



Welcome, Mission Grove Community!

Special Thank You to:

- Mission Grove Community
- City Councilman Chuck Conder
- Michelle Rubin and Regional Properties, Inc.
- Overland Development Company



Anton DevCo Profile

- Anton DevCo, Inc. is a California-based developer, owner, and operator of market-rate and affordable multifamily properties.
- Anton's track record includes the development of more than 70 distinct communities over the last 25 years. This includes over 9,500 units completed or under construction and approximately 2,200 in pre-development stages.
- The Company has offices in both Northern and Southern California.
- Anton has completed four multifamily developments in Southern California in recent years. Anton currently has one project under construction in Murrieta (Canopy), and a second phase in development.
- Anton has comprehensive expertise in multifamily design, development, construction, and asset and property management.

**25+ Years
Experience**

**70+
Communities
Developed**

**Projects in:
CA, AZ, & CO**

ANTON
DEV CO

Anton DevCo Southern California Projects



Bridges II (Murrieta) – Groundbreaking 2023



Canopy / Bridges I (Murrieta) – Under Construction, Est. Completion in 2025



Citron (Anaheim) – Completed 2023



Anton Portola (Irvine) – Completed 2017



Anton Legacy (Tustin) – Completed 2015



Anton Monaco (Anaheim) – Completed 2014

Aerial View

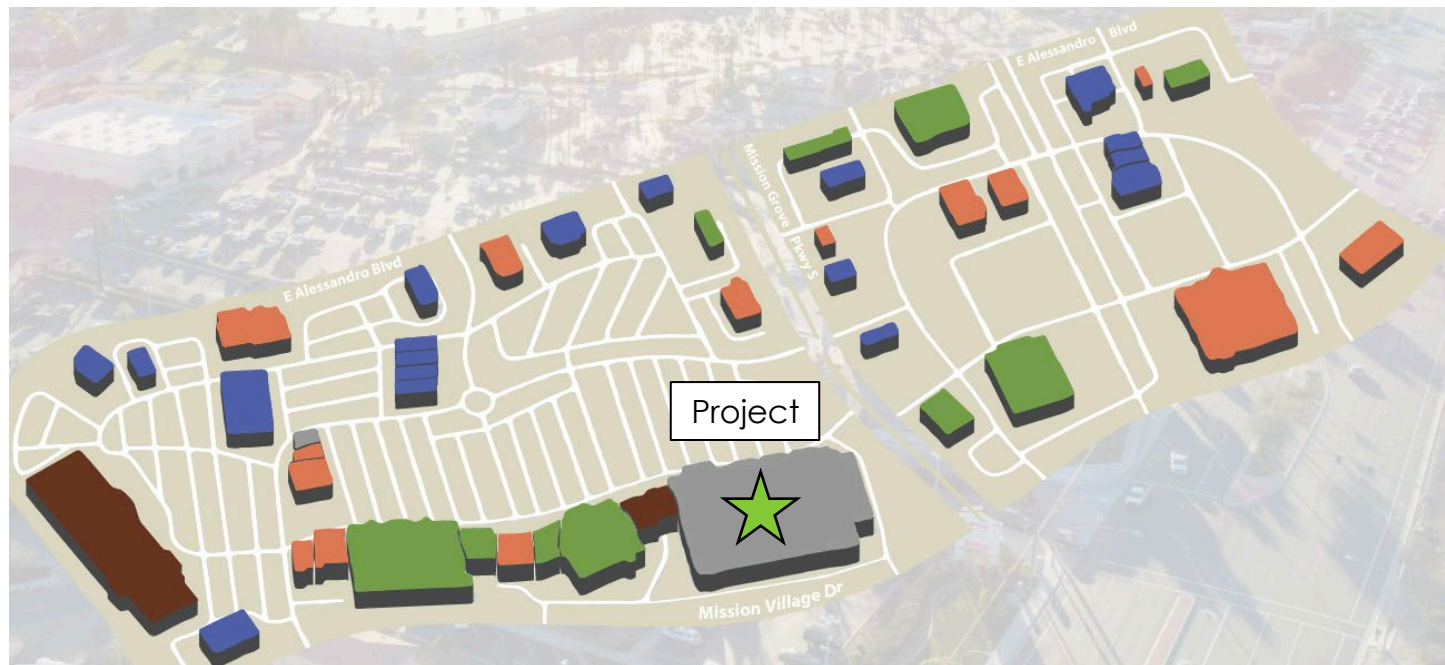


Ideal Location for New Multifamily

The Project will replace the vacant K-Mart within Riverside's Mission Grove Plaza.

- Access to over 50 businesses within walking distance, including:
 - 18 eateries
 - 12 retail shops
 - 2 entertainment providers
 - 26 service providers
- Accessible Public Transit
 - Multiple bus stops along Alessandro connecting to Riverside and surrounding communities
 - Major Metrolink station with routes to LA, SD, OC, and SB 2.5 miles away
- Proximity to Sycamore Canyon Wilderness Park – 1,500 Acres only 1 mile away!

Dine	18
Shop	12
Watch	1
Services	26



Historical & Current Conditions

1991
Original Site, K-Mart Opened



K-Mart Closed 2018
Paid Rent Through 2021



Present Day
Vacant Retail Building and Parking Lot



Site Plan

604 Parking Spaces

347 Units Four-Stories

Luxury Amenities

41 EV Parking Spaces



24 Studios

175 One Bedrooms

141 Two Bedrooms

10 Three Bedrooms

View — Mission Grove Pkwy South



View — Mission Grove Parkway Entrance



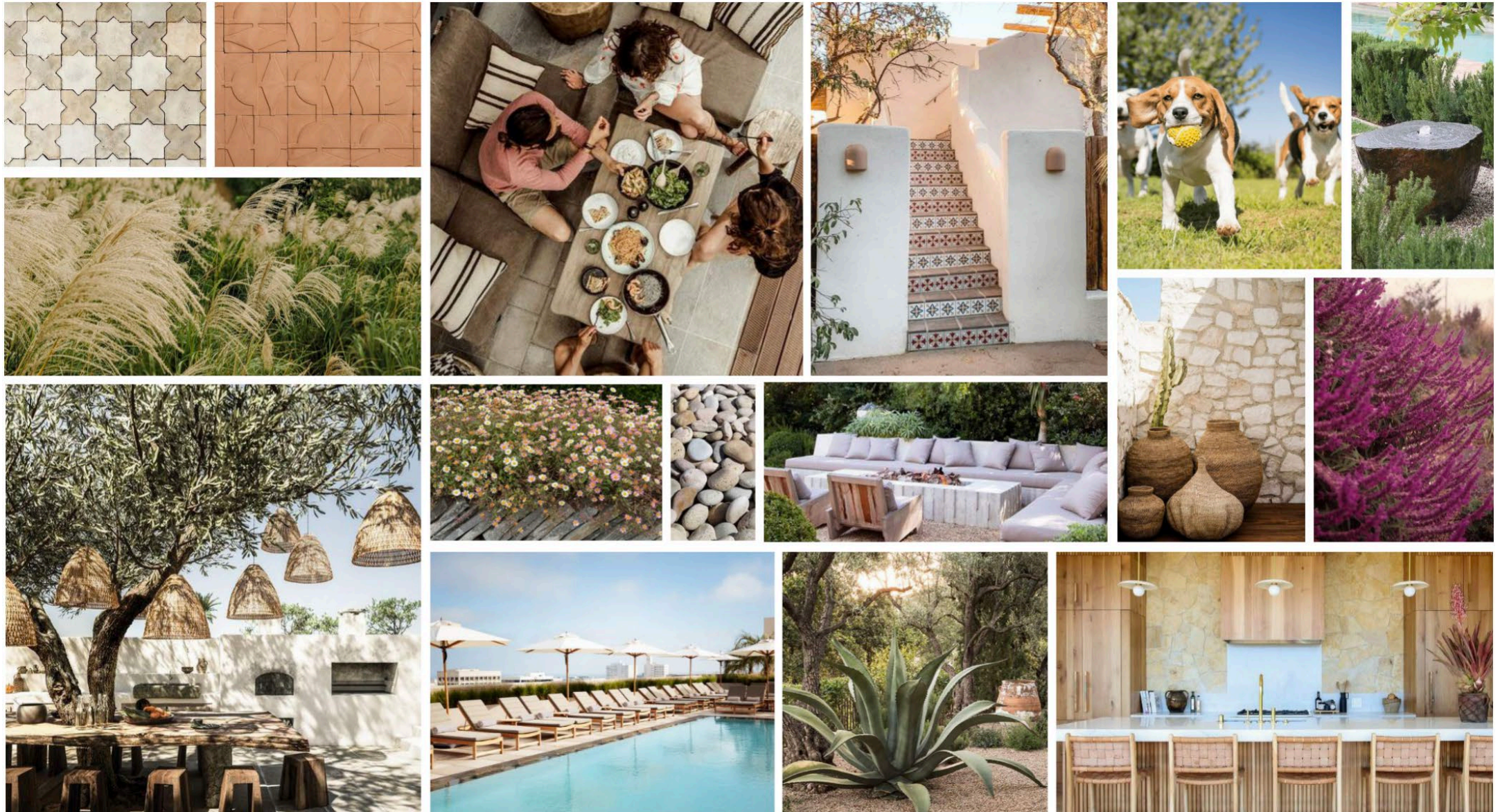
View – Mission Grove Retail Center



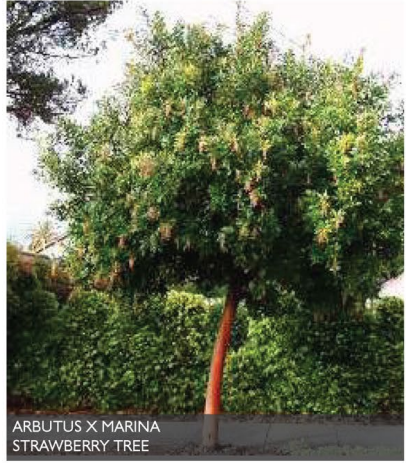
View – Amenities



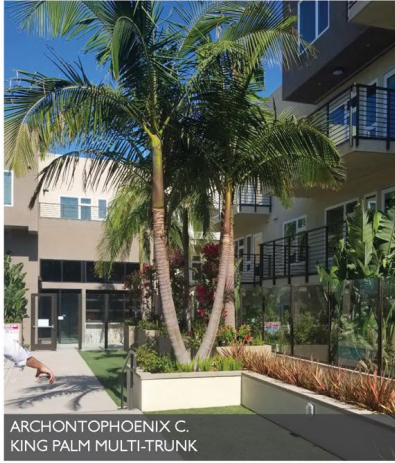
Design Parti – Warmth & Quality!



Planting Palette



ARBUTUS X MARINA
STRAWBERRY TREE



ARCHONTOPHOENIX C.
KING PALM MULTI-TRUNK



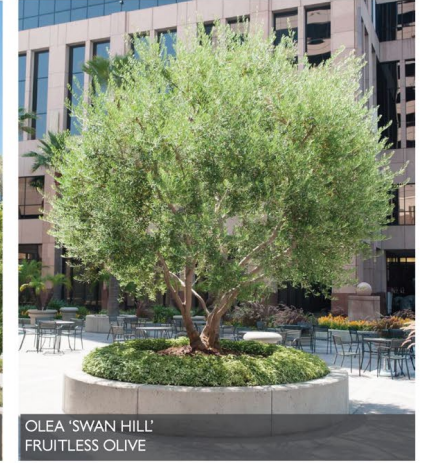
CUPANIOPSIS ANACARDIOIDES
CARROT WOOD



LAURUS NOBILIS 'COLUMN'
BAY LAUREL



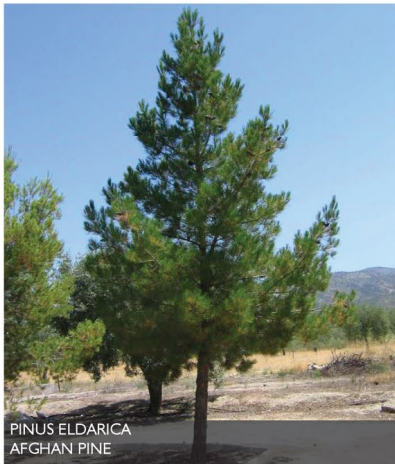
LAURUS X 'SARATOGA'
SARATOGA HYBRID LAUREL



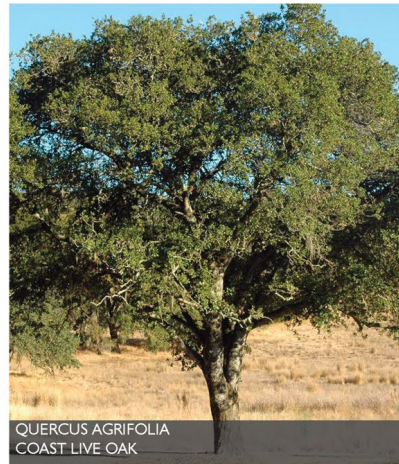
OLEA 'SWAN HILL'
FRUITLESS OLIVE



PHOENIX DACTYLIFERA 'MEDJOOL'
MEDJOOL DATE PALM



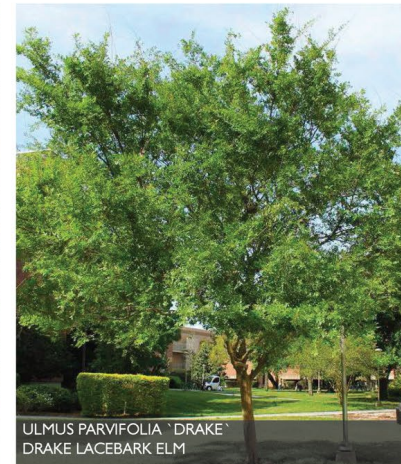
PINUS ELDARICA
AFGHAN PINE



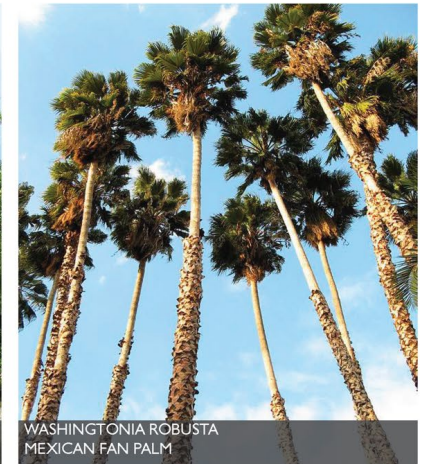
QUERCUS AGRIFOLIA
COAST LIVE OAK



QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

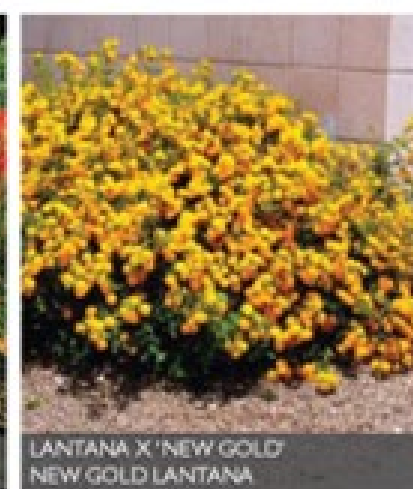
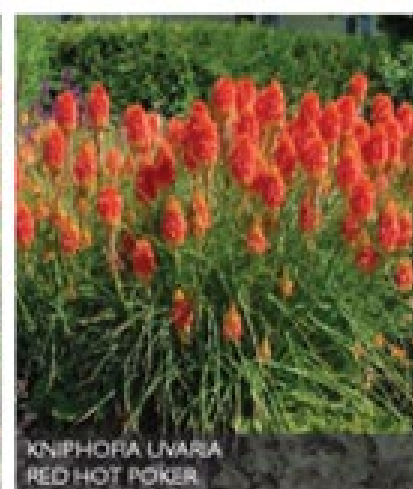
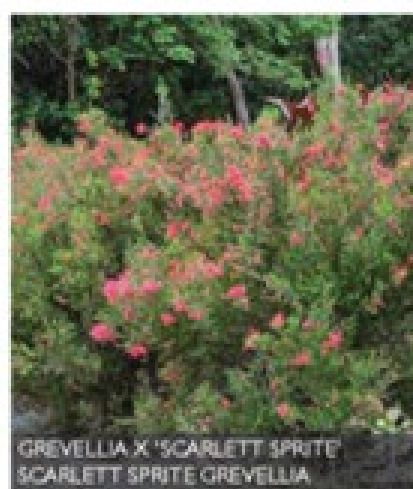
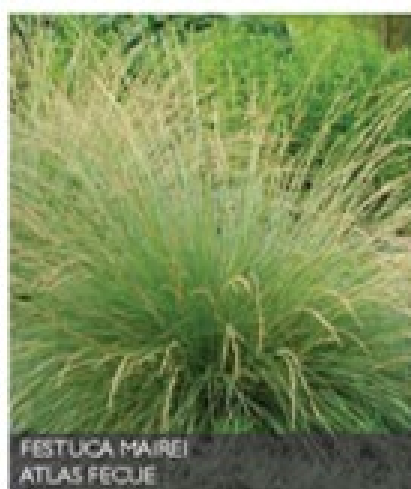
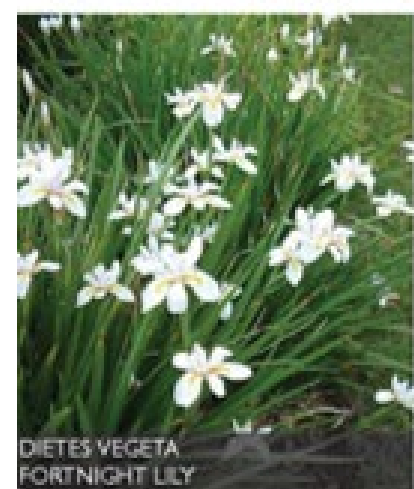
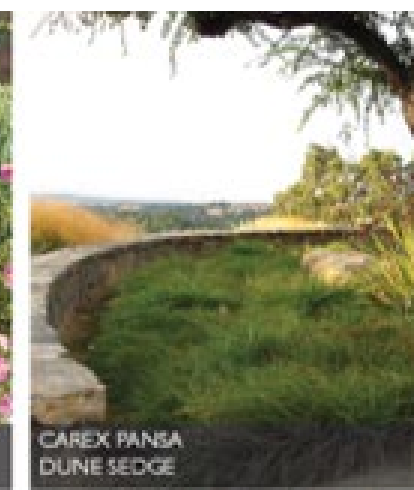
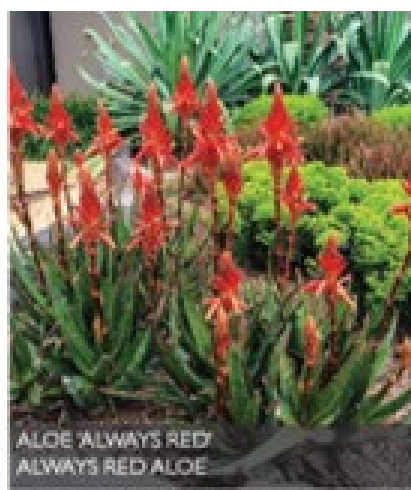


ULMUS PARVIFOLIA 'DRAKE'
DRAKE LACEBARK ELM



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

Planting Palette



Walkability Plan – Pedestrian Permeable Site

- STREET SCAPE FACING SHOPPING CENTER MAIN DRIVE**
- protect existing palm trees
 - shade trees
 - enhanced planting
 - public sidewalk

- STREET SCAPE FACING SHOPPING CENTER**
- shade trees
 - enhanced planting
 - public walkway

- MISSION GROVE PLAZA ENTRY**
- pedestrian portal
 - decorative wrought iron pedestrian and vehicular gates

MISSION GROVE PLAZA ENTRY SECTION:



LEGEND

(A) PUBLIC PEDESTRIAN CIRCULATION

(B) PRIVATE RESIDENT CIRCULATION

(C) PUBLIC EXPERIENCE

- MISSION GROVE PARKWAY SOUTH STREETSCAPE**
- protect existing trees and palms
 - shade trees
 - direct access patios

- MISSION VILLAGE DRIVE STREETSCAPE**
- protect existing trees and palms
 - shade trees
 - enhanced paving

MISSION VILLAGE DRIVE STREETSCAPE SECTION:



0 20' 40'
NORTH SCALE: 1"



Who Will Live Here?

We at Anton Devco take pride in our residents.

To ensure residents make for good neighbors both to other Anton residents and the outside neighborhood, we utilize the **CheckpointID Screening process** that screens applicants on the following metrics:

- **Advanced Criminal Screening** using the most accurate national, state, and county databases
- **ID Verification** prior to move-in, detects fraudulent applications
- **Credit Check and Income Verification** this includes the “3 times rule”

This process provides protection for the property, team members, residents, and neighbors by automating the decision-making process

The typical apartment customer in Riverside:

- **Age**
 - 51% between 25-64
 - 27% between 25-44
 - 24% between 45-64
 - Average Age – 40.3
- **Average Household – 1.67 Residents**
- **Income**
 - Range \$50k - \$200k
 - Median \$76k
- **Top 5 Occupations**
 - Office & Management
 - Sales
 - Construction
 - Food & Service
 - Supply Chain Management & Logistics

Economic Benefits

Impact of Multifamily Construction

	<u>Construction Impacts</u>			<u>Recurring Impacts</u>		
	<u>Local Income</u>	<u>Revenue for Local Gov't</u>	<u>Local Jobs</u>	<u>Local Income</u>	<u>Revenue for Local Gov't</u>	<u>Local Jobs</u>
100 new rental units*	\$12.4 million	\$3.3 million	170	\$2.9 million	\$842 thousand	32
Anton Mission Grove Proposal (347 units)**	\$43.0 million	\$11.4 million***	590	\$7.9 million	\$2.9 million	170

*National Association of Home Builders (NAHB)
 **Pro-rated based on NAHB estimates
 ***Estimated municipal fees per City/County of Riverside standards

Local Public Contributions

- **\$2.5M** to City for Utility Fees (sewer, water, electric)
- **\$2.2M** to City for Transportation Mitigation
- **\$1.6M** to Riverside Unified School District
- **\$1.2M** to Riverside Parks Department (local/regional parks, reserves, trails)



Community Benefits

The Next Generation of Mission Grove Plaza Shopping Center

- Mission Grove Plaza is a **premier destination** in the City of Riverside.
- Due to the shift to ecommerce, there is less demand for big box stores. Therefore, new land uses need to be considered to maximize the use of space.
- **Replaces the vacant K-Mart** with a thoughtfully designed residential Project that will expand the opportunity for additional residential vibrancy to the area.
- This Project will be **integrated into the surrounding community** and provide use and value to both the shopping center and **new residents to live, work, and play.**

Visual Improvements

- The Project offers **extensive setbacks** from our single-family neighbors to the and **timeless Spanish architecture** that compliments the surrounding neighborhood.
- The Project **adds landscaping** along Mission Grove Parkway and Mission Grove Drive and **protects the existing palm trees** along Mission Grove Parkway.
- Ground floor residences with street facing entries **creates active and safe streets.**

New Housing Opportunity

- The Project offers luxury market-rate housing with high-end finishes catering to professionals, young families, and retirees.

Public Benefits

Transportation Improvements

- **Lengthening of turn lane** on Mission Grove Pkwy S to improve traffic flow
- **Optimization of traffic signal timing** at Alessandro & Mission Grove and at Alessandro & Trautwein to improve traffic flow
- **8 Public EV Charging Stations** added to Mission Grove Plaza Shopping Center available 24-7-365
- **\$136K** in pre-funded bus passes for Project residents to encourage use of RTA ridership
- **Walkable, bikeable Project design** including exterior unit entries with easy access to retail shopping to encourage walkability and 116 bike stalls to encourage bikeability and healthy living

Sustainability

- **Infill Development** – Reduces traffic, improves air quality, and protects existing open space, compared to developing in outlying areas
- **Urban Canopy** – Enhances tree population in Mission Grove; adds 109 new trees + retains 44 existing trees = 153 trees total
- **Green Project Features** – Extensive solar panel system with battery backup, drought-tolerant landscaping, low-flow plumbing fixtures; preserves water and energy. This building will be the most efficient residential structure in Mission Grove and will be built to the 2023 California Building Code
- **Stormwater Retention** – This project addresses stormwater at a higher level than the existing site. Incorporating underground retention basins and additional landscaping elements.

Riverside – VMT

- Vehicle Miles Traveled (VMT) is the total distance traveled by all vehicles
= daily traffic trips x trip length
- The residents of Anton Mission Grove have a higher VMT than the average resident of Riverside, due to their tendency of having to drive 20+ minutes to work (8-12 miles each way), consistent with current Mission Grove residents. The City's average commute trip length is 5-6 miles each way.
- A residential project will generate much fewer daily trips than another commercial use or other retail project would in the Mission Grove Plaza.

Land Use	Daily Trips
Retail Use	3,127
Anton Mission Grove	1,464
Comparison	-1,663

- Anton Mission Grove will generate a lower number of daily trips compared to retail use.



Regional Traffic Improvements

- Due to the numerous projects already underway in the area surrounding Mission Grove, including March Airforce Base's West Campus Upper Plateau, the **traffic congestion is forecasted to continue growing.**
- Anton Mission Grove's development would add to the existing traffic congestion.
- However, **Anton Mission Grove will make improvements that offset the Project's traffic congestion** and help mitigate the traffic congestion created by the surrounding projects.
- **Intersection improvements constructed by Anton Mission Grove** that will improve congestion:
 - **Trautwein Rd & Alessandro Blvd** – will reduce traffic delay up to 20%
 - **Alessandro Blvd & Cannon Rd** – will reduce traffic delay up to 20%
- With the increased traffic activity in the Mission Grove area, construction improvements are needed to mitigate the rising congestion. **This traffic congestion will not resolve itself organically.**
- Additionally, Anton Mission Grove **will pay TUMF fees, which will be used to support regional transportation improvements.**

Intersection Improvements

Alessandro and Cannon
Upgraded signal to improve flow of traffic.

Alessandro and Trautwein
Upgraded signal to improve flow of traffic.



Alessandro and Mission Grove
Intersection is forecasted to operate sufficiently, no improvements needed with the addition of Anton Mission Grove.

Project Entrance Intersection
Upgraded signal, extended turn lanes, and improvements to existing shopping center driveway.

Mission Village Dr Entrance
Restriped to provide dedicated left turn entrance to the Project.

Mission Grove Traffic Improvements

Mission Grove Plaza
New and restriped crosswalks

Mission Village Dr
Restriped roads and dedicated left-turn ingress lane, dedicated bike lane



Mission Grove Plaza Entrance
Restriped crosswalks, traffic signal upgrade

Mission Grove Pkwy
New landscape median, restriped roads, and dedicated bike lane, extending the northbound left-turn pocket.

Mission Village Dr & Mission Grove Pkwy
New sidewalks and landscape along Mission Grove Plaza

Parking

Unit Type	Number of Units	Project Parking Ratio	Required Parking with 15% Reserved Parking Reduction*	Provided Parking Stalls
Studios	24	1:1	20	20
1 BR	133	1.5:1	170	170
1 BR + Den	39	2:1	66	66
2 BR	141	2:1	240	240
3 BR	10	2:1	17	17
Additional On-Site Parking	-	-	-	92
Total	347	1.74	513	605

Existing Parking	Existing Retail Parking Demand at 1/250 sq.ft.	Existing Restaurant Parking Demand at 1/100 sq.ft.	Mission Grove Multi-Family Parking Demand	Total Parking Demand with Mission Grove Multi-Family	Total Parking with Mission Grove Multi-Family	Excess Parking Provided
1,879	850	356	513	1,719	1,889	170

Anton Mission Grove will contribute to **170 excess** stalls to the Mission Grove Center and provide **92 more** stalls than required for our own parking demand.

City of Riverside zoning code provides a 15% reduction in parking stall requirements when parking spots are reserved.*



Project Schedule

The Project requires the following approvals:

- General Plan Amendment – from Commercial Retail to Mixed-Use Urban
- Specific Plan Amendment – to incorporate the Mixed-Use-Urban zone
- Zoning Amendment – from Commercial to Mixed-Use-Urban
- Design Review – aesthetics approval from the City
- Airport Land Use Commission (ALUC)
- CEQA Review – Environmental Impact Review (EIR)

Current Timeline

- Draft EIR Published – December 2023
- Planning Commission – April 2024
- City Council Hearing – May/June 2024
- Break Ground – Q3 2025
- Open First Units to Residents – Q3 2027
- Project Completion – Q3 2028

Thorough and Transparent Process

City Planning Review

- City Staff Discussion and Design Review – underway

CEQA Review – Environmental Impact Report (EIR)

- EIR – Draft available for Public Review December 2023
- Airport Land Use Commission (ALUC) – September 14th

Community Outreach – Mission Grove Center & Neighbors

- Two Open Houses – September 12th & Fall 2023
- Identify concerns and offer solutions

Public Hearings

- Planning Commission Hearing – expected April 2024
- City Council Hearings – expected May/June 2024



Community Collaboration

Our goal is to successfully integrate the Project into the Mission Grove community through thoughtful and compatible design choices, which are only possible with **your** feedback! We want to be an excellent neighbor that positively contributes to your community.

We look forward to meeting with you again later this Fall to share project updates and to address any additional questions prior to our public hearings in Spring of 2024.



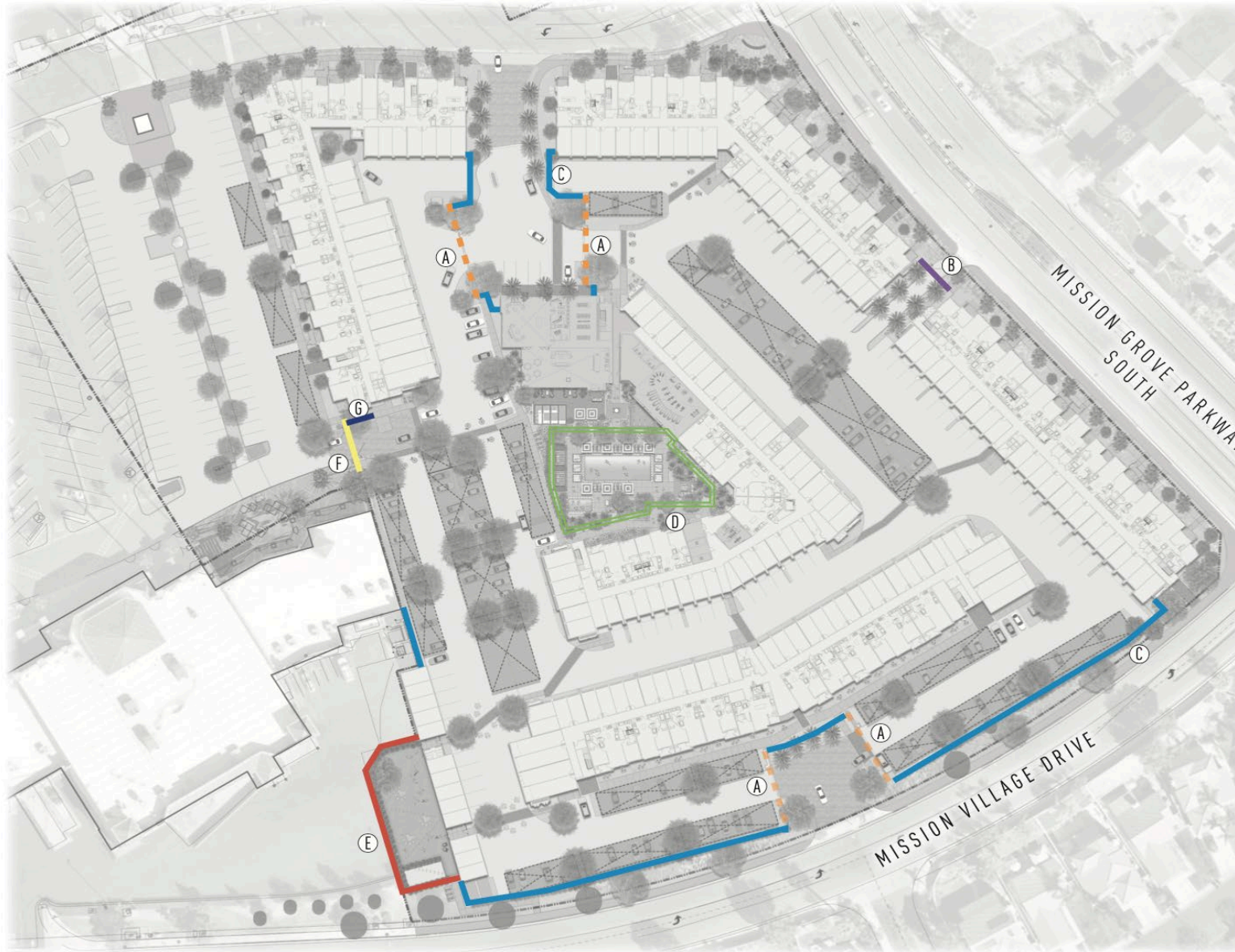
Appendix

Unit Summary

Unit	Type	Count	Square Footage
S1	Studio	24	576
A1	One Bedroom	51	763
A2	One Bedroom	11	740
A3	One Bedroom	68	782
A3A	One Bedroom	2	778
A5	One Bedroom	1	965
A1A	One Bedroom	3	872
A1B	One Bedroom	6	915
A4	One Bedroom	30	881
B1	Two Bedroom	63	1,085
B2	Two Bedroom	3	1,238
B3	Two Bedroom	51	1,161
B4	Two Bedroom	18	1,251
B5	Two Bedroom	3	1,335
B6	Two Bedroom	3	1,057
C1	Three Bedroom	10	1,368

Type	Count	Mix	Square Footage
Studio	24	7%	594
One Bedroom	172	49%	800
Two Bedroom	141	41%	1,143
Three Bedroom	10	3%	1,384
Total	347	100%	942

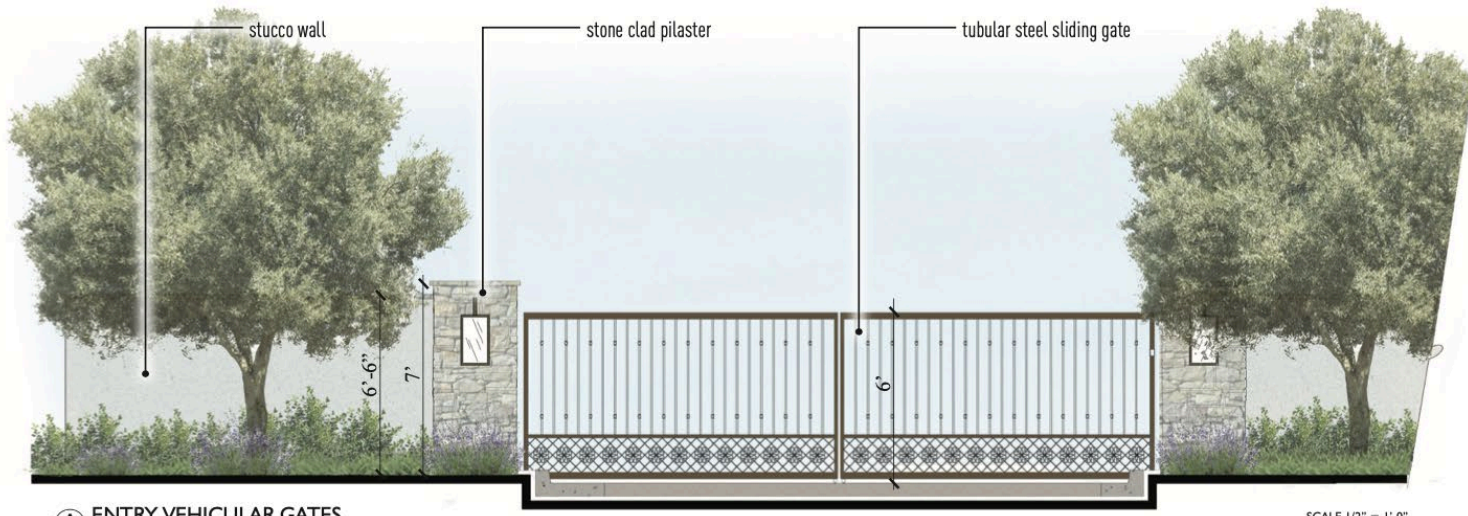
Wall & Fence Plan



LEGEND

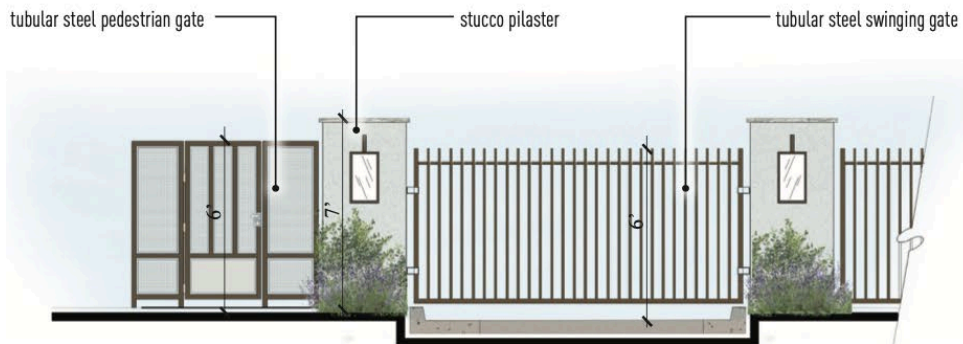
- (A) ENTRY VEHICULAR GATES
- (B) EXIT ONLY VEHICULAR GATE
- (C) 6' TUBULAR STEEL PERIMETER FENCE
- (D) 6' TUBULAR STEEL POOL ENCLOSURE
- (E) 8' TUBULAR STEEL DOG PARK FENCE
- (F) RETAIL PORTAL VEHICULAR GATE
- (G) 42" SCREEN FENCE

Wall & Fence Elevations



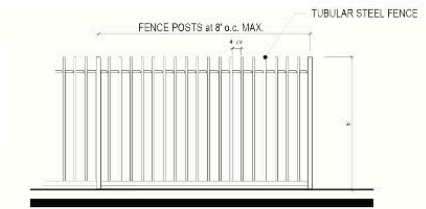
A ENTRY VEHICULAR GATES
STONE PILASTERS - SLIDING GATES

SCALE 1/2" = 1'-0"



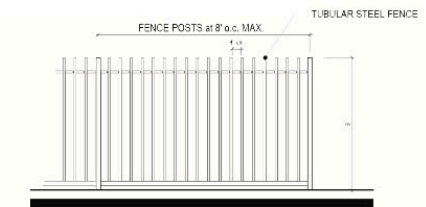
B EXIT ONLY VEHICULAR GATE
AT MISSION GROVE PARKWAY SOUTH - SWINGING GATE

SCALE 1/2" = 1'-0"



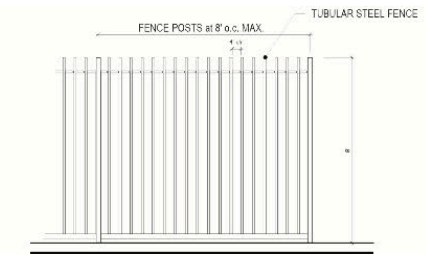
C 6' H. PERIMETER FENCE
COLOR: SEALSKIN SW 7675

SCALE 1/2" = 1'-0"



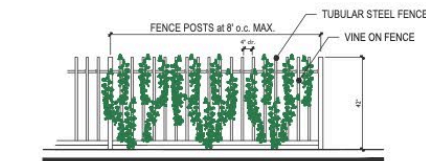
D 6' H. POOL ENCLOSURE
COLOR: SEALSKIN SW 7675

SCALE 1/2" = 1'-0"



E 8' H. DOG PARK FENCE
COLOR: SEALSKIN SW 7675

SCALE 1/2" = 1'-0"



G 42" H. SCREEN FENCE
COLOR: SEALSKIN SW 7675

SCALE 1/2" = 1'-0"

RHNA Allocation - Riverside

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Riverside	Banning city	1673	317	193	280	883
Riverside	Beaumont city	4210	1229	721	723	1537
Riverside	Blythe city	494	82	71	96	245
Riverside	Calimesa city	2017	495	275	379	868
Riverside	Canyon Lake city	129	43	24	24	38
Riverside	Cathedral City city	2549	540	353	457	1199
Riverside	Coachella city	7886	1033	999	1367	4487
Riverside	Corona city	6088	1752	1040	1096	2200
Riverside	Desert Hot Springs c	3873	569	535	688	2081
Riverside	Eastvale City	3028	1145	672	635	576
Riverside	Hemet city	6466	812	732	1174	3748
Riverside	Indian Wells city	382	117	81	91	93
Riverside	Indio city	7812	1793	1170	1315	3534
Riverside	Jurupa Valley City	4497	1207	749	731	1810
Riverside	La Quinta city	1530	420	269	297	544
Riverside	Lake Elsinore city	6681	1878	1099	1134	2570
Riverside	Menifee city	6609	1761	1051	1106	2691
Riverside	Moreno Valley city	13627	3779	2051	2165	5632
Riverside	Murrieta city	3043	1009	583	545	906
Riverside	Norco city	454	145	85	82	142
Riverside	Palm Desert city	2790	675	460	461	1194
Riverside	Palm Springs city	2557	545	408	461	1143
Riverside	Perris city	7805	2030	1127	1274	3374
Riverside	Rancho Mirage city	1746	430	318	328	670
Riverside	Riverside city	18458	4861	3064	3139	7394
Riverside	San Jacinto city	3392	800	465	560	1567
Riverside	Temecula city	4193	1359	801	778	1255
Riverside	Unincorporated Rive	40647	10371	6627	7347	16302
Riverside	Wildomar city	2715	798	450	434	1033

*The 6th Cycle RHNA Allocation Plan was approved by HCD on 3/22/21.



18,415 Unit Deficit in Riverside

Mission Grove Apartments addresses the community housing requirements and combats the current unit deficit.

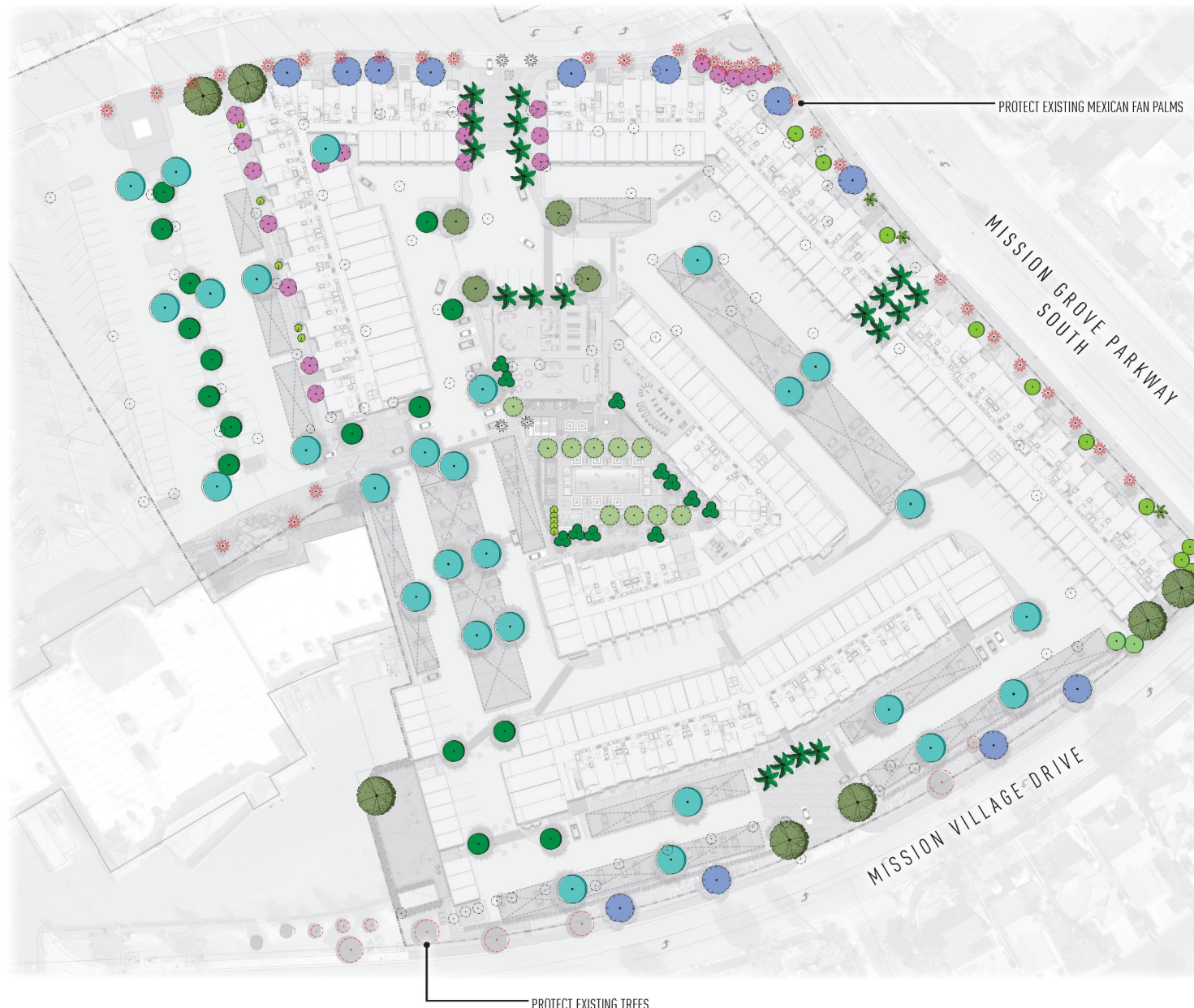
Community Noticing





768 neighbors noticed

Noticing efforts included natural neighborhood boundaries, a much higher level of public outreach than the 300' radius the City of Riverside employs, per **19.580.060 Item C2.**

Urban Canopy Plan



	PROTECTED EXISTING TREES
	REMOVED EXISTING TREES

PROTECTED TREE COUNT	44
REMOVED TREE COUNT	91
PROPOSED TREE COUNT	153

The Mission Grove Apartments will preserve existing the palm trees around the perimeters and add to the landscaping with a dynamic mix of new trees, bringing total number of trees in the area to **153**.