

## North Riverside Neighborhood Plan Independence

### Preliminary Concepts

#### Site Transformation

**CONCEPT** – In order to make the site attractive for development, additional upland (dry) site area above current flood levels needs to be created. This will require re-grading lower site areas to provide the necessary fill material.

**GRADING** - The goal of site grading will be to balance the on-site cutting and filling of native materials so that, when done, the same volume of flood waters now possible will still be accommodated.

**SLOPE PROTECTION** – The river side edge of the new upland area will have a steeper cross section than currently exists. This will require protection against the probability of flood water scouring and erosion. This may consist of vertical reinforced retaining walls, stepped segmental retaining walls, rip-rap slopes, and zones of deep-rooted landscape plant materials.

#### Site Areas

**UPLAND AREA** – Filling will allow the existing upland area to become an enlarged developable “terrace” of approximately 13.0 acres generally above elevation +158.0’. The need to protect existing wetlands and on-site drainage ways and to respect historic flood limits restrict this area from being made any larger.

**WETLAND AREA** – An existing, north-south drainage way, identified as a permanent wetlands zone, is located to the east of the toe of slope for the upland area filling. Approximately 6.4 acres.

**LOWLAND AREA** – Area subject to high water inundation whose current flood storage capacity will be maintained by re-grading and re-shaping to make terrace areas suitable for playing fields and permeable parking areas, for agricultural use, or for new Eco-Bank wetland areas. Elevations may range from a low of +140.0’ to a high of +150.0’ and encompass approximately 40.0 acres.

#### Concept #1 – Residential / Recreational

**OPTION A** – Low density, individual, single-family house lots of 5000 SF each allow approximately 60 lots in the enlarged Upland Area.

Primary site access is provided from the south by extending River Street across Affordable Storage and from the north by crossing through the Ride Development property.

Lowland Area terraces accommodate 6 Soccer / Lacrosse playing fields and permeable parking areas while maintaining necessary drainage and access ways between them.

The new boat launch facility is located at the river-edge terminus of the Ride Development access road from Main Street and a walking trail continues along the river-edge riparian buffer to connect with the Ash Creek Trail and Downtown.

**OPTION B** - Similar in site uses to Option A, but using a more compact single-family house / lot model of “Cottage Clusters”. These clusters are organized around a central landscape / garden area whose concept was initiated from the desire to preserve the existing large Oak Tree.

Residential parking is more centralized and all houses are virtually guaranteed a view into the near and distant landscapes.

Lowland Area terraces accommodate 6 Soccer / Lacrosse playing fields and permeable parking areas while maintaining necessary drainage and access ways between them.

The new boat launch facility is located at the river-edge terminus of the Ride Development access road from Main Street and a walking trail continues along the river-edge riparian buffer to connect with the Ash Creek Trail and Downtown.

### **Concept #2 – Light Industrial / Agriculture**

The Upland Area is dedicated to Light Industrial land use with individual sites ranging in size from 1.0 acre to 4+ acres.

Primary site access is through the Ride Development and Clearspan Truss properties. An optional southern access may be possible (if absolutely required) through the Affordable Storage property.

The new boat launch facility is located at the river-edge terminus of the Ride Development access road from Main Street and a walking trail continues along the river-edge riparian buffer to connect with the Ash Creek Trail and Downtown.

The remaining Lowland areas are maintained in agricultural use.

### **Concept #3 – Senior Center / Eco-Bank**

The Upland Area is developed as a destination Senior Care facility consisting of a central, multi-storey, mixed use building with residential units, common facilities, administration and service. Separate duplex residential units are distributed throughout the remaining site area offering a range of accommodations and a variety of visual connection with near and distant landscapes.

Primary site access is provided from the north by crossing through the Ride Development property.

The new boat launch facility is located at the river-edge terminus of the access road from Main Street and a walking trail continues along the river-edge riparian buffer to connect with the Ash Creek Trail and Downtown.

The remaining lower terrace areas of the site are “developed” into a wetland Eco-Bank.