

## **SUMMARY**

### **Welcome and Project Overview**

Paul Wyntergreen welcomed Project Advisory Committee (PAC) members. Following introductions, Steve Faust, Cogan Owens Greene, reviewed the agenda. Paul then remarked on the Hoquarton Area Plan Project timeline and the relationship with the OR 6/US 101 Construction Project and Tillamook to Oceanside Transmission Siting Process timelines. Hoquarton Area Plan is scheduled to be complete in November 2016. Final design of OR 6/US 101 should be complete in fall 2015. The PUD Advisory Group is scheduled to identify a preferred route in May 2015.

- A proposed route for Tillamook PUD transmission lines along the north side of Front Street was rejected. The PUD has restarted efforts to identify a route for the transmission lines. Paul is involved in the process. It is unlikely the PUD would apply for the same route.
- The Southern Flow Corridor Project will be at 65% design in April 2015.

### **Existing and Planned Conditions**

Steve explained that the consultant team had been gathering data, including information collected at PAC meeting #1, and assessing existing and planned conditions in the study area over the past few months. The draft Memorandum #2: Existing and Planned Conditions was distributed to PAC members the week prior. Steve presented a summary of that information accompanied by a PowerPoint presentation. The presentation also included a preliminary list of opportunities in the Hoquarton area. Memo #2 and the presentation are available on the project website ([hoquartonareaplan.com](http://hoquartonareaplan.com)).

Following the presentation, Steve asked specific questions to gather PAC ideas for the future of the Hoquarton area.

### What are the challenges and opportunities along Front Street? What relationship should there be between the Hoquarton and industrial businesses?

- Truck parking is a challenge along Front Ave.
- Public restrooms are needed at Sue H. Elmore Park.
- The Hoquarton Slough is a rich riparian area, although water quality is limited for dissolved oxygen and bacteria. Efforts to restore the health of the Hoquarton are planned and/or underway.
- The Tillamook Regional Medical Center Master Campus Plan will be made public in July 2015. The medical center serves 2,500 veterans.
- The City envisions pedestrian loops to connect parks and other amenities.

- The boardwalk will provide a great amenity for residents and tourists. Marine Mills may be able to help provide access to the boardwalk area in the short term. The same for the Tillamook Creamery warehouse which appears to be underutilized.
- Some PAC members favor a concept where cheese and ice cream are sold out of the farm store to help keep tourists in the area. A similar concept was proposed for Pelican and Tillamook Country Smoker.
- The area along Front Street provides an opportunity for cottage industries and live/work housing.

What types of housing and commercial uses should be considered along 1<sup>st</sup> and 2<sup>nd</sup> streets?

- Affordable housing is a critical need. Several employers on the PAC indicate that their employees cannot afford to live in the city. Also, many of them want downtown living, which could be provided in the Hoquarton area.
- Housing in all income brackets is needed.
- The Hoquarton area could use more restaurants, entertainment, and a book store.
- There was disagreement about whether or not chain stores are appropriate for the area.
- There is a “maker mentality” in the area with several products being produced locally, especially foods/beverages like Pelican and the Tillamook Country Smoker. The City should pursue cottage industries, similar to the Forge in Denver. A small business incubator.
- Truck traffic is challenging along 1<sup>st</sup> Ave due to narrow roadways.
  - Has the City considered making 1<sup>st</sup> and 3<sup>rd</sup> streets a couplet?
  - Consider limiting parking to one side of the street.
  - Pedestrian crossing at 1<sup>st</sup> street is dangerous.
- A lack of parking or that perception is a challenge in the area. Need better wayfinding to public parking, especially from US 101 to URA parking lot.
- The now vacant NAPA store is an opportunity for a new business to move in.
- A blend of commercial, industrial and tourist uses.

OR 6/US 101 will create a new parcel will be created between Hoquarton City Park and the Post Office. What are the best uses for that site and other sites along the Hoquarton?

- A place for people to congregate.
- Temporary uses that can move during flood events, such as food carts.
- More park land.
- Any new uses along Front Street should incorporate views over the water.
- Biking/kayak/recreational uses are appropriate for the area.
- Improve kayak access; kayak rental and related uses.
- There are no current plans to dredge the Hoquarton. Dredging may be an option if there is evidence that bottom materials are consuming oxygen.
- Several examples of riverfront activities were cited including Carrara, Italy and the Riverwalk in San Antonio.

**Public Workshop #1 and Outreach**

Steve presented a proposed format for the April 1<sup>st</sup> public workshop. The workshop will begin at 6pm at the Tillamook County Library. Paul will welcome participants and give a brief overview of the project purpose and schedule. Steve will then give a presentation on existing and planned conditions,

as well as some opportunities and challenges identified in Memo #2. Following the presentation, participants will discuss their vision for the future of the Hoquarton area in small groups. The consultant team will prepare a map of existing and planned conditions to aid their discussions. Participants will be encouraged to record their comments on paper as well as by drawing on the maps. PAC members will help facilitate and record comments. Each group will report a summary of their findings which the consultant team will use to prepare for the mini-charrette scheduled for late April or early May.

Steve proposed several methods for public outreach.

- The project website is up and running at [hoquartonareaplan.com](http://hoquartonareaplan.com). The website includes a map where people can provide their comments and a general comment form.
- Steve will prepare materials to help spread the word about the website and the public workshop:
  - A blurb for PAC members to send to their networks.
  - An update for the project website; also need a link from the City's website.
  - A notice to send to key stakeholder groups, such as the Tillamook Estuary Partnership, Chamber of Commerce, etc.
  - A media release to distribute to local media outlets. City will follow up with phone calls to see if they will run a story on the project/process.
  - A flyer to distribute by email and post in various places around town (City Hall, library, grocery store, museum, etc.)

PAC members agreed with the public workshop format and outreach plan.