



Source: City of Tillamook

Hoquarton Area Plan

Public Workshop
Wednesday, April 1, 2015

AGENDA

6:00 Welcome and Project Overview

6:15 Hoquarton Area

6:35 Vision Activity

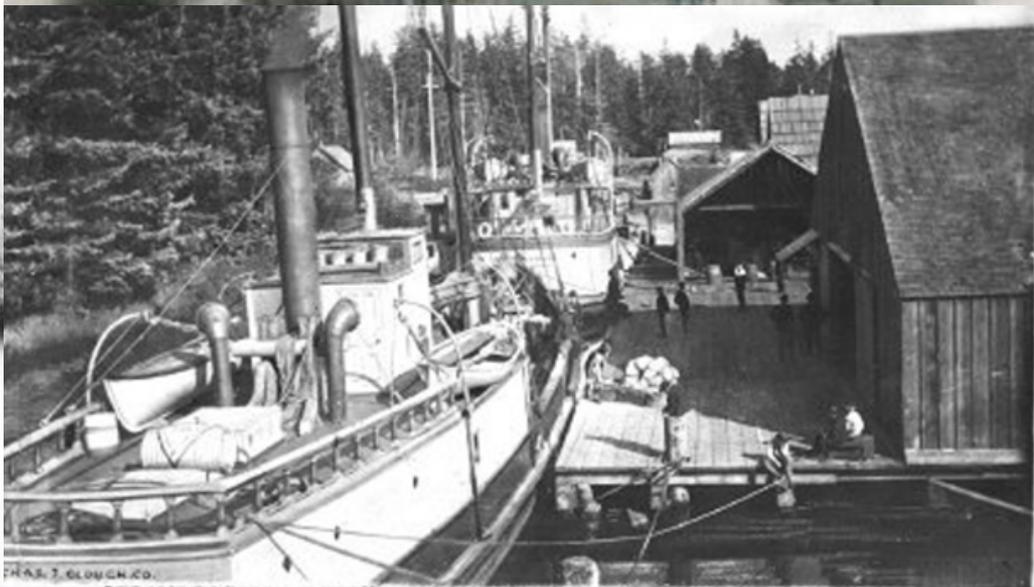
7:10 Reporting

7:30 Adjourn

History



Native Americans and Settlement



The Hoquarton

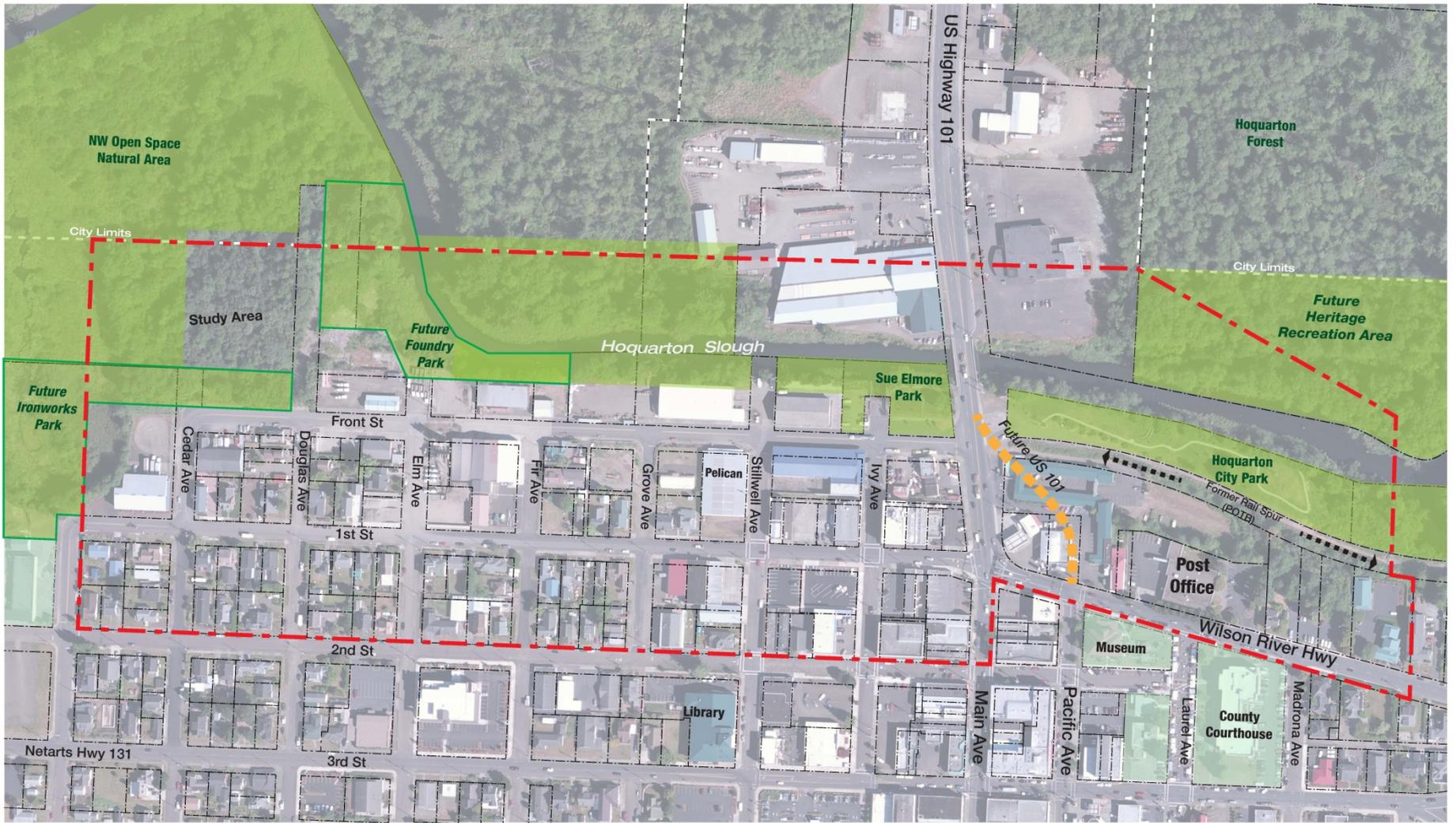


Scenes on 1st Street



Historic Buildings on 1st Street

Existing and Planned Conditions



--- Study Area Boundary

Taxlots:

129 parcels, totaling approximately 41.5 acres

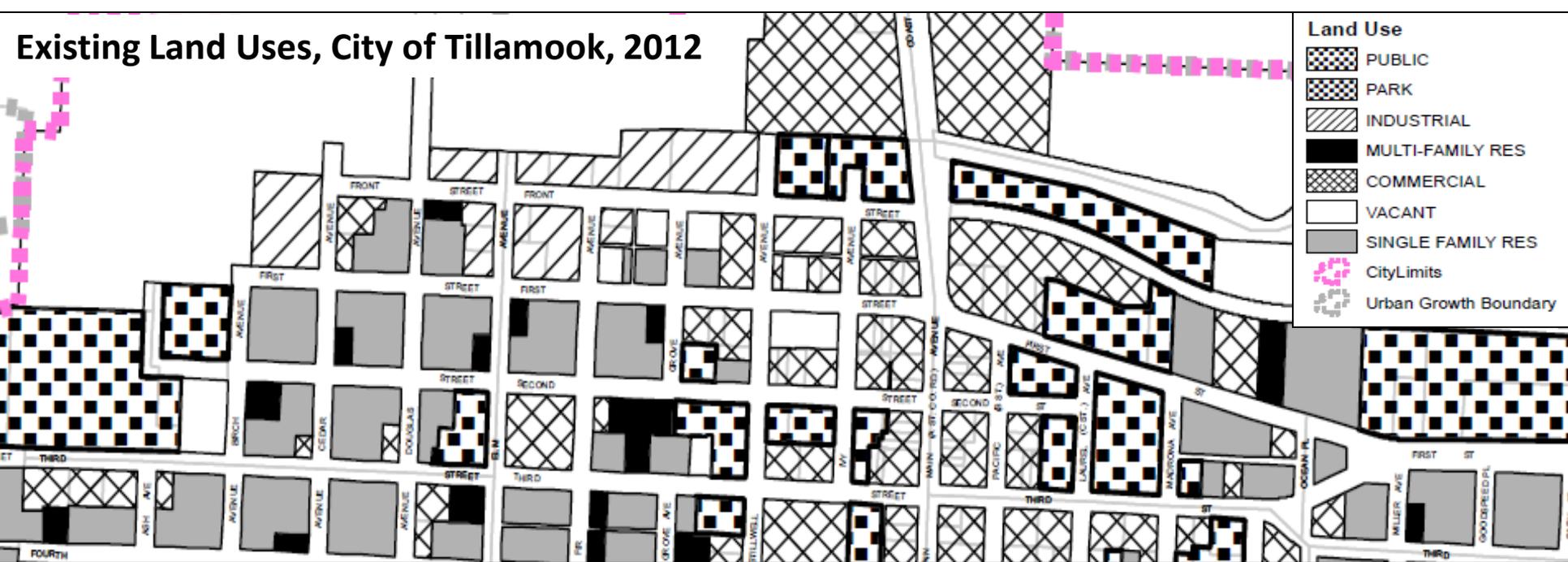
Activity Clustering:

Hoquarton: Open Space

Front Street: Industrial

First and Second Streets: Low-Density Residential

OR 6/First and Second Streets/US 101: Commercial



Land Use: Existing Conditions

New development investment – Pelican, First Street and Ivy Avenue

New parcel created by US 101/OR 6 construction

Streetscape improvements



Land Use: Planned Conditions

Vehicular Facilities

Truck routes on Front Street, First Street, Birch Avenue , Third Street, and Stillwell Avenue.

Pedestrian Facilities

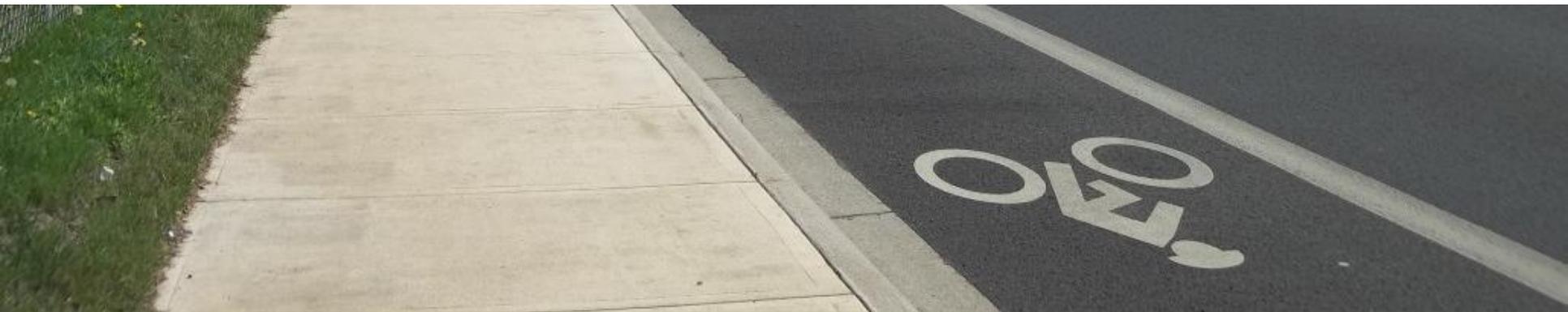
Sidewalk conditions good along US 101 corridor; poor elsewhere.
Some buildings/structures along Front, Stillwell and Ivy streets crowd or encroach onto public right-of-way.

Bicycle Facilities

No dedicated bicycle facilities.

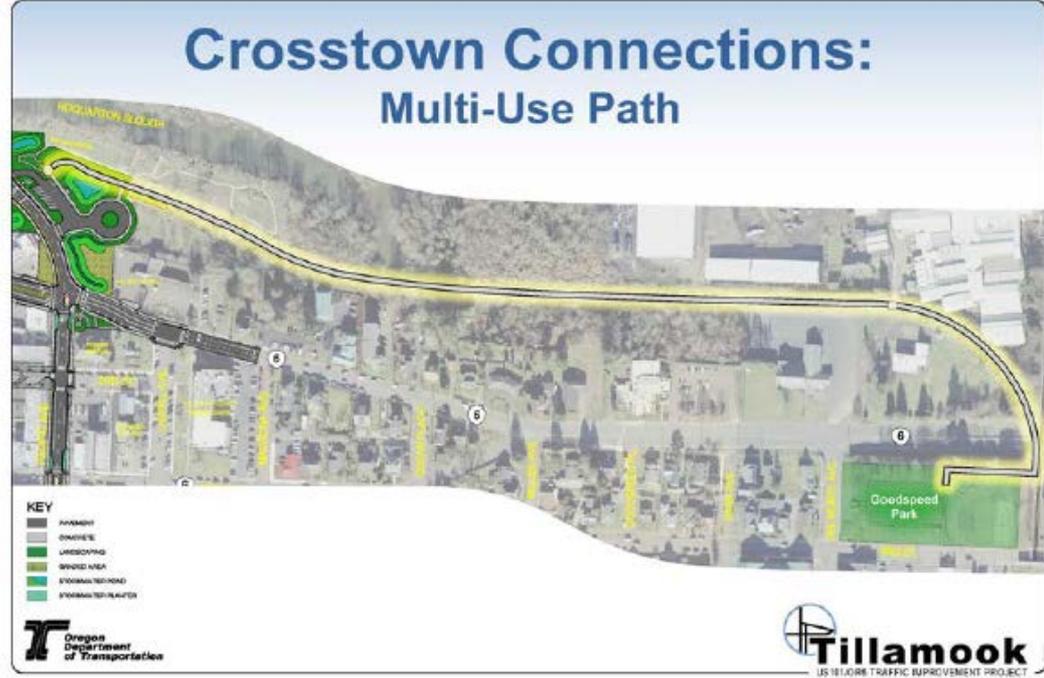
Public Transportation

Tillamook Town Loop has four transit stops in area; no shelters.





Project Area North



Crosstown Connections: Multi-Use Path

- KEY**
- ▲ AVENUE
 - DRIVEWAY
 - UNDESIGNED
 - BIOWALKWAY
 - BIOWALKWAY
 - BIOWALKWAY
 - BIOWALKWAY



Transportation: Planned Conditions

North: U.S. 101 Bridge



Conceptual View of
Highway 101 - Looking South
Hoquarton Bridge



Prepared by: Otak
Prepared for: City of Tillamook
February, 2015

Existing parks:

- Sue H. Elmore Park – 0.68 acres
- Hoquarton Park – 2.55 acres



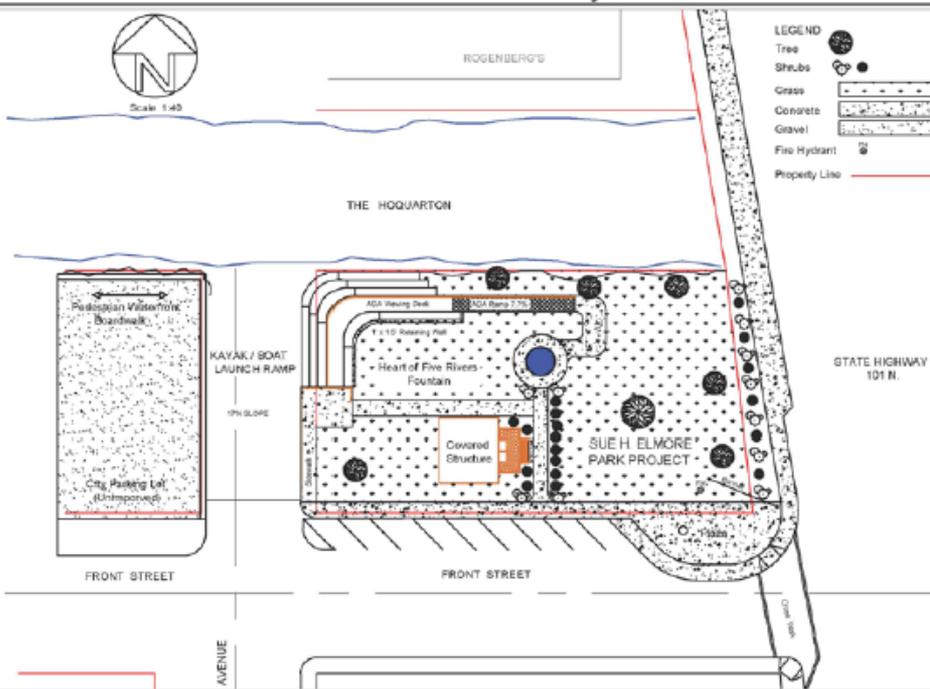
Source: City of Tillamook

Parks and Trails: Current Conditions

Future parks:

- Hoquarton boardwalk
- Foundry and Ironworks parks
- Connections across Hoquarton

Sue H. Elmore Water Trailhead Facility



Date: March 24, 2014

City Manager: Paul Wyntergreen

CITY OF TILLAMOOK
Concept Drawing

Mar. 25, 2014, 5th. Revision

Drawn By: Arley Sullivan



Parks and Trails: Planned Conditions



Source: City of Tillamook

Includes some significant wetlands and
prone to flood impacts.



New construction in floodplain must be
elevated or accommodate flooding.

The Hoquarton is a rich riparian area.



Hoquarton Park

- Removal of non-native vegetation
- Planting of native trees and shrubs



Southwest Flow Corridor Project

- Remove/modify levees to allow flood water flow
- Build new levees to protect agriculture
- Restore 526 acres of tidal wetlands
- Reduce flood elevations

City of Tillamook

- Maintain Hoquarton Park

Tillamook Estuaries Partnership

- Plan future riparian plantings along north and south banks of Hoquarton

Opportunities

Strengths

- Access to major transportation routes and options
- Central location to existing tourist attractions
- Bounded by US 101 and OR 131 bicycle routes
- Working business center
- Recent development investment
- Growing medical campus

Weaknesses

- Reliance on tourism for downtown attractors
- Seasonality
- Low growth projects for new residential development
- Visibility problem for businesses off US 101

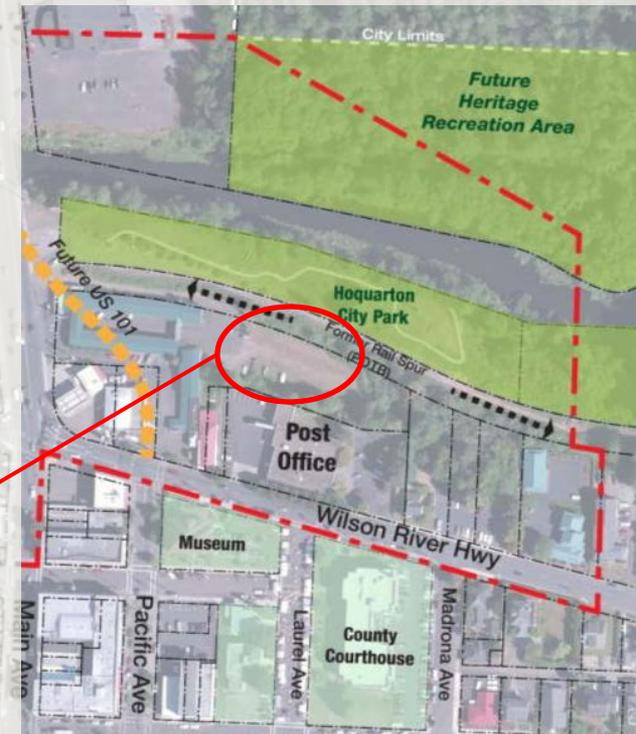
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Opportunities?

“Gateway to coast”

Walking loop to link museums, the bank, and other historic structures

New parcel between City Park and Post Office



Study Area Boundary

Primary Overhead Power

Primary Underground Power



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Opportunities

Way-finding and route signage



Study Area Boundary

Primary Overhead Power

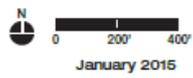
Primary Underground Power



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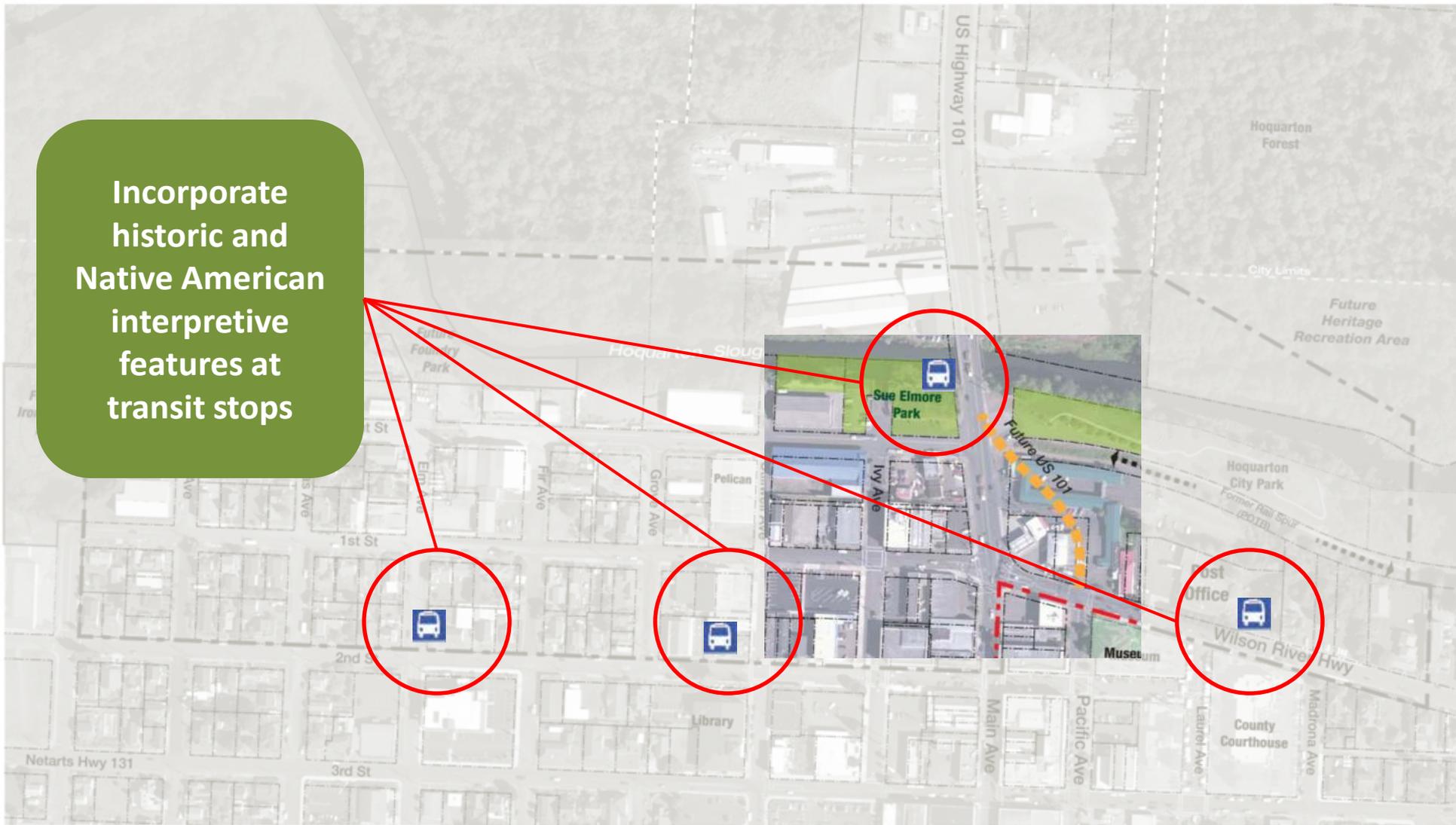
Opportunities

New retail/supportive uses for tourism





Incorporate historic and Native American interpretive features at transit stops



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Primary Underground Power



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Opportunities

Service center for tourism operators (e.g., bike and kayak tours)

Restroom facilities



Study Area Boundary

Primary Overhead Power

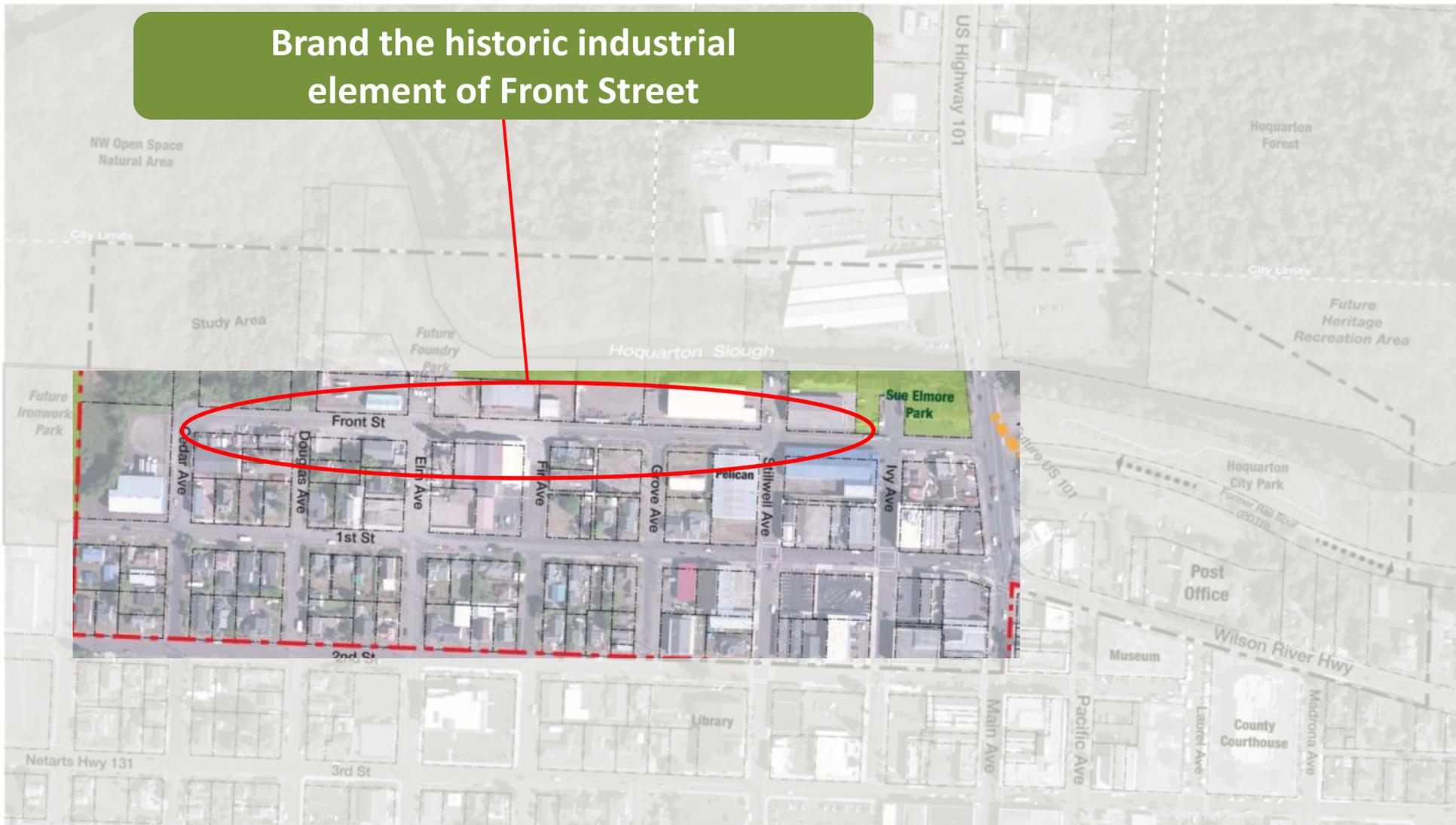
Primary Underground Power



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Opportunities

Brand the historic industrial element of Front Street



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Opportunities

Brand the historic industrial element of Front Street

Couple retail with existing light industrial uses



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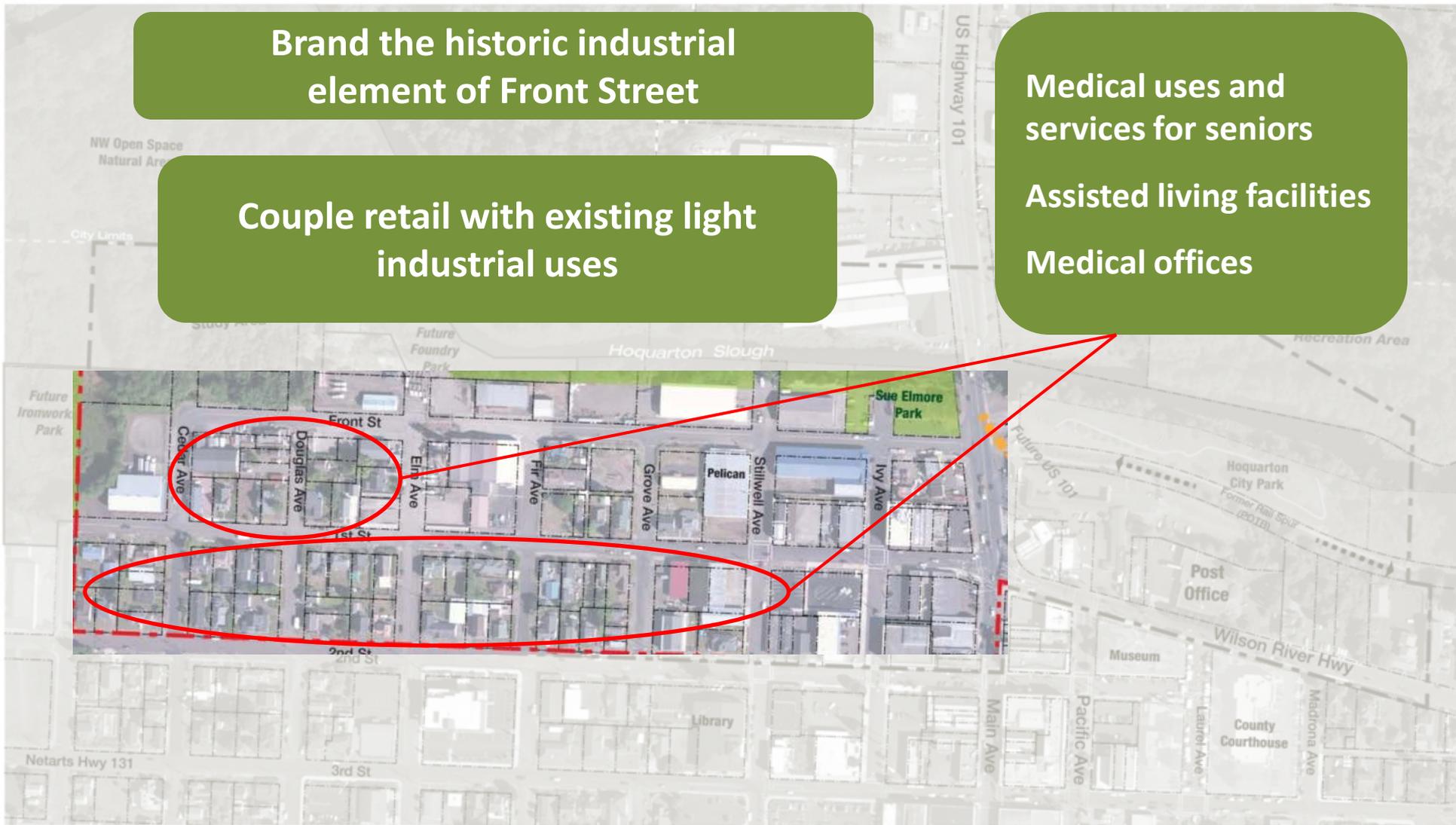
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Opportunities

Brand the historic industrial element of Front Street

Couple retail with existing light industrial uses

Medical uses and services for seniors
Assisted living facilities
Medical offices



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Opportunities

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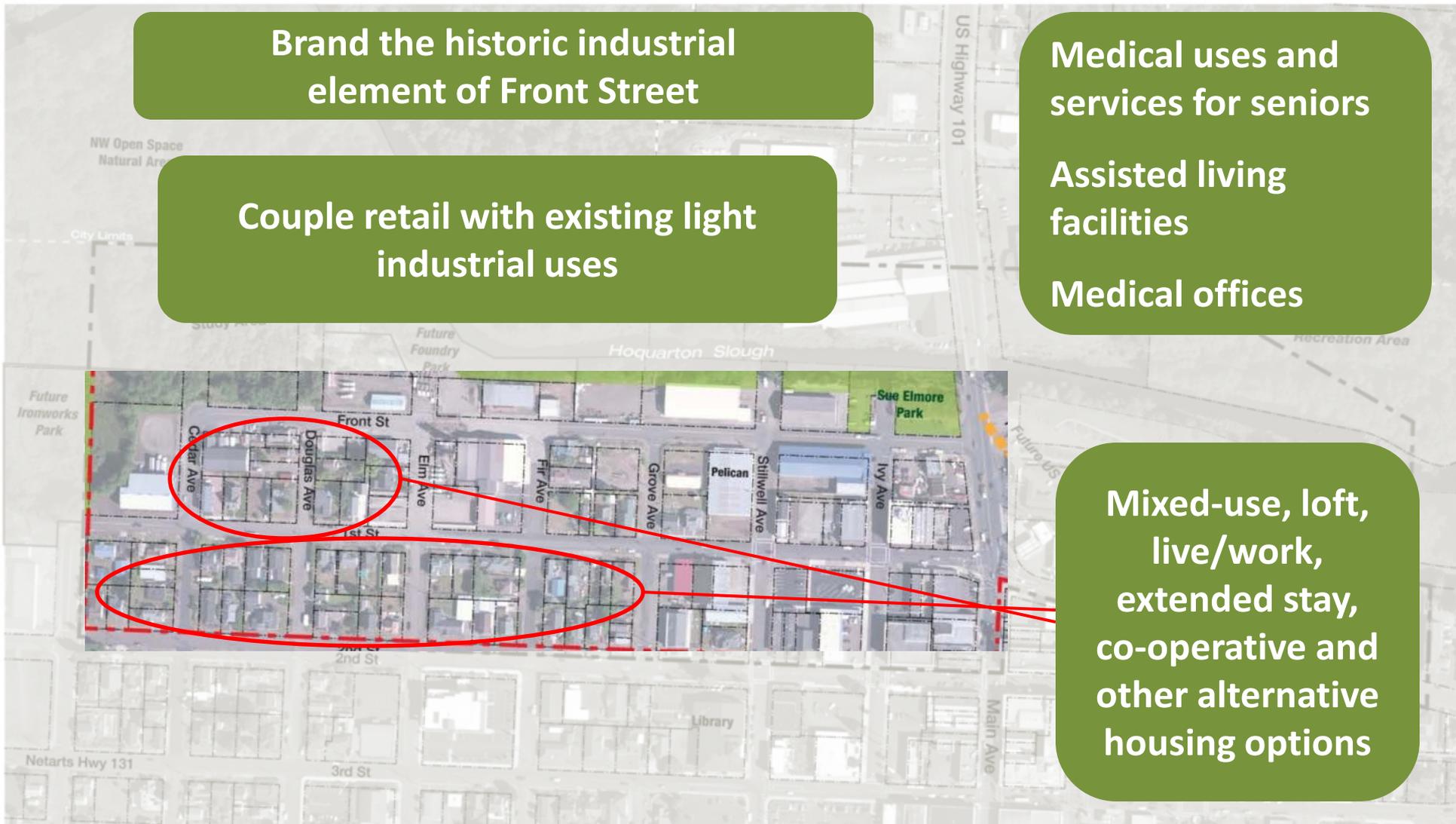
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Medical uses and services for seniors

Assisted living facilities

Medical offices

Mixed-use, loft, live/work, extended stay, co-operative and other alternative housing options



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Opportunities

**What is your vision for
the Hoquarton area?**

- *What are the challenges and opportunities along Front Street?*
- *What should the relationship be between Front Street businesses and the Hoquarton?*
- *What types of housing should be considered along First and Second streets?*
- *What commercial businesses would benefit the area?*
- *What street(s) should serve as connections between downtown and the Hoquarton?*
- *What use do you envision for the new vacant parcel between the Post Office and Hoquarton Park? Other vacant / underutilized parcels?*

