

DRAFT OPEN HOUSE SUMMARY

On May 5th, the City of Tillamook hosted an open house in a vacant storefront at the northeast corner of First Street and Ivy Avenue to plan the future of the Hoquarton area. More than 30 community members attended a portion of the open house. Community members reviewed and commented on preliminary concepts for the historic Hoquarton Area, including:

- Housing
- Waterfront
- Front Street
- Commercial
- Transportation
- Tourism

The concepts were developed based on research of planning efforts in the area and comments from the Project Advisory Committee and a public workshop.

The following is a summary of comments gathered at the open house. The results will be used to develop land use and transportation recommendations or alternatives for the Hoquarton Area. The ultimate Hoquarton Area Plan will guide future development to achieve a lively mixed-use neighborhood that provides access to and from city parks, employment centers, retail shops and residences at the historic center of town.



LEGEND

- - - Study Area Boundary
- Civic Use
- Floodplain
- TSP Proposed Truck Route
- TSP Proposed Bike Route
- Town Loop Bus Stop
- - - Trail/Pedestrian Pathway
- Park/Open Space

0 300 600

 April 2015

EXISTING & FUTURE CONDITIONS

HOQUARTON AREA PLAN



Housing

Changing demographics, both within the City of Tillamook and throughout the county, will drive demand for different types of services, housing and development patterns. With an aging population, as well as an overall increase of residents and workers to the area, housing is a key opportunity for development.

- The area between First and Third Streets is zoned primarily for single-family housing, though several multi-family units exist.
- The potential to provide a greater variety of housing types through infill development is supported by the study area's proximity to services and amenities. The planned expansion of the Tillamook Regional Medical Center will increase the demand for new housing types, such as senior housing, assisted living facilities, long-term out-patient suites and visiting physician suites.
- Local employers claim that affordable workforce housing is in short supply, forcing their employees to seek housing in neighboring communities.

Housing Questions

- What types of housing are needed in the Hoquarton area? Write your comments on the flip chart.
- What design types best fit the Hoquarton area? Use dots to indicate your preferred housing designs.

Housing Comments

- Apartments for single employees/workers
- Assisted living
- "Guest homes" – informal senior housing
- Hotel
- Mix of housing: single and multiple-family units; single and multi-level
- Single story for aging population
- Workforce housing (20 – 30 dwelling units)



Townhouses



Townhouses



Townhouses



Small Apartments (SMALL BUILDINGS)



Cottages / SMALL LOTS / GRANNY FLATS



Hospital-related short-term stay / ASSISTED LIVING / SENIOR HOUSING
4 LEVELS



Cottages



HOUSING TYPES

HOQUARTON AREA PLAN

Waterfront

The Hoquarton is a major natural resource and recreational attraction. Despite dredging and active adjacent land uses, it represents a rich wetland area and riparian habitat. The Hoquarton Water Trail is a popular kayak route and is complemented by the existing Hoquarton and Sue H. Elmore parks.

- South of the Hoquarton, parks and buildings on the north side of Front Street and some on the south side are within the 100-year floodplain and subject to development restrictions.
- The current Southern Flow Corridor project is designed to reduce flood levels and restore natural habitats lost through diking, draining and other land uses.
- Future trails along the water front will enhance access to and enjoyment of the Hoquarton. These new facilities present an opportunity to create new recreational amenities.
- A new parcel created by the US 101 / OR 6 construction project provides a unique opportunity adjacent to Hoquarton Park.

Waterfront Questions

- How do you interact with the Hoquarton today? How can we activate the waterfront in the future? Write your comments on the flip chart.
- What is the best use for the new parcel near Hoquarton Park? Write your responses on the map or flip chart.
- What amenities are needed along the Hoquarton? What boardwalk design is the best fit for the Hoquarton? Write your responses on the flip chart. Use dots to indicate your favorite designs.
- How can we improve access to the Hoquarton? Write your responses on the map or flip chart.

Waterfront Comments

- Need interesting things along waterfront
 - Ice cream
 - Kayaks/rental
 - Bicycles/rental
 - Something pretty
 - Antique Stores(or mall)
 - Art gallery
 - Handmade high quality items
 - Waterside eating establishment
 - Coffee shop
 - Outdoor heaters
- Sue H. Elmore Park for sales, festivals
 - Amphitheater
 - Covered shelter
 - High pressure water cleaning station for OSMB invasive species control
 - Restrooms

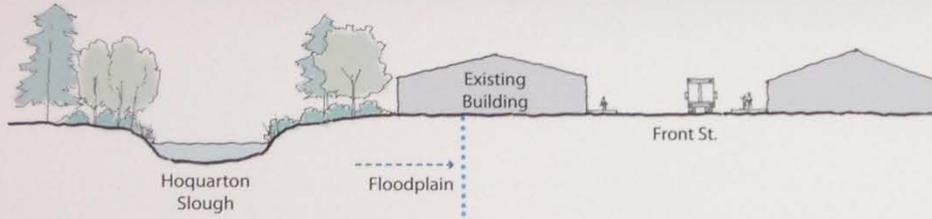
- Purchase Tillamook County Creamery Association (TCCA) warehouse for:
 - Parking
 - Seasonal carts
 - Incubator for small businesses
- Small excursion boats to take people out on bay, to Garibaldi, and relate history
 - Dredge if possible
- Boardwalk design for bikes and pedestrians. Widen at Sue H. Elmore Park
- Community-based partnerships for funding/building trail
- Consider the effect of rising sea level on the Hoquarton and surrounding areas
- Covered/protected seating on the Hoquarton with view
- Kilchis Point Reserve is beautiful. Flat paths and mostly ADA accessible
- Move TAPA to Atlas area
- Partner with Rosenberg? View across slough is important
- Tourism on waterfront: kayaks, shops (cycles), hostel
- What is the percentage of rentals versus homeownership in the study area?



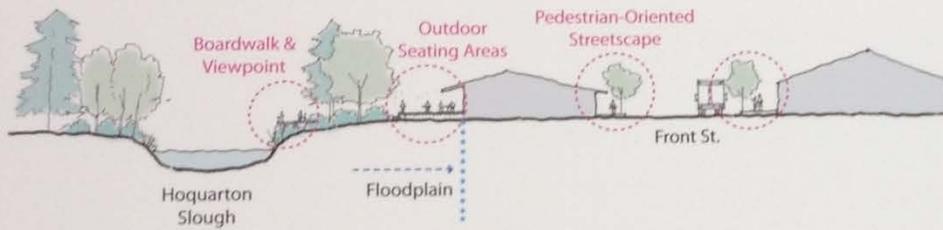
TRAILS

HOQUARTON AREA PLAN

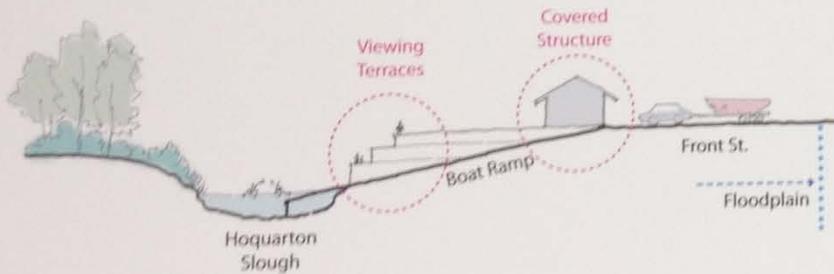




Cross Section at Foundry Park - Existing



Cross Section at Foundry Park - Potential



Cross Section at Sue Elmore Park - Future Planned Improvements

HOQUARTON SLOUGH

HOQUARTON AREA PLAN



Front Street

Historically, Front Street was the center of commercial activity in downtown Tillamook. Access to the Hoquarton facilitated the trade of lumber and agricultural products. Today, remnants of this economic activity are retained in the area's light industrial character. Front Street is known for a concentration of active industrial businesses, some of which manufacture products for export from the region.

- The industrial character of Front Street can be preserved by attracting manufacturers and businesses that wish to locate within the downtown area, close to other active businesses.
- Activities around Front Street are conducive to incorporating retail elements into existing industrial uses and may attract new businesses interested in the same.
- The area offers opportunities to provide space for cottage industry, live-work arrangements and small business incubation that could include co-marketing of local products and shared facilities.
- There is an opportunity to install interpretive features that highlight Front Street's role as Tillamook's historic business district of Tillamook,

Front Street Questions

- What types of retail or business activity would support and enhance the character of Front Street?
- What types of complementary activities could attract and keep residents and visitors in the area?

Front Street Comments

- Kayak manufacturer
- TCCA retail outlet
- Waterfront Hotel
- Werner Gourmet Meats retail outlet



FRONT STREET
HOQUARTON AREA PLAN

Commercial

The region's forecasted population and employment growth is expected to drive demand for development opportunities and commercial land. The general market for development in Tillamook, combined with the competitive and comparative advantages of the Hoquarton area, suggest that a mix of commercial and retail development could be supported in the area.

- Most commercial activity is concentrated along and on blocks adjacent to US 101.
- There is an opportunity to concentrate commercial uses in the city core and revitalize downtown Tillamook by using underutilized land and existing buildings within the Hoquarton area.
- Several key sites in the Hoquarton area have potential for commercial redevelopment (see map).
- Based on the area's comparative advantages, the region has a number of businesses that might be attracted to Tillamook, specifically the Hoquarton area:
 - *Manufacturing*. Potential industries could include: specialty food production, forest products, agricultural services, and specialty manufacturing.
 - *Tourism and service related businesses*. Potential businesses types that could support this type of activity include: visitor services (including leisure activities, hotels and restaurants), retail and personal services, and services for seniors (such as medical and recreation facilities).

Commercial Questions

- What types of businesses would benefit the area? Write comments on the flip chart.
- Where should new retail be located? Indicate by writing on the map.
- What would be the best uses for key sites in the area? Write your comments on the map or flip chart.

Commercial Comments

- Bike/pedestrian bridge over Hoquarton with trails on north side
- Boutiques, clothing, etc.
- Food/meeting area; large/flexible – 7,500 sq.ft.
- Hotel
- Motel near Hoquarton
- Nightlife – entertainment: music, magic, stories, movies (2)
- Not commercial, but would attract young families, tourists on rainy days; a children's museum and play park, with interactive play/learning and possibly area with pitch-and-putt and batting cages
- Small, independent retail (ex. Bend)
- Signs for parking lot
- Seasonal vendors

Transportation

Transportation Questions

Pedestrian Improvements

- Where do you see a need for new or enhanced crossings?
- What types of sidewalks or paths would you like to see and where?

Bicycle Improvements

- Which treatments should be used on which streets?
- Are there any modifications you would recommend to the proposed bike routes?

Streetscape Improvements

- Which treatments are a best fit for Hoquarton?

Transportation Comments

- Bikes
 - Shared facility ok
 - Lanes maybe on Third Street
 - Considering emphasizing Second as pedestrian and bike street
 - Nice neighborhood street
 - Can see courthouse –create hospital vista?
 - Extension of festival street
- Emphasize bike/pedestrian connections on Second Street
- Encourage walking routes in downtown to businesses, historical sites, e.g. Quilt Trail
- Need signage to public parking
- No bike route on First and Front Streets west of Stillwell Avenue
- North-south connections:
 - On Douglas and Ivy from Second Street t Sue H. Elmore Park
 - On Elm and Stillwell to the Hoquarton
 - Lighting
 - Crossings
- Remove parking from one side of First Street so there is space for a truck and car to pass
- Very visible signs on Main and Pacific Streets pointing to available public parking

PEDESTRIAN IMPROVEMENTS

Crossing Options



Pedestrian Hybrid Beacon (HAWK signal)

- Used at midblock crossings with high pedestrian or bicycle demand
- Signal is activated by pedestrians
- Has nearly 100% rate of motorist yielding behavior

Rapid Rectangular Flashing Beacon (RRFB)

- Used at midblock crossings with medium to high pedestrian or bicycle demand
- Increases motorist yielding behavior (80-100% compliance)
- Flashing beacon activated by pedestrians



Raised Pedestrian Crossing

- Provides a better view for pedestrians and motorists
- Slows down motorists

Bulb Out/Curb Extensions

- Shortens crossing distance for pedestrians
- Increases visibility between motorists and pedestrians



High Visibility Crosswalk

- Designates a preferred crossing location for pedestrians
- Motorists are required to stop for pedestrians entering crosswalk

Pedestrian Options

- Wider sidewalks are appropriate in areas of high pedestrian traffic – such as Main Street corridors and commercial areas
- Planting strips can be used to create separation between pedestrians and vehicles
- Multi-use paths and trails allow for pedestrian and bicycle use



Hoquarton Area Plan

BICYCLE IMPROVEMENTS

Bicycle Route Options

Shared Roadways

- Sharrows typically used on bicycle network links where other facilities are not present
- Does not provide any separation from vehicles



Standard Bike Lane

- Provides designated facility for bicyclists
- Can be enhanced by adding a buffer or separation from vehicles



Multi-use paths

- Serve pedestrians and bicyclists
- Accessible and appealing to users of all ages and skill levels



Bicycle Signage

- Can be used to alert motorists to the presence of bicyclists



- Can help direct bicyclists to bike routes and facilities



Hoquarton Area Plan



STREETSCAPE IMPROVEMENTS

Street furniture can encourage walking and comfort for pedestrians



Pedestrian-scale lighting helps increase security

Transit stop shelters and amenities provide prominent visual cue about where the transit stop is located and provides a protected place for people to wait



Streetscape elements (banners, artwork, special pavement, benches, plants) can help create a **sense of community** and enhance the **pedestrian environment**



Which treatments are a best fit for Hoquarton?



Hoquarton Area Plan

Tourism/Branding

With nearly one million visitors to the Tillamook Cheese Factory each year and five million trips down US 101 to the Pacific Ocean beaches, Tillamook is well situated as a gateway to the region's scenic areas, recreational amenities and destinations. While Tillamook benefits from a strong regional tourism economy, there are opportunities to attract visitors to more local destinations. The rich history, cultural heritage and natural environment offer the opportunity to develop a cohesive identity for Tillamook. Branding these distinct qualities would help capitalize on new and existing attractions and highlight the following:

- "Gateway to the coast." Encourage new amenities, retail and other supportive uses for tourism that is generated by Tillamook's proximity to the ocean.
- Recreation. Provide a hub for kayaking and biking, supported by the enhancement of new parks and trails.
- Historic. Honor the history of Tillamook through Native American interpretive features and walking loops that link museums and historic structures.
- Industrial. Enhance the industrial character of Front Street with interpretive features and images that speak to the history of the Hoquarton as a major center of commerce.
- Artisan/Specialty Food: Capitalize on the Pelican Brewery, Tillamook Creamery and the Tillamook County Smokehouse and encourage retail activity to create a "food loop" that highlights local products.

Tourism/Branding Questions

- What lures people to the Hoquarton area? Indicate on the map or write on the flip chart.
- What is the Hoquarton area's role in tourism? How can the Hoquarton area support Tillamook in attracting visitors? Write comments on the flip chart.
- What investments in the Hoquarton could make the most impact on Tillamook's brand? Write comments on the flip chart.

Tourism/Branding Comments

- A trip into the past
- Create local mythology
 - Slough Serpent
 - Hoquarton Troll
 - Hoquarton Marsh Wiggle
- Discovering the unknown
- Emphasize 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, Tillamook Guerrillas
- Emphasize Tillamook County as a destination for birders – Pacific City and Cape Mears
- Excursion boats on Hoquarton Slough – that could to go to Garibaldi/Maritime Museum
- Include Werner Meats in food loop
- Use administrative WWII officers building on base as Tillamook County
- Use pioneer history & stories