

# BUILDINGS

% of - Openness Density of Bldgs

Historic Characteristics

- Wood Siding
- Cedar Shakes
- Natural Colors
- Durability

Size

Define historic bldg features

- Variety
- Shapes
  - roof line
  - Finish

Orientation to site  $\rightarrow$  each other

Facade

Photo bldg library

- features
- definitions
- ratio

Spacing



# ENVIRONMENT

Planned Unit Dev. Open Space  
Set back - riparian <sup>scientific ordinance</sup>  
- Building

Water Edge → River

- Dike
- Piling
- Board walk
- Viewing Platform
- Docks

Are Piling "Existing Resource"?

Buffer with LNCT

USCE - Riparian Habitat 2008  
Study (may have at City Hall)

Permeable Surface limits

# TRAFFIC

Parking - Semi permeable

Safety Egress  
Ingress

Tie Downtown to North End

RR - POTB  
- Private Property

Marine Drive - not formally dedicated

Round About - easement / right of way  
- semi permeable

- Naturally Calming  
- Safety

## Turn Lane(s)

## Pedestrian

- ODOT regulated

# VIEW SHED

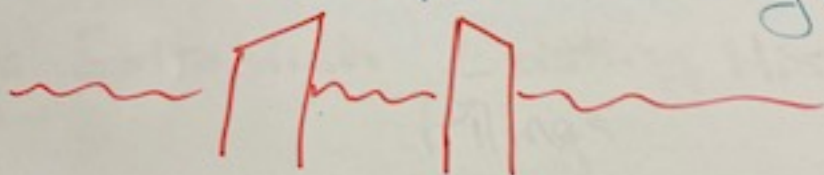
Height Requirement  
Mass Size of Bldg  
Orientation " "

Roof Lines

- Single story
- Hip roof
- Partial 2 story

Architectural Guidelines

% of Openness - cut outs  
- glass



Identify Key Existing Viewpoints

# ZONING

Redefine Industrial

- variances

Delete Industrial

- use / condition

- light vs heavy Ind

- Technology

H<sub>2</sub>O F Commercial / vs Gen. Comm

No Stand Alone Residential (Mixed Use)

BLI must be completed

Establish Special WF District

- Historic Use

- Main Street

Re Establish Existing Historical - Foot  
Pilings - Pilings

12-6-23

