**Wheeler Citizens Advisory Committee**

**Waterfront Revitalization 2024**

**Date: February 15, 2024 @ 1:00 PM to 2:30 PM PST**

**Attendees:** Katie Brown, Business/Citizen

Karen Matthews, Council/Citizen

Deanne Ragnell, Council/Citizen

Anna St. John, Planning Commission/Property Owner

Pax Broder, Wheeler City Manager

**Guest:** Dell Simmons, Architect, Nehalem Resident

**Location:** Wheeler City Hall, Wheeler, Oregon

**Ultimate Committee Purpose(s)**

* Painting our vision via a brainstorming session on topics in Notebook (pink tab) (see attached Vision Boards\_02152024.pdf)
  + Existing zoning
    - Complete Buildable Lands Inventory
    - Redefine or delete Industrial Zone through variances or conditional uses
      * Redefine = Light vs Heavy Industry (e.g., 3-D printing vs mill – technology aspect)
    - Waterfront Commercial – Different parameters than General Commercial
    - No residential, encourage more commercial uses that attract people and businesses, houses don’t serve buildable commercial. However, mixed use (commercial below with residential above). Can have up to two units associated with commercial.
    - Create a historic waterfront district.
      * Grants available (e.g., Main Street Revitalization).
    - Reestablish historical footprints and rebuild from that point up
      * 1921 SFIM
      * Pilings
  + Environment
    - Protection of Open Space via development
      * Planned Unit Development (e.g., 50% of open space required)
      * Increase % of openness (e.g., increase windows to preserve views/openness)
    - Setbacks from the water = preserve riparian vegetation and habitat
    - Boardwalks or docks that boats could come into. Dredging.
    - Buffer/Integration with Lower Nehalem Land Trust Land north of existing Industrial Zone
    - 2008 USACE Study of Riparian Habitat (Mark Beech). Started when Vern Scovell wanted to build a marina. Check storage boxes that Pax has.
    - Ground surfacing elements (eco pavers, permeable pavers, increase/preserve infiltration)
  + Viewshed
    - Protection - Building height requirements, orientation, size
    - Exploit scenic vistas – have setbacks between buildings that preserve views.
    - Historic pilings
* Increase % of openness (e.g., increase windows to preserve views/openness)
* Breezeways, courtyards
* Identify sections of 101 where viewsheds should be preserved

**Buildings**

* Construction/Renovation
* Conducive to characteristics of area
* Dimensions
* Density
* Spacing
  + % of openness via density of buildings
  + History of area – historic features/elements, how it was built during that era, façade of current buildings along 101
  + Natural colors
  + Size
  + Spacing
  + Variety – shapes, finishes – creates interest
  + Create a photographic building catalog illustrating architectural elements (e.g., City of Madison CT website)
    - Features
    - Definitions
    - Ratios

**Traffic**

* Parking (see Ordinances)
* Marine Drive - How to integrate “Marine Drive” with 101 across RR tracks. Marine Drive owned by Port and private entities – Main connection to 101. Access. No formal City ROW along that alignment. Circulate along that side of 101 – walk, bike, drive. Semipermeable. Negotiate easements.
* Safety – egress, ingress
* Tie Downtown to North End
* Round abouts
  + Naturally calming
  + Safety
* Turn lanes

**Examples of Architectural Guidelines**

* Village of Powell Architectural Guidelines (attached)
* The Secrets of Successful Small Communities (attached)

Meeting adjourned at 2:30 pm.