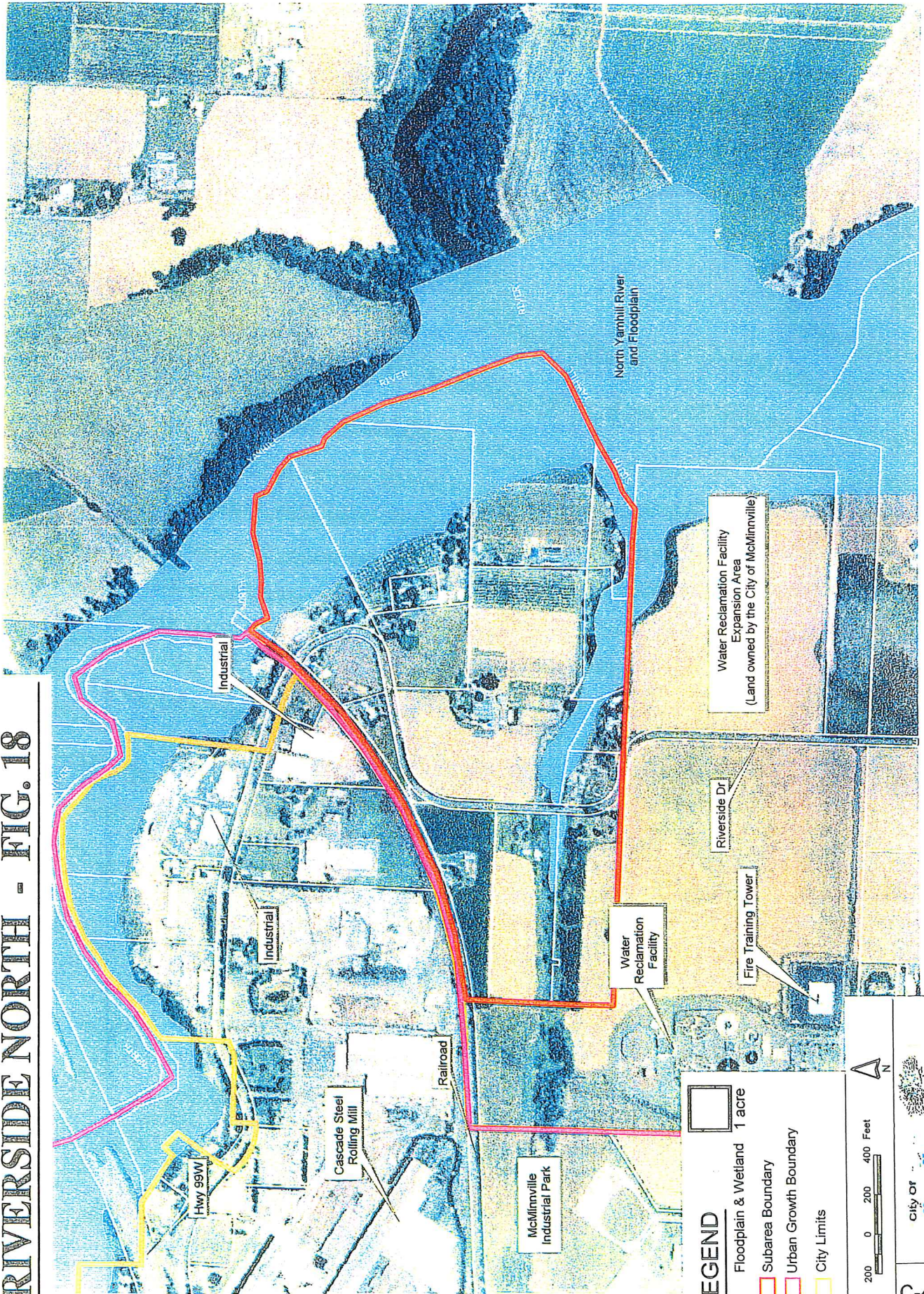
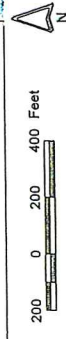


RIVERSIDE NORTH - FIG. 18

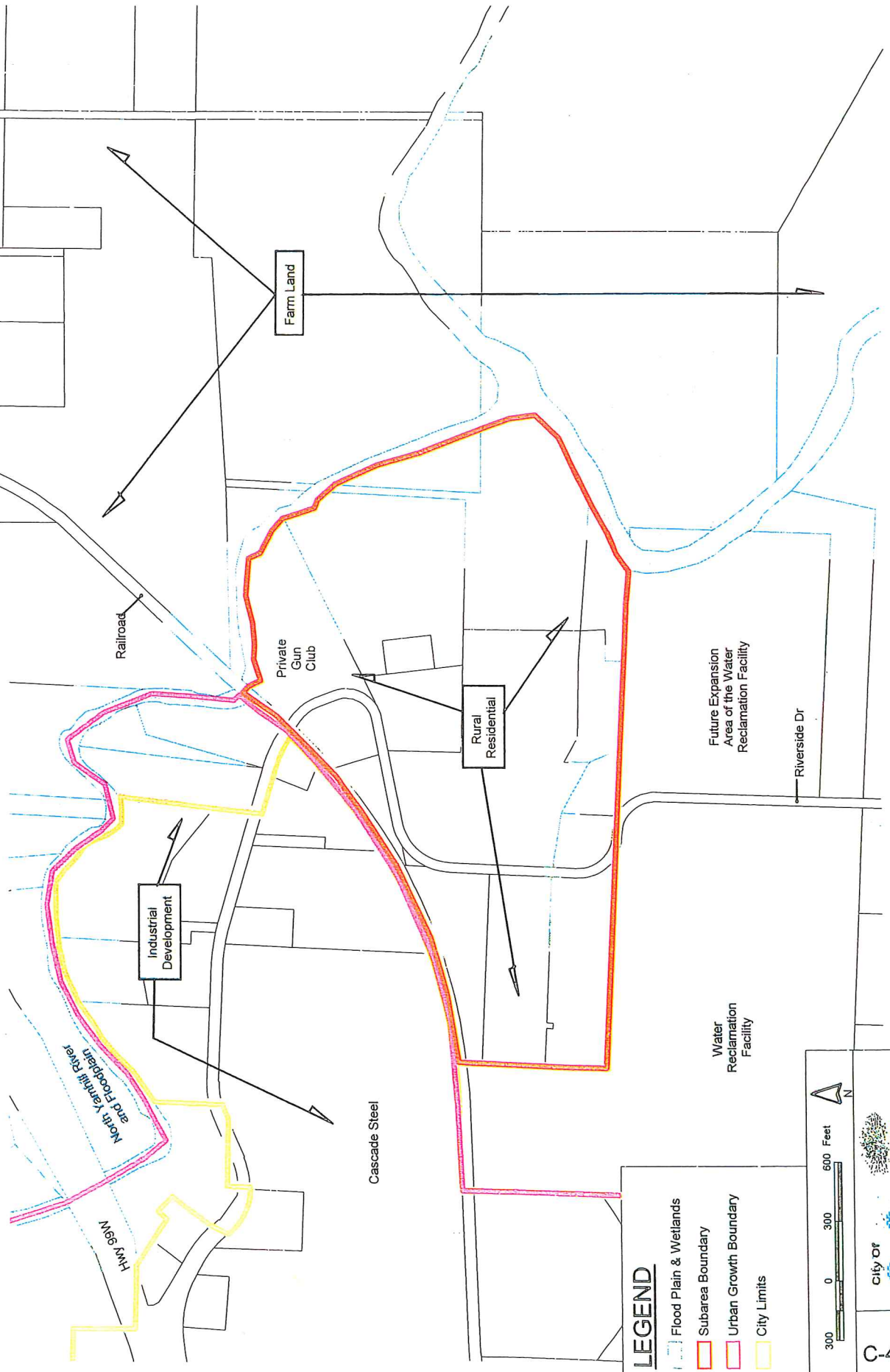


- LEGEND**
- Floodplain & Wetland 1 acre
 - Subarea Boundary
 - Urban Growth Boundary
 - City Limits



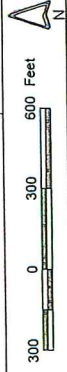
LAND USE PATTERNS - FIG. 19

Riverside North



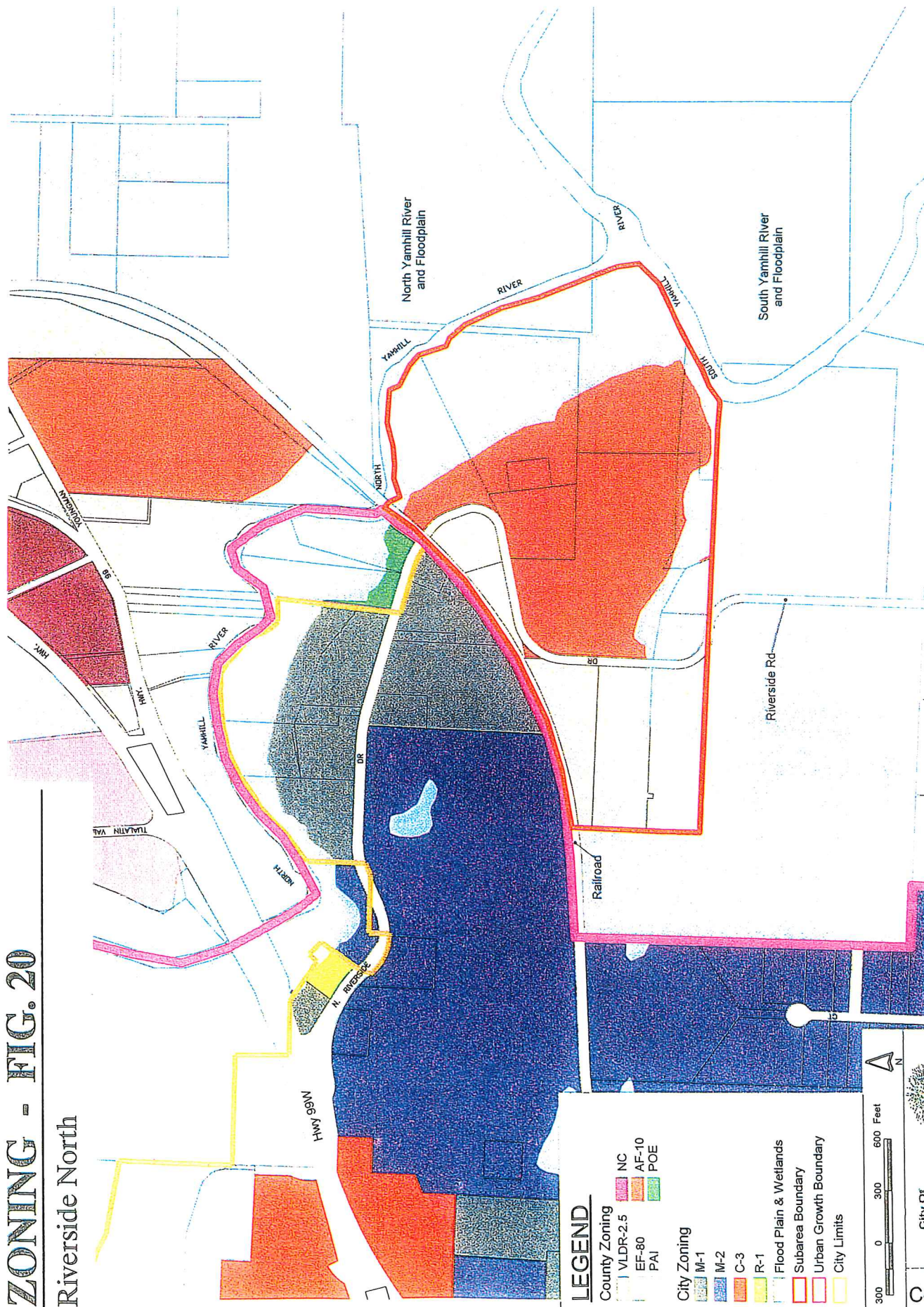
LEGEND

- ▭ Flood Plain & Wetlands
- ▭ Subarea Boundary
- ▭ Urban Growth Boundary
- ▭ City Limits



ZONING - FIG. 20

Riverside North



LEGEND

County Zoning

- VLDR-2.5
- EF-80
- PAI
- NC
- AF-10
- POE

City Zoning

- M-1
- M-2
- C-3
- R-1

Other Features

- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limits

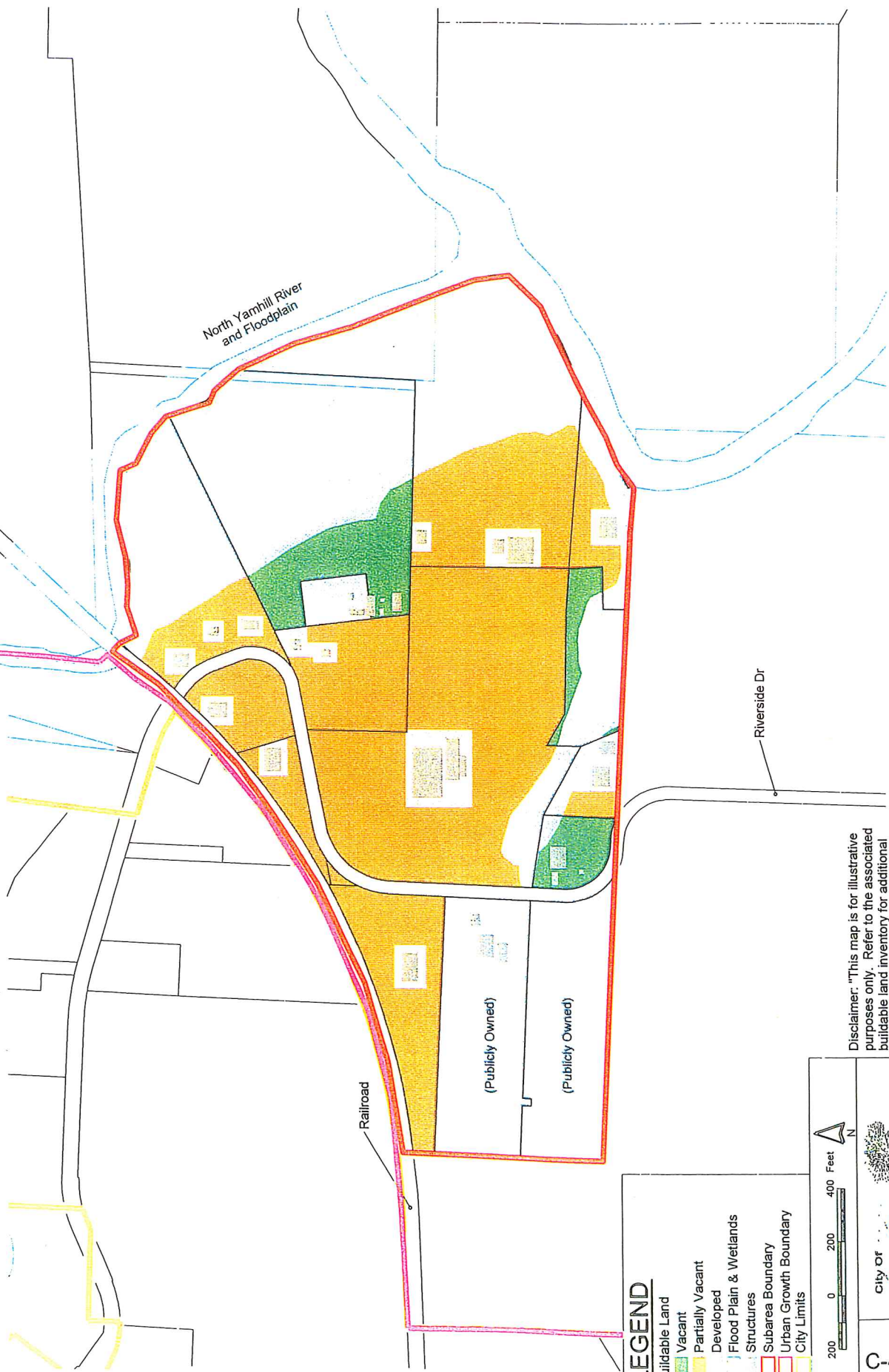
300 0 300 600 Feet

City of McMinnville

C-44

BUILDABLE LANDS - FIG. 21

Riverside North



LEGEND

- Buildable Land
- Vacant
- Partially Vacant
- Developed
- Flood Plain & Wetlands
- Structures
- Subarea Boundary
- Urban Growth Boundary
- City Limits

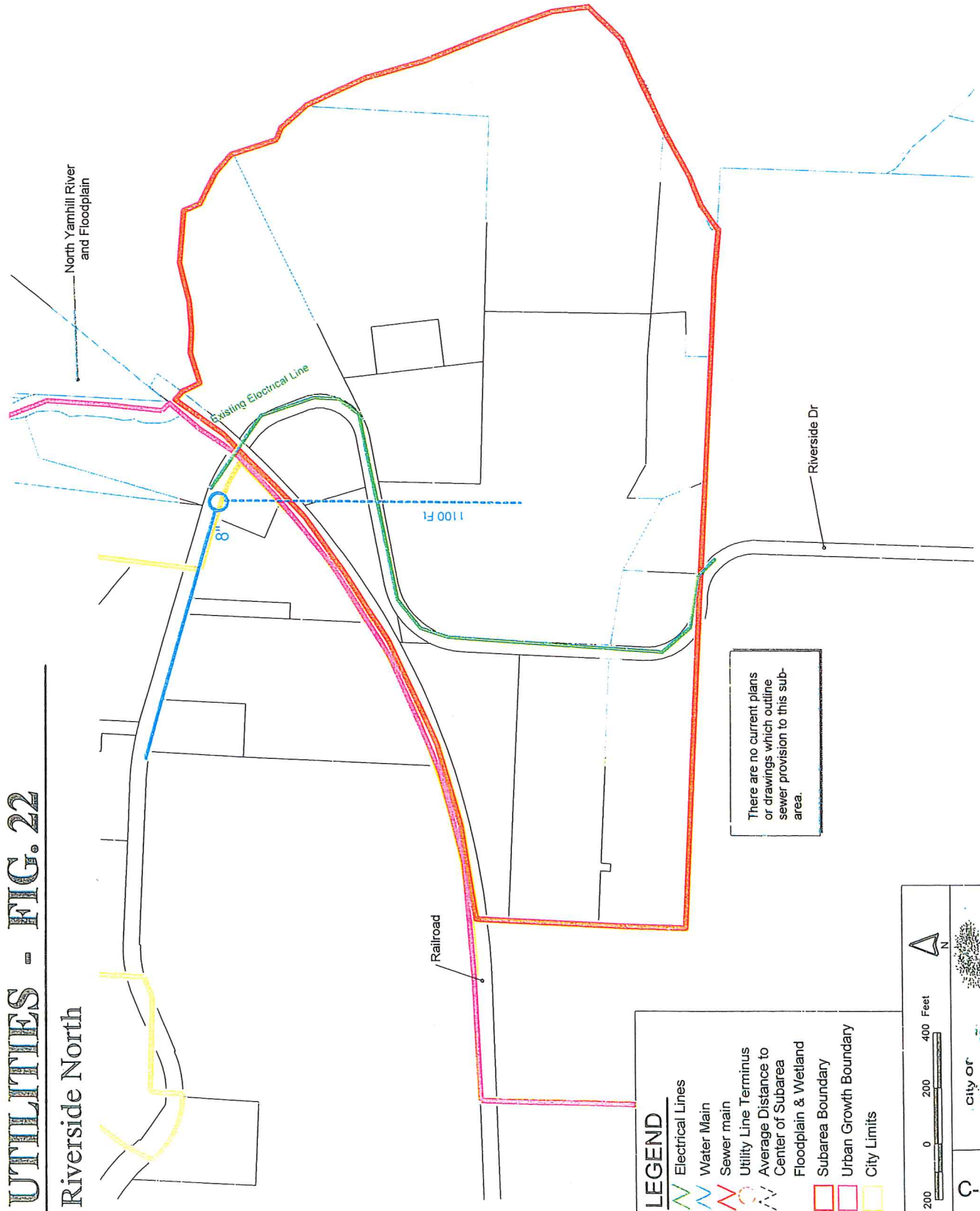


Disclaimer: "This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."



UTILITIES - FIG. 22

Riverside North



There are no current plans or drawings which outline sewer provision to this sub-area.

LEGEND

- Electrical Lines
- Water Main
- Sewer main
- Utility Line Terminus
- Average Distance to Center of Subarea
- Floodplain & Wetland
- Subarea Boundary
- Urban Growth Boundary
- City Limits

200 0 200 400 Feet

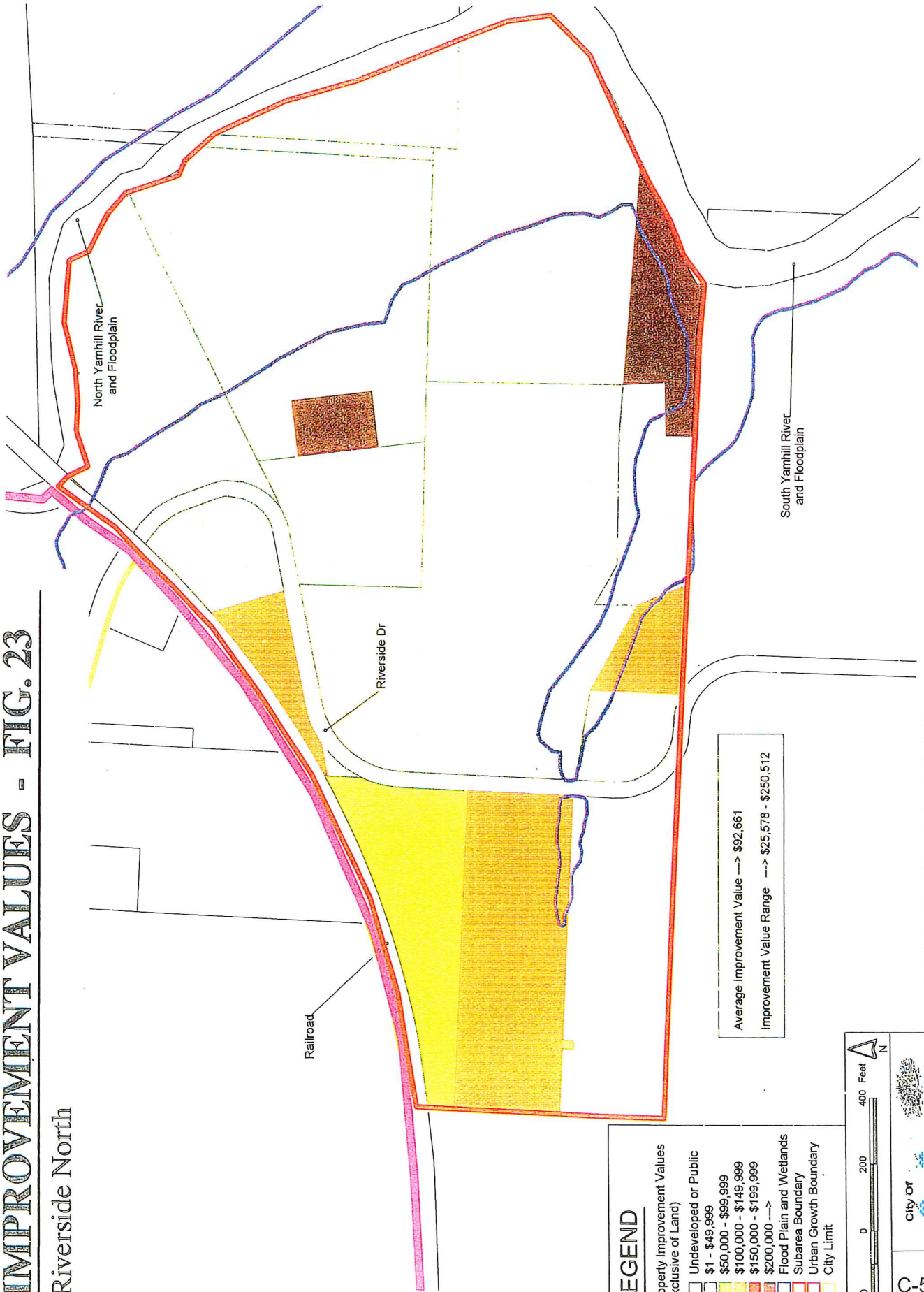
N

city of **McMinnville**

C-47

IMPROVEMENT VALUES - FIG. 23

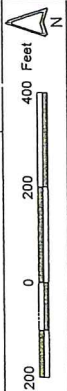
Riverside North



LEGEND

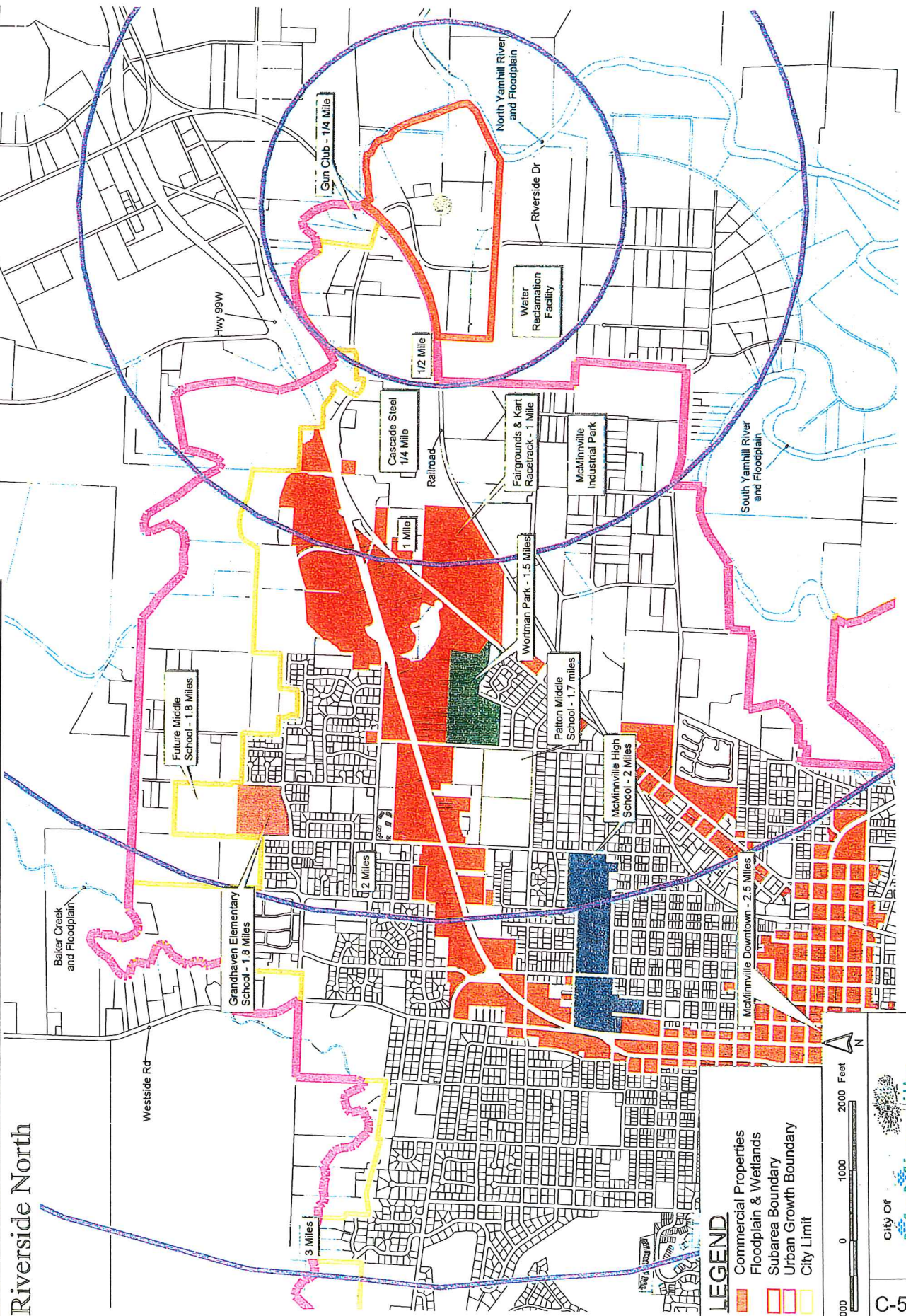
- Property Improvement Values (Exclusive of Land)
- Undeveloped or Public
- \$1 - \$49,999
- \$50,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 ---->
- Flood Plain and Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit

Average Improvement Value ----> \$92,661
 Improvement Value Range ----> \$25,578 - \$250,512



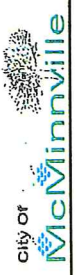
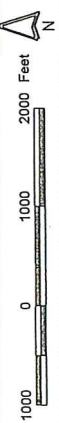
PROXIMITY TO SERVICES - FIG. 24

Riverside North



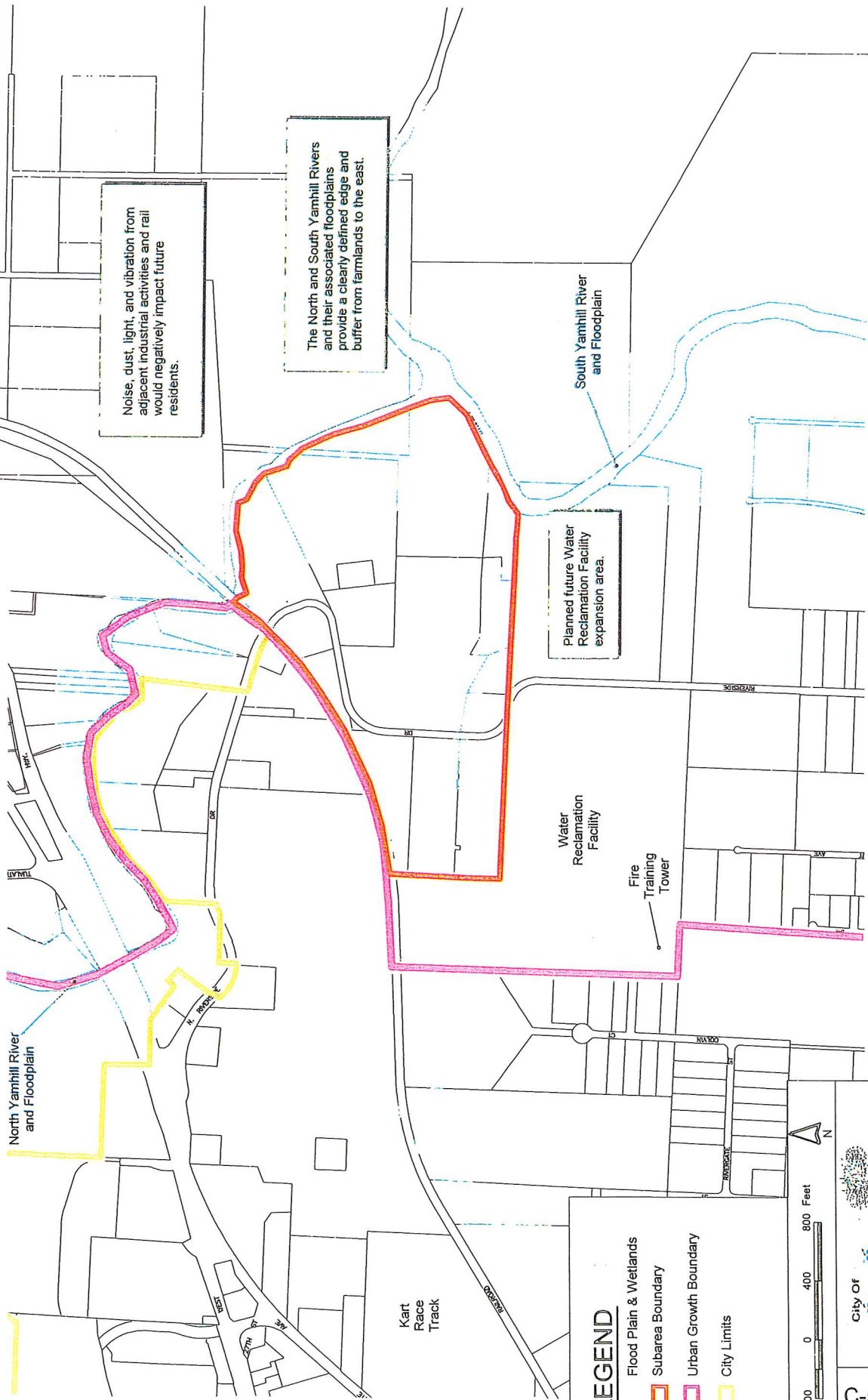
LEGEND

- Commercial Properties
- Floodplain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit



DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 25

Riverside North



Noise, dust, light, and vibration from adjacent industrial activities and rail would negatively impact future residents.

The North and South Yamhill Rivers and their associated floodplains provide a clearly defined edge and buffer from farmlands to the east.

Planned future Water Reclamation Facility expansion area.


Water Reclamation Facility

Fire Training Tower

South Yamhill River and Floodplain

North Yamhill River and Floodplain

LEGEND

-  Flood Plain & Wetlands
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits

