

WORKSHOP #2 SUMMARY

Welcome and Project Overview

Paul Wyntergreen, Tillamook City Manager, welcomed participants to the second public workshop of the Hoquarton Area Plan process and provided a brief description of the project. 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.

Steve Faust, Cogan Owens Greene, explained that the consultant team created land use and transportation concepts based on the comments provided by the Project Advisory Committee and two previous public meetings. At today’s workshop, Steve will present the land use and transportation comments, then participants can share their comments at stations around the room that illustrate these concepts. The PowerPoint presentation is available on the project website at <http://hoquartonareaplan.com>.

Land Use and Transportation Concepts

Steve reviewed the project objectives and process to date, and then explained that the land use and transportation concepts are based on six Guiding Principles derived from community comments:

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.

With those principles in mind, the consultant team created a Focus Area Map that illustrates general land uses in the study area.



The consultant team then prepared recommendations and options for the study area, organized into the following categories:

- Hoquarton Waterfront
- Front Street (employment)
- Business mix (commercial)
- Housing (residential)
- Tourism
- Transportation

Open House

Following the presentation, participants visited six stations to write their comments on flip charts and use dots to vote for the concepts they like best. Notes are not intended to select some options over others, but rather to indicate general community preferences and priorities. The following is a summary of community comments:

Guiding Principles

Use the dots to vote for the waterfront improvements you think are the most important.

Principle	Votes
Provide access to and enjoyment of the Hoquarton waterfront and its natural features.	6
Maintain and celebrate the area’s native heritage and industrial character.	N/A ¹
Cultivate a mix of businesses and shops to serve residents and visitors.	6
Employ strategies to attract and retain visitors.	3
Encourage a variety of housing options to support a diverse population and local workforce.	2
Provide safe travel routes for pedestrians, bicycles, automobiles and trucks within and through the area.	2

Are these the right principles to guide the Hoquarton Area Plan? What, if anything, would you change on the focus area map?

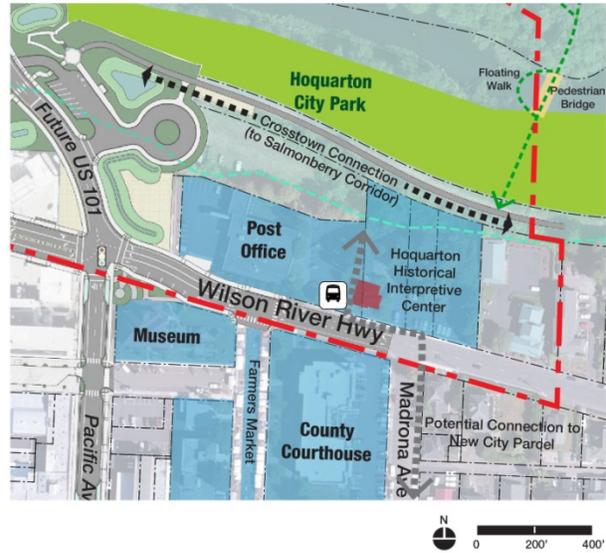
- Oregon State Parks is interested in the waterfront.
- Allow boats to dock on the Hoquarton so people can get off and walk into town. (2)
- Lighting along the park and boardwalks.

Waterfront

Use the dots to vote for the waterfront improvements you think are the most important.

Improvement	Votes
Boardwalk overlooks	6
North bank waterfront promenade	6
Place utilities underground	6
Sue H. Elmore Park restrooms	5
Boardwalk interpretive signage, artwork and reconstruction – native heritage	5
Welcome signage and/or artwork at the Hoquarton Bridge or City Parks	3
Parking lot and kayak launch point near Foundry Park	3
Natural features interpretive signage	2
Native heritage interpretations, artwork and reconstructions	2
Native plantings to rehabilitate north bank of Hoquarton	2
Resurface/ re-grade boat ramp	
Sue H. Elmore Park other facilities (use flip chart)	
Native vegetation planting along Front Street near Ironworks and Foundry Parks	

¹ This principle was mistakenly omitted from the voting exercise.



What should happen on the new waterfront parcel? What uses should be considered for the Hoquartion House?

Waterfront Parcel

- Garbage cans; encourage people to scoop dog poop.
- Dog area.
- Park atmosphere for people stopping to get information.
- Move boat ramp west to the new park.

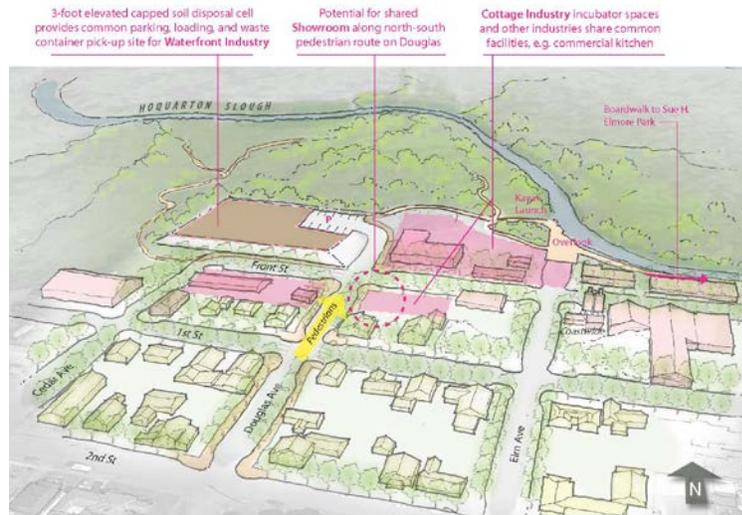
Hoquartion House

- Use as an information center for the historical maps and art.
- Point of departure for water trail natural history tours.
- Native and medicinal plant workshops.
- Public parking access town center and town center portal to park and trail system.
- Ongoing science research station monitoring slough health and recovery.
- Clear depictions of Tillamook development through changes in transportation.

Front Street

Use the dots to vote for the Front Street concepts you like best.

Concept	Votes
Live-work space; mixed use residential or commercial over production facilities	8
Cottage industry incubator	4
Retail component in existing businesses	3
Historic interpretive features – Hoquartion industry	2



What specific opportunities do you envision for Front Street?

- Facilitate and encourage existing industries; support them = jobs.
- Live/work, housing/studio buildings to encourage artists and provide open studio tours.

Business Mix

Use the dots to vote for the business types that are needed most in the area.

Business Type	Votes
Products	
Specialty manufacturing (crafts, furniture)	2
Specialty food production	
Forest products	
Agricultural services	
Lodging	
Inns, hotels and motels	4
Hotels with meeting space	2
Extended stay rentals	
Services	
Entertainment venue	3
Kayak rental	3
Coffee shops, restaurants	2
Kids activities	1
Banks and financial services	
Healthcare	
Personal care	
Medical marijuana services	
Retail	
Specialty food store (e.g. fish and seafood market)	2
Sporting goods	1
Bakery	1
Book/gift/hobby store	1
Discount store	
Garden center/home improvement	
Pet store	



What businesses are missing? What are the best uses for the two vacant sites?

- Move boat ramp to Foundry Park
- Cool hotel with restaurant, bar and retail downstairs
- Classy wine bar
- Covered parking
- Local food outlets – fish, vegetables, flowers, cheese

Housing

Use the dots to vote for the housing types that are needed most in the area.

Housing Type	Votes
Workforce Housing	
Condominiums and apartments (courtyard apartments, bungalow courts, multiplexes)	7
Live-work housing	7
Townhomes, duplexes, triplexes	2
Senior Housing	
Independent living apartments	1
Assisted living	1
“Guest homes”/informal senior housing	
Visitor Housing	
Bed and breakfast	3
Extended stay hotel	
Apartments (month-to-month leases)	
Accessory dwelling units	

Are any housing types missing? Where specifically should these housing types be located?

- Live/work studio.
- Where will they park their cars?
- Where to stay? No motel.
- Motel with two floors and two floors of parking between 10th and 11th streets and Main and Pacific Aves.
- Housing with common kitchen, common areas for communal eating, community gardens.



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Transportation

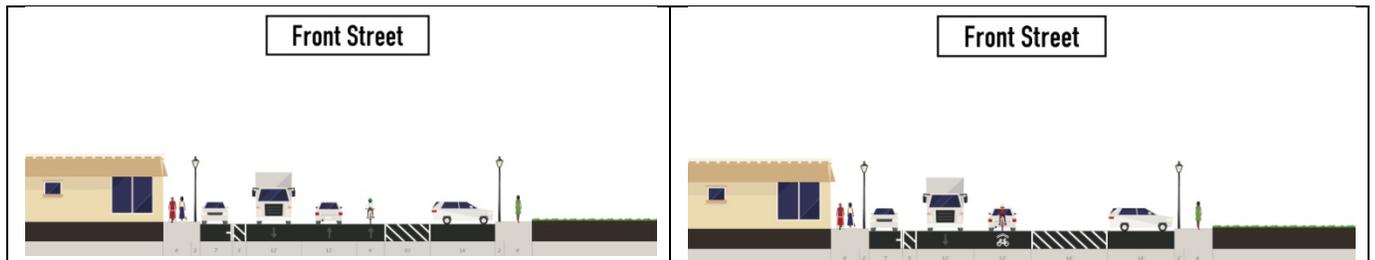
The following cross sections represent alternatives for streets within the study area. A number of variables are embedded within each cross section, such as travel lanes, turn lanes, bike lanes, sidewalks and streetscape amenities. Therefore, votes are taken to indicate a general preference rather than a preference for all variables. The summary below includes a statement of the takeaways from each set of cross sections to carry forward in the process.

1. Front Street: US 101 to Ivy Avenue.

Option	Votes
Option 1	5
Option 2	

- Shared bike facility
- Widen sidewalk in front of Marie Mills

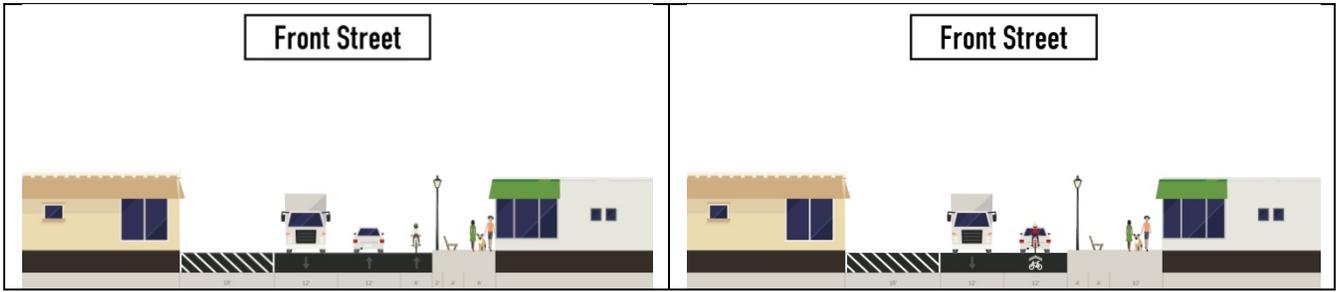
Takeaway: Bike facilities include a dedicated bike lane westbound and sharrows or no treatment eastbound.



2. Front Street: Ivy Avenue to Stillwell Avenue.

Option	Votes
Option 1	5
Option 2	

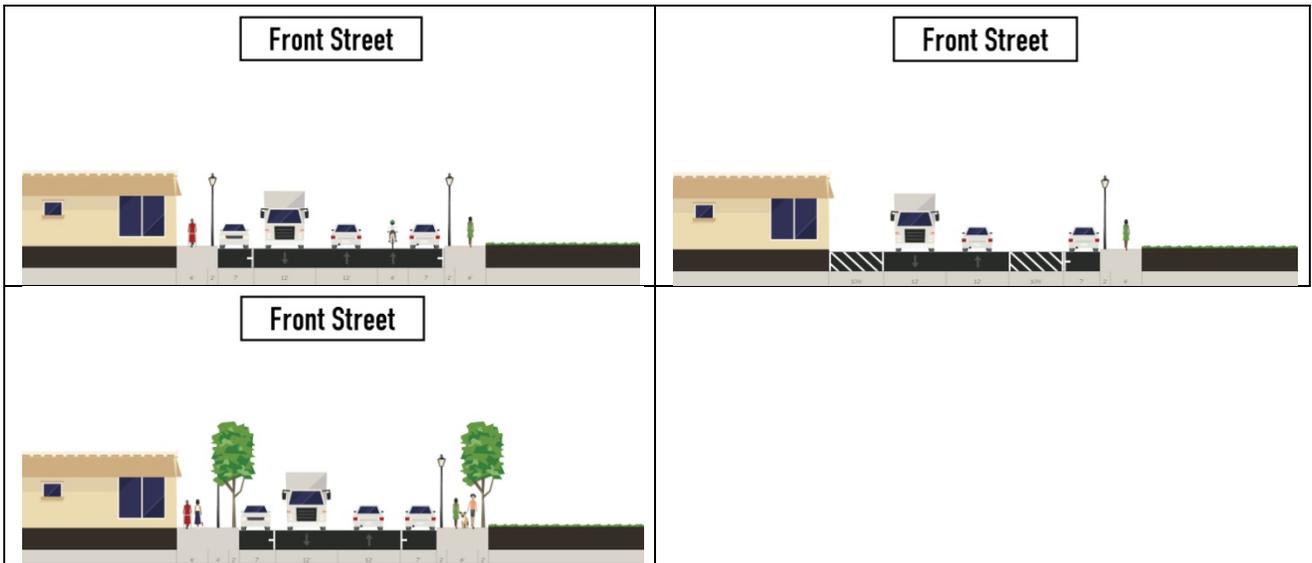
Takeaway: Bike facilities include a dedicated bike lane westbound and sharrows or no treatment eastbound.



3. Front Street: Stillwell Avenue to Cedar Avenue.

Option	Votes
Option 1	1
Option 2	
Option 3	5

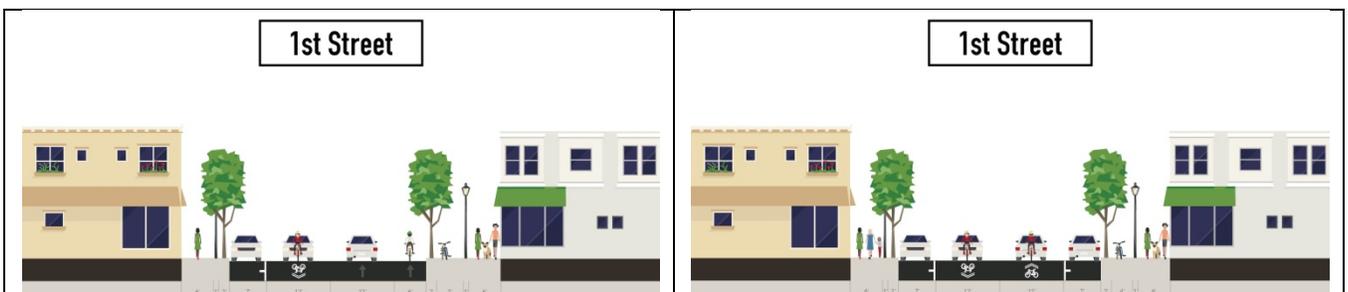
Takeaway: Bike facilities include sharrows or no treatment eastbound.



4. First Street: Commercial (closer to 101).

Option	Votes
Option 1	6
Option 2	2

Takeaway: Bike facilities include sharrows or no treatment in both directions.



5. First Street: Residential.

Option	Votes
Option 1	5
Option 2	2

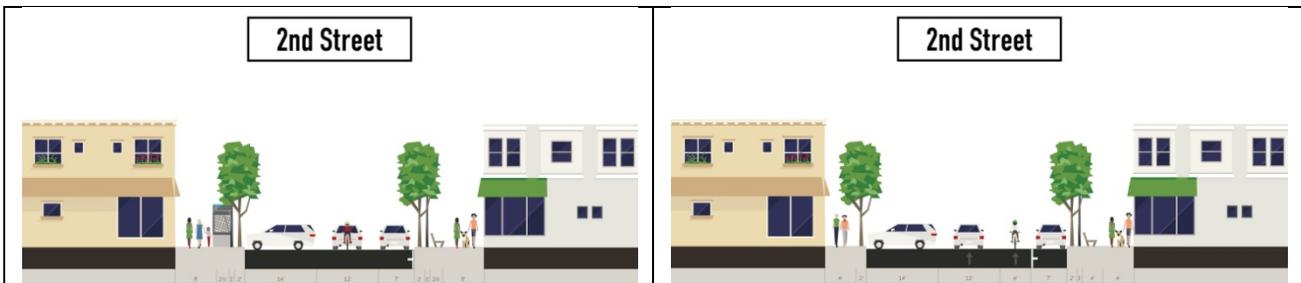
Takeaway: Bike facilities include a dedicated bike lane westbound and sharrows or no treatment eastbound. Parking preferred on north side of street, but south side of street is an option.



6. Second Street: US 101 to Grove Avenue.

Option	Votes
Option 1	5
Option 2	

Takeaway: Bike facilities include sharrows or no treatment in both directions.



7. Second Street: Grove Avenue to Birch Avenue.

Option	Votes
Option 1	7
Option 2	

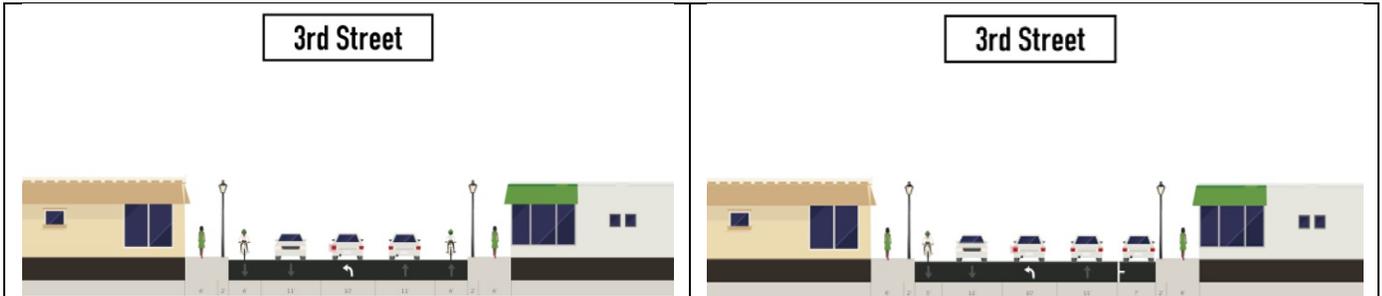
Takeaway: Bike facilities include sharrows or no treatment in both directions.



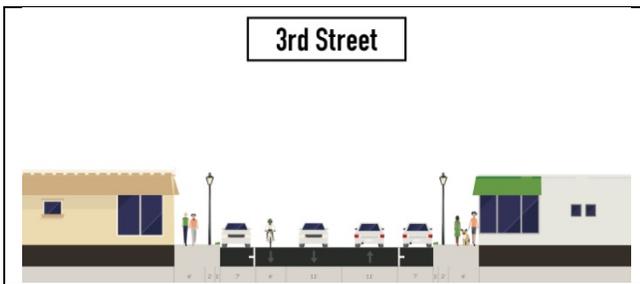
8. Third Street: US 101 to Grove Avenue.

Option	Votes
Option 1	
Option 2	7

Takeaway: Bike facilities include sharrows or no treatment in both directions.



Third Street: Grove Avenue to Birch Avenue.



Is there a need for additional off-street parking? If so, where?

- Sue H. Elmore Park. Parking is always full of local employees.
- First Street. Currently impossible for two-side parking and two-way traffic if one is a truck – too narrow.
- Employees need parking too.

Takeaway: Bike facilities include a dedicated bike lane eastbound and sharrows or no treatment westbound.

Next Steps

The consultant team will work with City staff to revise the land use and transportation concepts to incorporate comments from the workshop. The revised concepts will be presented to a joint work session of the Planning Commission and City Council. Following the work session, the consultant team will prepare implementation methods including Comprehensive Plan policies and designations, zoning and development code provisions, ongoing programs and services, potential funding strategies, and public investments.