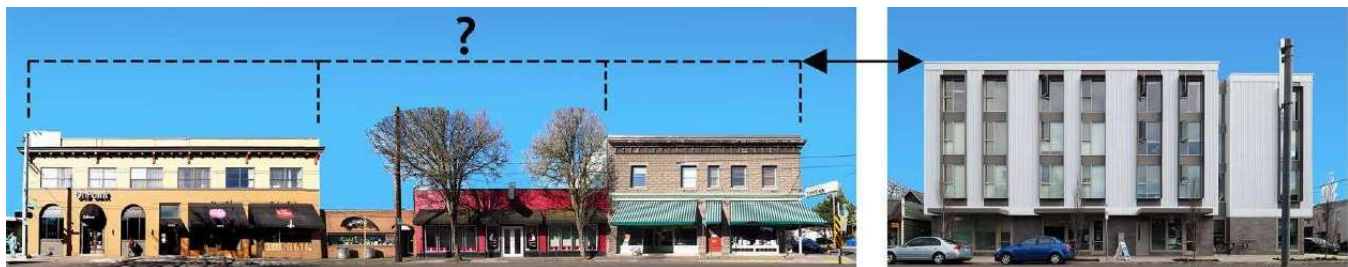


KEY QUESTIONS

- What is your Vision for how growth happens in Sellwood Moreland?
- What are the buildings and places that are important?
- What should change and what should remain?
- What are local goals and priorities that might be achieved by early goal setting proactively before development happens?
- What is the current character and identity?



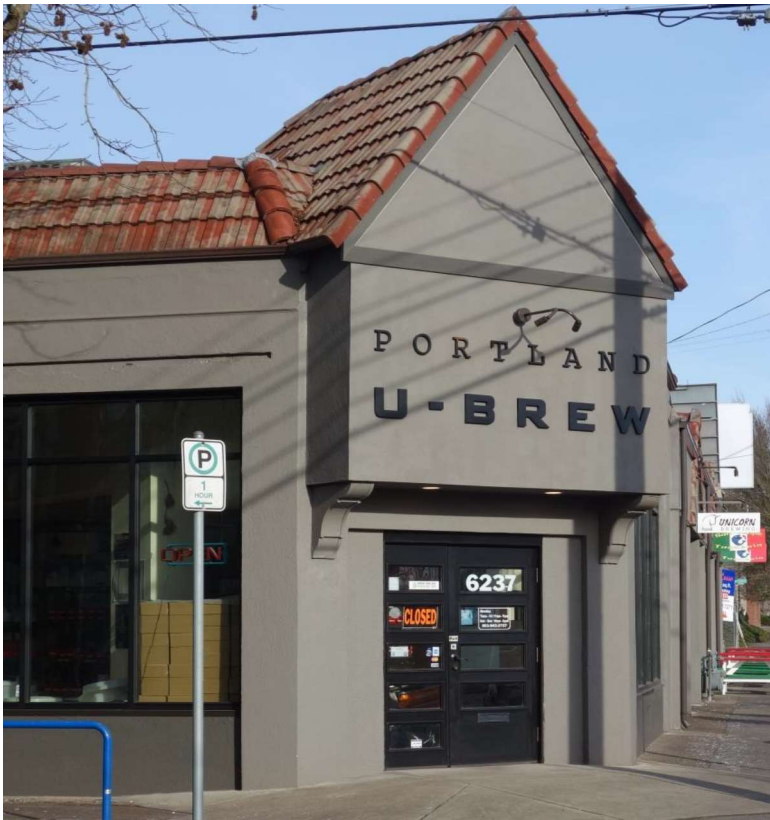
- What are goals and design priorities? How can these main streets evolve to retain local identity and desired character?



Qamar & Associates Inc. Building Scale Comparisons - Sellwood / Moreland, SE 13th Avenue between Tacoma St. and Spokane St.

IDENTIFYING YOUR SPECIAL BUILDINGS

These are existing buildings or blocks of “Special Character” that help define your districts identity.



WHAT DESIGN CHARACTERISTICS DO WE HAVE ALREADY?

- Main Street Storefronts with raised sills, large storefront windows, clerestory windows above, recessed entries
- Arches vertical windows
- Chamfered 45 degree cut corners
- Brick, wood, stone and stucco building materials historically. New materials of corrugated siding, cementboard.
- Articulated rooflines and small ornamental details
- Variety of architectural styles including Art Deco, Gothic, Prairie, Mission, Streetcar Commercial, Western Storefront Commercial, Victorian, Streamline Moderne and most recently, Mixed Use 20th Modern.

WHAT ARE SELLWOOD-MORELAND'S SPECIAL BUILDINGS, IMPORTANT PLACES + DESIRED QUALITIES?



WHAT ARE "IMPORTANT SITES" IN SELLWOOD MORELAND THAT MAY NEED SPECIAL PLANNING?

- Identifying these "Important Sites" in advance is an opportunity to establish community goals + vision BEFORE they redevelop
- Important Sites may be located in on central corners or gateways, or be infill sites adjacent to important character buildings. Often these may look like large vacant large parking lots, underutilized properties (e.g. food carts), often low-scale buildings in poor condition and/or without distinct character.



WHAT DESIGN QUALITIES DO WE LIKE NOW? WHAT DO WE HOPE TO ENCOURAGE?

