

DRAFT MEETING SUMMARY

Welcome and Project Overview

Paul Wyntergreen, Tillamook City Manager, welcomed participants to the first public workshop of the Hoquarton Area Plan process. He presented the agenda, noting that the meeting will include a review the history of the area, its character today and any planned improvements, and conclude with a visioning exercise to discuss opportunities for the future of the area. Paul indicated that the impetus for this project is the pending OR 6/US 101 construction project. The Hoquarton Area was once the heart of the city and a thriving business district until it shifted to a north-south orientation along US 101. The purpose of this project is to revitalize this area, restoring its historic life and vitality. We want to leverage opportunities created by the highway construction project and a number of other planned transportation and recreation-related improvements. The City hired Cogan Owens Greene to assist with the Hoquarton Area Plan effort.

Existing and Planned Conditions

Steve Faust, Cogan Owens Greene, explained that the consultant team had been gathering data, including information collected at several Policy Advisory Committee (PAC) meetings, and assessing existing and planned conditions in the study area over the past few months. A draft memorandum of existing and planned conditions has been completed, and Steve presented a summary of that information in a PowerPoint presentation. The presentation also included a preliminary list of opportunities in the Hoquarton area. The draft memorandum and presentation are available on the project website (hoquartonareaplan.com).

Group Exercise

Following the presentation, the participants broke out into small groups to discuss their vision for the Hoquarton area. Each discussion was facilitated by a PAC member and guided by a series of prompting questions displayed at the end of the PowerPoint presentation:

- *What are the challenges and opportunities along Front Street?*
- *What should the relationship be between Front Street businesses and the Hoquarton?*
- *What types of housing should be considered along First and Second streets?*
- *What commercial businesses would benefit the area?*
- *What street(s) should serve as connections between downtown and the Hoquarton?*
- *What use do you envision for the new vacant parcel between the Post Office and Hoquarton Park? Other vacant / underutilized parcels?*

Each table had a large map of existing and planned conditions in the study area. Participants were encouraged to annotate the map with their ideas while facilitators recorded the conversation.

Group Exercise Summary

The visioning exercise concluded with each group reporting back on the main points that arose from their discussion. The following is a summary of comments by topic, along with images of the maps used for the exercise:

Housing:

There was an overall desire to see more housing options through moderate increases in density and greater live-work opportunities. Recommendations included senior, workforce, medical/extended-stay and mixed-use housing. Designs such as duplexes and four-plexes, cottage housing and apartments were suggested. Senior housing was emphasized due to the walkability of the area and proximity to major destinations, such as the library, hospital and grocery store.

Transportation:

Safe multi-modal connections to adjacent commerce and other activities was the primary discussion point. Concern was echoed over the interaction between cyclists and truck loading/unloading activities along Front Street. A suggestion was made to use Second Street rather than First Street as a biking route, and draw a centerline down First Street to address the narrow width of the road. In addition, a lack of parking for RVs, school buses and boat trailers was identified. Changing parking times from two to four hours was suggested as a means to support kayakers and park users, as well as measures to protect parking for these users. RV parking was recommended as a potential use for the new parcel created by the ODOT project. Finally, better signage for both parking and bicycle/pedestrian connections was identified as a major priority.

Parks:

Maintaining open space in the area is important, with a suggestion of turning some vacant lots into pocket parks to serve any additional density in housing. It was emphasized that any new parks, particularly those plans for Foundry and Ironworks, should be interesting but reasonable to maintain. A local Girl Scout troop volunteered to provide beautification efforts, like the planting of flowers and fruit trees, along the Hoquarton City Park (contact Crystal Kirkion, Troop 11021, Tillamook). Participants supported plans for providing public restrooms at the Sue Elmore Park. Dredging of the slough was suggested as a means to maximize boating activities and activate the proposed boardwalk with docking opportunities.

Commercial/Retail:

Overall, suggestions for commercial activity were centered along Front Street and in the new ODOT parcel. Comments highlighted the importance of retaining and maximizing industrial activities while promoting more retail uses linked to the small-scale manufacturing activities of the area. Other commercial uses included restaurants or coffee shops that either overlooked the slough or had outdoor seating. A boutique hotel, theater or pub was suggested for the new ODOT parcel. The future move of the NAPA Auto Center lot was identified as a prime opportunity due to its proximity to the public parking lot. Finally, concerns about building in the floodway prompted a desire to see more flexible uses, such as mobile businesses like food carts, in these flood-prone areas.

Once the discussions concluded and each group summarized their main points, Paul adjourned the meeting at 7:30.



