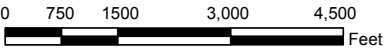


Proposed Figure/Ground

Legend

- - - City Boundary
- Existing Buildings
- Proposed Development
- Levee Protected Property
- Missouri River



The proposed figure/ground map shows the amount of future development expected versus what already exists in town.

New Built Environment

GOAL: TO IMPROVE THE APPEARANCE, SAFETY AND ECONOMIC VIABILITY OF THE CITY THROUGH THE SYSTEMATIC REMOVAL OF BLIGHT AND THE CONSTRUCTION OF BEAUTIFUL BUILDINGS, STREETSCAPES, AND PUBLIC SPACES.

Because of population growth and the natural lifespan of existing buildings, the fabric of Riverside's built environment will change dramatically over the next 30 years. According to the Brookings Institution, **half of the homes, offices, buildings, stores, and factories needed by 2030 don't exist today.** This means there is an enormous opportunity to completely reshape the built environment in Riverside over the next 25 years. It is important that future projects reflect a character Riverside can be proud of. It is the recommendation of the Planning Team that the following checklist be used to determine if a new building is going to make a positive contribution to Riverside:

NEW DEVELOPMENT CHECKLIST

- **Does the development improve Riverside's appearance?**
- **Does the development provide a needed amenity to Riverside residents?**
- **Does the development adhere to the goals and guidelines established in the Master Plan?**
- **Will the development be something Riverside will be proud of for the next 25 years and adapt to future needs?**

• Does the development contribute to the financial stability of the City?

A successful project will have affirmative answers for a majority or even every one of those litmus questions.

ELIMINATE BLIGHT

The elimination of blight is a major goal for the City of Riverside. There are currently a large number of rundown and dilapidated structures within the City that are in need of repair or replacement. They are drastically impacting the image of the City and the ability to attract new businesses and residents. Another form of blight in Riverside is buildings of poor quality whose current use is incompatible with the desired larger use for the area. Replacing these structures with compatible users will allow the district to develop according to the desired use.

The American Heritage Dictionary of the English Language, 4th Ed., offers what may be the simplest definition of blight: *"something that impairs growth, withers hopes and ambitions, or impedes progress and prosperity."* The following text is taken from the American Planning Association policy guide and is intended to help define the types of blight that will be targeted by Riverside:

It has been well recognized that there are many events, conditions, and causes that lead to blight:

- Buildings in which it is unsafe or unhealthy for persons to live or work due to dilapidation; deterioration; defective design or physical construction;

inadequate utilities; lack of ventilation, light, or sanitary facilities; contamination by hazardous substances; or below minimum code;

- The predominance of defective or inadequate street layout;
- Improper subdivision or obsolete platting;
- Inadequate public improvements, parking facilities, or utilities;
- Obsolete buildings or inadequate parcels which hinder the economically viable use or capacity of property;
- Multiple ownership of properties which inhibits the assembly of economically viable properties that meet current development standards;
- Environmental hazards;
- Unsanitary or unsafe conditions;
- Deterioration of site improvements;
- Excessive land coverage and overcrowding of structures or community facilities;
- The existence of conditions that endanger life or property by fire or other causes;
- Conditions that retard the provision of housing accommodations;
- Constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare;
- The incompatibility or deleterious use of adjacent land or buildings;
- Excessive vacancy, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities;
- Extraordinary local crime rate that

constitute a serious threat to the public safety and welfare;

- Extraordinary local decline in property values or tax delinquencies that diminish the equitable delivery of public services and improvements;
- Abandoned quarries, mines, railroads, or similarly extensive facilities that pose a threat to public health, safety, morals, or welfare;

It is the recommendation of the Planning Team that this definition and description of blight be adopted by the Planning Commission to identify blight and to determine if a redevelopment project is eliminating existing blight.



New development should encourage pedestrian traffic.



New development should be built to knit the community together.

