

# Hoquarton Area Plan

## Land Use and Transportation Concepts and Options

Public Workshop  
 Thursday, June 11, 2015

# AGENDA

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6:00 Welcome and Project Update

6:15 Land Use and Transportation Concepts

6:30 Stations:

- Guiding Principles
- Waterfront
- Front Street
- Business Mix
- Housing
- Transportation

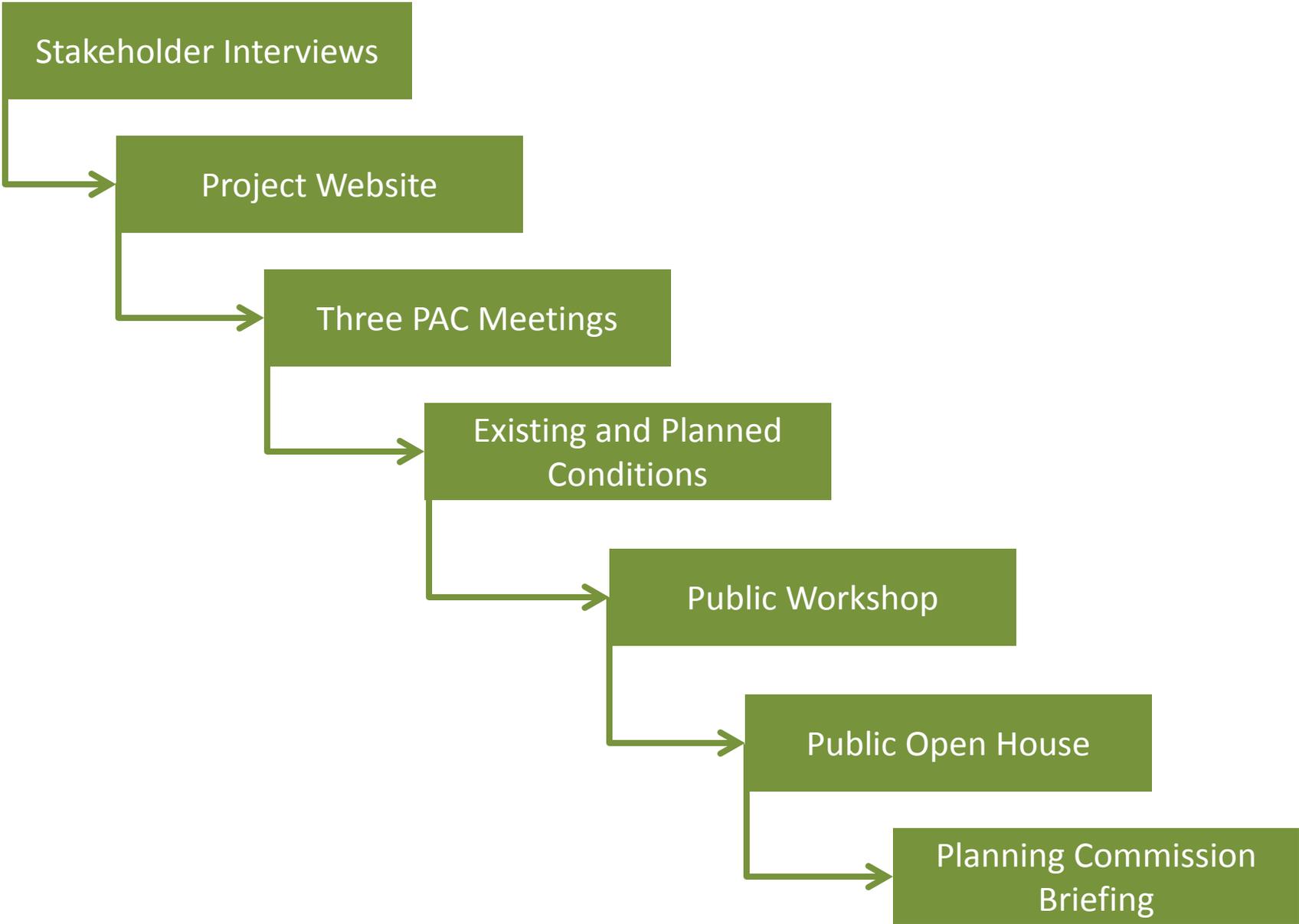
7:30 Adjourn



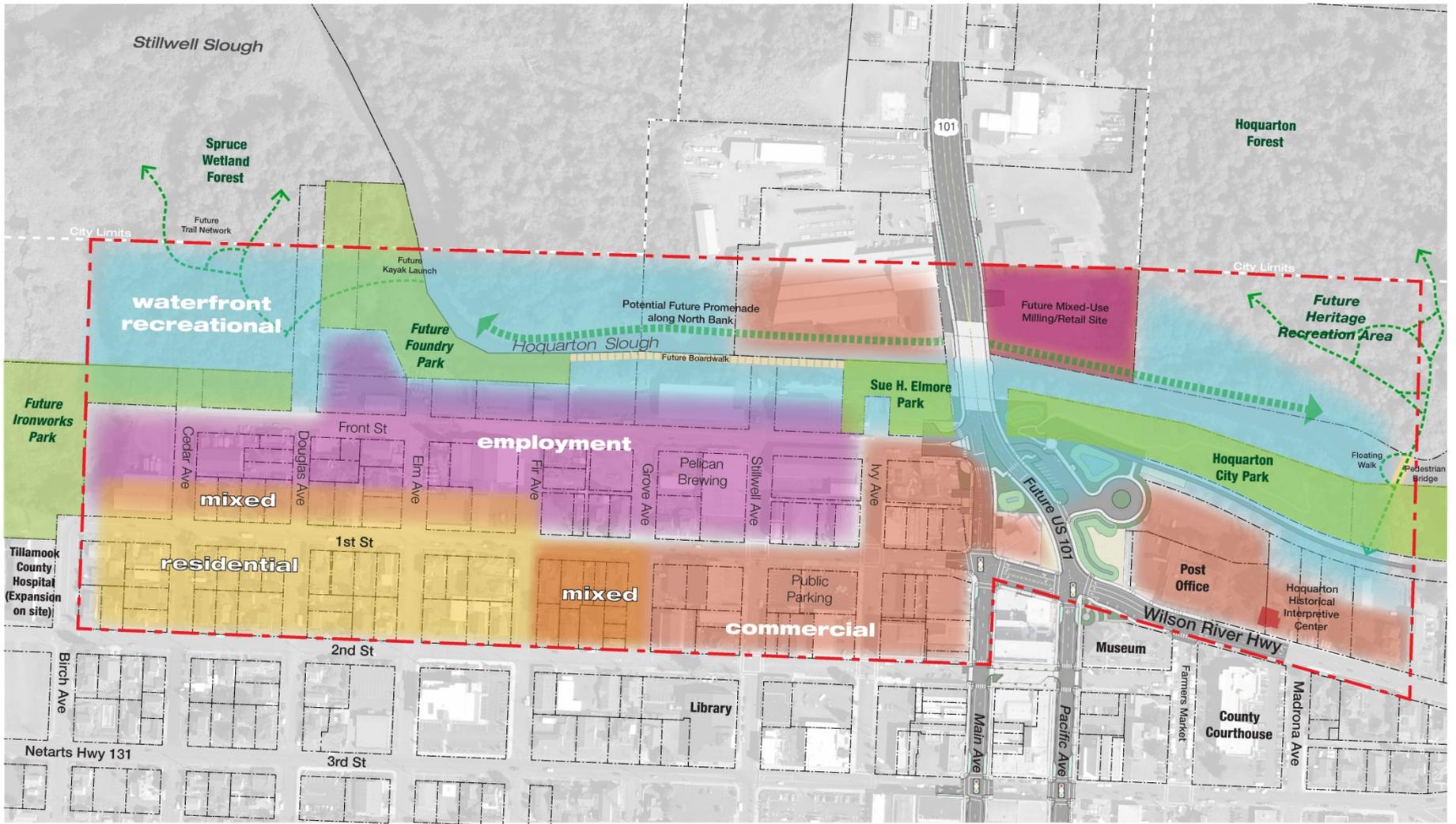
**Guide infill development and  
redevelopment**

**Create a balanced transportation  
network**

**Leverage opportunities created by  
private and public investment**



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- 1. Provide access to and enjoyment of the Hoquarton Waterfront and its natural features**
  - 2. Maintain and celebrate the area's native heritage and industrial character**
  - 3. Cultivate a 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**



**FOCUS AREAS**

**Hoquarton Area Plan**

City of Tillamook

**LEGEND**

--- Study Area Boundary

■ Park/Open Space



May 2015

**Hoquarton Focus Areas**



- Resurface and re-grade the boat ramp
- Construct restrooms and other facilities for users of Sue H. Elmore Park
- Boardwalk overlooks
- Natural features interpretive signage
- Native heritage interpretations, artwork and reconstructions
- Welcome signage and/or artwork at the Hoquarton Bridge or City Parks
- Parking lot and kayak launch point near Foundry Park
- Native vegetation planting along Front Street
- Native plantings to rehabilitate north bank of Hoquarton
- North bank waterfront promenade
- Place utilities underground

New Hwy 101 bridge

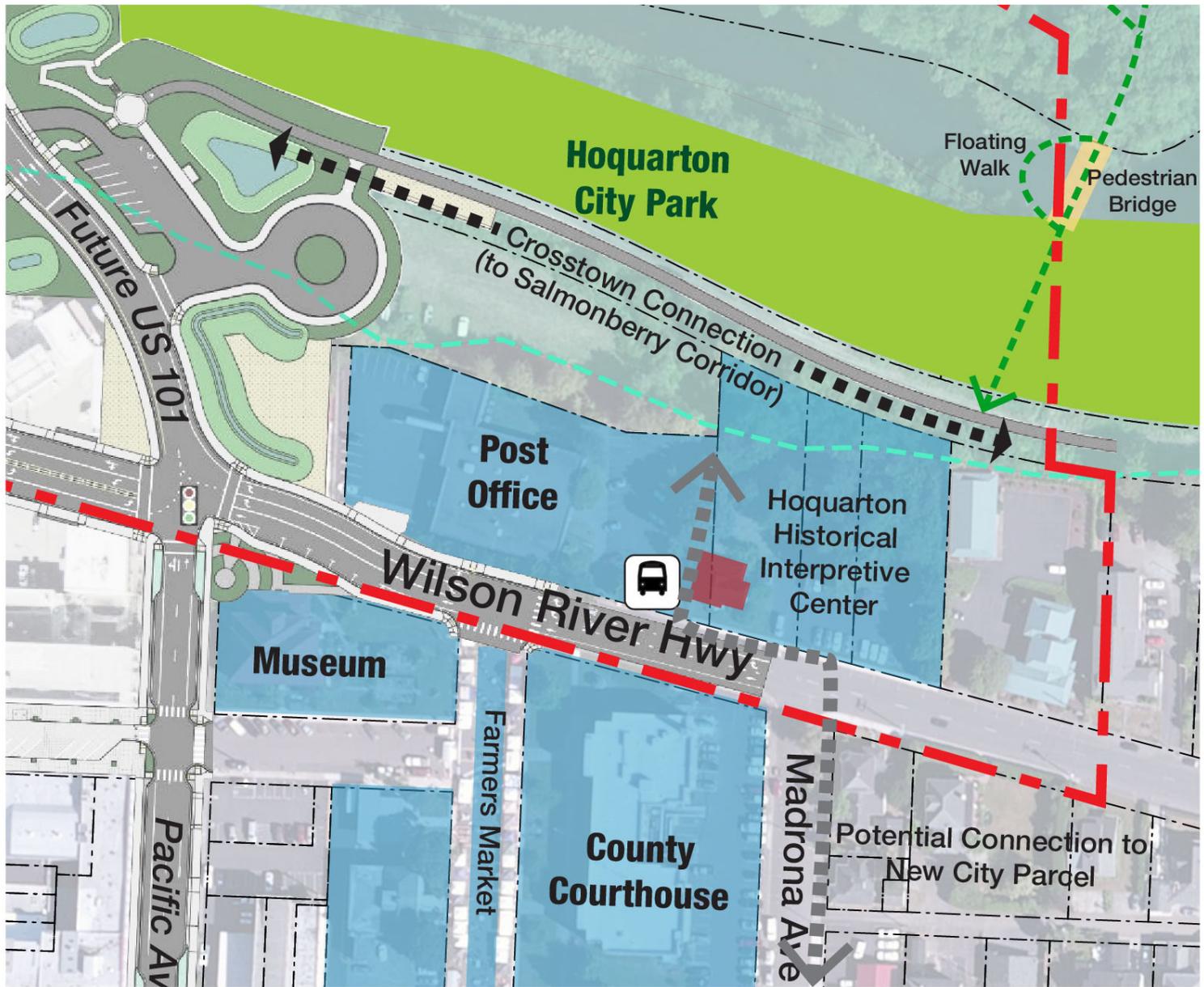
Terraced viewing area  
and improved boat  
ramp at SHE Park

Streetscape  
improvements along  
Front Street



Boardwalk and  
potential for  
outdoor seating  
behind building

Viewing terrace at  
end of street



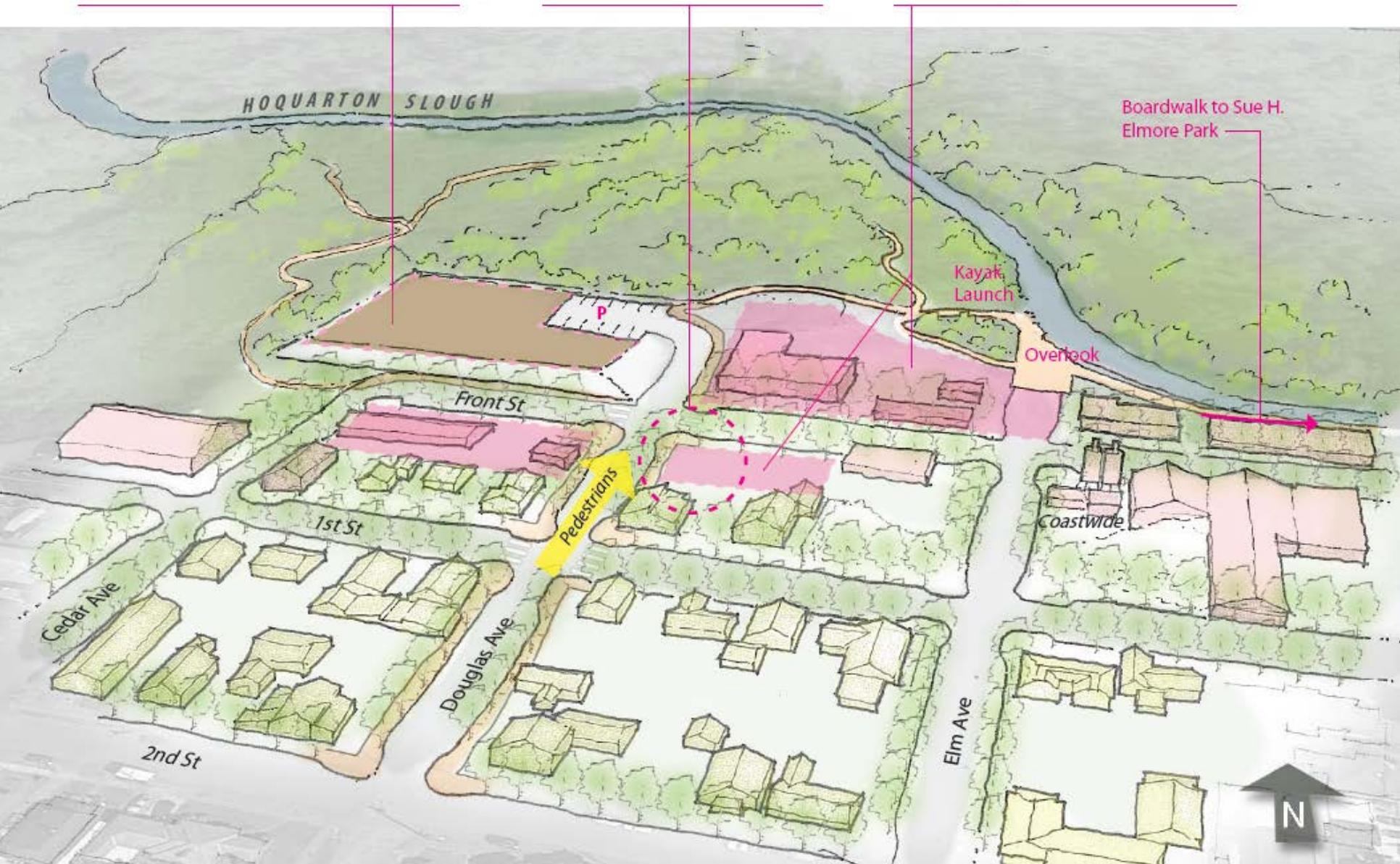


- Retail component in existing businesses
- Cottage industry/small business incubator
- Live/work space; mixed-use residential or commercial over production facilities
- Historic interpretive features-Hoquarton industry

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

Cottage Industry incubator spaces and other industries share common facilities, e.g. commercial kitchen



Boardwalk to Sue H. Elmore Park

Kayak Launch

Overlook

Front St

1st St

Pedestrians

CoastWide

Cedar Ave

Douglas Ave

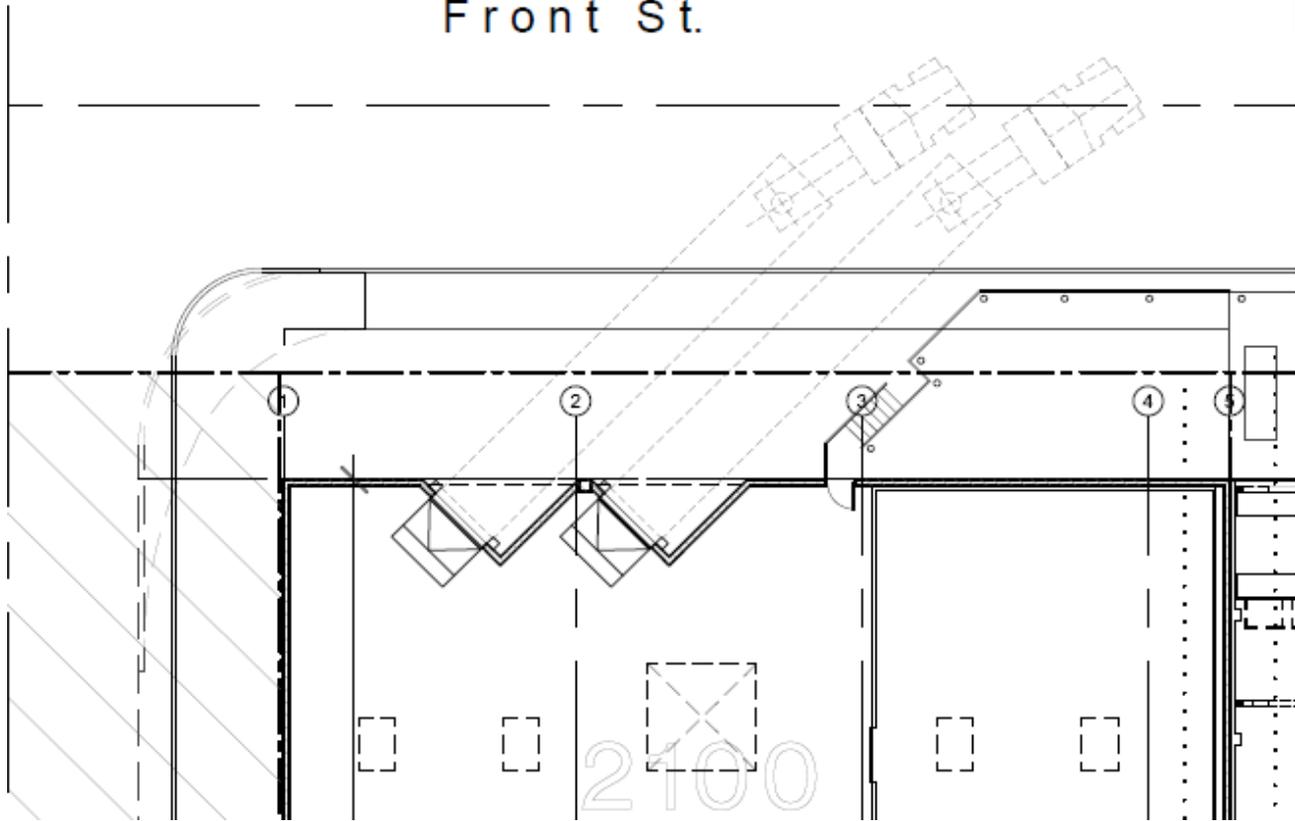
Elm Ave

2nd St

N



Front St.



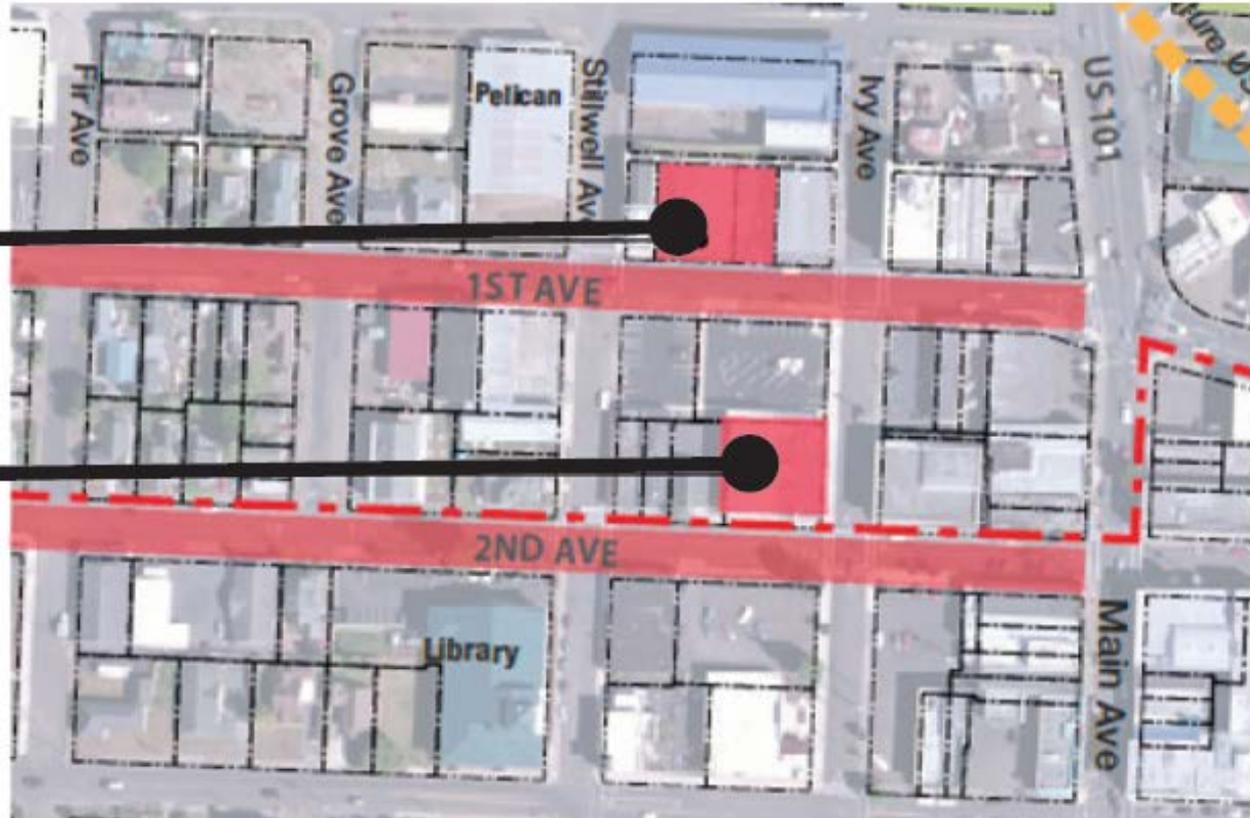


## Themes:

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

## Business types:

- Products: specialty foods, forest and ag products, specialty manufacturing
- Lodging: Inns/hotels/motels, meeting space, extended-stay rentals
- Services: banks, coffee shop/restaurants, entertainment, kayak rental, kids activities, healthcare, medical marijuana
- Retail: book/gift store, discount store, garden center/home improvement, sporting goods, specialty food stores



**Business Mix: Strategic Opportunities**

**“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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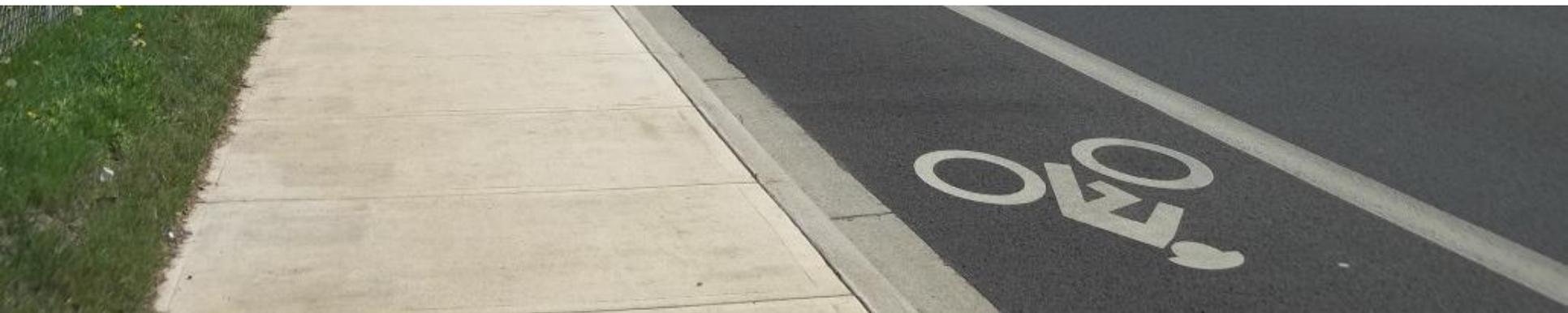
***Housing tools: allow a variety of housing densities; limit height to three stories***

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



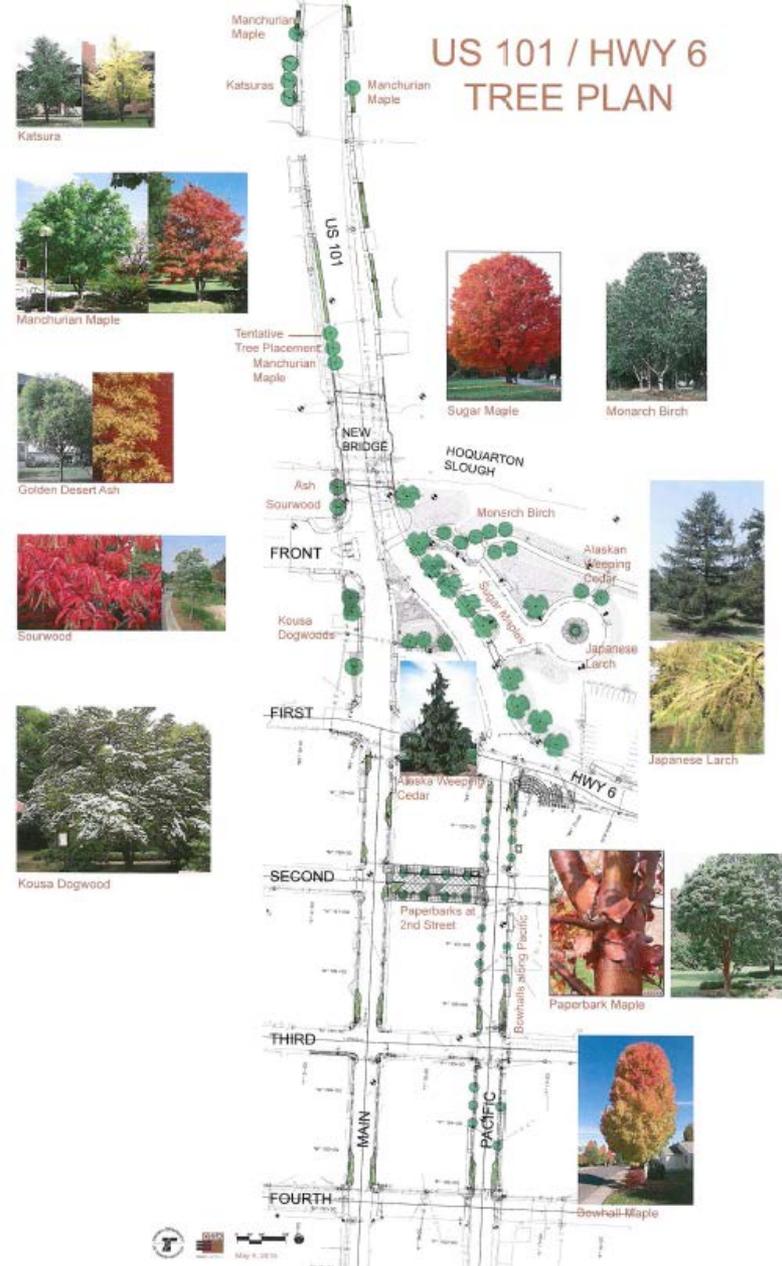
- “Gateway to the coast”
- Recreation
- Culture and history
- Artisan/specialty food
- “Pairing” attractions and activities

- 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

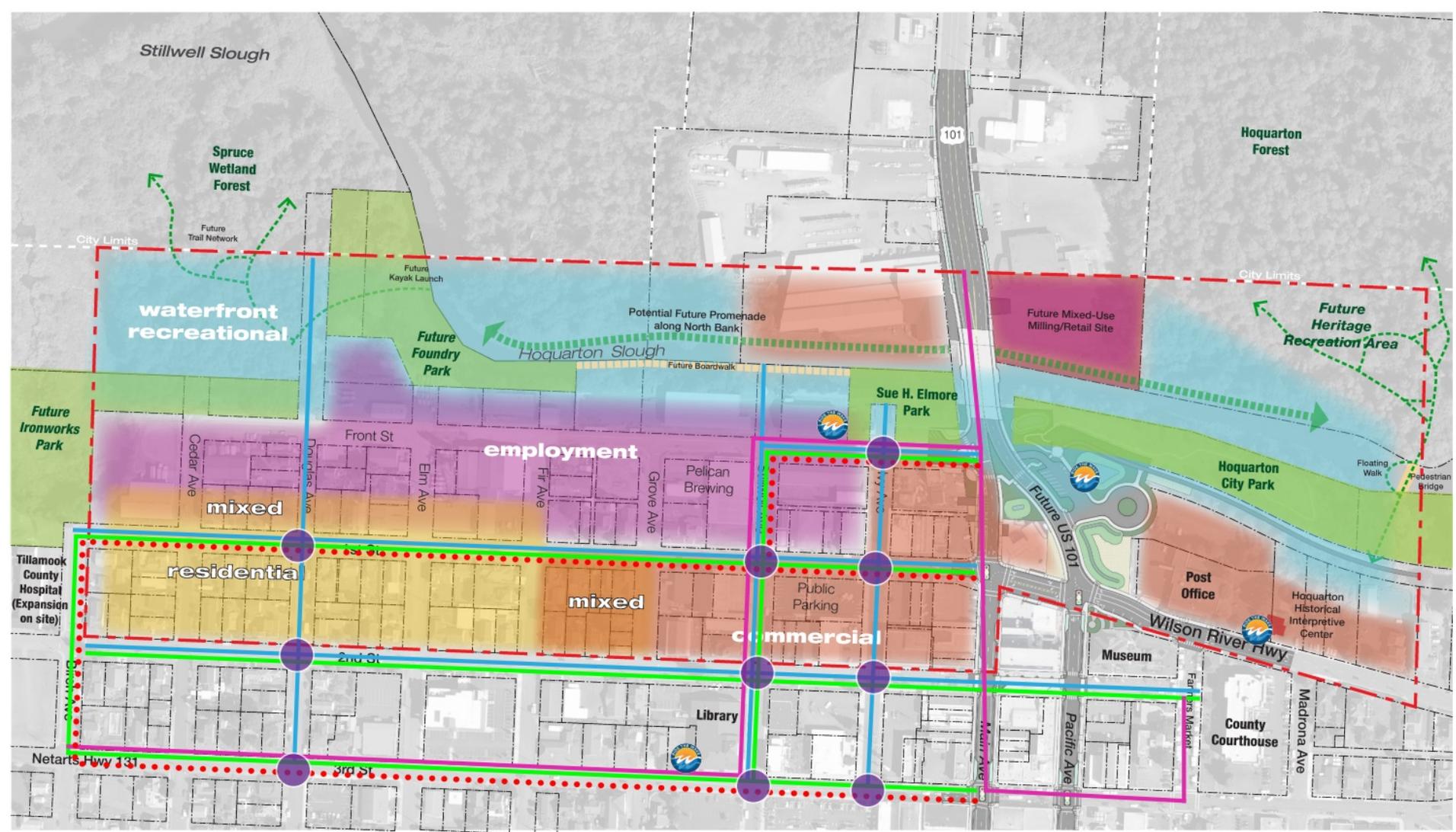


# US 101 / HWY 6 TREE PLAN

- Street trees
- Benches, trash receptacles, planter boxes
- Bollards, curb extensions/ bulb-outs, high-visibility crosswalks



Transportation: Landscaping and Amenities



**LEGEND**

- Study Area Boundary
- Park/Open Space
- TCTD Transit Stop
- Primary TCTD Transit Route
- Primary Pedestrian Route
- Primary Bicycle Route
- Primary Vehicle Route
- Enhanced Pedestrian Crossing

0 200' 400'

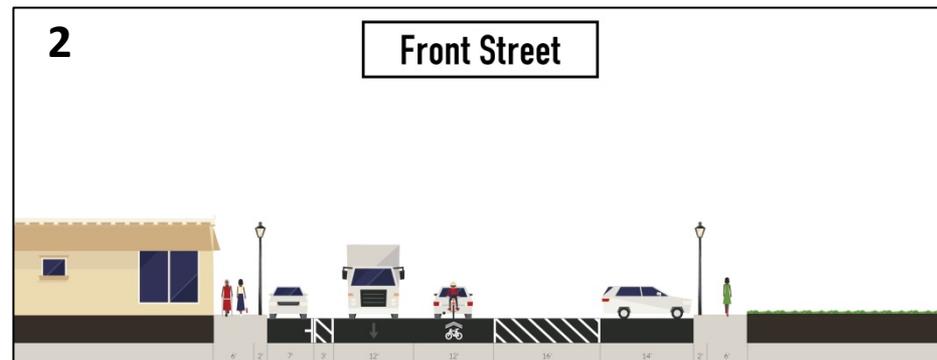
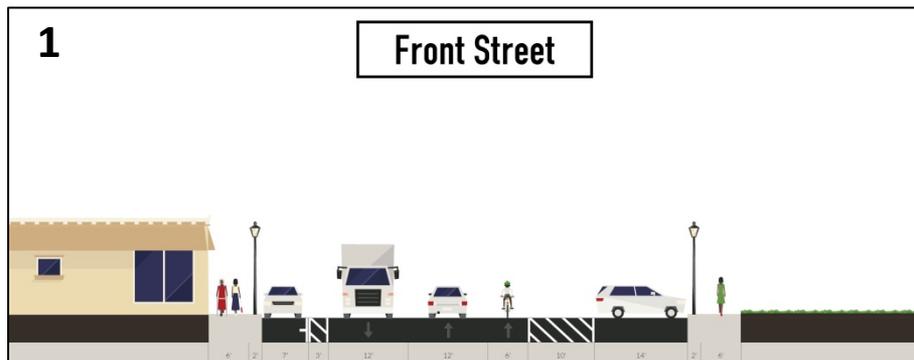
May 2015

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

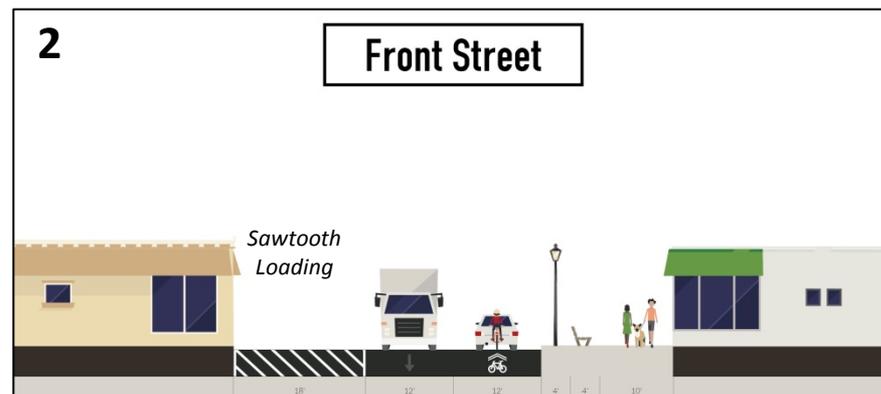
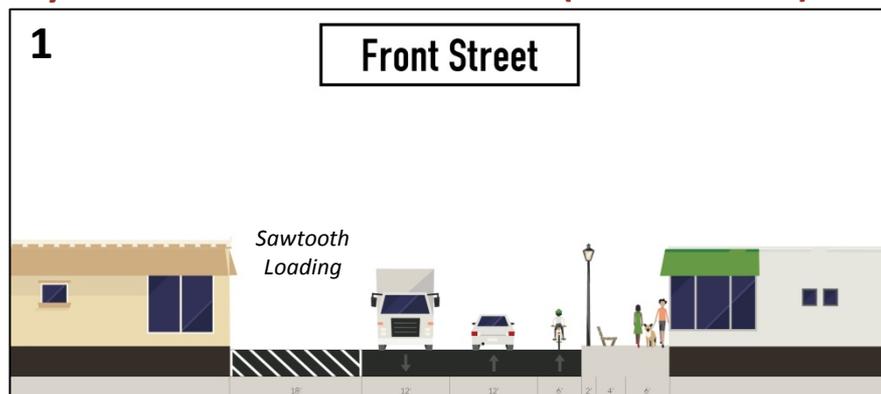
# Safe Travel Routes: Functional Classifications

- Prioritize freight, parking or pedestrian amenities?
- Should there be separate bike lanes or a shared bike facility?
- Should there be a separate bike lane westbound?
- Should the sidewalk be widened in front of the Marie Mills building?

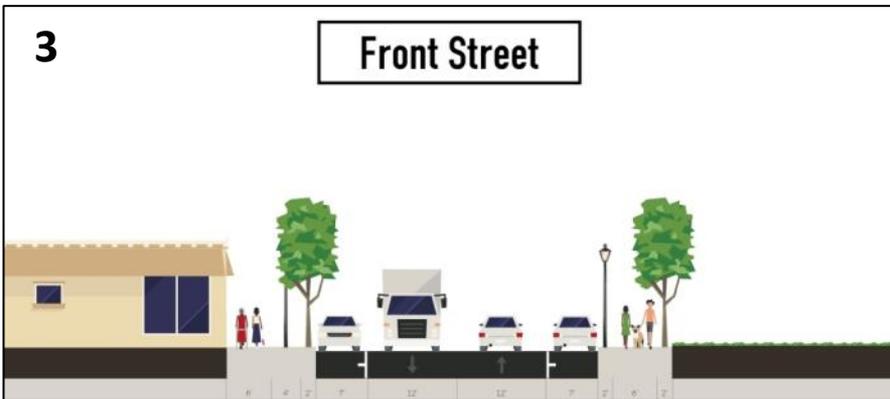
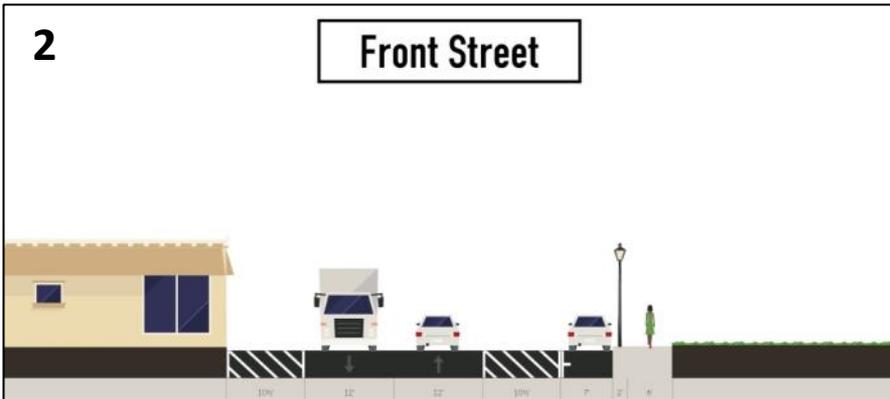
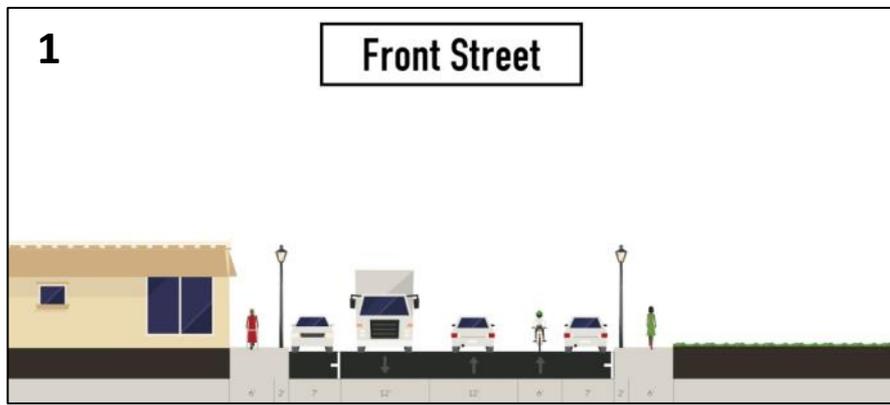
**US 101 to Ivy Avenue (80 Feet Cross-section – 60 Feet ROW)**



**Ivy Avenue to Stillwell Avenue (60 feet ROW)**



**Front Street: US 101 to Ivy Avenue; Ivy Avenue to Stillwell Avenue**



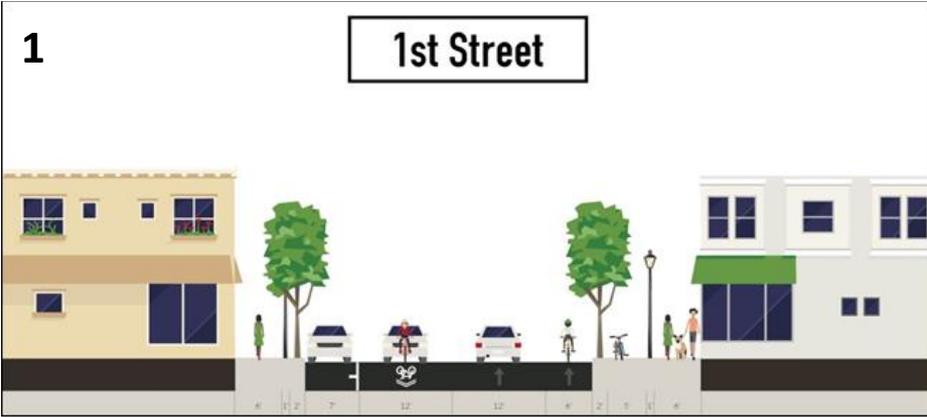
- Should the corridor invite pedestrian activity by providing streetscape amenities?
- Should there be sidewalks on one side or both sides of the street? Parking? Dedicated bike facilities?

- Should there be a separate bike lane westbound?
- Should there be parking on one side or both sides of the street?

### Commercial

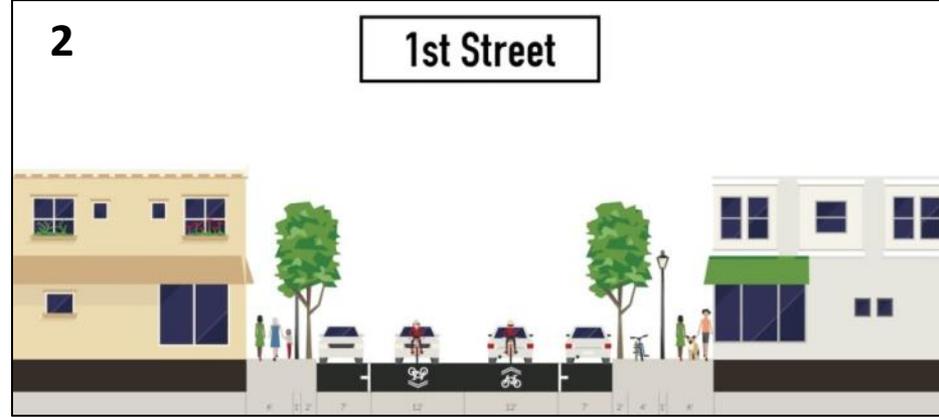
1

1st Street



2

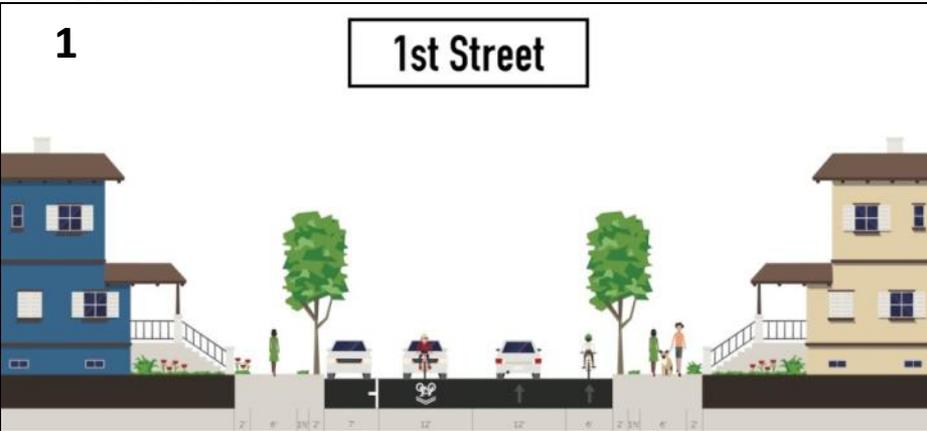
1st Street



### Residential

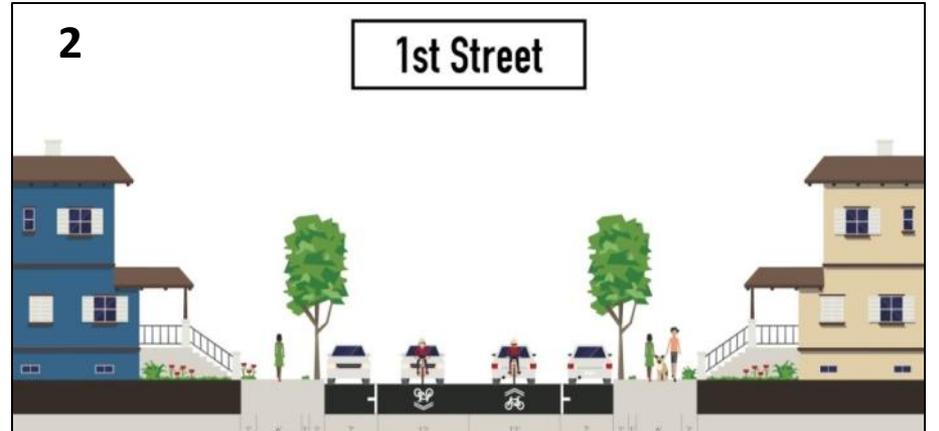
1

1st Street



2

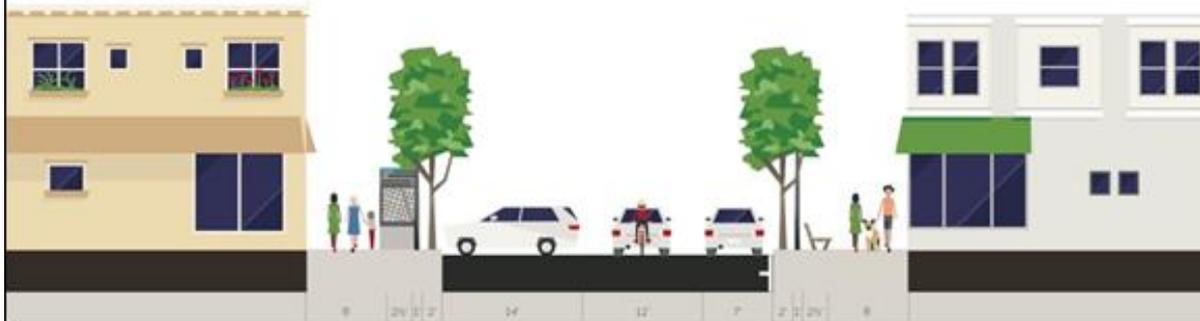
1st Street



1<sup>st</sup> Street: Commercial and Residential

1

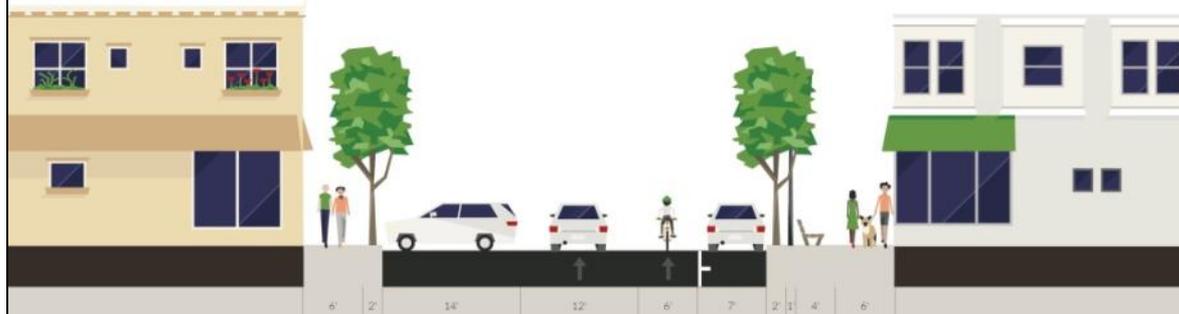
2nd Street



- Should there be a separate bike lane westbound?

2

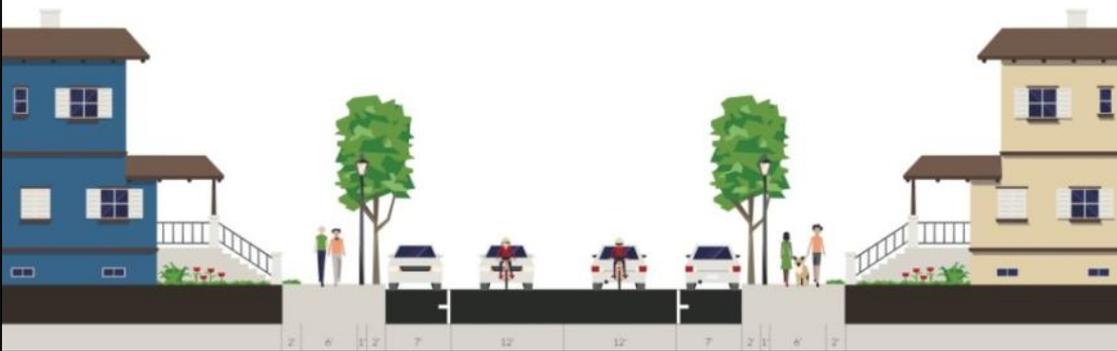
2nd Street



- Should the sidewalks be wider?

1

2nd Street



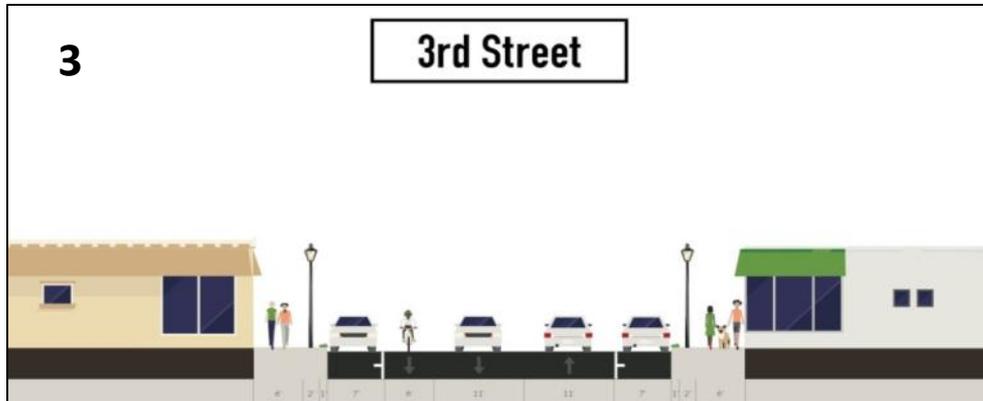
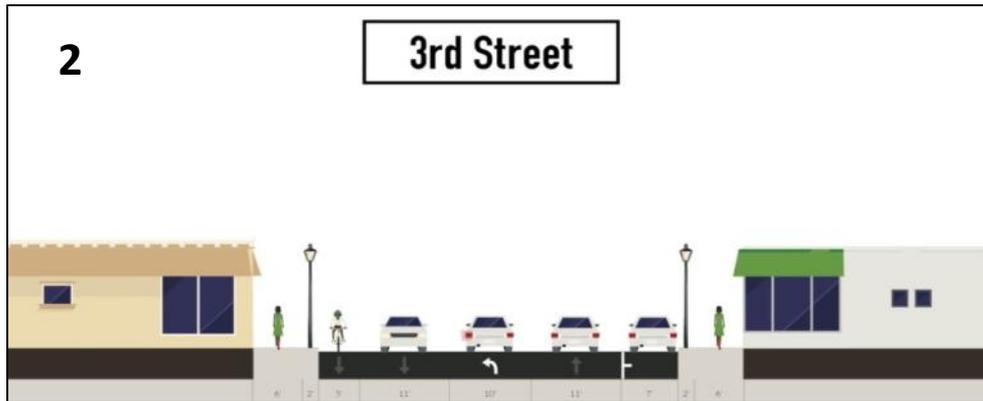
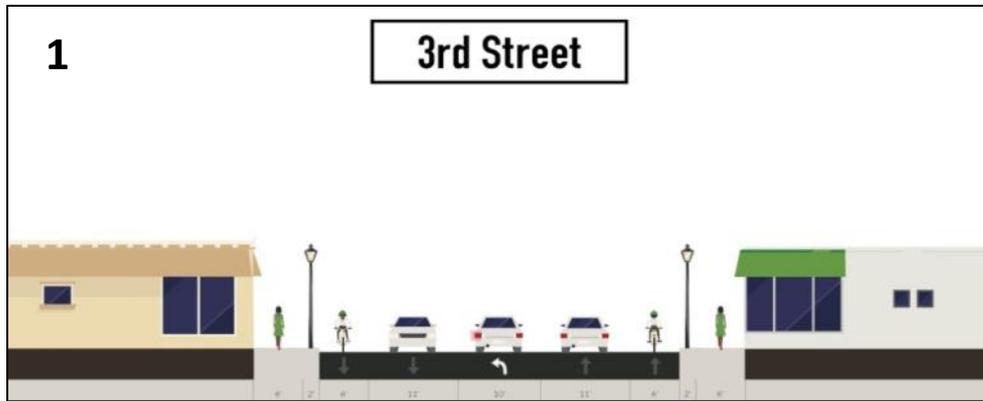
2

2nd Street



- Should there be a separate bike lane in both directions?
- Should the sidewalks be wider?
- Should there be parking on one side or both sides of the street?

2<sup>nd</sup> Street: Grove Avenue to Birch Avenue



- Should there be a separate bike lane in both directions?
- Should there be parking?

# Hoquarton Area Plan Process

Revise Land Use/ Transportation Options	July
Implementation Strategy: <ul style="list-style-type: none"><li>• Plan amendments</li><li>• Zone changes</li><li>• Code amendments</li><li>• Funding and phasing</li></ul>	July – August
Public Workshop #3	September
Draft and Final Hoquarton Area Plan	October - November



Next Steps