

# AGENDA

6:00 – Welcome

6:05 – Presentation

6:35 – Small group discussions

7:10 – Report back to large group

7:25 – Next steps

7:30 - Adjourn



Source: City of Tillamook

# Hoquarton Waterfront Plan

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Public Event #3  
October 27<sup>th</sup>, 2015



**Guide infill development and redevelopment**

**Create a balanced transportation network**



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

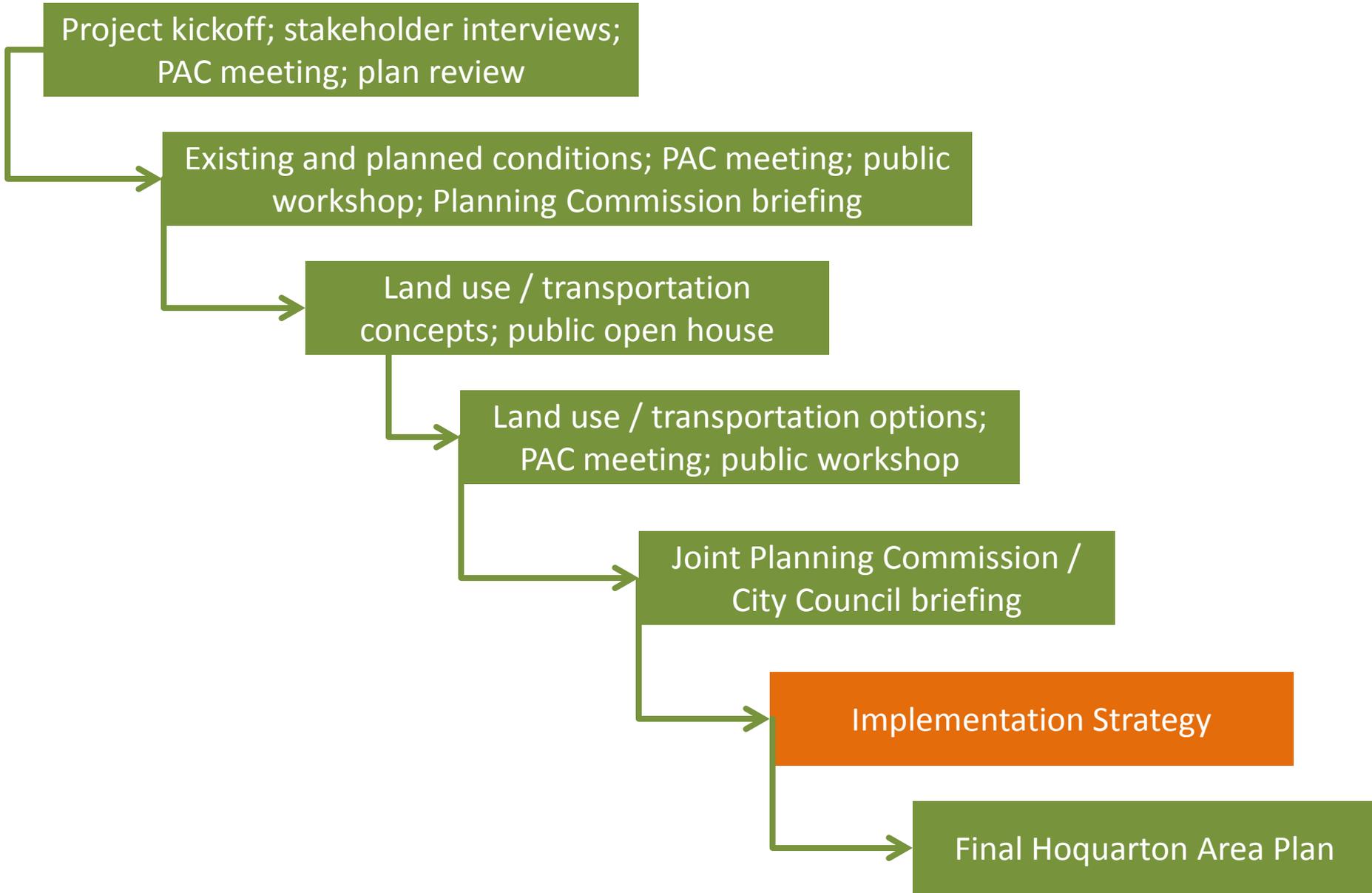
**Overview and Objectives**



**Hoquarton Area Plan**  
City of Tillamook



# Hoquarton Study Area



- 
- 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**

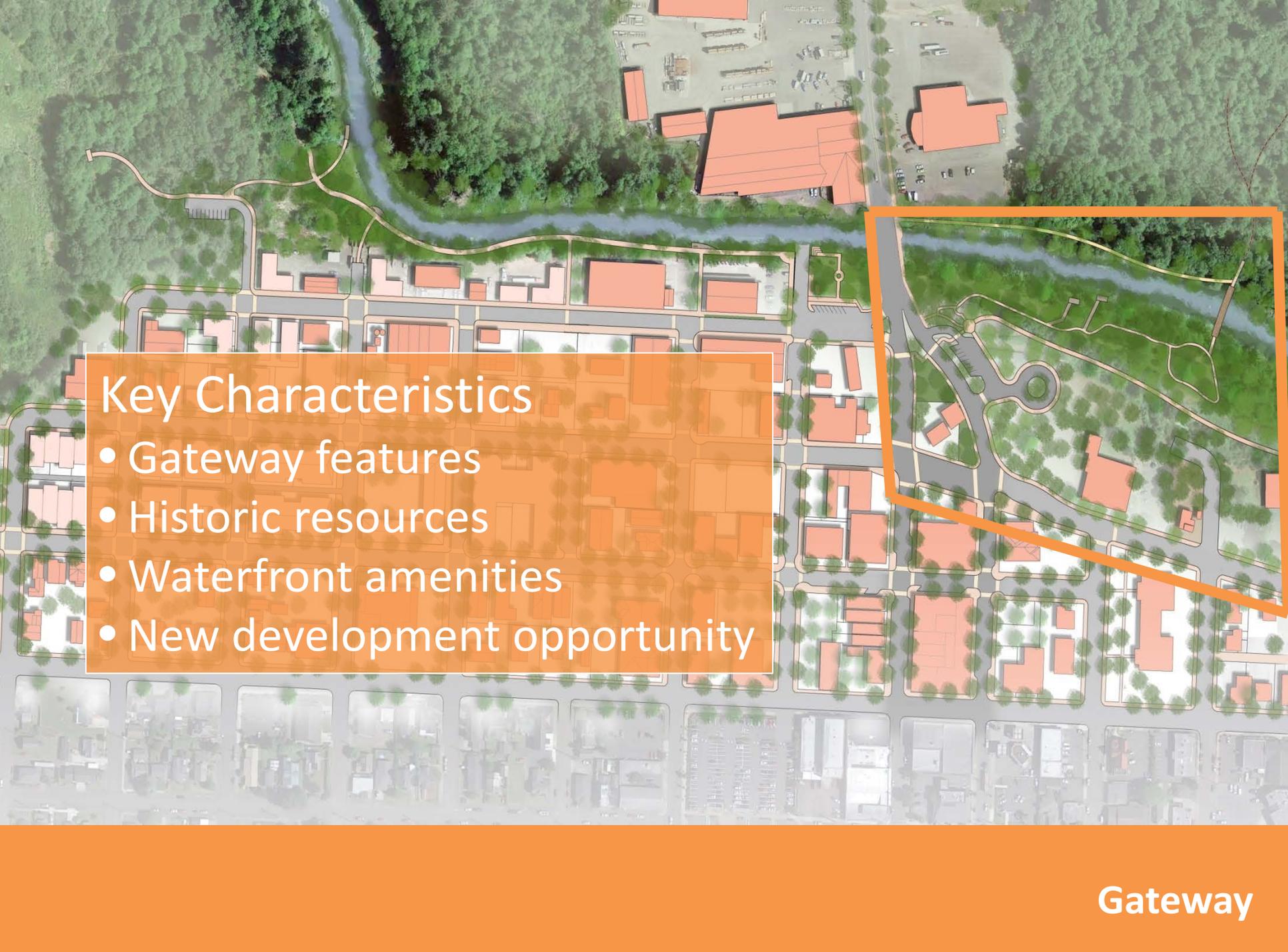
Heritage Employment Area

Residential Village

Central  
Corridor

Gateway

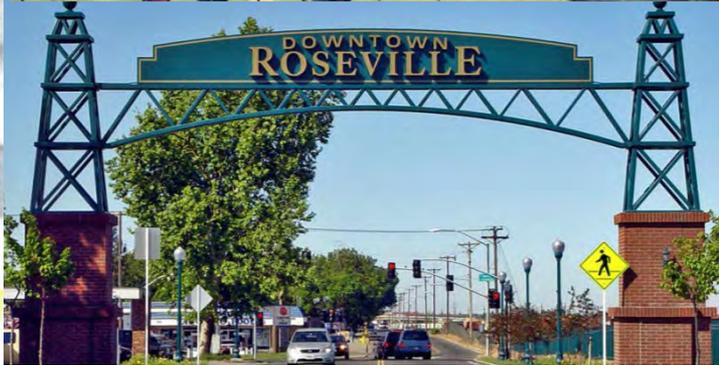
Hoquarton Focus Areas

An aerial photograph of a city street grid. A river flows through the upper portion of the image. A large orange semi-transparent box is overlaid on the left side, containing text. A smaller orange-bordered inset box on the right side highlights a specific area of the street grid. The buildings are shown in a simplified, illustrative style with red roofs and white walls. The overall scene is a mix of urban infrastructure and natural greenery.

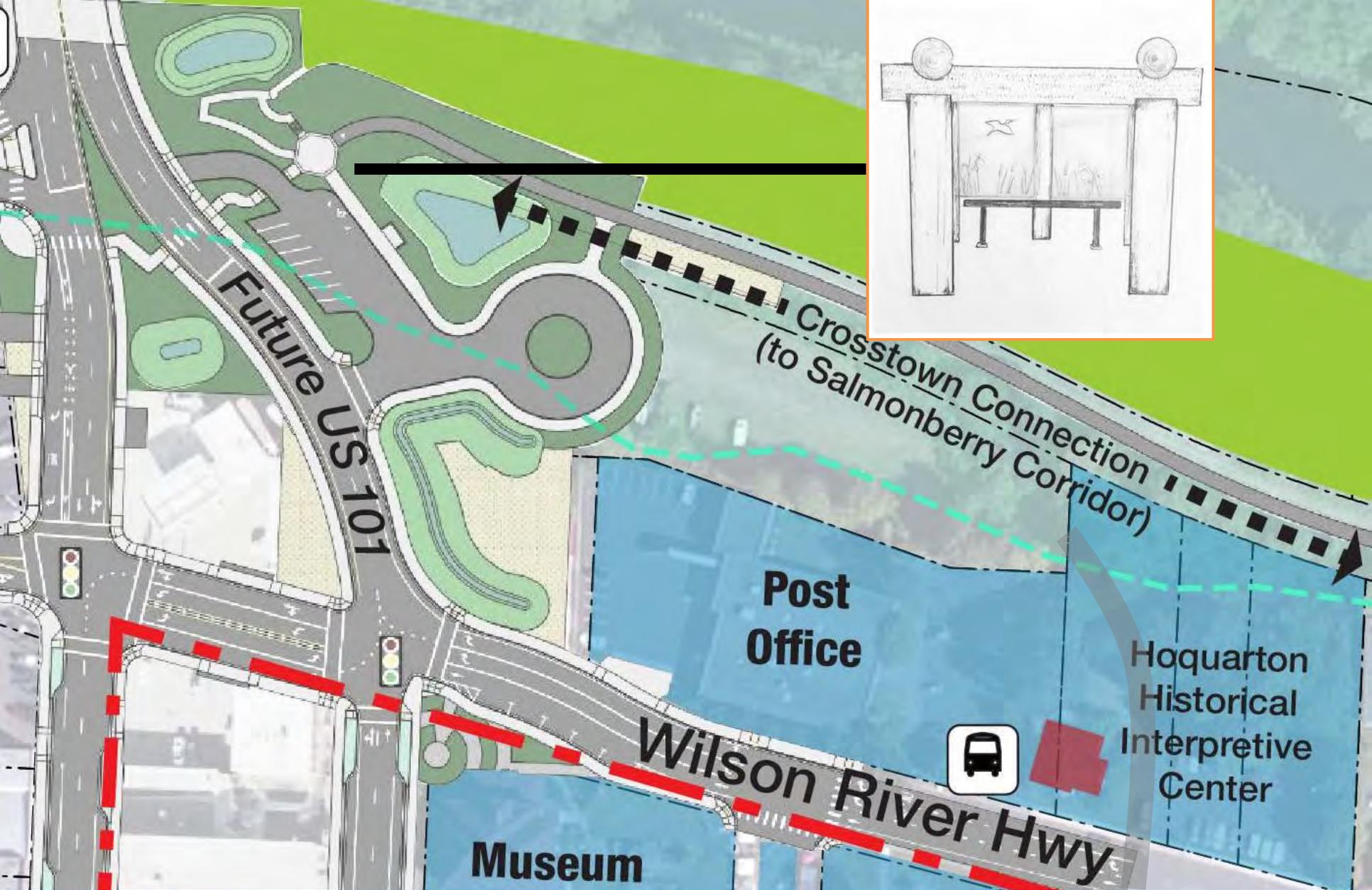
## Key Characteristics

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

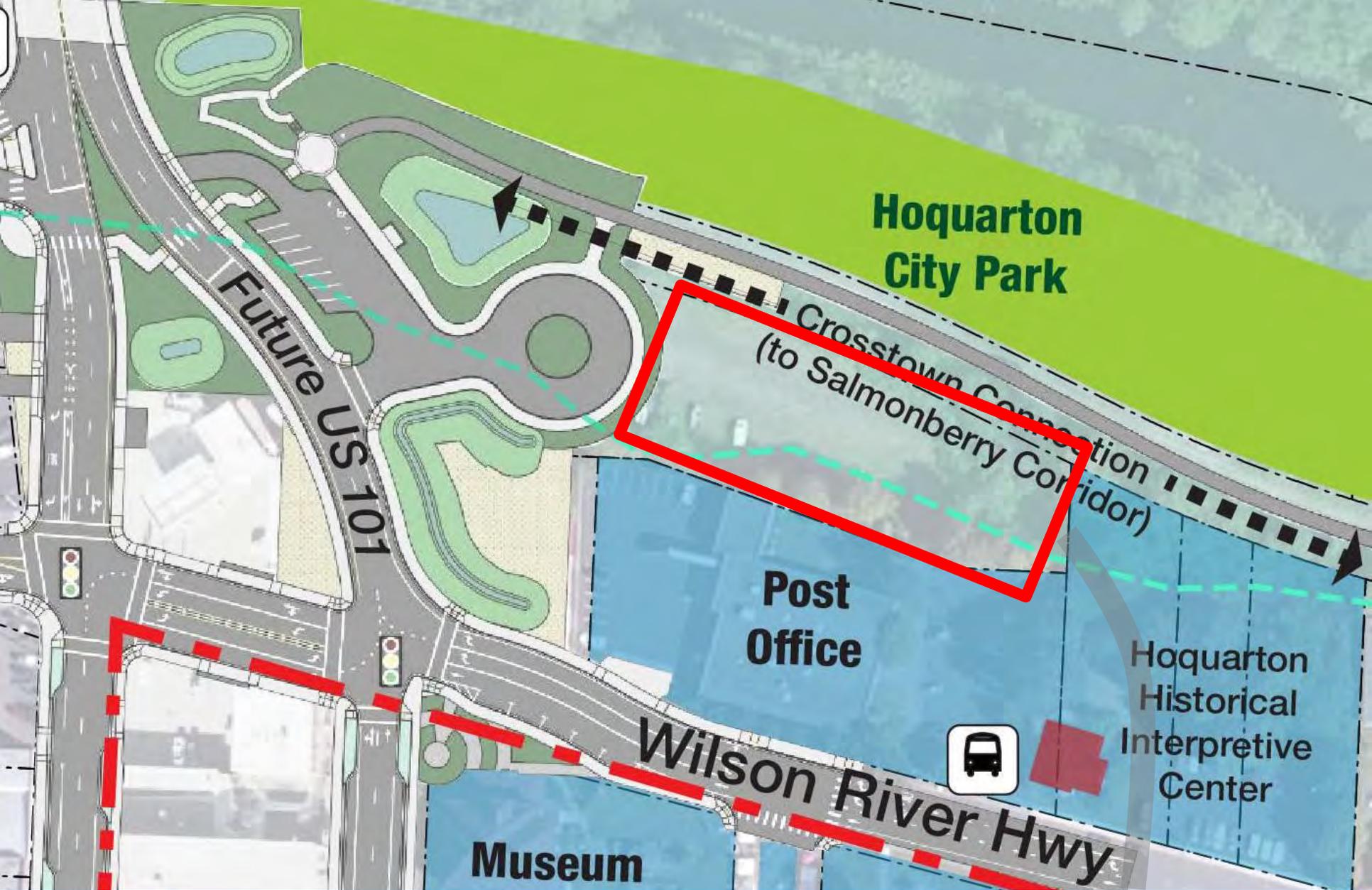




## Gateway Features



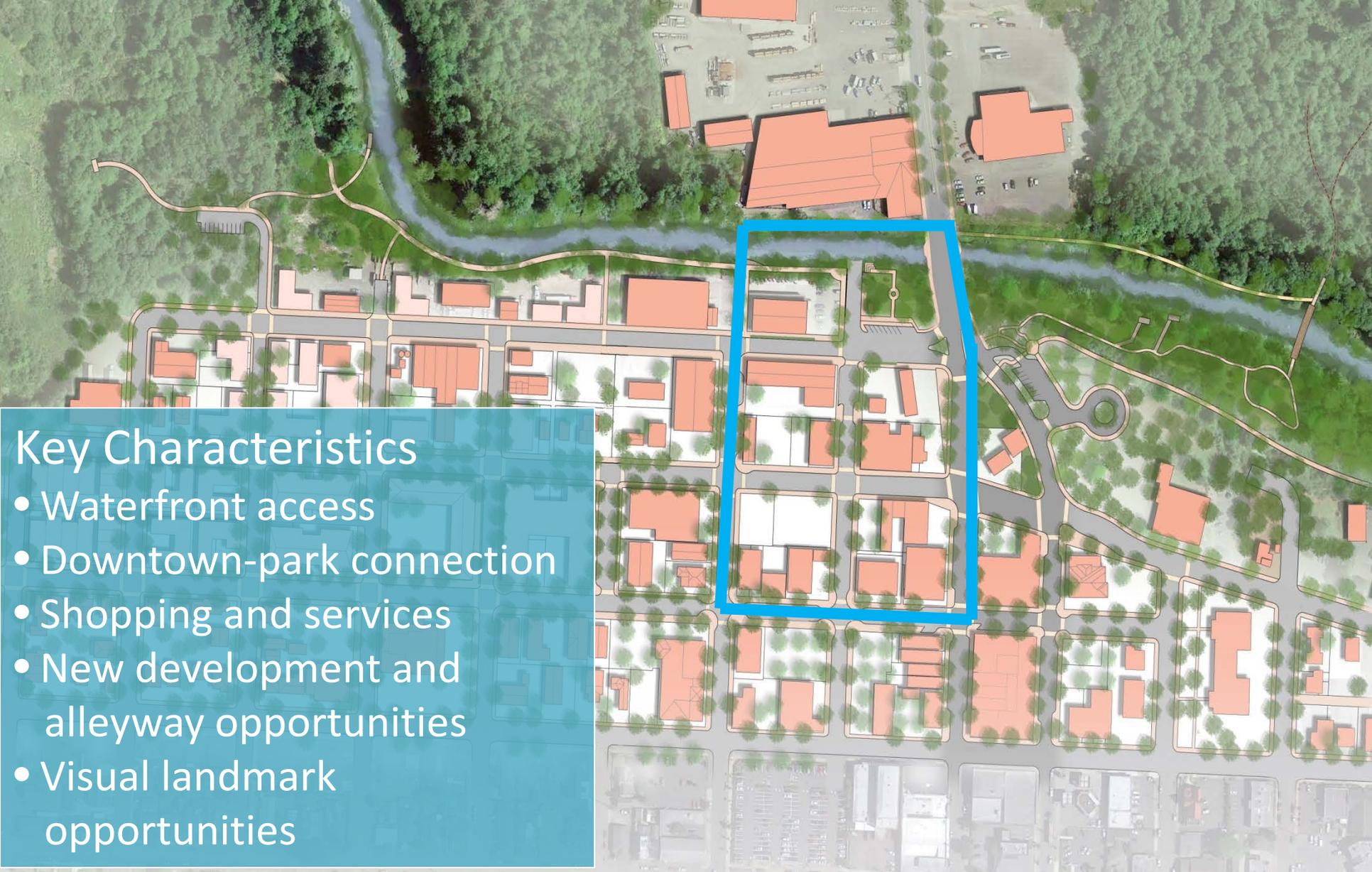
## Waterfront Amenities



**New Development Opportunity**

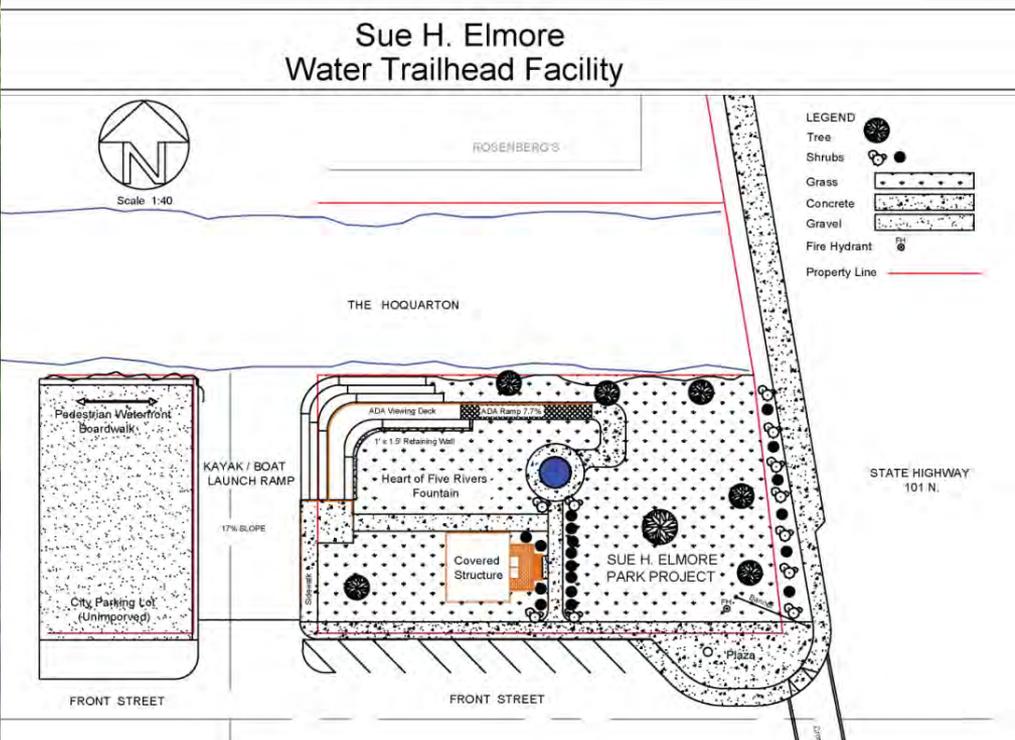


**New Development Opportunity**

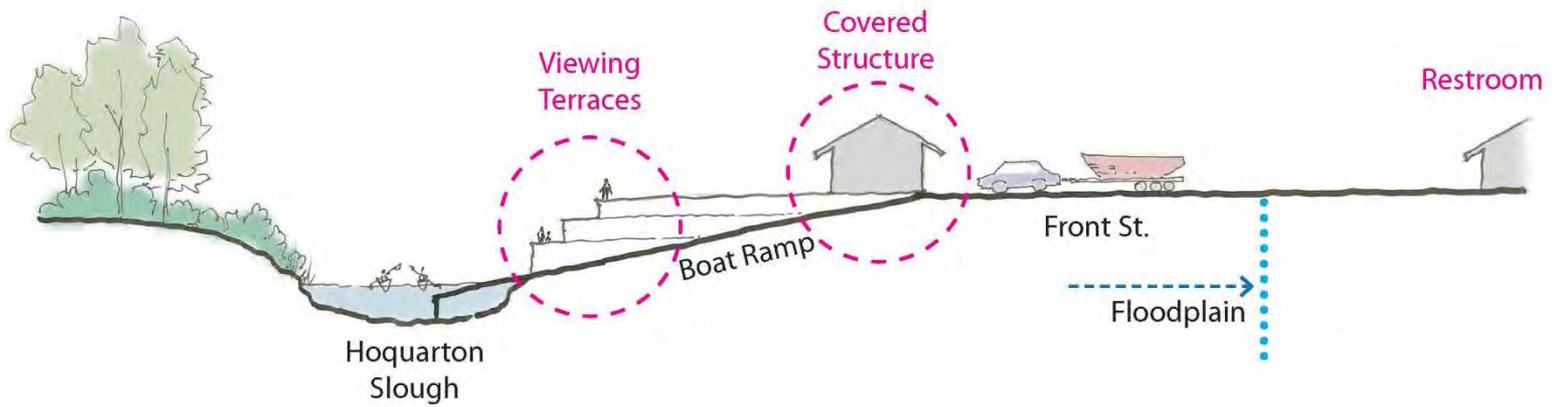
An aerial architectural rendering of a city block. The scene shows a grid of streets with buildings, trees, and a river. A blue rectangular box highlights a specific area in the center of the block, containing several buildings and a street intersection. The background is a lush green landscape with a river winding through it.

## Key Characteristics

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



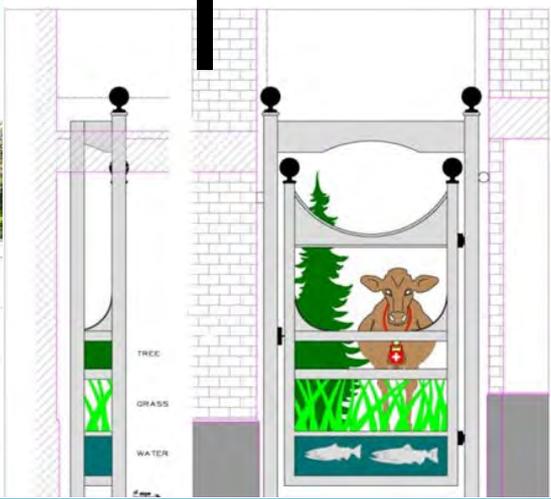
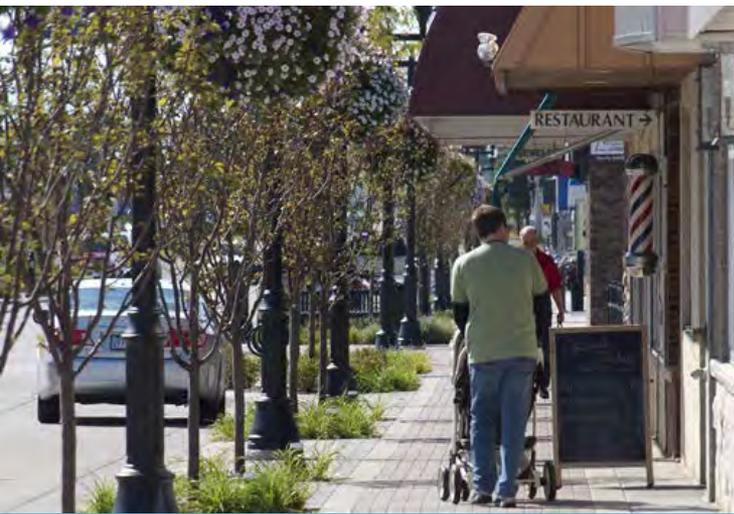
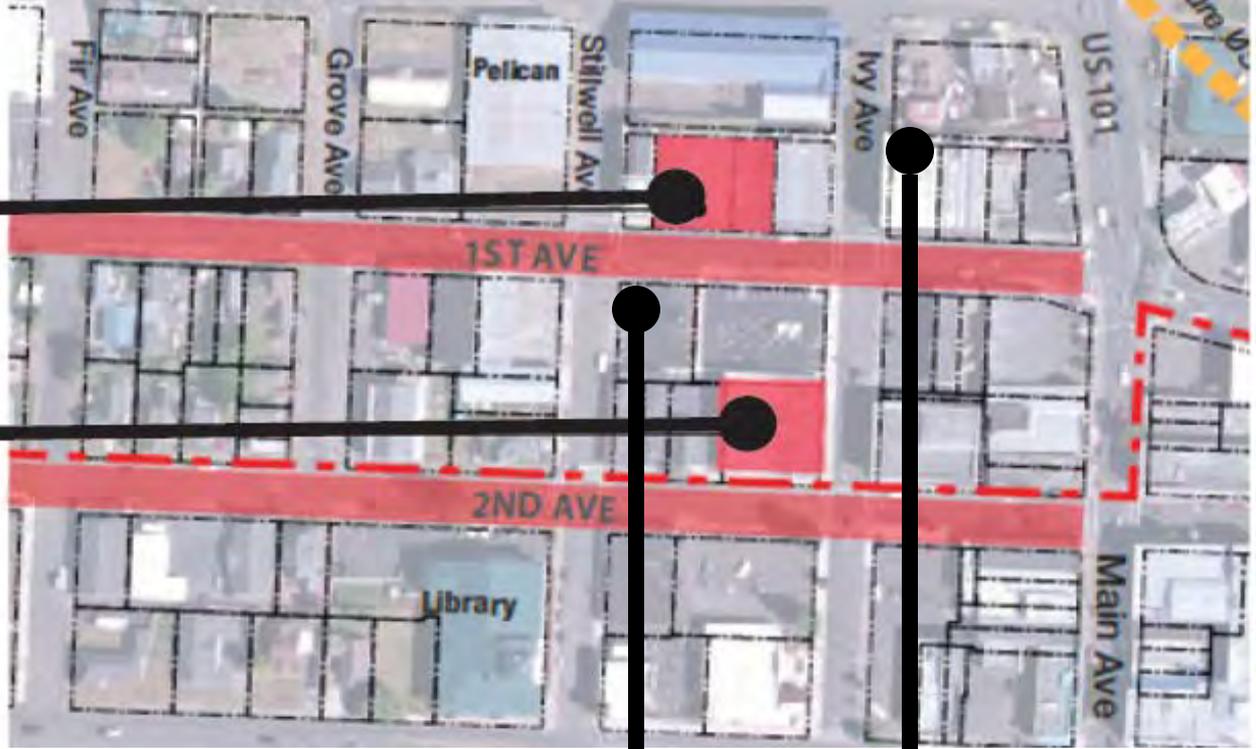
**Waterfront Access**



**Cross Section at Sue Elmore Park - Future Planned Improvements**



**Waterfront Access**



# Central Corridor Concepts

An aerial architectural rendering of a residential village. The scene shows a grid of streets with various building footprints, some with orange roofs and others with white walls. A winding river or stream flows through the upper portion of the image, surrounded by dense green trees. A red rectangular box highlights a specific row of buildings in the middle of the grid. In the top right corner, there is a semi-transparent red box containing text. The bottom of the image has a solid red banner with white text.

## Key Characteristics

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

**Residential Village**

**“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. Illustration © 2015 Opticos Design, Inc. 



## Residential Village Concepts



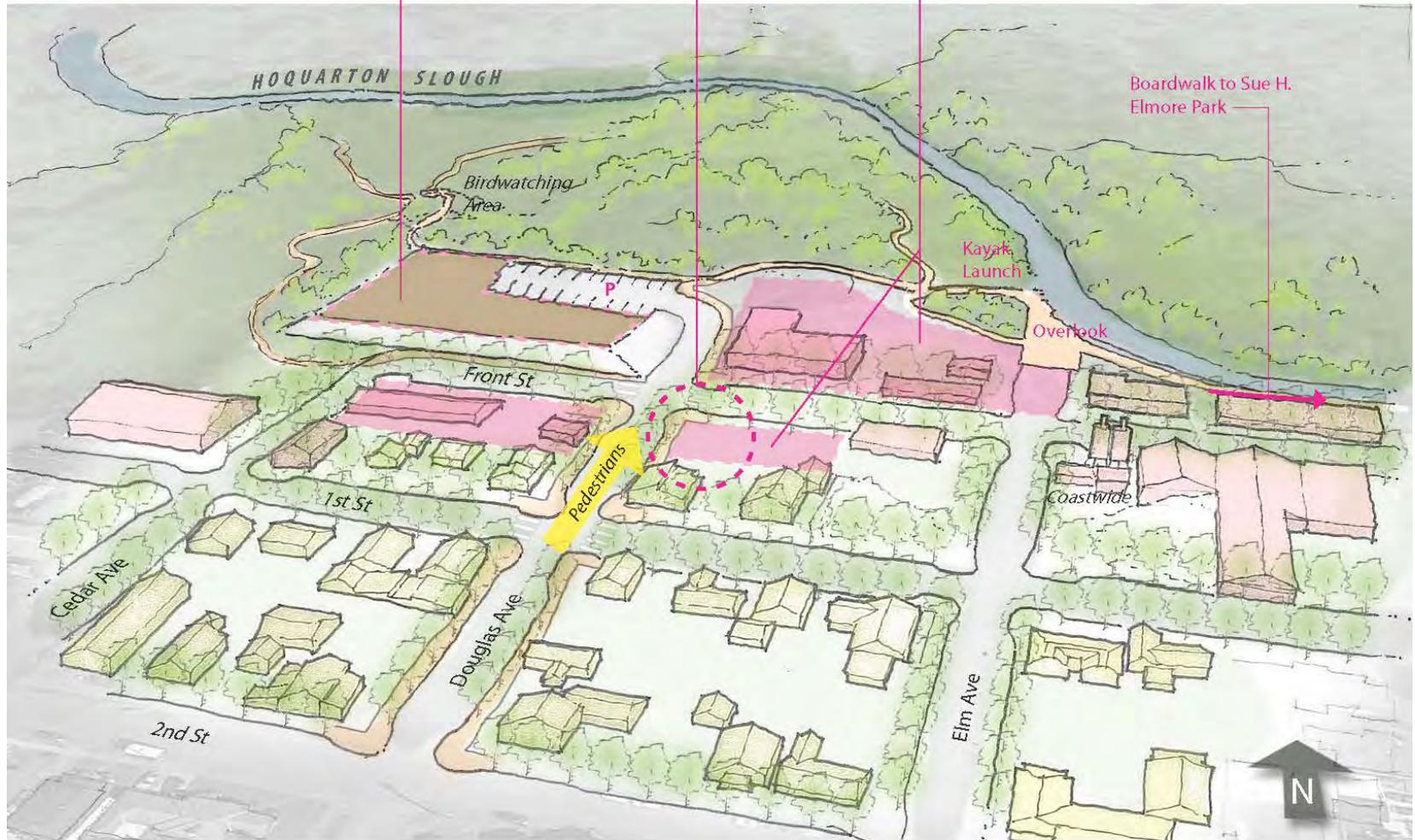
## Key Characteristics

- 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

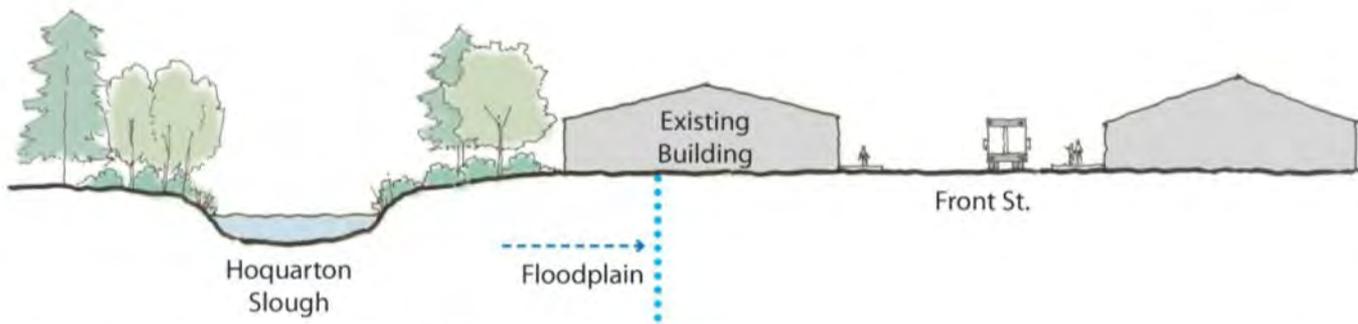
**Artisan Manufacturing incubator spaces** and other industries share common facilities, e.g. commercial kitchen



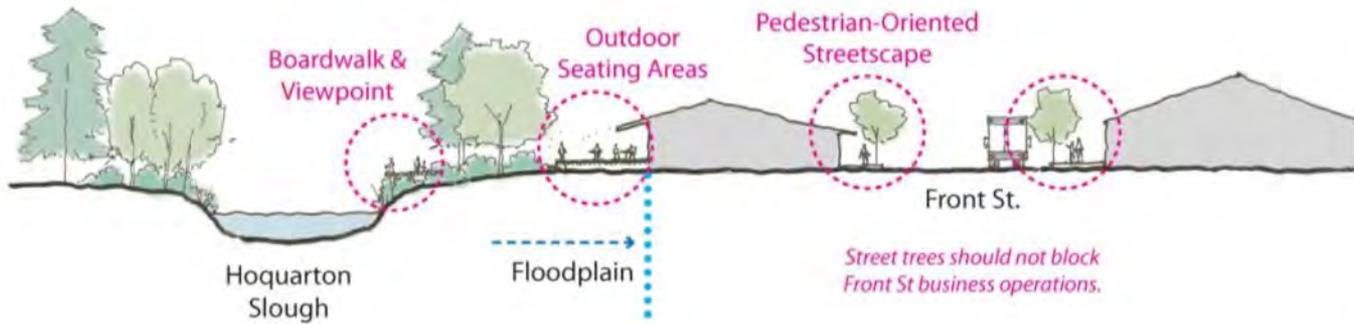
# Artisan Manufacturing Incubator Concept



**Artisan Manufacturing Incubator, Live/Work Concepts**

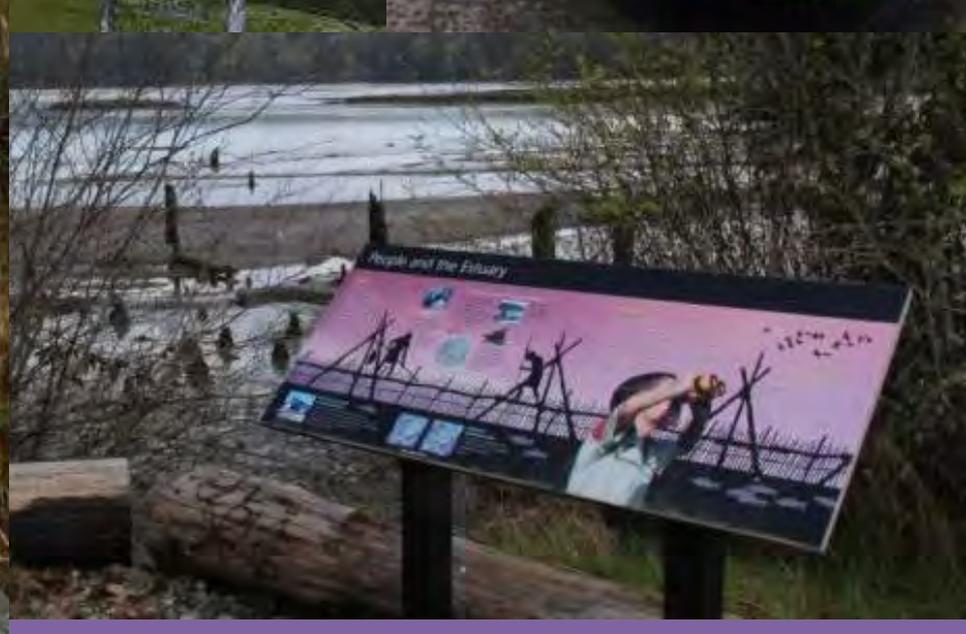


**Cross Section along Hoquarton Waterfront - Existing**



**Cross Section along Hoquarton Waterfront - Potential**





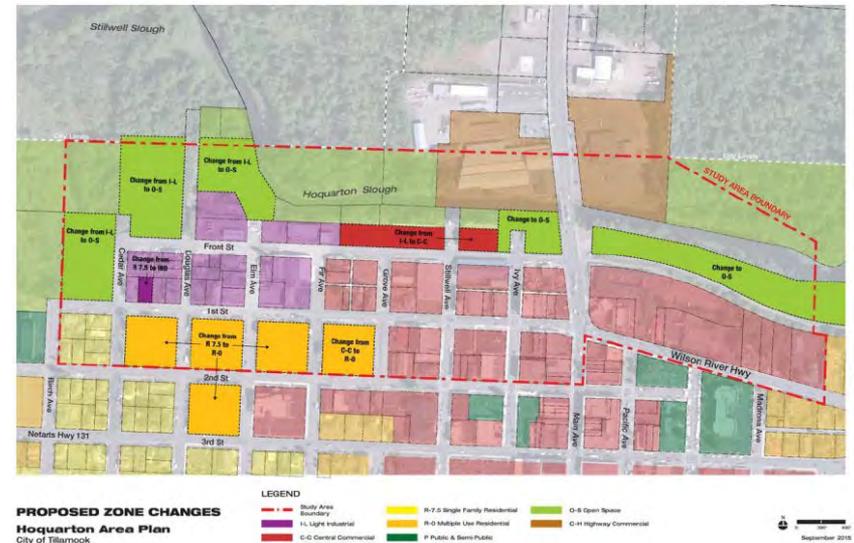
# Waterfront and Interpretive Concepts

# 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

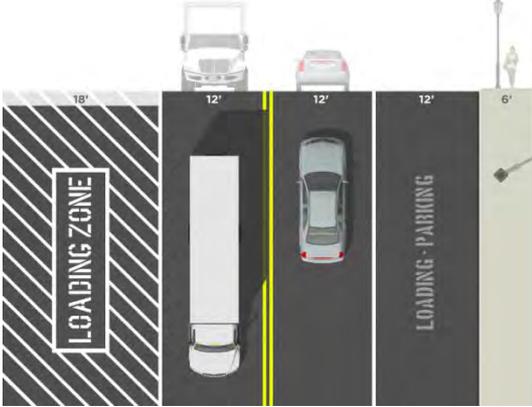




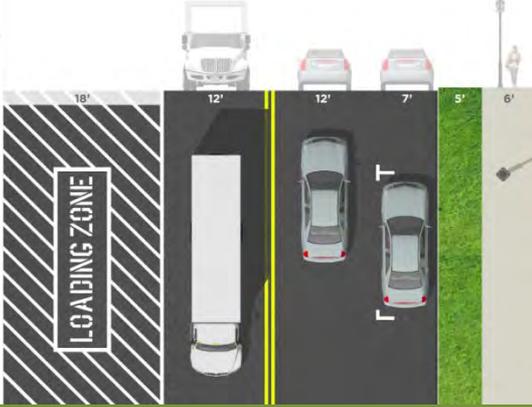
Hoquartton Circulation Map



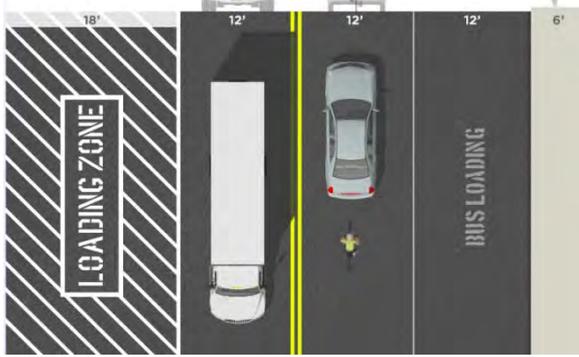
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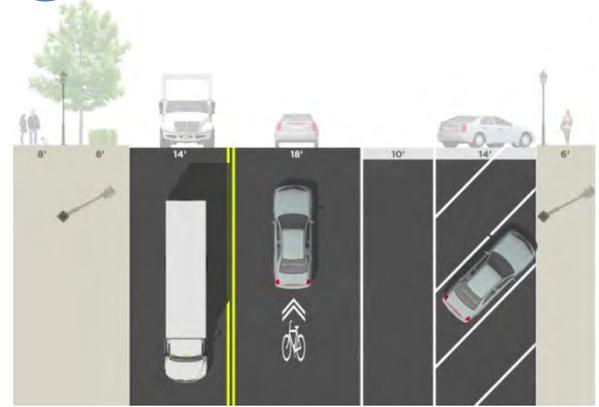
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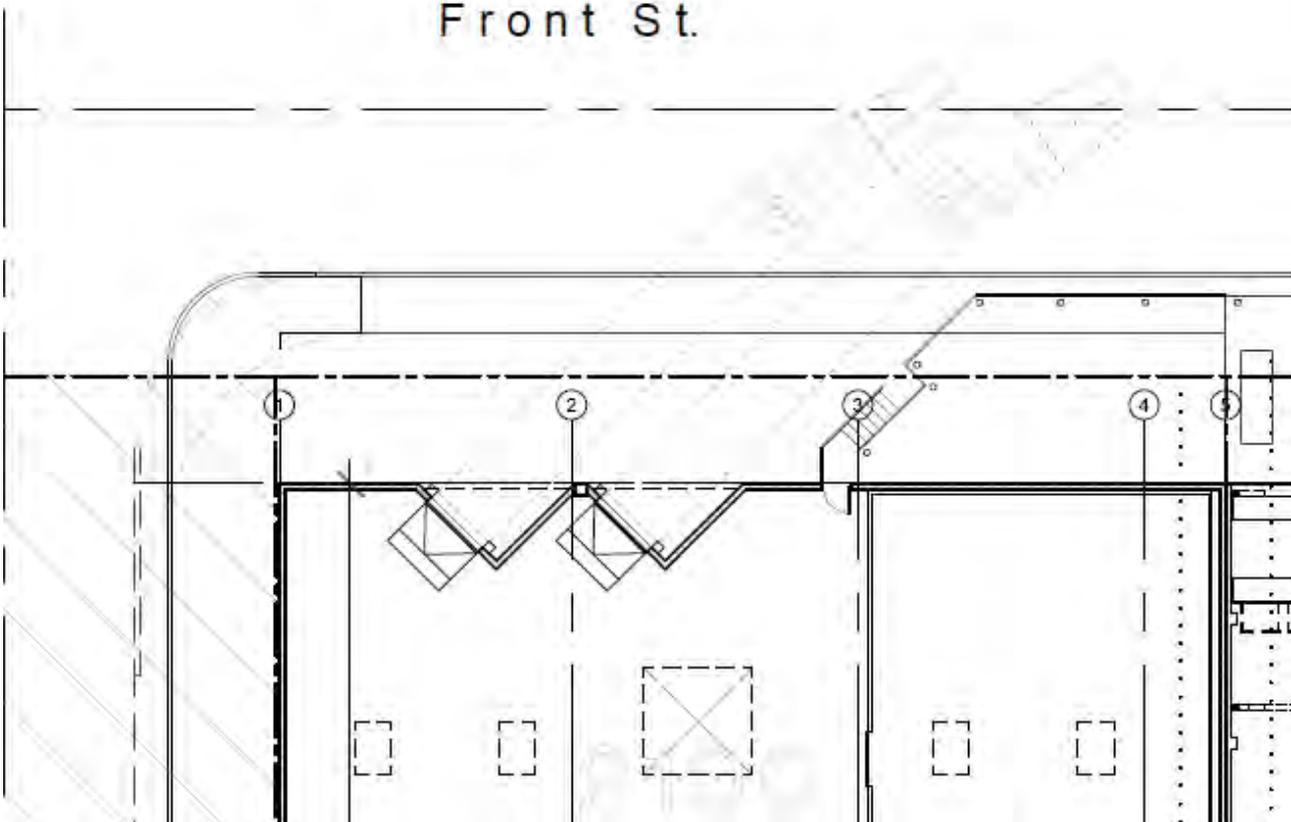
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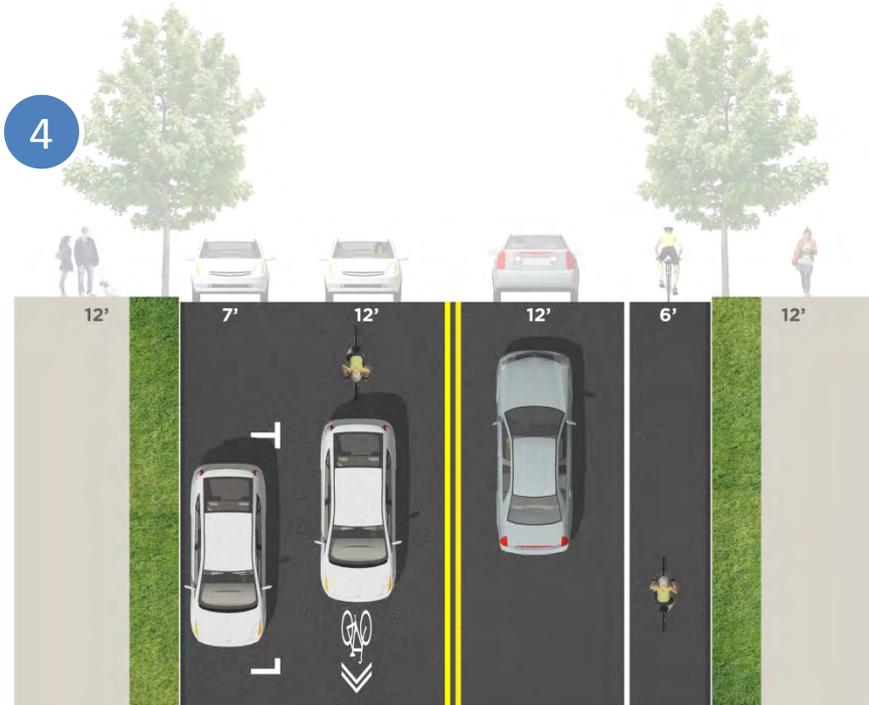
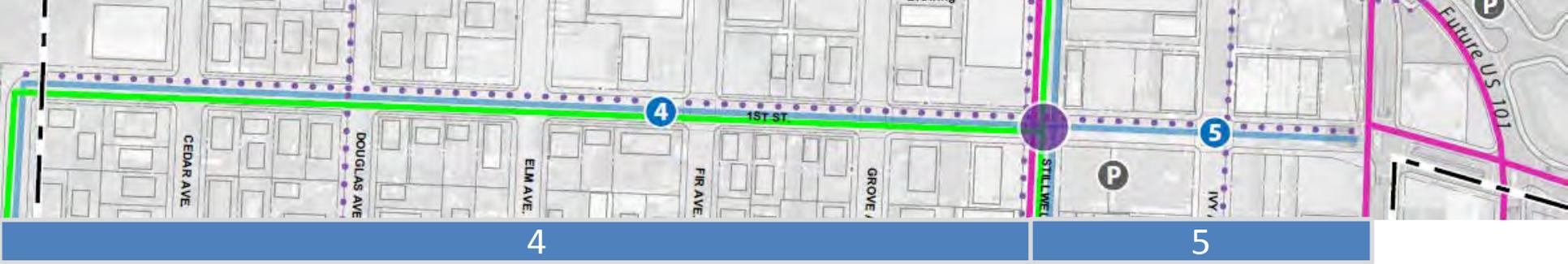


# Hoquarton Proposed Cross-sections: Front Street



Front St.





**Hoquarton Proposed Cross-sections: 1<sup>st</sup> Street**



Hoquartton Proposed Cross-sections: 2<sup>nd</sup> Street



## Conceptual Transportation Design Plan

**Near-term transportation projects bounded by Front Street, US 101, 2<sup>nd</sup> 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



Existing sidewalk gap in focus area

**Long-term transportation projects bounded by Front Street, Fir Avenue, 2<sup>nd</sup> 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**

# Implementation Strategy



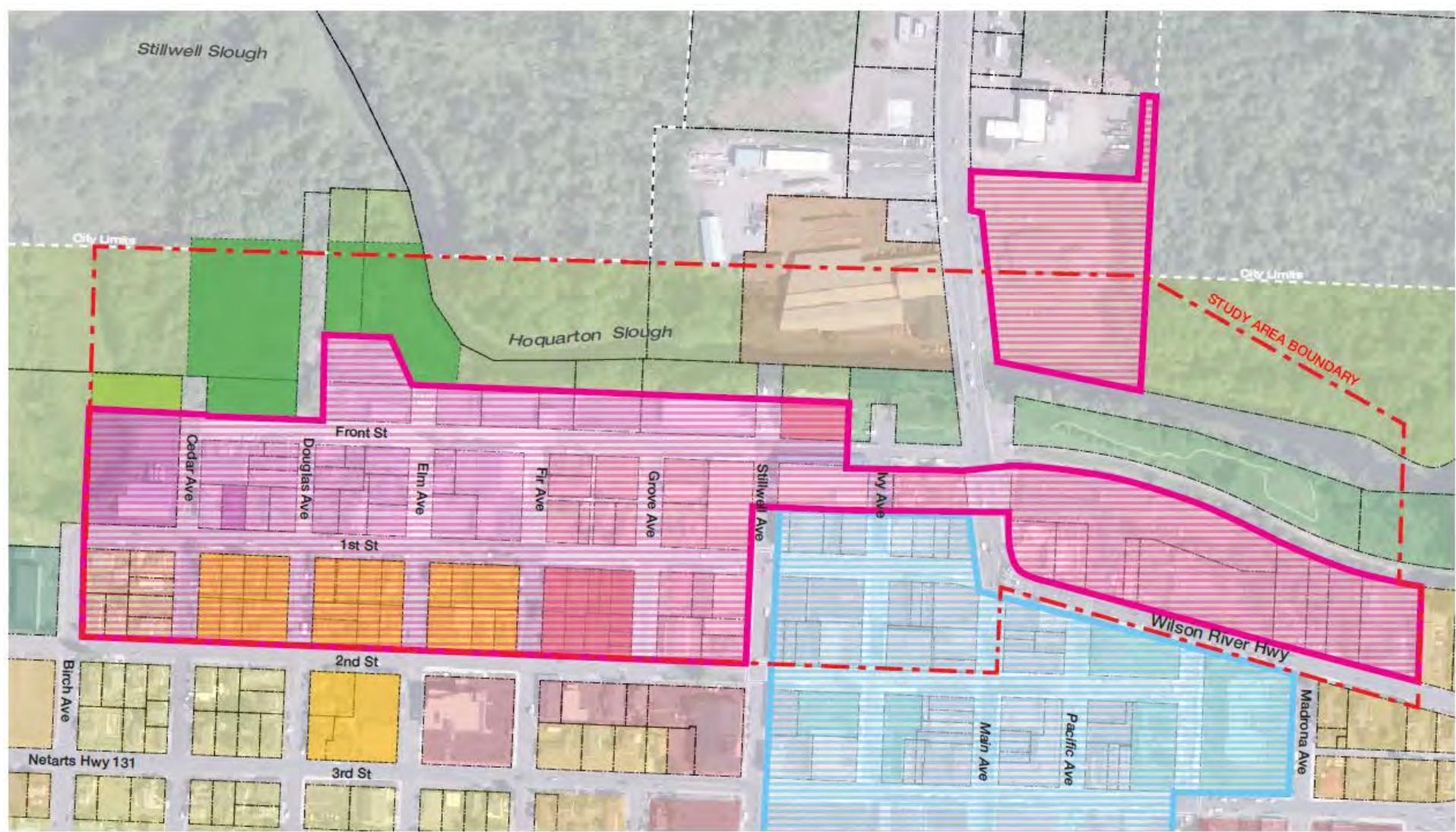
**PROPOSED ZONE CHANGES**

**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



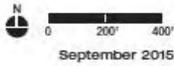


## WATERFRONT HOQUARTON OVERLAY

**Hoquarton Area Plan**  
City of Tillamook

### LEGEND

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



September 2015

# Hoquarton Overlay

- 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 Hoquarnton
- Restored feed store tower as gateway treatment
- Downtown branding

- Development assistance program for new parcel

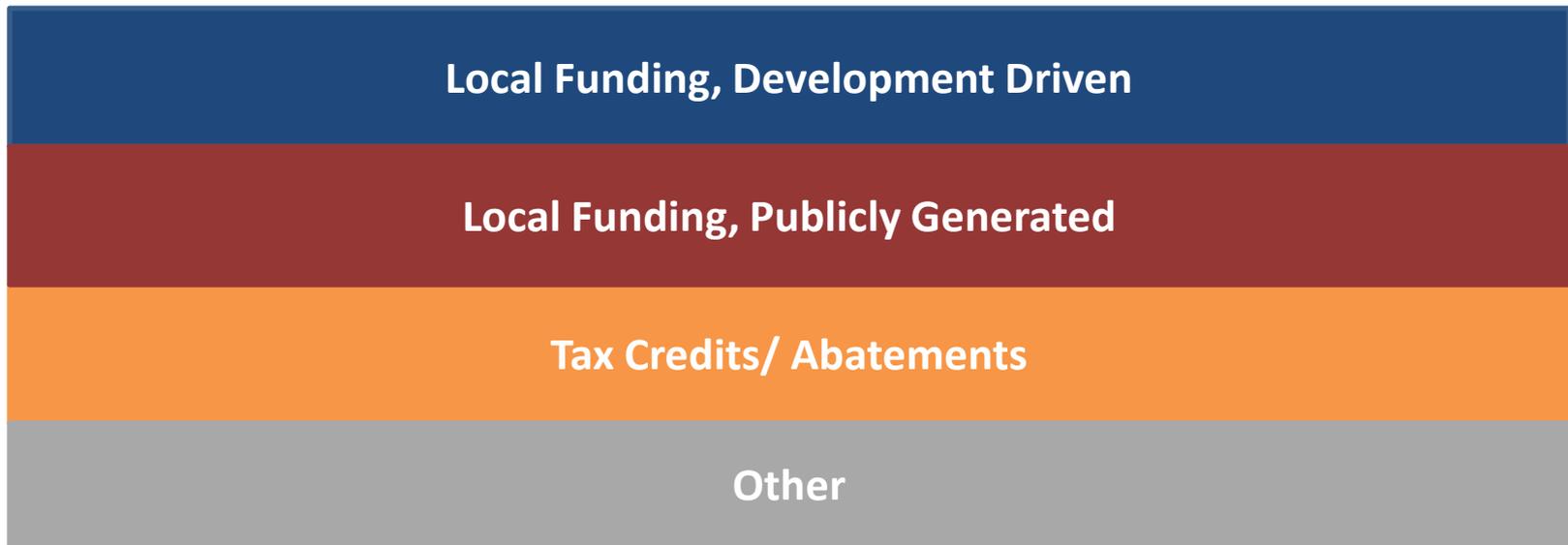
- Trail Network and Heritage Recreation Area
- Sue H. Elmore Park, *Improvements II*
- Foundry Park

- Artisan Manufacturing Incubator Program

# Funding Approach

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

## Funding Tools



**Thank You!**