

SUMMARY

Welcome and Project Overview

Steve Faust of Cogan Owens Greene welcomed Project Advisory Committee (PAC) members and distributed a map of the Hoquarton Area Plan study area. The study area's northern boundary runs along the northern shoreline of the Hoquarton slough. The southern boundary extends along the southern curb of the Wilson River Highway (OR 6) east of US 101 and at the mid-block between 1st and 2nd streets west of US 101. Cedar and Madrona avenues (approximate) serve as the western and eastern boundaries respectively.

Paul Wyntergreen explained that Hoquarton was Tillamook's historic downtown and center of commerce. Downtown later shifted to a north-south orientation when the railroad and US 101 were constructed. Front Street was and continues to house primarily industrial uses. 1st Street was the commercial corridor and currently includes a mix of commercial and residential uses.

There are a number of current and future projects planned in and adjacent to the study area. The most immediate and significant is the US 101/OR 6 Improvement Project. The project will extend Pacific Avenue north beyond 1st St., replace the existing slough bridge with a new four-lane bridge, widen travel lanes on Main and Pacific avenues, and add turn lanes at key intersections. Other projects focus on parks, trails and restoration along the Hoquarton, including:

- Redesign of Sue H. Elmore Park
- Hoquarton Boardwalk
- Crosstown Connection
- Future Foundry Park

The City of Tillamook is looking to capitalize on these and other projects to reinvigorate the Hoquarton Area. The purpose of Hoquarton Area Plan is to guide future development to achieve an integrated, compact, mixed-use neighborhood with a balanced transportation network that provides safe and attractive access to and from city parks, employment centers, retail shops, and residences at the historic center of the town.

Site Walking Tour

Paul and PAC members shared their knowledge of the study area during the tour. Specific notes and observations include:

Westbound on 1st Street from US 101

- Work to rehabilitate the office buildings on the north side of 1st St. at US 101 is underway. Commercial buildings on the south side of the street include the Tillamook Vision Center and a liquor store.
- Kimmel True Value Hardware & Appliance occupies the northwest corner of 1st St. and Ivy Ave. A portion of the adjacent parking lot may be used to develop an outdoor lawn and garden portion of the store.
- The historic Thayer Bank Building is located at the northeast corner of 1st St. and Stillwell Ave. and currently is home to a real estate agency.
- The south side of 1st St. between Ivy and Stillwell avenues is the free Tillamook Urban Renewal Area public parking lot, with spaces for vehicles and RVs. Wayfinding signage is needed to make better use of the lot.
- Just north of the parking lot along Ivy Ave. is a Napa Auto Parts store which will be relocating, leaving the store vacant.
- Pelican Brewery and Taproom owns $\frac{3}{4}$ of the block between at 1st and Front streets and Grove and Stillwell avenues hopes to expand in the future.
- The sidewalk at the corner of Stillwell Ave. and 1st St. uses the same treatment that will be installed downtown and other places in the Hoquarton Area.
- Commercial uses across the street include an insurance agency, spa, salon, Haltiner Heating & Sheet Metal and the Tillamook Fireplace Center.
- Residential uses are predominant on the north side of 1st St. between Pelican Taproom and Fir Ave. The south side of 1st St. is zoned for single family residential, but includes a mix of single and multi-family dwellings to Cedar Ave.
- Tillamook County Smoker owns the half the block between Fir and Elm avenues.
- Coastwide Ready-Mix owns multiple lots on both sides of Elm Ave. and north of Front Street.
- Additional residences are found between Coastwide leading up to North Coast Lawn at the NE corner of 1st St. and Cedar Ave.
- Just outside the study area at Cedar Ave is a warehouse owned by the Bay Ocean Beer & Wine Company.
- Just southwest of the study area is the Tillamook Regional Medical Center (TRMC) campus. TRMC has plans to expand and construct a new building.

Eastbound on Front Street from Cedar Avenue

- There are several businesses in a complex at the corner of Cedar Ave. and Front St., including the North Coast Door Company.
- The City owns property along the Hoquarton behind street front properties. This is the site of the future Foundry Park. Levee improvements to the Southern Flow Corridor are projected to reduce flooding by 1.5 feet and provide new opportunities for hiking trails. The proposed Hoquarton Boardwalk would extend from Sue H. Elmore Park to the Foundry Park site.
- A proposed route for Tillamook Public Utility District transmission lines along the north side of Front Street was rejected. The route planning process has started over.
- The Hoquarton is “pretty much dead” in terms of fish, though it used to be important for salmon. A city sewer leak has been repaired, but some believe waste wood from old mills is eating up all the oxygen. The Tillamook Estuary Partnership (TEP) and the Department of Land Conservation and Development are working to improve the health of the Hoquarton.

- There are several residences on the south side of Front St. on either side of Douglas Ave.
- Coastwide owns property on the north side of Front St. between Douglas and Elm avenues and on the southeast corner of Front St. and Elm Ave.
- Barclay Heating and Sheet Metal Company owns two buildings between Elm and Fir avenues on the north side of Front St. Tillamook County Smoker owns several buildings on the south side of the street.
- The City owns an access to the Hoquarton just east of Barclay.
- Tillamook County Creamery Association (TCCA) owns a parking lot and warehouse between Fir and Stillwell avenues on the north side of Front St.
- A residence and vacant lot line the south side of Front St. between Fir and Grove avenues. Pelican owns the property between Grove and Stillwell avenues.
- The TCCA Farm Store lies on the south side of Front St. between Stillwell and Ivy avenues.
- Marie Mills Center, Inc. is located between Stillwell and Ivy avenues on the north side of Front St. The Center is advocating for a Tillamook County Transit stop on Front St. near their building. A public parking lot is situated to the east of the Center and is currently used by local employees.
- A public boat launch and Sue H. Elmore Park lie at the northwest corner of Front St. and US 101. The park currently faces Front St., but will be redeveloped within the next two years to face the Hoquarton and provide greater access to the water.
- The northern shoreline of the Hoquarton lies within the study area. Plans are in place to restore native plantings along the shoreline to improve habitat and make it more attractive.
- The corner includes an expanded sidewalk which serves as a public space. This space will be expanded as part of the US 101/OR 6 Improvement Project. The project also includes a new on-street pedestrian crossing that will extend from the northwest and southwest corners to a refuge in the middle of US 101 and on to the east side of US 101 near Hoquarton City Park. The project also will replace the Hoquarton Bridge and will serve as a gateway to downtown Tillamook.
- Burden's Muffler and Towing occupies the south side of Front St. between Ivy Ave. and US 101. The City plans to require screening of the junked cars behind Burden's building. Currently, the fence around Burden's lot extends into the public right-of-way along Ivy Ave. This may present one segment of a future north-south pedestrian connection from downtown to the Hoquarton on Ivy Ave. Trucks serving Burden's and several other businesses along Front St., such as the TCCA and Coastwide, often block the entirety of Front St. when making deliveries.

Eastbound from US 101 to Madrona Avenue

- Hoquarton City Park was developed with assistance from the TEP and includes artwork, paths, interpretive signs and overlooks. TEP also replaced invasive plant species with native plantings. The park is used by schools and other youth groups.
- The Crosstown Connection project will create a separated bicycle/pedestrian pathway from US 101 to Goodspeed Park, three new transit centers, and traffic calming, safety and streetscape enhancements. There is an opportunity to incorporate Native American interpretive features at transit stops.

- The extension of Pacific Ave. as part of the US 101/OR 6 Improvement Project involves the removal of the Mar Clair Motel, a building with several storefronts and Pacific Restaurant. The Shell gas station will remain.
- Just north of the study area, 2nd St. between Main and Pacific avenues will be redeveloped as a festival street.
- The Pacific Ave. extension will create a new taxlot just south of the Crosstown Connection trail.
- The US Post Office is located at OR 6 and Laurel Ave. Their property includes a large building and two parking lots.
- Just east of a USPS parking lot is the Hoquarton Interpretive Museum. The single family home used to abut the highway, but has been moved to the northern edge of the parcel to provide greater access to the Hoquarton Slough.
- A public parking lot and office buildings lie to the east of the Hoquarton Interpretive Museum.
- The Tillamook Parks and Recreation Plan envisions strong connections from Pioneer Museum to the library to Hoquarton and Sue H. Elmore parks and other local destinations.

Stability and Change Exercise

After the site tour, the PAC reviewed the study area and discussed whether each parcel was likely to: develop/redevelop in the next 5-10 years (green); expand or see new investment in an existing use (yellow); or see no major change in the next 5-10 years (red). A photo of the exercise illustrates PAC consensus.



Additional observations include:

- Coastwide may expand operations north of Front St.
- Uses along Front St. may change as long time business owners retire.
- TCCA properties north of Front St. may present a redevelopment opportunity.
- The City prefers to have a north-south bike lane follow the truck route south on US 101, east on Front St., north on Stillwell Ave. to downtown or west on 1st St. towards the coast.
- Single family housing along 1st St. presents an opportunity to redevelop at higher densities. There is an opportunity for assisted living or senior housing due to proximity to hospital, grocery store and other services. There may even be an opportunity for an extended stay hotel.

Planning Goals and Objectives

Steve reviewed the Planning Goals and Objectives memorandum, most of which had been covered during the site tour and stability and change exercise. Steve encouraged PAC members to send comments to Paul before the next PAC meeting.

Next Steps/Actions

- The next PAC meeting will take place in early March. Paul will consider adding several people to the PAC.
- Paul will send the parking study and the downtown goals and strategies report. Claudine Rehn will send Steve planning documents related to the Hoquarton Slough. Patrick Wingard will upload photos to Basecamp. Charlie Wooldridge will provide planning documents for the Hoquarton Interpretive Museum.
- The consultant team is preparing the Existing and Future Conditions report to discuss at the next PAC meeting.
- Paul will communicate the next PAC meeting date as soon as there is consensus.
- Steve will post meeting materials to the project website. He also will prepare materials to publicize the website and encourages PAC members to circulate information to their networks.
- Steve will contact the hospital to discuss their plans for expansion.