

# Community Open House

## Meeting Summary

### January 9, 2019



On Wednesday, January 9<sup>th</sup>, 2019 the City of Cornelius hosted a community Open House for the Cornelius Town Center Plan. Launched in spring 2018, the objective of the Town Center Plan is to guide future growth and development in the city’s downtown. The Plan will establish tools for implementing a vision to realize Cornelius’ urban core and encourage private investment and employment growth.

As part of the planning process, the City has conducted extensive outreach to residents, visitors, businesses, and community leaders over the past six months, including Design Week activities in October 2018. The purpose of the Open House was to report back on work to date and solicit feedback on plan concepts, including proposed sub-districts, transportation connections and an urban design framework for the Town Center.

Over 30 people attended the Open House at Centro Cultural. The Open House began at 6 p.m., and Ryan Wells, Community Development Director, welcomed the group and provided opening remarks. Then Steve Faust, 3J Consulting, presented an overview of the project, a report back on the community outreach to date, and a description of the Town Center Plan concepts and guiding principles for urban design.

After the presentation, participants were invited to visit several stations around the room and provide feedback. English and Spanish forms were provided for written comments, and project staff were available to take questions and record notes on flipcharts at each station.



The primary discussion questions, organized by station (see Appendix A for corresponding displays), included:

#### Town Center Urban Design Concepts

- *Are these the right concepts? Is there anything missing?*

#### Town Center Sub-Districts Map

- *Are these the right sub-districts? Are they in the right locations?*

#### Town Center Connectivity Map

- *Do you support the concept of 14<sup>th</sup> Ave as a multimodal connection from the Town Center to Council Creek?*
- *Is the Grande Foods lot the right location for a new public plaza/splash pad?*
- *Are the gateways in the right locations?*

Participants across the board felt the guiding principles were on track as an urban design framework for the Town Center Plan. It was suggested that safety, local business, and family-oriented activities be mentioned to help amplify some of the principles.

Community members expressed support for the characterization and delineation of the Town Center Sub-Districts. It was suggested that the districts be renamed to give a historic perspective.

Participants expressed general concern over traffic, parking, and safety in the Town Center area. They were enthusiastic about the concept of redesigning 14<sup>th</sup> Ave as a north-south multi-modal connection to improve pedestrian and bicycle connectivity and safety, as long as emergency vehicle access is well maintained.



Participants were also in favor of developing a water feature and public plaza at the Grande Foods lot, citing its central location, visibility and proximity to the elementary school.

Finally, community members were supportive of the location of the gateways. One comment suggested prioritizing resources on constructing the eastern gateway first before the western one.

Ryan thanked everyone for coming and the meeting adjourned at 8 p.m.. Ryan reminded participants that a joint City Council/Planning Commission Work Session will take place on January 22<sup>nd</sup> at 6 p.m. at Centro Cultural and the next community meeting will take place in March to review the Draft Town Center Master Plan.

# TOWN CENTER URBAN DESIGN CONCEPTS

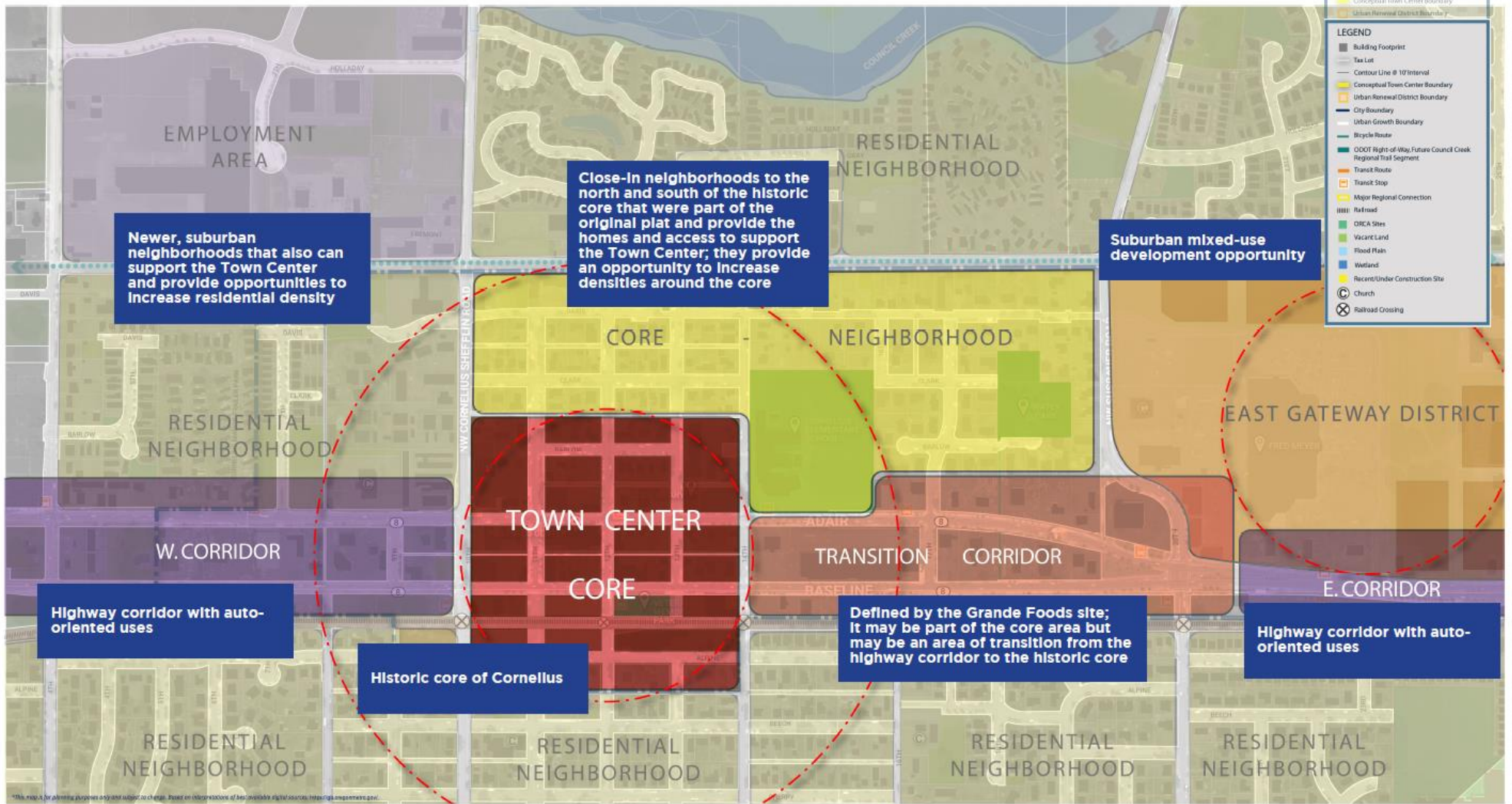
## TOWN CENTER CONCEPTOS DE DISEÑO

- 1. Celebrate and reconnect with the natural context**  
*Celebrar y reconectarse con el contexto natural*
- 2. Strengthen and re-establish “Old Town” as the heart of Cornelius**  
*Fortalecer y restablecer el “Centro Antiguo” como el corazón de Cornelius*
- 3. Create a community gathering space and civic plaza**  
*Crear un lugar para reuniones comunitarias y una plaza cívica*
- 4. Revitalize close-in neighborhoods**  
*Revitalizar los vecindarios unidos*
- 5. Improve the context-sensitive highway couplet character**  
*Mejorar el carácter sensible del contexto de las autopistas pareadas*
- 6. Provide gateways to signal Cornelius as a distinct and walkable place**  
*Proveer entradas que indiquen que Cornelius es un lugar distinto donde se puede caminar*
- 7. Create a contemporary, mixed-use village around Fred Meyer**  
*Crear un pueblo contemporáneo de usos mixtos alrededor de Fred Meyer*
- 8. Connect to the future Council Creek Regional Trail and potential future regional transit**  
*Conectarse al futuro sendero regional Council Creek y al potencial transporte regional del futuro*



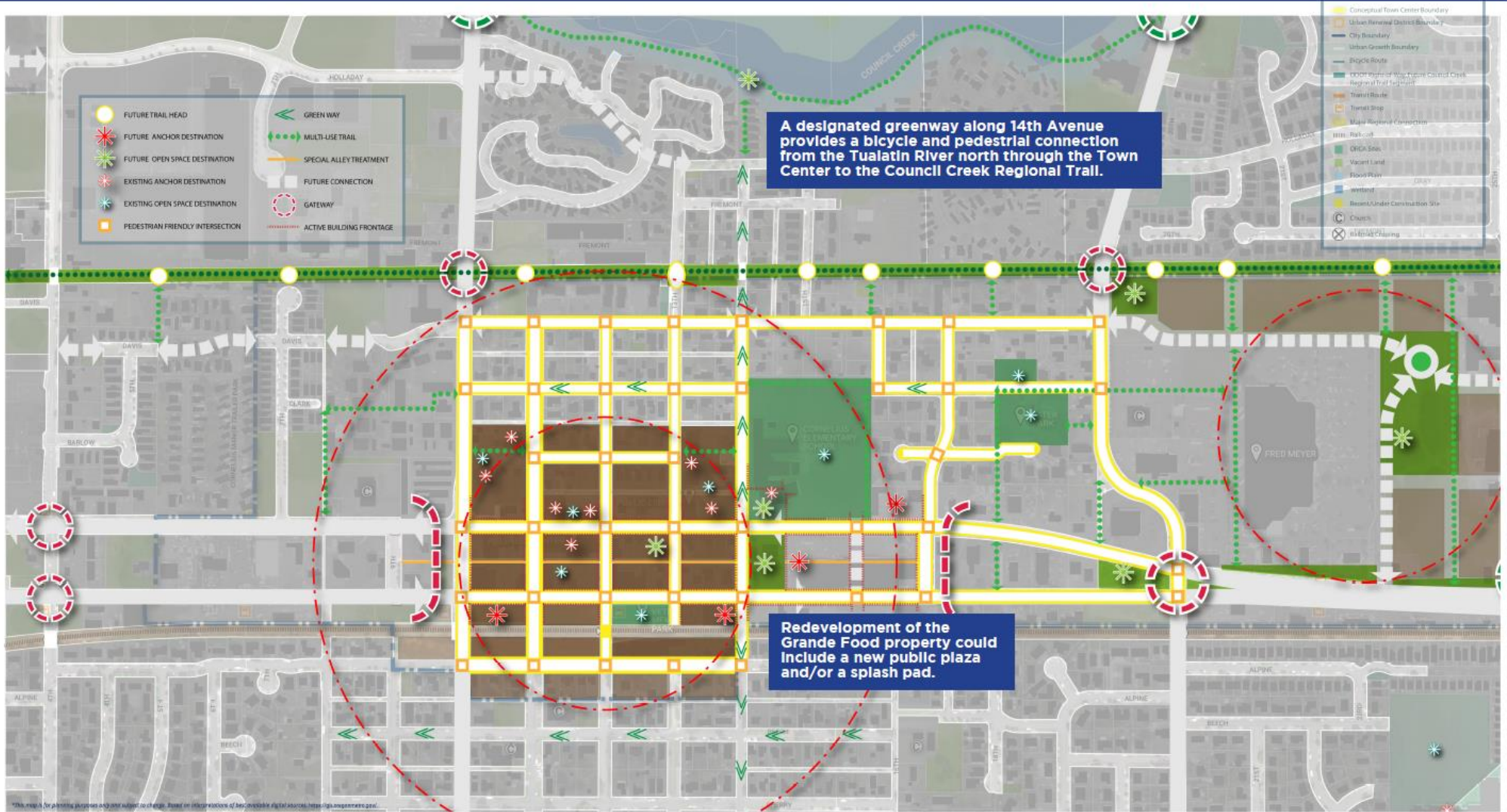


# TOWN CENTER PLAN SUB-DISTRICTS





# TOWN CENTER PLAN CONNECTIVITY



\*This map is for planning purposes only and subject to change. Based on information from the following digital sources: <http://www.gis.washington.gov>.

## KEY ZONING AND MARKET IDEAS

*The following Ideas are tools for reducing regulatory barriers, streamlining requirements and incorporating accommodations in design standards to support development and redevelopment in the Town Center.*

- 1. Consolidate four Main Street zones into a single zone** applicable throughout the Town Center and augmented with geographically-specific standards where needed.
- 2. Revise Core Commercial-Employment District standards** for the Fred Meyer site area to simplify and make more consistent with other city zoning standards.
- 3. Use feasible building heights in Main Street and surrounding residential areas**, to avoid stagnating development as property owners wait for market conditions to support more intense property development.
- 4. Focus on building form and function from the pedestrian perspective** when developing design standards, and avoid overly complicated architectural standards.
- 5. Don't require commercial, ground-floor use requirements** in the Main Street area.
- 6. Treat nonconforming uses sensitively**, particularly ongoing use and adaptive re-use of the Grande Foods site and residential uses throughout the Town Center area, to ensure that existing development remains viable.

