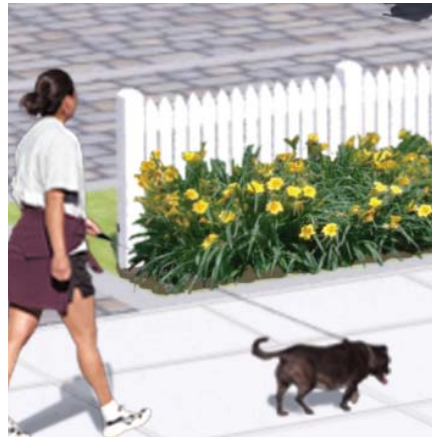


DEVELOPMENT CHARACTER



Consistent Edge

A consistent picket fence and landscape setback along NW 15th Street is a common element used to knit together the street's varied architectural styles and forms. The edge condition should be:

- **Picket fence** – White wooden pickets that are no higher than 36 inches
- **Landscape setback** – Shrubs and groundcover with blooms are encouraged



Storefront

The storefront should have:

- Doors with over 50% transparency
- True-divided lite transoms over doors and storefront windows
- White-trimmed surround
- Windows adjacent to doors with over 50% wall opening
- White wood paneling under storefronts



Porch and Deck

The porch and deck should have the following properties:

- **Porch** – 8 foot minimum depth and 12 foot minimum height
- **Deck** – 6 inch minimum width natural wood deck boards running lengthwise; steps with 12 inch treads
- **Columns** – 12 inch square minimum with white finish; Include base and capital decorative trim



Windows/ Walls

Structure cladding should be wood shingles that are allowed to weather over time. Windows should be:

- Double hung, operable
- True divided lites
- Wood or wood vinyl clad– no metal or vinyl windows
- White-trimmed surround



Roof and Dormers

The roof and dormers should have the following properties:

- **Roof** – Gable form with end facing NW 15th Street, be 8:12 pitch, and use black or dark charcoal colored asphalt shingles
- **Dormer** – Wall cladding match ground-floor and have single, double-hung window



Eave and Trim

The eaves and trim should have the following properties:

- Overhang of 8 inches maximum
- White finish
- 10 inch fascia, corner and edge trim
- White finish soffit – no exposed rafters

NW 15th Street Development Site DEVELOPMENT CONCEPT

LINCOLN CITY URBAN RENEWAL AGENCY
LINCOLN CITY, OREGON

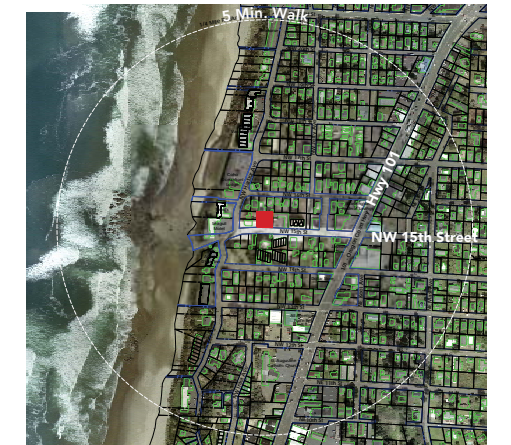
Project Site

The vacant development site, located one lot east of NW Harbor Ave on the north side of 15th Street, is owned by the Lincoln City Urban Renewal Agency and is within the Oceanlake District. The development site is approximately 99 ft x 99 ft in dimension and is zoned Oceanlake Plan District—Interior Area. NW 15th Street connects businesses located along U.S. 101 to a public beach access. The city has recently completed a major streetscape project on NW 15th Street between U.S. 101 and NW Harbor Ave.

Development Site Streetview



Development Site Context



Development Site Plan

