

## **SUMMARY**

### **Welcome and Project Overview**

Paul Wyntergreen welcomed Project Advisory Committee (PAC) members. Following introductions, Steve Faust, Cogan Owens Greene, reviewed the agenda. Since the last PAC meeting, the City hosted the first public workshop on April 1<sup>st</sup> to review existing and identify opportunities, and an open house to discuss land use and transportation design concepts for the Hoquarton area. Today, Steve will present the results of Memo #3: Land Use and Transportation Options. The purpose of today's meeting is for PAC members to help refine the concepts and messages to be presented at the June 11<sup>th</sup> public workshop #2.

### **Draft Guiding Principles**

After reviewing the project objectives, Steve presented draft Guiding Principles prepared by the consultant team to frame the land use and transportation options based on input received at the public workshop and open house:

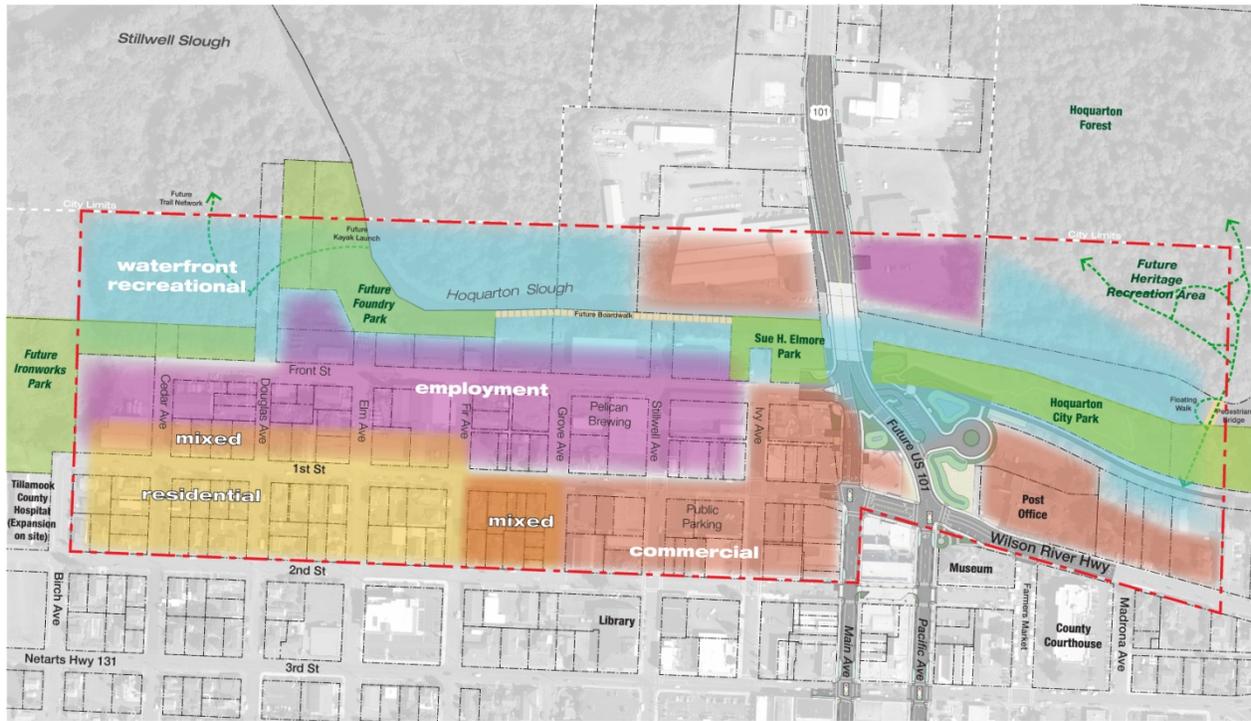
- Provide access to and enjoyment of the Hoquarton Waterfront
- Maintain and celebrate the area's unique native and industrial heritage
- Cultivate a diverse mix of businesses and shops to serve residents and visitors
- Employ strategies to attract and retain visitors
- Encourage a variety of housing options to support a diverse population and local workforce
- Provide safe travel routes for pedestrians, bicycles, automobiles and trucks within and through the area

PAC members made the following suggestions for revising the draft Guiding Principles:

- Incorporate mention of the area's natural and riparian resources.
- Highlight that this is one of the City's primary industrial areas.

### **Hoquarton Area Plan Elements**

The consultant team prepared a Focus Area Map to illustrate general land uses and concepts. Paul mentioned that the consultant team should contact Terry Phillips to get his feedback on the Focus Area Map considering he owns multiple properties identified as employment or mixed (residential/commercial).



**FOCUS AREAS**  
**Hoquarton Area Plan**  
 City of Tillamook



## Hoquarton Waterfront

Land use options for the waterfront include:

- Resurface and re-grade the boat ramp
- Construct restrooms and other facilities for users of Sue H. Elmore Park
- Construct boardwalk
  - Overlooks
  - Interpretive signage
- Welcome signage and artwork at the Hoquarton Bridge or City Parks
- Native vegetation planting along Front Street
- Parking lot and kayak launch point near Foundry Park



PAC members discussed the need for easements to complete the boardwalk along the Hoquarton and that cantilevers or other reinforcement may be needed to stabilize the bank.

### Native and Industrial Heritage

Land use options for the Front Street include:

- Retail component in existing businesses
- Cottage industries and small business incubation
- Interpretive features
  - Tillamook Tribe
  - Hoquarton industry

PAC suggestions for additional options include:

- Food pairing and mixed-use development with housing above production facilities.
- Butter Firkins – the making of butter and packing surplus into spruce firkins.
- Kayak Tillamook is hosting an event to celebrate its 10-year anniversary. Pelican is hosting and will close Front Street for the event.

### Business Mix

Steve mentioned the vacant lot next to True Value on First Street and the Napa building as strategic opportunities. Business themes and options include:

#### *Themes*

- “Maker” businesses
- Tourism and service related businesses
- Address seasonality

#### *Business types*

- Products: specialty foods, forest and ag products, specialty manufacturing
- Lodging: Inns/hotels/motels, meeting space, private vacation rentals
- Services: bank, coffee shop/restaurant, entertainment, kayak rental, kids activities, healthcare
- Retail: book/gift store, discount store, garden center/home improvement, sporting goods

PAC members had no suggestions for additional options.

### Attract and Retain Visitors

Tourism themes include:

- “Gateway to the coast”
- Recreation
- Culture and history
- Artisan/specialty food

PAC members mentioned emphasizing the area’s role in WWII with focus on: Naval Air Museum, Hebo Air Force Base and radar station, Netarts Army site (Happy Camp), submarine sightings, Japanese balloon bombs, WWII plane crashes, Cape Lookout B-17 crash, and Tillamook Guerrillas.

### Diverse Housing

Options for diverse housing include:

- Workforce housing: townhome/duplex/triplex, condos and apartments, cottages, live-work
- Senior housing: “guest homes”/informal housing, independent living apartments
- Visitor housing: extended stay hotel or apartments, bed and breakfast, accessory dwelling units

PAC member suggestions include:

- Housing to serve the Tillamook Regional Medical Center (see Housing Options section). The Medical Center budgets \$50,000 per year for housing.
- Opportunity for new hotel or motel considering the Mar Clair Inn will be demolished.
- Assisted living housing may not be appropriate for this area.

### Safe Travel Routes

Susie Wright of Kittelson & Associates presented options for:

#### *Street treatments*

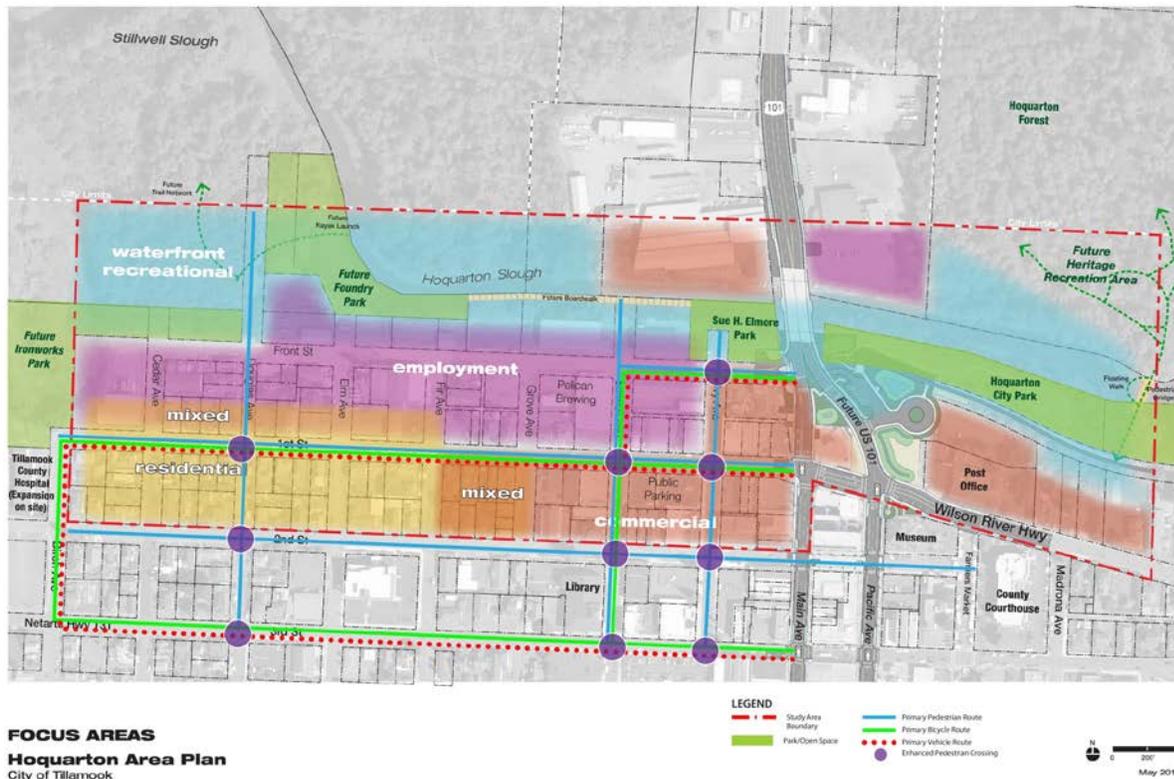
- Bicycle facilities: bike lane, bicycle boulevard, shared lane roadway
- Pedestrian facilities: sidewalk, shared-use street

- Pedestrian crossing treatments: flashing beacon, bulb-out/curb extension, raised pedestrian crossing, high visibility crosswalk
- Streetscape amenities: bicycle parking, street furniture, lighting

*Specific amenities*

- Street trees
- Benches, trash receptacles, planter boxes
- Bollards, curb bump-outs, painted crosswalks (Front Street)

*Cross sections and travel routes for vehicles, trucks, pedestrians and bicycles*



PAC member comments include:

- Cross-section on Front Street needs to be different at Sue H. Elmore Park.
- Review code requirements for loading and unloading. There is a zero-lot line – not enough area for it.
- Pelican is considering “sawtooth” diagonal parking design.
- Differing opinions on whether or not sidewalks on both sides of Front Street are desirable or which side is preferred. Want people to use the boardwalk. Amenities are not preferred.
- Consider Second Street as a primary bike route.
- Preference seems to be for parking on south side of First Street.
- Buildings on Third Street should be pushed back.
- Include new transit stops.

**Public Workshop #2 and Outreach**

Steve presented a proposed format for the July 9<sup>th</sup> public workshop. The workshop will begin at 6pm at the Tillamook County Library. Paul will welcome participants and give a brief overview of the

project purpose and schedule. Steve will then give a presentation on guiding principles and land use and transportation options. Following the presentation, the workshop will use an open house format with stations for each element of the area. Participants will vote on their priorities and provide additional ideas and options. City staff and consultant team members will facilitate and help record comments. The City will use the same outreach strategy as used for previous meetings.