

## North Riverside Neighborhood Plan Independence

### Opportunities and Constraints

ITEM	OPPORTUNITIES	CONSTRAINTS
<b>Location</b> Approximately 1 mile north of Downtown	Site is within the City's Urban Growth Boundary	At the extreme north end of town and seems far away from the Downtown CBD
<b>Site Area</b> 66.5 acres	All available for new uses	Approx. 80% of site was flooded in 1996 and within FEMA 100yr Flood Zone
<b>Access</b> from / to OR 51	tbd	Currently not available
from Hanna Road	tbd	Currently not available
from the River	Site has river frontage	Flooding impacts access
from Downtown	Can be linked w/ trails	Along the River (floods) and far from Downtown
<b>Current Site Use</b> Agriculture	Open and undeveloped allows recreational use.  No height restrictions	Requires Zoning change for other uses.
<b>Context Uses</b> North - Agriculture	Amenable open space	Buffering concerns
South - Residential	Low intensity area	Concerns re: recreational use noises
East - River	Amenity and views	Flooding and erosion are of concern
West - Light Industrial	Potential for access to OR 51	Noise generation and questionable compatibility for non-industrial uses
<b>River</b> Willamette	Recreational access possible and desired – new boat launch	River floods and currents may scour and cause erosion
<b>Prevailing Breeze</b> Summer – NE	Industrial sounds less probable	Spray from fields possible
Winter – SW	tbd	Some industrial sounds

## Opportunities and Constraints (continued)

ITEM	OPPORTUNITIES	CONSTRAINTS
<b>Soils</b>		
Loam	Good for agriculture	Not ideal for building
Silt loams	Good for agriculture	Not ideal for building
Fine sandy loam	Good for agriculture	Not ideal for building
Gravelly sandy loam	Good for agriculture	Not ideal for building
Silty clay loam	Good for agriculture	Not ideal for building
<b>Topography</b>		
Gentle slopes west to east	Views and drains to river	Not level for development
<b>Wetlands</b>		
Narrow N/S area	Not large; appears contained	Must be protected
<b>Existing Vegetation</b>		
Isolated specimen trees	Landmark silhouettes	May be lost to grading
River edge buffer	Buffer edge screen and	May be impacted by wildlife habitat grading
<b>Grading / Excavation</b>		
Potentially Significant area	Create recreational area and larger upland development territory	Impact on flood zone and storage capacity possible scouring
<b>Historic Resources</b>		
Inland Archaeologic Zone	Potential interest area	Covers most of the developable upland area
River Edge Sites	Potential interest area	Sometimes under water
<b>Abutters (N to S)</b>		
<b>AGRICULTURE ZONE</b>		
Setniker Farm (large Ac) Agriculture Use	Open Space neighbor	Agricultural sprays etc
<b>LIGHT INDUSTRIAL ZONE</b>		
FVM Truck Parts (8.5 Ac) Truck Repair and hauling	Not a big noisemaker	Light Industrial use
Ride Development (3.2 Ac) Vehicle repair	Not a big noisemaker	Light Industrial use
Snair Underground (1.5 Ac) Unknown use	Not a big noisemaker	Light Industrial use
Clearspan Truss (2.0 Ac) Truss Framers	Willing to swap for access and more land	Noisemaker
Ediger's Furniture Dot.com shipper	Makes no noise	Light Industrial use

## Opportunities and Constraints (continued)

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<b>Abutters (N to S) (Continued)</b>		
<b>LIGHT INDUSTRIAL ZONE</b>		
Custom Trailerwerks (0.6Ac) Trailer repairs	Not a big noisemaker	Light Industrial use
Stoltz Collision (1.10 Ac) Vehicle repairs	Not a big noisemaker	Light Industrial use
Affordable Storage (5.0 Ac) Storage units	Makes no noise	Light Industrial use
<b>NEARBY RESIDENTIAL ZONE</b>		
Many small parcels	Quiet neighbors	Concerned about recreational use noises
<b>Potential Site Uses</b>		
<b>UPLAND - 10 to 12 acres</b>		
Residential – lo density	60 - 96 units @ 6 to 8 du/acre	Access to OR 51 Distance from Downtown Industrial Zone noise
Residential – high density	120 - 144 units @ 12 du/acre	Access to OR 51 Distance from Downtown Industrial Zone noise
Hotel	Signature destination site	Access to OR 51 Distance from Downtown Industrial Zone noise
Retail / Commercial	Wine-tasting venue Other complementary	Access to OR 51 Distance from Downtown Industrial Zone noise
Mixed Use	Gateway Node	Access to OR 51 Distance from Downtown Industrial Zone noise
Industrial Uses	Compatible use Job creator	Access to OR 51
Eco-Industrial Uses	Compatible use Job creator	Access to OR 51
<b>LOWLAND AREA - 50 acres plus</b>		
Recreational	Open and available Desired by City New boat launch	Access from OR 51 Distance from Downtown Floods periodically
Wetlands Bank	Income / Open Space	No other uses possible