



Source: City of Tillamook

Hoquarton Area Plan

Joint City Council/Planning Commission Meeting
December 14th, 2015



Guide infill development and redevelopment

Create a balanced transportation network



Leverage opportunities created by private and public investment

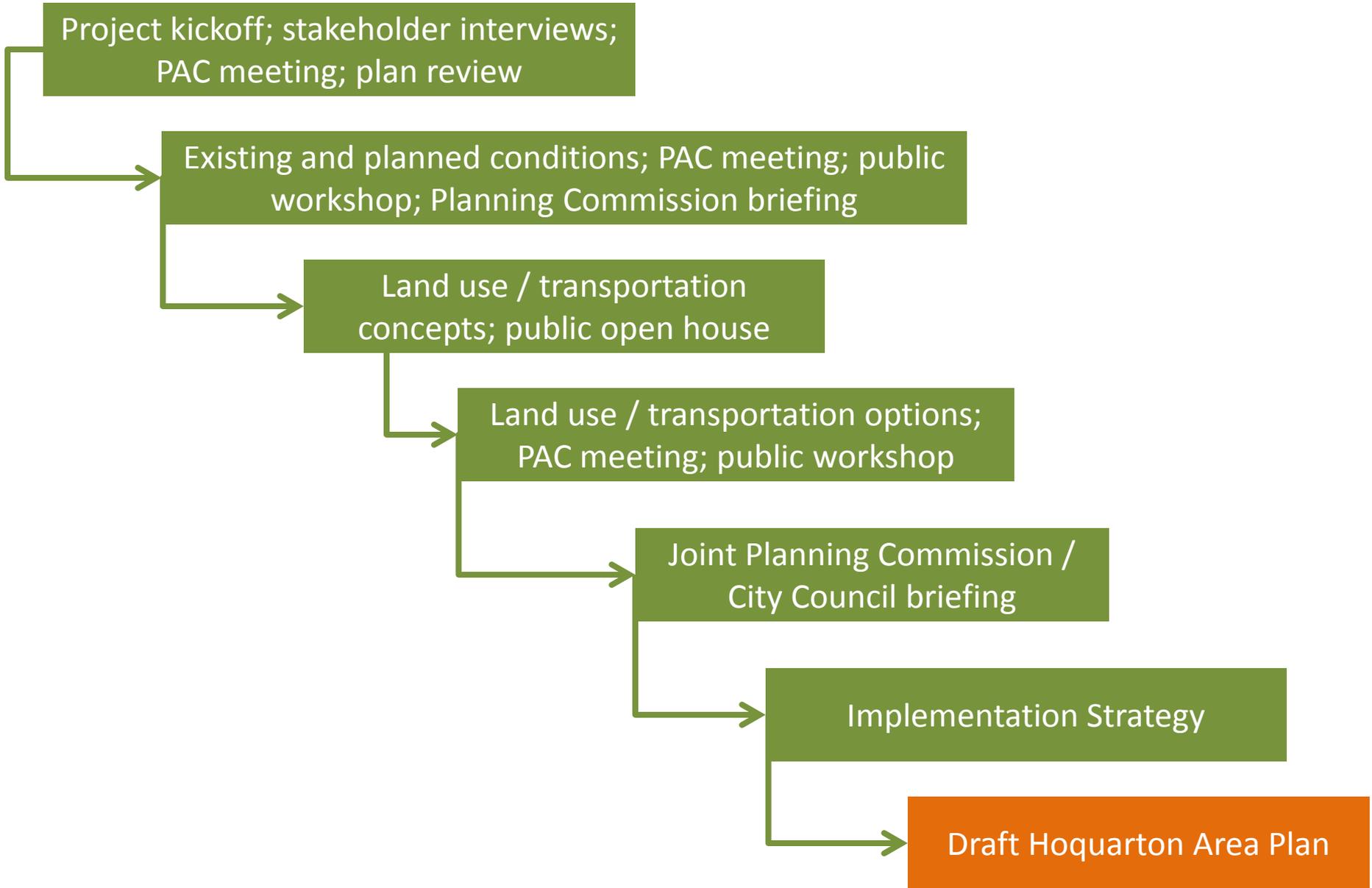
Overview and Objectives



Hoquarton Area Plan
City of Tillamook



Hoquarton Study Area





FOCUS AREAS
Hoquarton Area Plan
 City of Tillamook

LEGEND

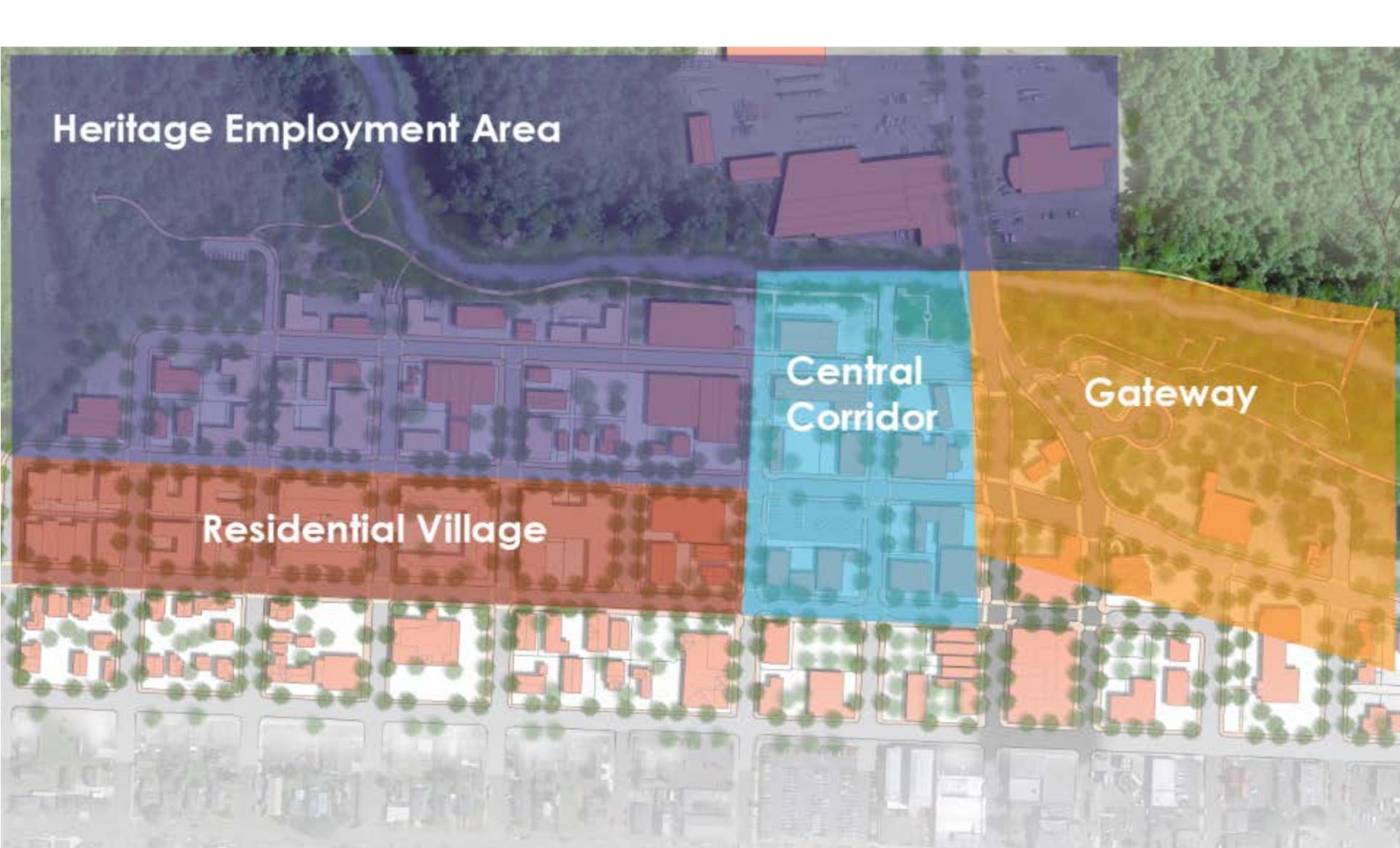
- - - Study Area Boundary
- Park/Open Space

Hoquarton Land Uses

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



Hoquarton Area Master Plan



Heritage Employment Area

Residential Village

**Central
Corridor**

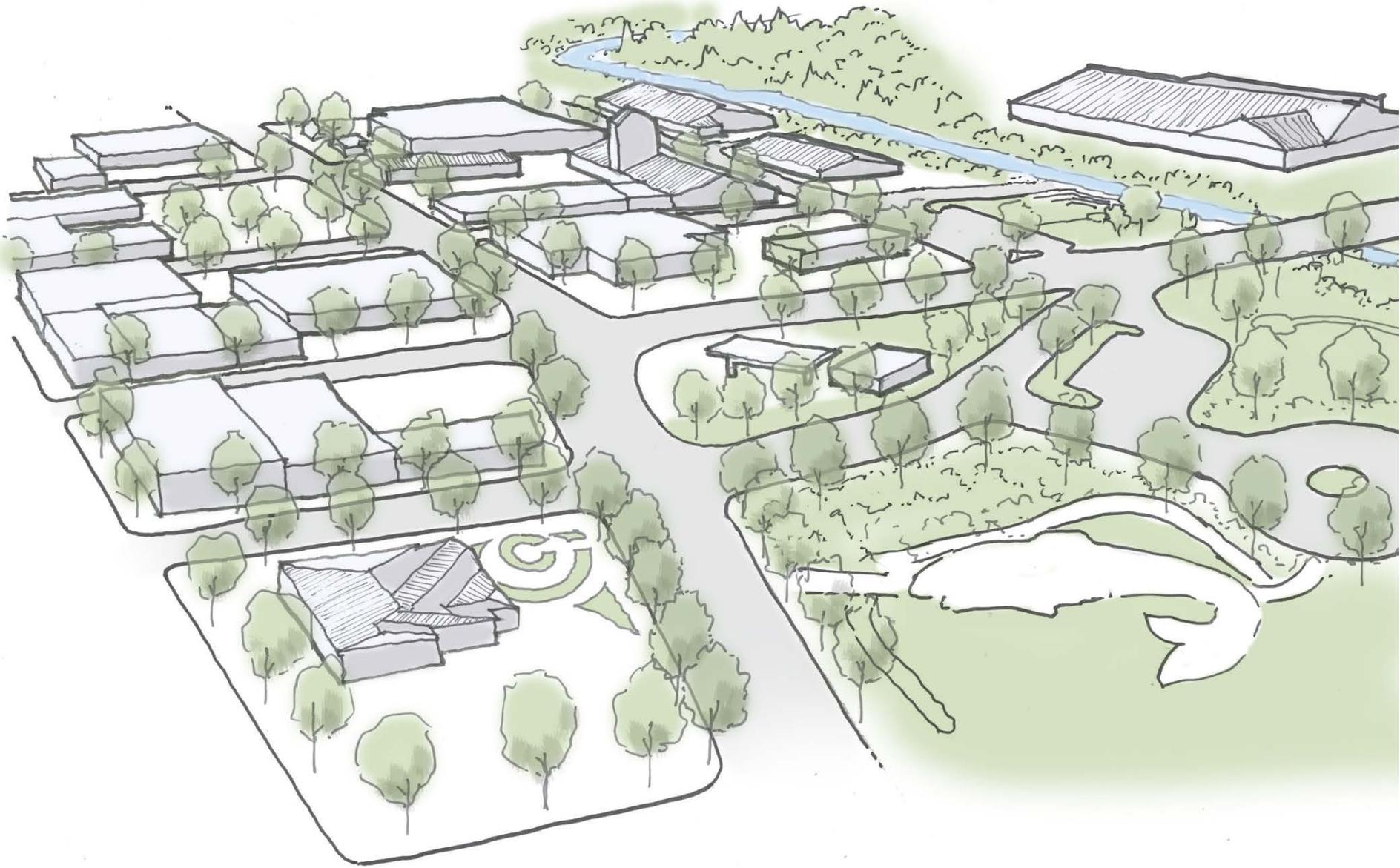
Gateway

Hoquarton Focus Areas



Key Characteristics

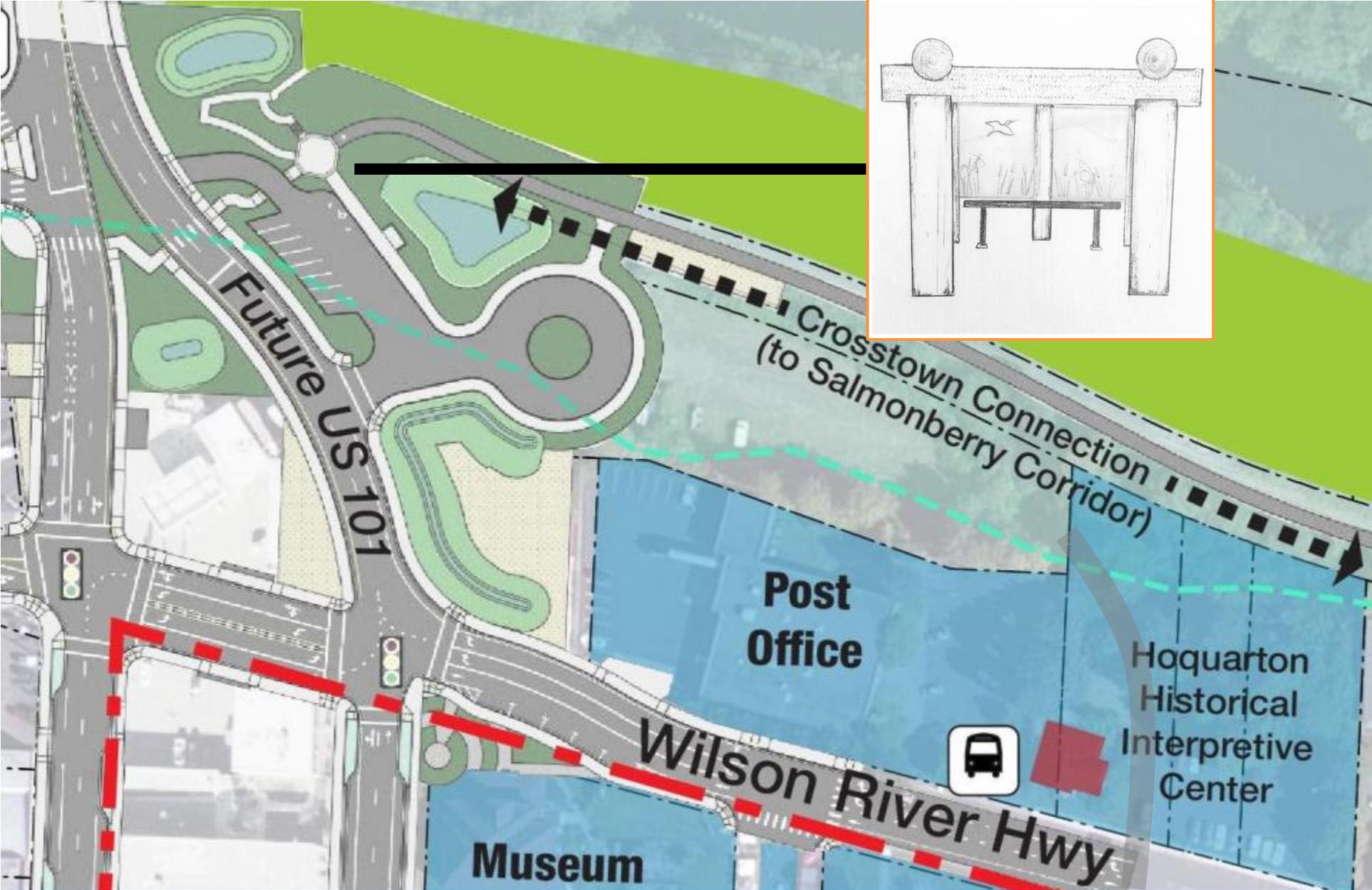
- Gateway features
- Historic resources
- Waterfront amenities
- New development opportunity





Gateway Features

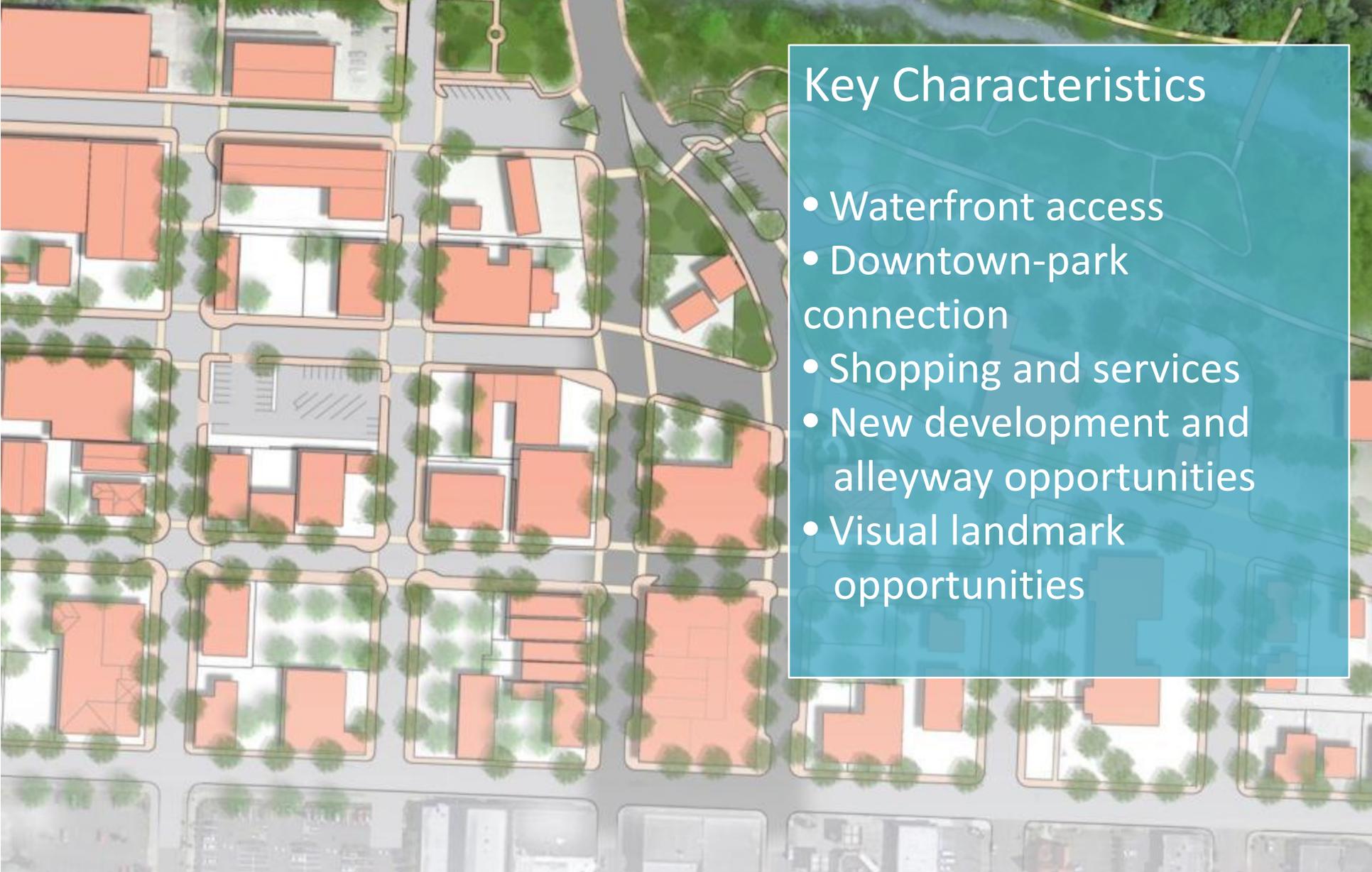




Waterfront Amenities

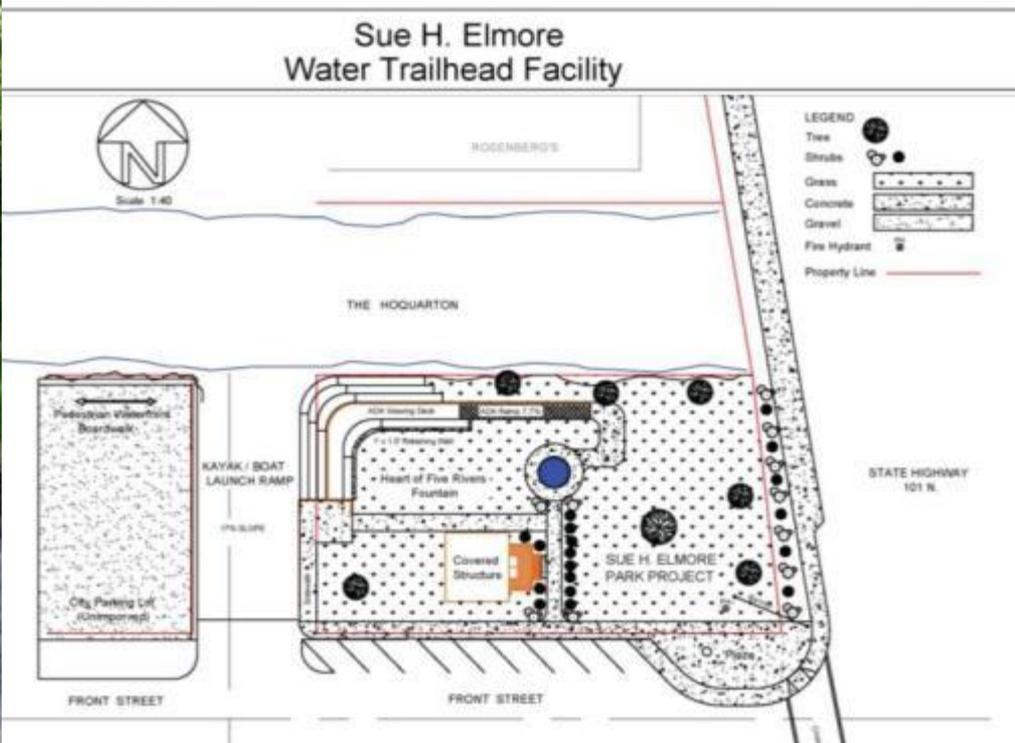


New Development Opportunity

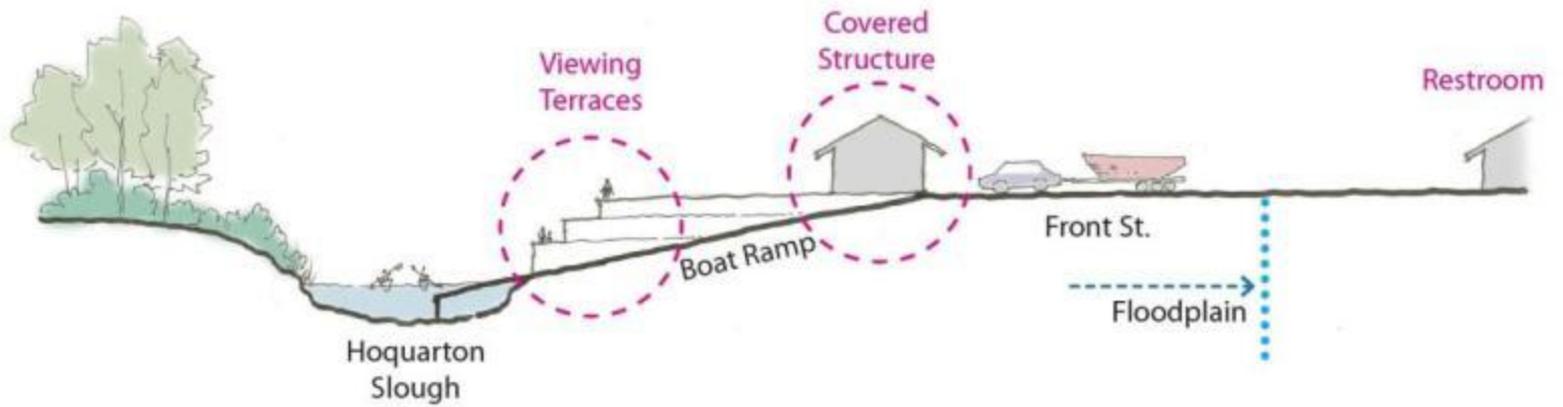
An architectural site plan for a waterfront development. The plan shows a grid of streets with various building footprints in shades of orange and white. Green areas represent trees and landscaping. A blue area on the right side of the plan indicates waterfront access. The overall layout is organized and detailed, showing the relationship between buildings, streets, and the waterfront.

Key Characteristics

- Waterfront access
- Downtown-park connection
- Shopping and services
- New development and alleyway opportunities
- Visual landmark opportunities



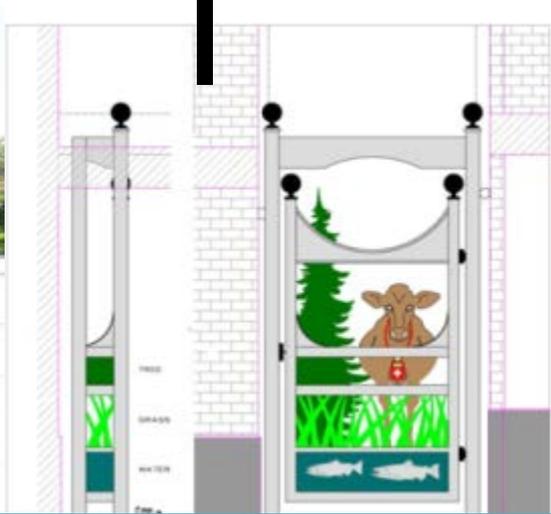
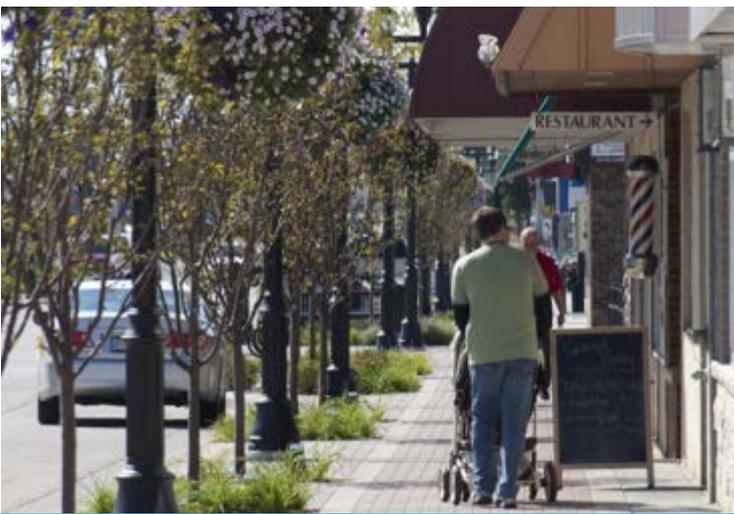
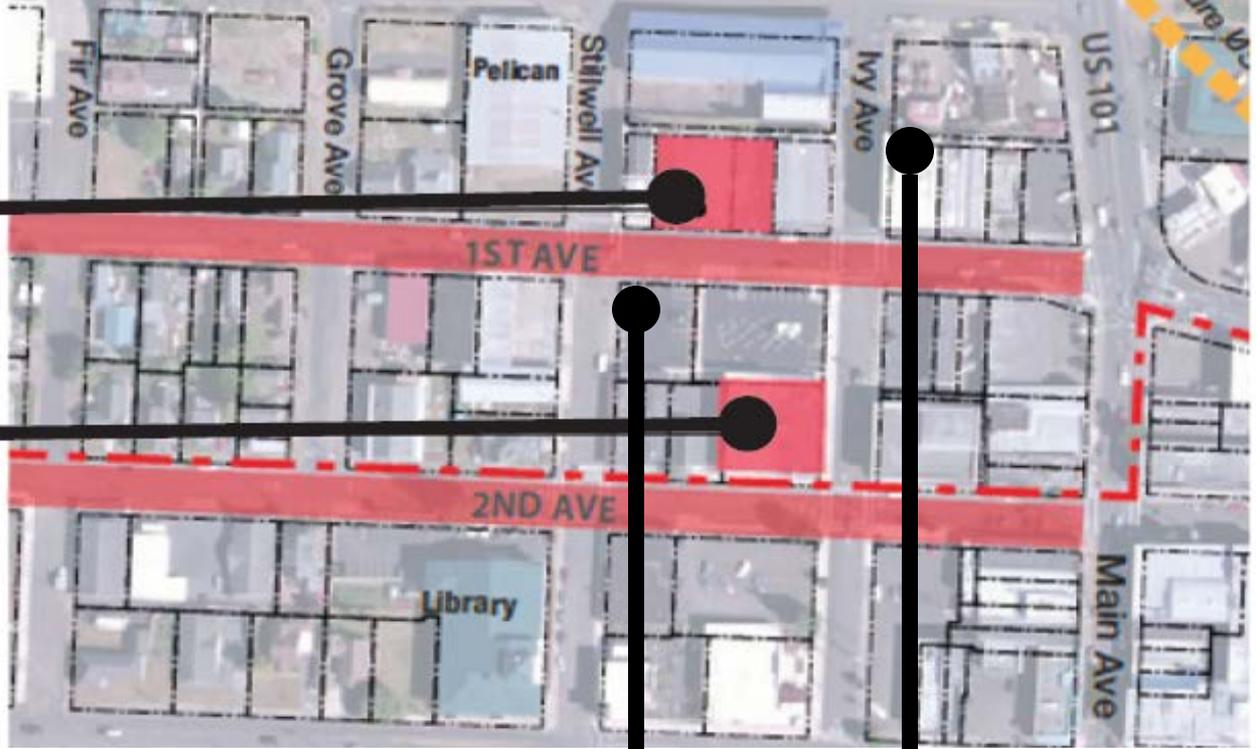
Waterfront Access



Cross Section at Sue Elmore Park - Future Planned Improvements



Waterfront Access



Central Corridor Concepts

Before: Ivy Street, facing North



Central Corridor Concepts

After: Ivy Street, facing North

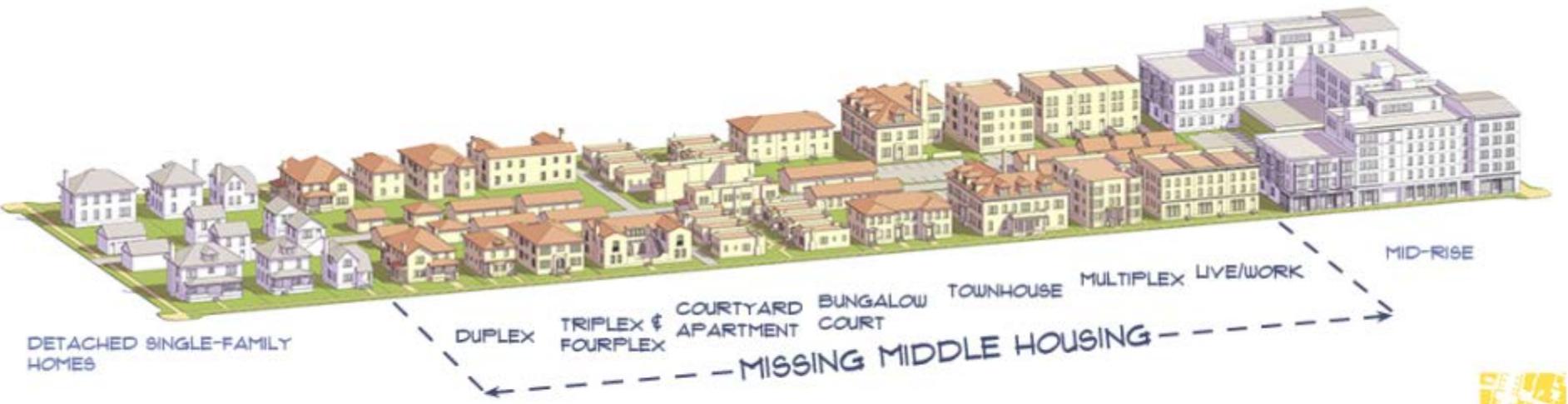


Key Characteristics

- Multi-story mixed use
- Multi-story and cluster residential



“Missing middle” housing: refers to a range of housing types compatible in scale with single-family homes. These homes provide a greater diversity of housing options and generate enough density to support walkable neighborhoods and local commercial activity.



MissingMiddleHousing.com is powered by Opticos Design.
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Residential Village Concepts



Residential Village Concepts

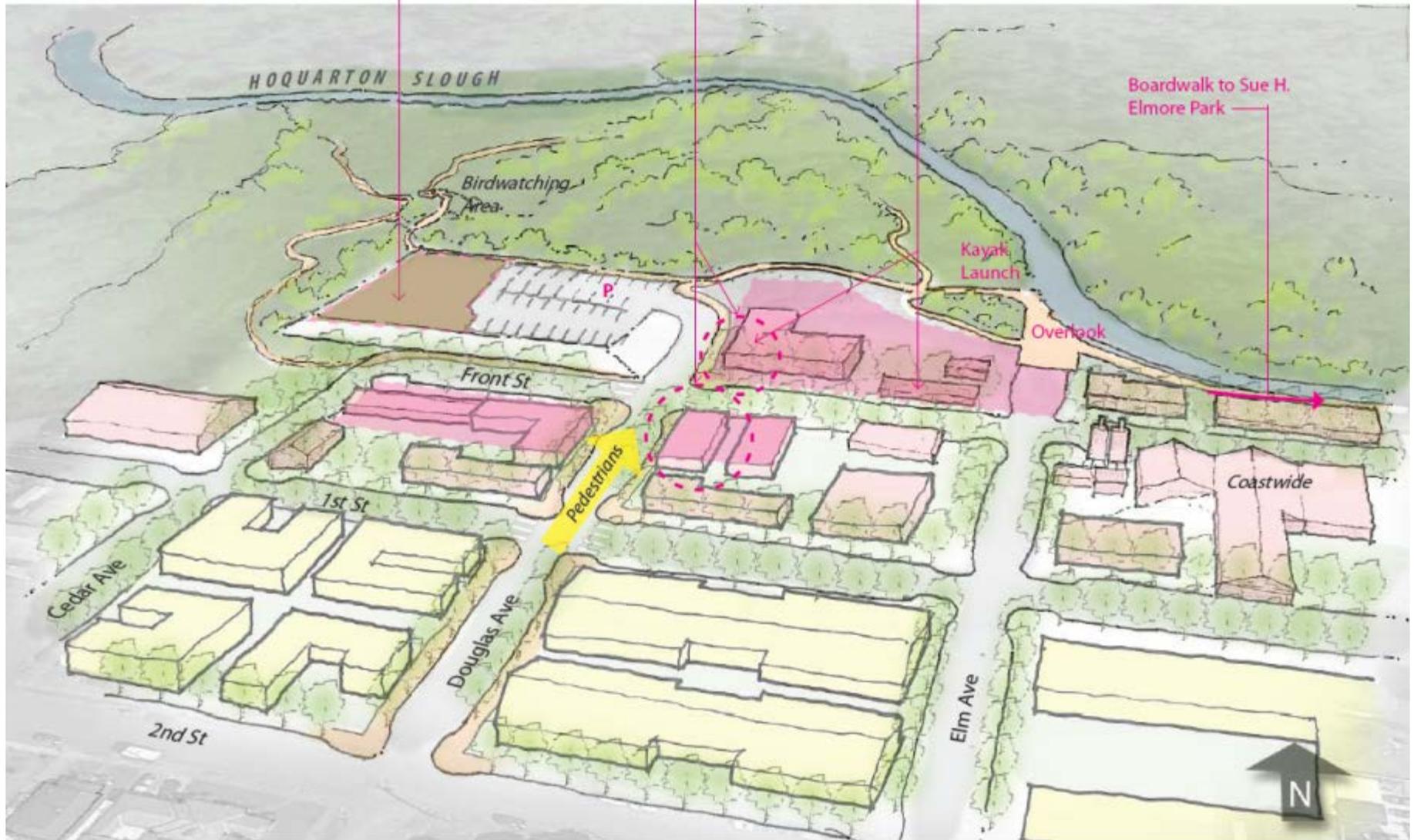


- ### Key Characteristics
- Artisan manufacturing, incubator
 - Live/work opportunities
 - Boardwalk, new parks and trails
 - Interpretive features

3-foot elevated capped soil disposal cell provides common parking, loading, and waste container pick-up site for Waterfront Industry

Potential for shared Showroom along north-south pedestrian route on Douglas

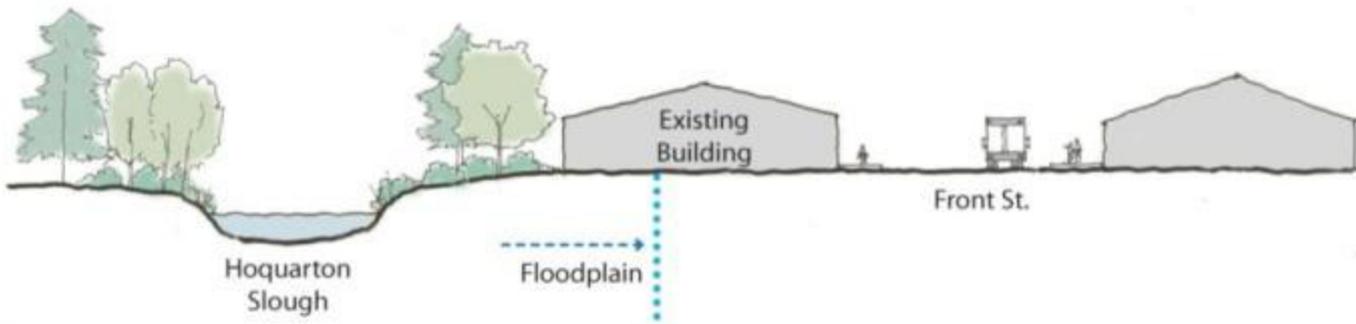
Artisan Manufacturing incubator spaces and other industries share common facilities, e.g. commercial kitchen



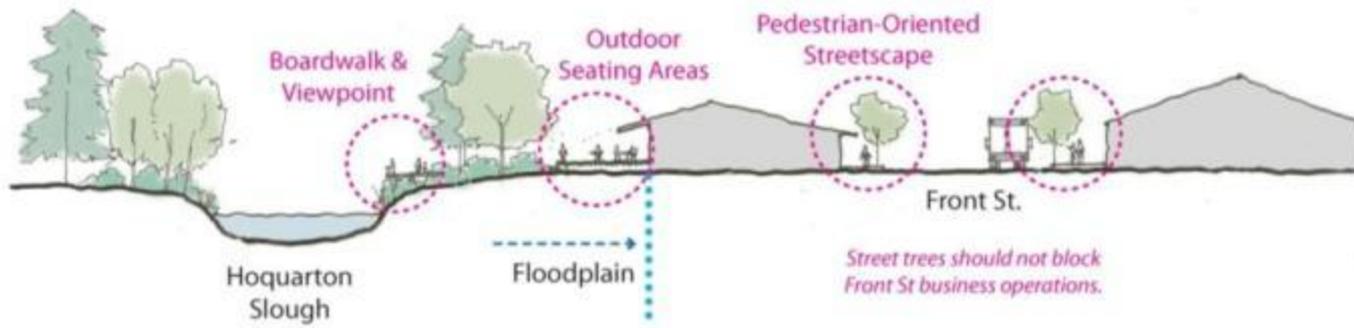
Artisan Manufacturing Incubator Concept



Artisan Manufacturing Incubator, Live/Work Concepts



Cross Section along Hoquarton Waterfront - Existing



Cross Section along Hoquarton Waterfront - Potential





Waterfront and Interpretive Concepts

Transportation and Circulation

“Worst Case” Land Use Changes

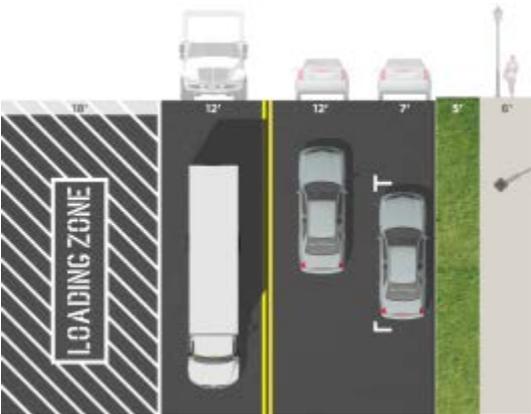
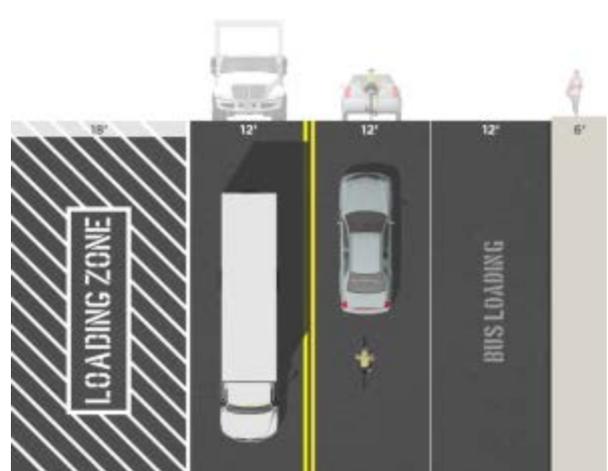
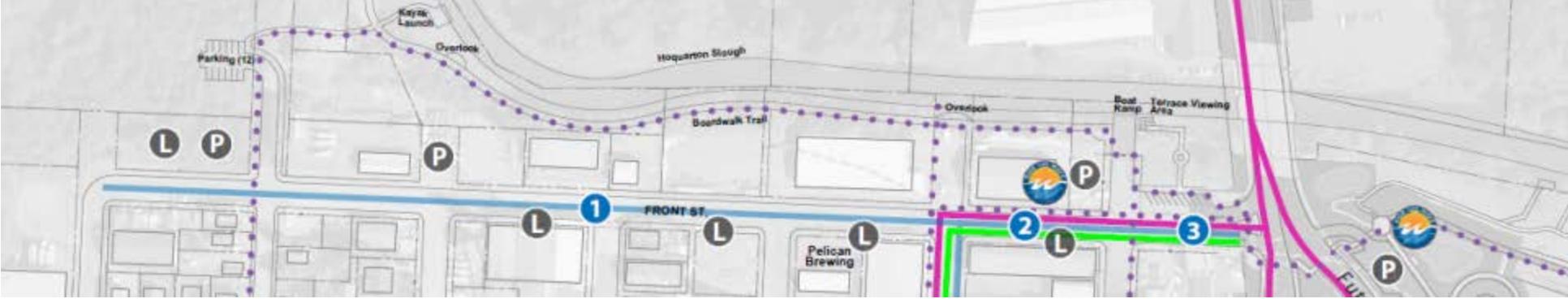
Trip Generation Estimate
+1,925 daily trips; +75 PM Peak trips

Many of these trips are likely to be
non-auto trips





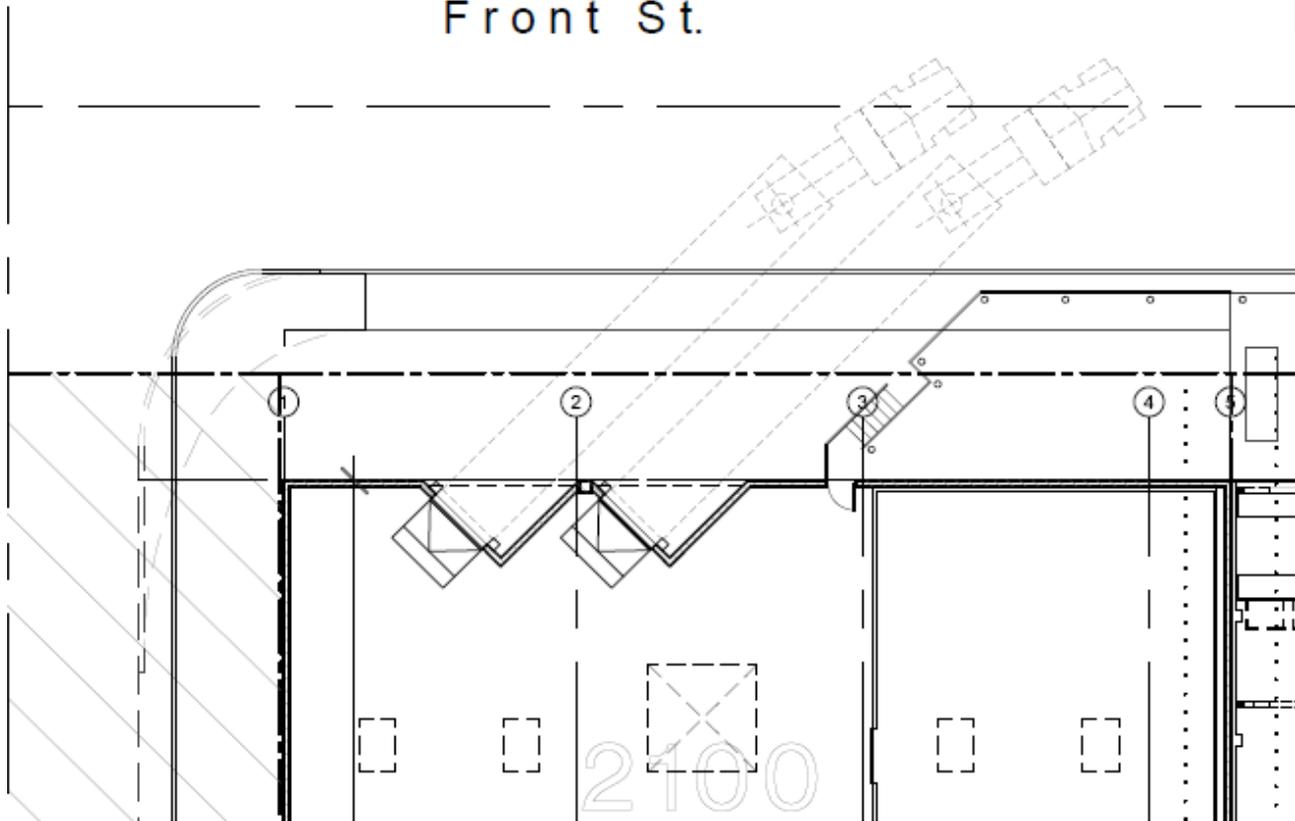
Hoquartton Circulation Map

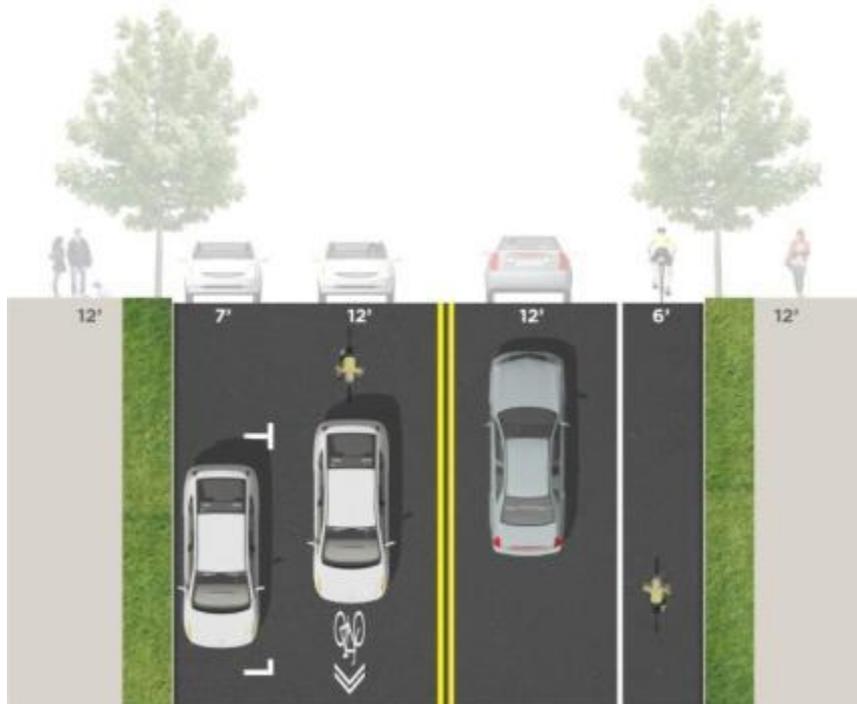


Hoquarton Proposed Cross-sections: Front Street

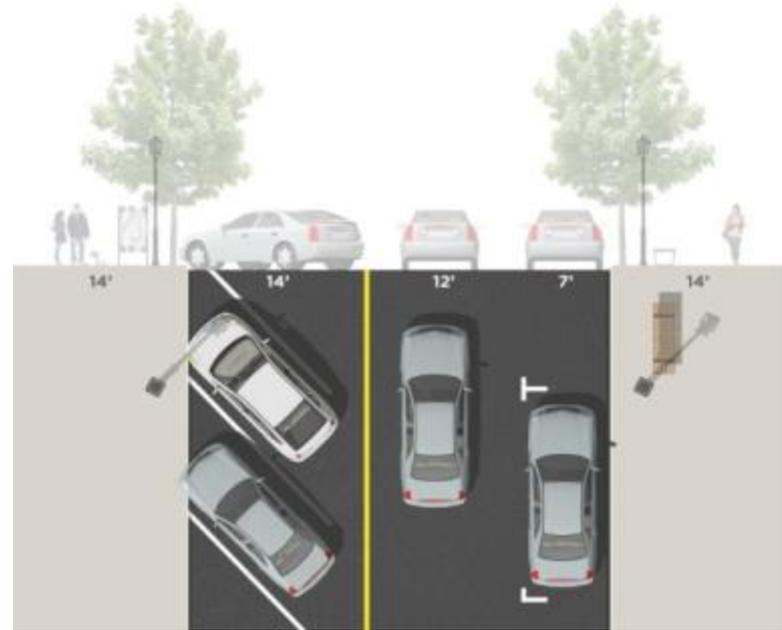
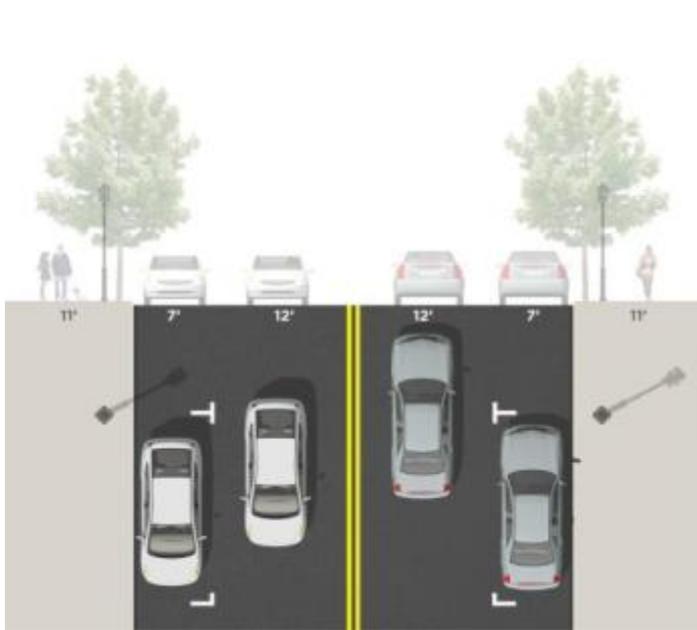


Front St.





Hoquarton Proposed Cross-sections: 1st Street



Hoquartton Proposed Cross-sections: 2nd Street



HOQUARTON AREA PLANNING PROJECT | Conceptual Master Plan

Conceptual Transportation Design Plan

**Near-term transportation projects
bounded by Front Street, US 101,
2nd Street, and Fir Avenue**

**Streetscape Improvements,
including sidewalk infill, curb
extension, roadway striping and
signing, and pedestrian ramps**

**7 proposed projects in the near-
term with a total estimated cost of
approximately \$550,000**



Existing sidewalk gap in focus area

**Long-term transportation projects
bounded by Front Street, Fir
Avenue, 2nd Street, and Cedar
Avenue**

**Streetscape Improvements,
including sidewalk infill, curb
extension, roadway striping and
signing, and pedestrian ramps**

**6 proposed projects in the Long-
term with a total estimated cost of
approximately \$350,000**



Existing sidewalk gap in focus area

Hoquarton Area: Wayfinding and Signage



Wayfinding and Signage: Key Locations

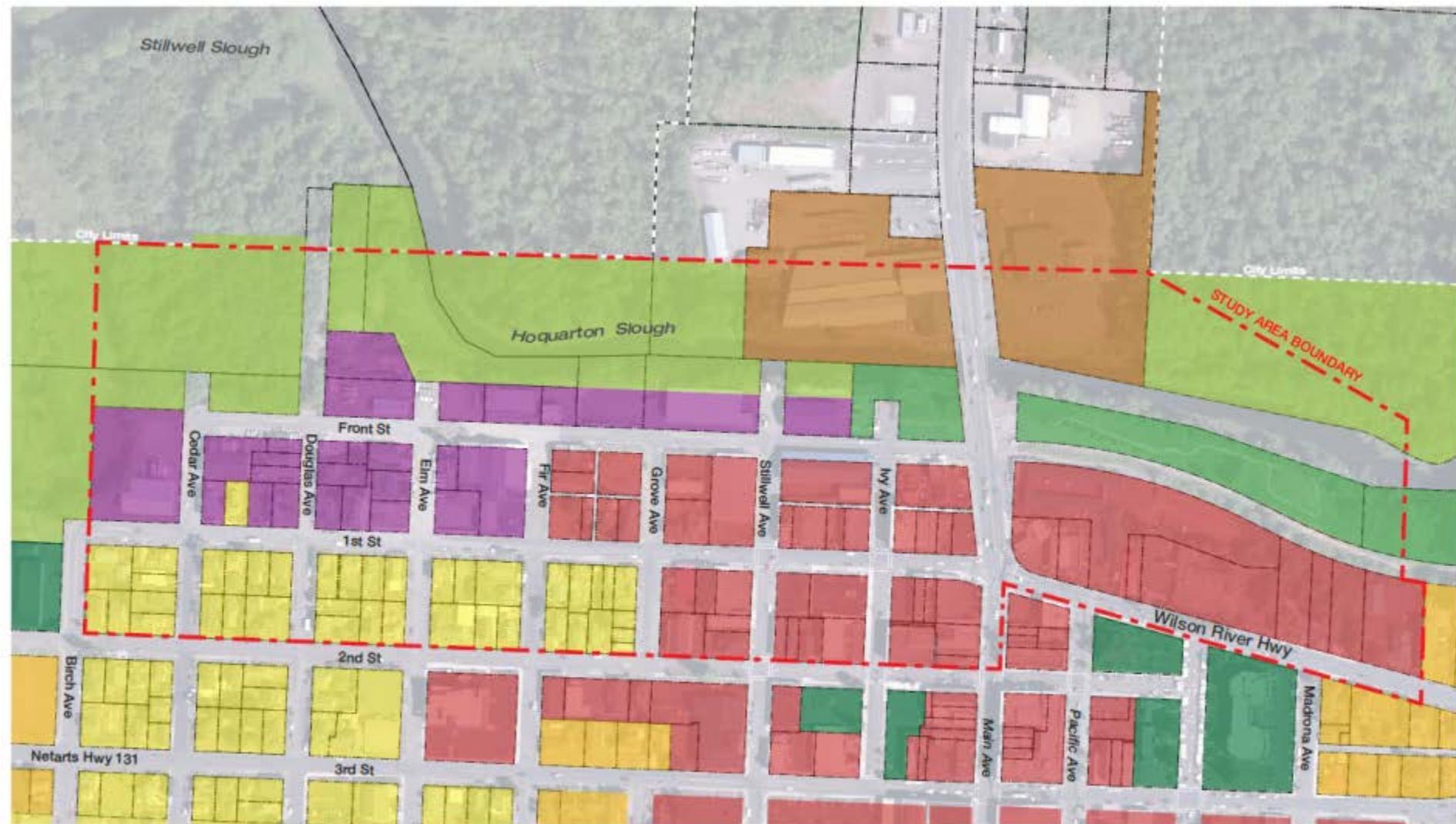


Wayfinding and Signage: Examples



Wayfinding and Signage: Examples

Implementation Strategy



EXISTING ZONING
Hoquarton Area Plan
 City of Tillamook

LEGEND

- - - Study Area Boundary
- I-L Light Industrial
- C-C Central Commercial
- R-7.5 Single Family Residential
- R-0 Multiple Use Residential
- P Public & Semi-Public
- O-S Open Space
- O-P Park
- C-H Highway Commercial

N
 0 200' 400'
 September 2015



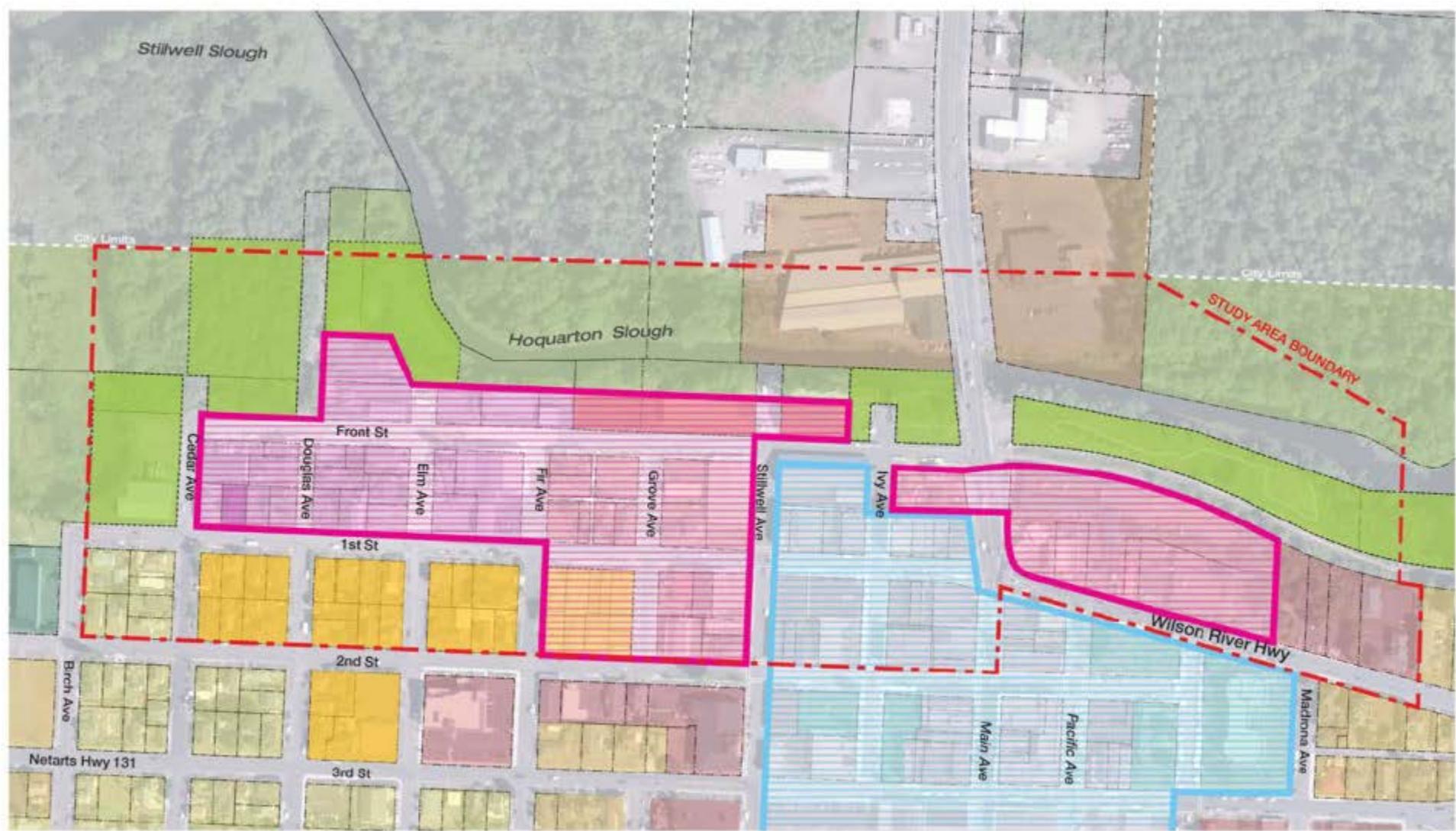
PROPOSED ZONE CHANGES

Hoquarton Area Plan
City of Tillamook

LEGEND

- Study Area Boundary
- R-7.5 Single Family Residential
- O-S Open Space
- I-L Light Industrial
- R-O Multiple Use Residential
- O-P Park
- C-C Central Commercial
- P Public & Semi-Public
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HOQUARTON OVERLAY
Hoquarton Area Plan
 City of Tillamook

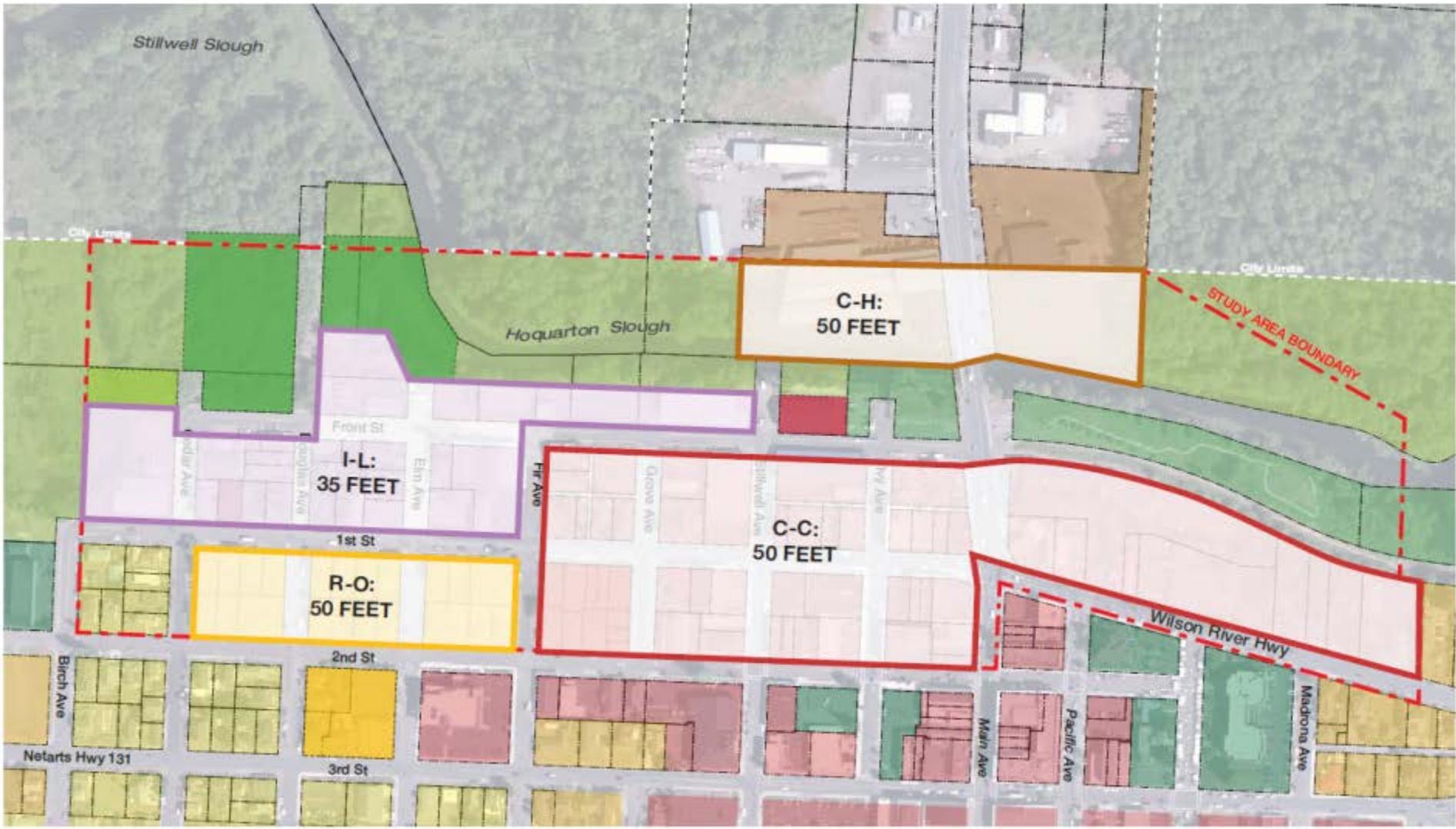
LEGEND

- Study Area Boundary
- R-7.5 Single Family Residential
- O-S Open Space
- I-L Light Industrial
- R-0 Multiple Use Residential
- C-H Highway Commercial
- C-C Central Commercial
- P Public & Semi-Public
- Hoquarton Overlay
- Town Center Overlay



September 2015

Hoquarton Overlay



PROPOSED HEIGHT LIMITS

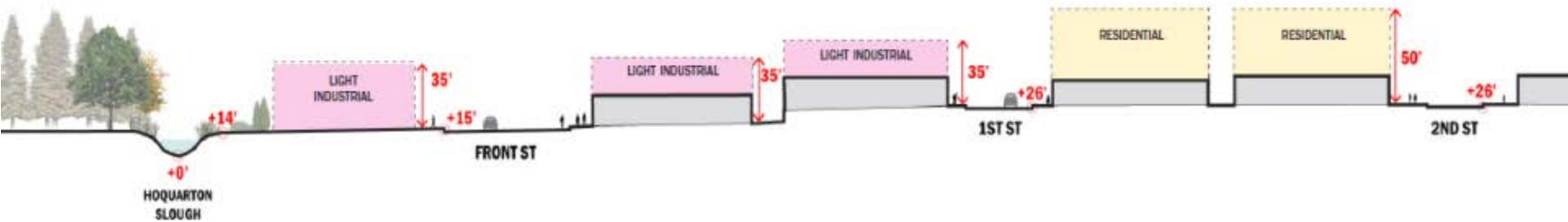
Hoquarton Area Plan
City of Tillamook

LEGEND

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- O-P Park
- C-H Highway Commercial



Proposed Height Limits



SECTION: SECOND STREET TO FRONT STREET
Hoquarton Area Plan
 City of Tillamook



Implementation: Parking



Implementation: Design



Implementation: Uses

- Interpretive features along the Hoquarton and Front Street
- Wayfinding
- Sidewalk improvements
- Sue H. Elmore Park, *Improvements Phase I* [FUNDED]
- Crosstown Connections Project [FUNDED]
- Shared loading/parking area improvements along Front Street

- Business attraction and retention program
- Predevelopment assistance program
- Incentive package to attract housing to downtown Tillamook

- Loading/unloading area along Front
- Potential new connection from OR 6 to Parcel A
- Waterfront walkway along north side of the Hoquarton
- Restored feed store tower as gateway treatment
- Downtown branding

- Development assistance program for new parcel

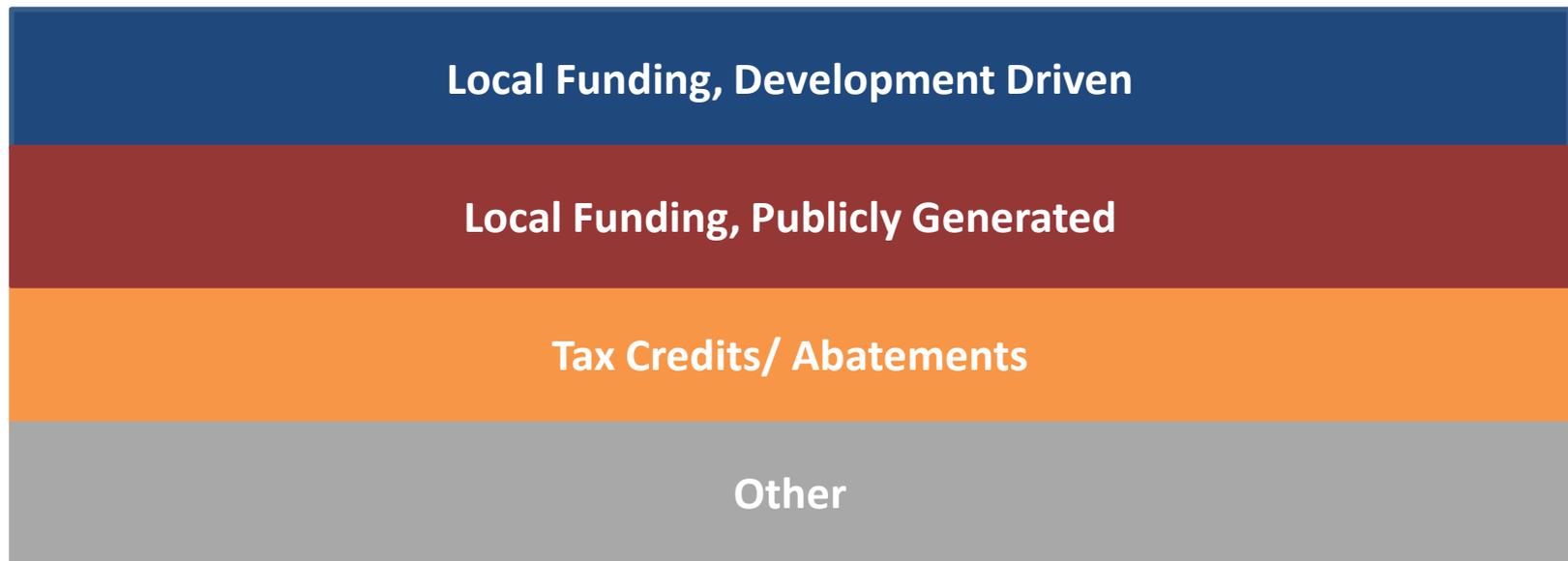
- Trail Network and Heritage Recreation Area
- Sue H. Elmore Park, *Improvements II*
- Foundry Park

- Cottage Industry Incubator Program

Funding Approach

- Incremental investment – public investment to encourage private development
- Hold and watch – set up incentives, wait for partnerships

Funding Tools



Draft Hoquarton Area Plan *Forthcoming January 2015*



Next Steps

Thank You!