner, terminating westbound vista



# PLANNING AREA 4

What do you think?

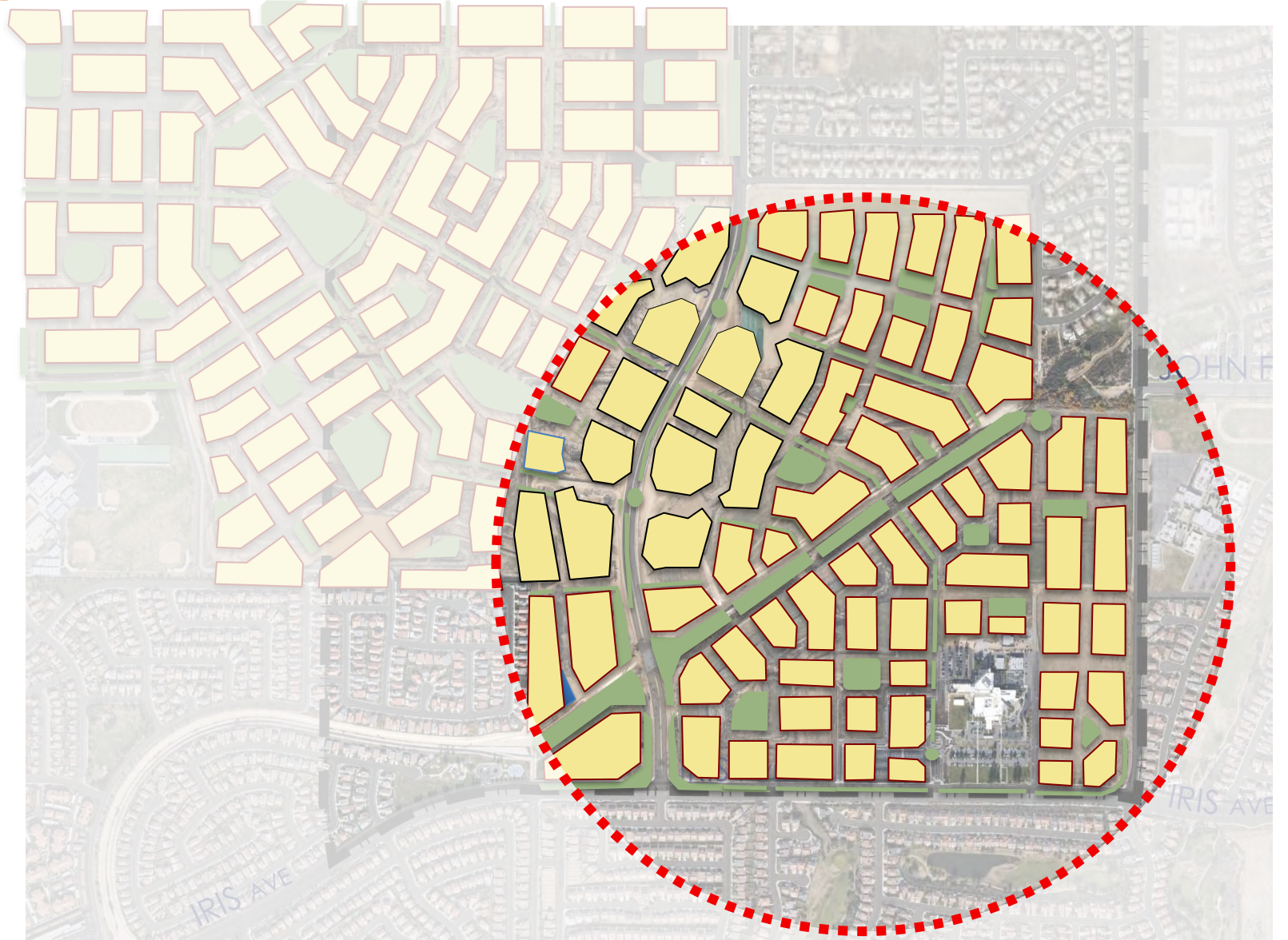
- fdafd



# PLANNING AREA 4

## What might be here

- fdfdf



# EMPLOYMENT DISTRICT TYPES



# EMPLOYMENT DISTRICT PUBLIC SPACE



# CROSSROADS CENTER

- Shopping Center
- New Main Street
- Neighborhood Green(s)
- Potential Supermarket
- Potential Multi-Family Residential Street(s)
- Potential Medical Offices

