Riverside Gateway Project

Proto-type Development Plans – Fact Sheet

August 15, 2005

What are Proto-type Development Plans?

These plans are design review level drawings that utilize the typical lotting pattern along Riverside Avenue, and provide a pre-approved development plan. This includes a site plan, landscape plan, preliminary building architecture, and a colors and materials palette.



What is their purpose?

The intent of these plans is to streamline the development process and to encourage reinvestment in the redevelopment of the Riverside corridor.

How does this streamline the process?

If a developer or property owner chooses to redevelop their property with one of these plans they are exempted from a design review permit process. This process typically takes approximately 3-6 months to complete. The project will skip this stage and submit for a pre-building permit review (30 day timeframe) and then progress to submittal of construction drawings for a building permit.

How does this encourage reinvestment?

These plans provide the developer with the following advantages to our standard process:

- **Certainty of project:** The developer knows up-front what the City will allow to be constructed and that it is already approved.
- Time savings: The reduced time for the interest carry on a piece of property adds value to these plans.
- Fees: Up-front planning fees and design development costs (architect, landscape architect, civil engineer, etc...) are eliminated.
- Designed for the Market and Plan: A mixed-use product with office retail on the bottom floor and for-sale residential above is provided. These units can also be used as standard retail/office space. A market analysis performed for the plan indicated that upon completion of the streetscape improvements the larger projects became economically feasible. The smaller projects would be more dependent on an increase in rents and values over a longer-term.

Summary of Savings:

3 to 6 - months carry costs	Varies by project
Design Development Fees (architect/ design professionals)	Varies by project
Entitlement Fees (DRP, VM & ND)	\$4,860

For more information regarding these plans or the Riverside Gateway project please contact the Planning and Redevelopment Department at (916) 774-5276 or www.roseville.ca.us/PlanningandRedevelopment/RiversideGateway