



Map reprinted with permission from the Landmark.

The above map taken from the TOD study recommendations shows the areas under consideration. The site descriptions below are excerpted from the TOD plan so that the targets become readily apparent.

Site A: The North Block Face of Burlington Street including Riverside Foods- "Although these uses are desirable, the buildings in which they are housed are not optimal for creating a vibrant, pedestrian-oriented center."

St Mary's Church Parking Lot- "This parcel is an integral part of downtown and, as such, arrangements for shared use and maintenance of this resource should be secured."

Site B: The South Block Face of Burlington Street. "Mixed-use redevelopment is envisioned for these sites to provide new ground level commercial space with residential units above. The concept plan illustrates one potential layout for this block which features 11,000 sf of new commercial space adjacent to buildings in order to extend the streetwall frontage, and 12 new residential units are envisioned above. Parking is reorganized to provide surface lots on both ends of the block and along rear property lines. Underground parking is envisioned for new development to provide dedicated residential parking as feasible."

Sites C & D: The North & South Block Face of Quincy Street- "These parcels should be redeveloped as pedestrian-oriented, mixed-use structures when these businesses close or are relocated."

Site E: Forest Avenue's Masonic Temple- "Redevelopment is envisioned to accommodate either a mixed-use or residential structure. The concept plan illustrates as residential development with 12 units and housed parking for residents, along with guest parking located on rear property lines."

Site F: Pine Avenue- "This site is the most logical location for the development of structured parking in Downtown Riverside. This site abuts the tallest buildings in downtown...therefore, a large structure would not be out of place in this context. The concept plan illustrates a structure that could accommodate as many as 140 spaces in three stories. The development of a detailed parking study to justify this expense, and related design specifications for such a structure, would be a next step as it is beyond the scope of this initiative."

"Community Center Opportunity Sites"

"Cost estimates for a project of this magnitude are in the \$6 million dollar range."

Site G: Reuse of the former Public Works Site- "The building is in poor condition and reuse of the structure would likely be more expensive than demolishing it and constructing a new facility." "The market assessment for Downtown Riverside identifies the establishment of a small boutique hotel with a capacity of 30 rooms to be a key development opportunity."

Site H: Adjacent to the Swim Club- "Another site that received favorable support from the stakeholders as a valid site for a community center is the land due west of the Riverside Swim Club."

Town Hall: The viability of this scenario would hinge upon the Township's willingness to reuse this facility in this manner. Another alternative would be for the Village to acquire the Town Hall and reprogramming it to meet Village specific needs."