

# OUTREACH SUMMARY APPENDIX

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## Vision Ideation Session – June 16<sup>th</sup>, 2018

### Session Participants:

Rob Drake, City of Cornelius  
Bunny Girt, Business Owner  
Angella Graves, Cornelius Elementary  
Bertha Haas, St. Alexander Catholic Church  
Luis Hernandez, Cornelius Planning Commission  
Karen Hill, Cornelius Library  
Eden Lopez, Centro Cultural  
Jose Orozco, Cornelius City Council  
Pat Ribellia, Economic Development Commission  
Maria Rubio, Centro Cultural  
Brian Fleskes, Coach Sarge Cine

Staff/Consultant: Ryan Wells, City of Cornelius; Steve Faust, 3J Consulting

### Welcome and Project Overview

Rob Drake welcomed participants and thanked them for attending. Ryan Wells explained that over the past few years, the City conducted an Economic Opportunities Analysis to examine economic development in the city. One of the recommendations that came out of that project is to develop a new Town Center Plan. The current Town Center Plan was adopted in 1997 and no longer applies to today's realities. The City also prepared an Urban Renewal Feasibility Plan that indicates urban renewal is a feasible tool for generating funds to implement a new Town Center Plan. The City received a grant from Metro to prepare a new Town Center Plan and Urban Renewal Plan to guide future development in the Town Center.

The purpose of today's session is not necessarily to focus on the Town Center, but to take a broader view of the future of Cornelius. What is a realistic and desired future for Cornelius? Should Cornelius aspire to be a mini-Hillsboro or should we be pursuing a different vision? You are here to share your opinions shaped by your unique experiences and perceptions.

This group is not establishing a vision for Cornelius today. This is just one conversation among hundreds we'll be having throughout the project. The consultant team is spending the summer conducting phone interviews, facilitating conversations with community groups and engaging community members at public events.

*What is your vision for the future of Cornelius? Explain what that vision is and what it isn't.*

### Maintain Flexibility

- The City had a bad reputation in the past. Don't be too rigid in applying regulations. Be flexible and make it easier for people to understand. Allow for interim uses.

- Don't force a vision. Let things happen organically. Something is better than nothing. Hanks is key asset. Centro Cultural and Virginia Garcia are great anchors.
- Be flexible, have two plans to allow for transition over time.

## Celebrate Diversity and Community

- Diversity makes Cornelius unique.
- Showcase cultures through art.
- Keep the family town feel.
- Cornelius is, in reality, two communities. Need a place for the whole community to come together – a family restaurant or community event.
- Need a central plaza located on a side street.

## Destination

- Cornelius is a bedroom community. Make it a destination that is not a run-down, drive-through community.
- Wine and restaurants.
- Cornelius can be a business destination.
- Construct an event center, though they are expensive. Forest Grove would use it as well.
- Need to celebrate our culture like Ashland with the Shakespeare Festival or Sisters. Maybe a blueberry festival.
- Need year-round activity. Do not want to be a tourist destination like Mt. Angel. A family town with enough jobs and activities for kids, like downtown Hillsboro.
- Take advantage of Cornelius as part of wine country and a gateway to the coast.
- Safe, Walkable/Bikeable, Mixed-Use Community
- Like "refresh" of Adair/Baseline with lanterns, flowers, parking and benches.
- Like the look of Orenco - multi-use buildings with retail on the first floor and residential above.
- A safe, welcoming Cornelius: slow traffic, better sidewalk network, install lights and restrooms, include places for youth and elderly.
- Need more diverse housing types, including townhouses.
- Need professional services like dental, layers, laundry, grocers.
- Improve bike path network.

## Activities for Kids

- Consider children – where they can go and what can they do.
- Need safe places for children to play.
- Need a community pool or aquatic center.
- Soccer fields.
- Outdoors In Park @ the Plaza in Hillsboro.

## Education and Business

- Encourage and seek incentives to attract new businesses.

- Reduce the number of auto-related businesses.
- Embrace the service industry/home delivery era we are in when planning for economic development.
- Consider recruiting a technical school (annex) or incubator? Look at Portland Community College or Oregon Institute of Technology for agri-tech training. Develop job training and internships like East L.A. Learning Center.
- Make Cornelius a community where kids stay with educational and training opportunities.
- What are the levers to economic activity? Maintain relationships and foster a connected community. People are key to success.

## Service, Communication

- Cornelius is a resilient community.
- Continue to provide services for people in need.
- Highlight Virginia Garcia Memorial Health Center and Centro Cultural.
- Improve community-wide communication.
- Plan for and communicate procedures for emergencies. Emergency shelter locations, preparedness, and information.

*What makes Cornelius unique? How do we build on that? What is Cornelius' relationship with neighboring communities/ place in the region?*

## Industry

- Build on agriculture industry through agri-tech. Pursue a technical school/business incubator.
- Film industry.
- Start with the assets Cornelius already has - underutilized properties: Hanks/Grande.
- Cornelius has a young labor force interested in technology.
- Future needs to be organic. How do you let it evolve?
- Allow business to succeed by "facilitating" development.
- Pursue businesses that hire locally.
- Ag Community – source of jobs
- Opportunities in the agriculture industry include providing the resources and materials that farmers need to be successful: equipment, repairs, etc.
- Help farmers advertise their wares at a farmers market. Many farmers markets accept food stamps.
- Redevelop site with food carts of different cuisines. Need restrooms, local wine/beer, music and local agriculture.

## Tourism

- What to draw people and keep them here? Need a good downtown core, but Cornelius doesn't have an old downtown; starting from scratch. Highway 8 is an asset as it brings people through town.

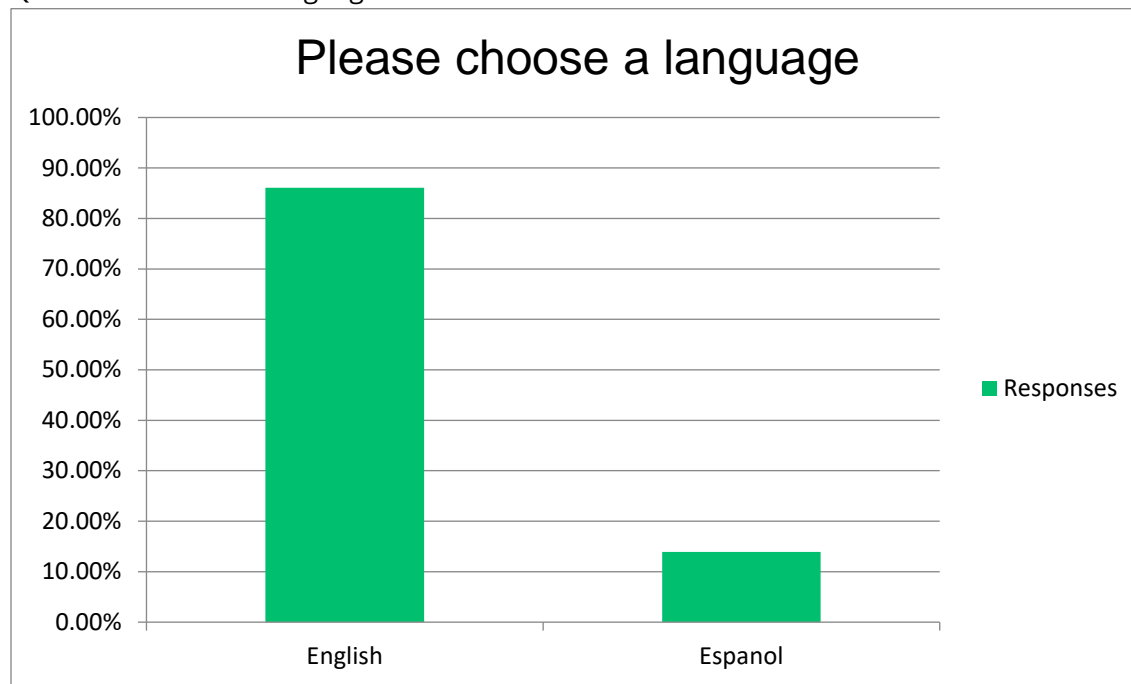
- Take advantage of location along rural bike routes. Council Creek Trail needs a stop like L.L. Stub Stewart State Park; a place to meet up. Promote with agricultural tourism. Bike repair and coffee shops.
- Historic train routes can draw visitors. Need an old engine like in Rockaway Beach.

## People/Community

- Need to create a "sense of place" in Cornelius.
- Cornelius is a family-oriented community. It's small enough to know people and make a difference.
- Cornelius has a large percentage of youth. We need to provide them with activities and opportunities in service, entertainment, athletics, job opportunities, art, drama. Free recreational activities.
- Celebrate that our Hispanic/Latino community includes people from many different countries and cultures. Blending of our cultures is a pathway to prosperity.
- Our schools are already majority-minority. We have many English language learners.
- We also need to acknowledge that poverty is a part of our community. 100% of students at Cornelius Elementary receive free meals. Many families living in trailers.
- Make sure people are included in growth and development. Don't lose our identity. As growth and development happens, help current residents stay here. Don't displace them. Allow them to enjoy the fruits of growth.
- Focus on inclusive communication.
- A MAX line to Cornelius would help promote equity.
- Need more affordable housing. Conditions in the trailer parks are poor – fire hazards.
- Need Steamboat Park to be a crown jewel of Cornelius.

## Online Survey

Q1. Please choose a language



Q2. What do you like about Cornelius' town center/downtown today? Thinking about...

*Where do you spend time in downtown?*

*What is the identity of our town center? Key features? The architecture? The public art?*

*Where are our public gathering places? Parks and plazas? Museums and libraries?*

*How do we stay physically connected? Roads? Paths and sidewalks? Transit?*

*What provides for residents and attracts visitors? Restaurants? Shops? Services?*

*What types of housing meet our community needs? Townhomes? Apartments?*

*What types of jobs will employ our residents? Retail? Services? Industrial?*

Answered 92, 12 (Spanish)

### Responses - English

- I mostly pick up items at the Walmart. The Starbucks is also a nice place to meet people. There's not a good hangout area in Cornelius.
- I like the updating of infrastructure that has been taking place over the last decade. I like the new library with living space building that is being constructed. I like that the main city amenities are all within a short distance of each other; post office, police and fire stations, city admin and works offices, library, etc. I like that there is a thriving vet clinic, car wash, movie theater, Fred Meyer, restaurants (Mazatlan & Happy Garden,) electronics recycling (Comp Drive Connec.,) etc. I like that Virginia Garcia MH and Centro Cultural are located in Cornelius. I like our memorial park. I like our agriculture just outside the city to the north

and south. I like the nurseries, waterways, and walkability. I like that we have people from all over the world living together. I like that Cornelius is up and coming in Wash Co.

- We spend a good deal of our time at Starbucks, library, parks, hair care salons & to a lesser degree restaurants.

We drive to and from the above because we are too far to walk. We live east of 29th on the North side of town & take Holladay Dr & N Davis to N 10th Avenue to access the downtown. We have lived here for 13 years & have been retired for 10 years.

We picked Cornelius to retire because of its close proximity to our basic needs & its potential for liveability.

Cornelius has improved steadily and we are excited about recent planning activities.

We hope to see more family restaurants, family practice medical facilities, family recreational facilities as the area becomes more centralized and a destination attraction.

- The Virginia Garcia Clinic and the new Library/affordable elder housing is great. The war memorial. The new lights and sidewalks are very nice.
- Virginia Garcia Clinic and the upcoming Library/affordable housing building is very nice to have. The Park where the tree lighting is performed is very nice as well. The new lights and side walks are great! Currently we have a pretty good selection of restaurants/pubs.
- I like the library going up. I would like to see the tree branches higher so the sidewalks could be more accessible. I would like to see the curbs that jut out taken out or at the least painted with bright colors to avoid accidents.
- There is no town center
- pop outs for trimet bus stops so that one lane of traffic is not stopped
- The Trees, Light features along the streets. better sidewalks... We could use more retail , a 24hr restaurant, affordable housing & a community Pool/Aquatic center would be wonderful, Since Forest Grove and Hillsboro charge you more if you live in Cornelius.....
- A great breakfast and lunch restaurant.  
A Dairy Queen.  
Low income Seniors only apartment center.
- Its small
- shabby with vacant buildings lots of car repairs shops and fast food, and the convenient store and coffee shop on every other corner.
- I live in Cornelius but rarely go downtown; I occasionally go to the post office, to Affordable Automotive for minor repairs, to the Wells Fargo ATM, and to Mazatlan.
- I don't spend time downtown  
Roads  
Need restaurants, upscale and fast food, shops, a nice hotel, a real car wash  
all types of housing is needed  
For jobs, it would be retail and services. would be nice if Intel or Nike set up something out here.
- What types of housing meet our community needs? Townhomes? Apartments? STACK N PACK??? Agenda 21, 2030, at its finest control of population.
- currently there isn't much to it; I would say we don't really have a downtown...

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- Right now I'm not even sure what part you would consider "downtown". There isn't a cohesive area to attract people.
  - Townhomes would be great. Getting rid of all the old homes that are falling apart in the heart of city would be amazing too. Walking, hiking paths and bike paths would be outstanding too.
  - I enjoy some of the parks, but the city needs more local stores with local products
  - Shopping and restaurants
  - We have enjoyed the library through the years and are so excited for a new space. We frequent the Harleman Park, just wish it had a water feature like a spray park of sorts. My dance group uses the stage area to practice during the non rainy season. While we've practice I have noticed people doing laps that makes me think we need more trails. I started running in the neighborhood once but got discouraged when I tripped and fell because of an uprooted sidewalk. I do enjoy local coffee options. My family goes to other cities to find restaurants we enjoy.
  - I like having a Centro to learn about my culture and other cultures and services available.
  - Landmarks like Centro and Virginia Garcia. I appreciate that there isn't one wide boulevard but that there are two smaller one way streets.
  - Not too much, really
  - Honestly I think it's overcrowded, traffic is a nightmare. Side parking is dangerous & a major blind spot for those entering traffic. The gym is a great idea...just wish it was affordable.
  - At the library, dutch bros, couple stores. I'd like to see more sit down restaurants for families. Also a swim center for the residents of Cornelius
  - I love the new library, the Virginia Garcia building Centro and the church. I like the proximity to all the services and activities. I like that the town seems to fit between Fred Meyer and Walmart and has a few eating places and a nice sidewalk. I also like how many parts we have and how well they are kept up beautiful green clean. It's exciting to know about the variety of new homes coming into town .
  - It is in process i know and i like the flowers and benches for a start.
  - I like that it is open and giant buildings aren't overpowering the scale of cozy lower skyline, nor hogging up all the sidewalk and parking. I like that people CAN walk, and that you can feel a neighborhood feel as a visitor (I don't live in town).
  - The new library being built with senior housing upstairs. The lighting, sidewalks, and businesses/restaurants to visit.
  - The small town feel is wonderful. The special street lights are a great way to identify you are someplace special. Avoiding the large suburbanization that has affected North Plains and Banks is key to maintaining that feeling. Maintaining a livable town as well as a place for those visiting rather than driving thru is key. With all the parks, and the organized as well as informal gatherings really does create a wonderful town I'm glad to call home.
  - i like the side walks and the new look down town.
  - I would like to see sidewalks and crosswalks all along Baseline and Adair. We often walk these streets and in some areas we have to walk in the bike lane of the street. I would also like to have more non-mexican food restaurants. We have a great variety of Mexican food but would like to have more Asian or American non-fast food options. Also, I would shop at

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clothing retailers if they moved here. Right now I go to Hillsboro to do all my clothes shopping.

- Would love to see something that benefits everybody but that will really help us out who do not have a lot of money to enjoy a lot of things, a nice water park to take our kids to so they cool down in the heat, not everyone can afford \$5.00 a person to go to the pool, make it family friendly. Maybe half water park and put some nice toys in it, a few picnic tables and barbeque areas.
- I like industrial jobs as they generally pay better. Cornelius has some n8cw parks, and the library is very welcoming.
- In Cornelius, We spend our time at the library, Fred Meyer, and neighborhood parks. We enjoy walking along side streets to avoid the noise and air pollution along the highway.
- With the new library, it would be great to have a park with a playground, picnic tables, gazebos. A fitness center with a swimming pool. Families will be more prone to go to the library. Walmart has been great. It would be great to get a Target here. I would like to see small shops but I notice that overtime they become vacant. Cultural Center could be our "Park and Rec" place.
- We mostly just go to the main stores and restaurants in Cornelius (Fred Meyer, Walmart, Dutch Bros, Mazatlan, Panda Express, Sonic, Starbucks, etc). We sometimes go to the parks in our neighborhood. We like the small town feeling of Cornelius and we like the newer Virginia Garcia building. We do use the eye clinic there.
- I walk around town almost daily. Things are looking up with the new buldind, but the old Hanks property continues to be the dominant drawback
- I really don't like anything about Cornelius's downtown. There really isn't a downtown and I don't like that all the new buildings look alike. I would like to see buildings look unique.
- I like the flowers in the pots. I like the library coming. I like the churches
- Not much. It is usually dirty and there are bums sleeping on the sidewalks. To be honest any where along the main road I am more worried about being mugged than anything else. This whole city needs to be cleaned up. I am honestly embarrassed to tell people I live in Cornelius because it is so dirty and run down. I think that more effort should be put into making people clean up their yards. If you drive down any street in Cornelius there is at least a few houses with over grown yards and trash everywhere.
- Just a thought, but IMO, transportation infrastructure should be developed before major business, residential, and industrial expansion happens. The usual is for the mentioned is for infrastructure to be an afterthought as we have often seen in recent times. Imagine Cornelius 10 years from now, and then double it. Where are the roads, bypasses, utilities going to be? There is a serious congestion problem that has been long emerging with just one major thru fare to handle the ever increasing traffic. These are issues that should be addressed before construction begins. Susbauer is going to have to become a 4 lane boulevard. Overall, planning must become done on a larger and far reaching scale instead of "chasing the growth".
- Nothing, the architecture that is being allowed to be built dose not say Oregon Family Town, it say we will approve anything. Keep it historical pick a time frame that shows history and have new guild lines put into place that must be followed. Great example is the new church



built in the SW mission style, Looks nice serves our community but is out of place architecturally

- It's easy to get from one end to the other
- To be honest, I find that I don't spend that much time in downtown Cornelius mainly because there isn't much there. I end up spending more time in Hillsboro or-- Forest Grove even though I love living in Cornelius being that it's in the middle of these two towns. I do spend some jerky come time in the library which I am very glad is getting a much-needed update an enlargement. I like that our parks have covered areas and are free of charge to rent. I've taken advantage of that a few times. Something else I like is the renovation that happened a few years back where we had those nice light posts the flower baskets that hang on them, the benches, and the street parking. It makes Cornelius look like a quaint little town.
- My family enjoys the parks.
- I shop in downtown cornelius mostly. I would love to see more restaurants with good food.
- Housing does not meet the community need plus we need more economic development such as restaurants, make viable ways inteprenours can start their bussiness. Improve quality and friendly enviroment families are using.
- I love our little town lived here approx 50+years I try to always shop locally to support the community my thoughts are that I would love to see is that the fire apparatus building be repainted it is an eye soar and that the old hanks area support business that the public can really shop a wasted value now as it is
- it's authentic
- We like the hanging baskets the fire station and would love to get a parka and recreational center since we have to pay extra to be a part of any outside swim center or activities.
- Need.... Pietro's pizza, John's incredible pizza or Bullwinkles type venue added here. Theater with center food court for people to gather before the movie starts.
- I would have to say, where is "downtown" Cornelius? The old Hanks/Grande building? Further west, say Virgina Garcia and Cultural Center? I would say there is not much that we use other than the parks. We live in Cornelius, and we love it, but we usually go to FG or Hillsboro for shopping.
- It's my home town. What's not to love?
- I like the new library going in and the flowers and street lights.
- Clean and quiet, never crowded.
- New & improved streets, sidewalks and trees.
- Cornelius downtown needs more entertainment for kids and adults. Our town needs more parks as well as more nice restaurants and maybe a night club (for young adults and adults) I don't spend much time in town due to I don't find anything that I like.
- I don't spend any time in downtown.
- Not much currently.
- A swimming pool, work out place, park, restaurants, library
- Sorry I do not know where the center is. By old Hanks or Fred's. Now I just see it as a drive thru

- I like the cleaner, updated look. The sidewalks are lit and more inviting. It's now easier to safely get to businesses with walkways that stretch the entire length of the business district, now if we just had some safe crosswalks with the traffic signals...
- Starbucks is the hangout! Harleman Park. I like that park with the veteran's memorial too. Love the flags, and in the summer when the hanging baskets are out. Love that new gym that just opened.
- Our family loves the library, movie theater and multiple parks. We really like having multiple options for fast food like Panda Express and Sonic. Fred Meyer is the best grocery store because they have everything we could need and lots of customer service (unlike WalMart). I like when we have access to farm stands, like strawberries and corn. We usually drive around but have taken the bus and have walked to the movies and to school. I try to choose streets with sidewalks for my younger kids. I love going to Centro Cultural, they are an amazing community resource. It is very nice to have our vision needs met at Virginia Garcia and while I have not taken any classes there, I think it is cool that they are offered. I really enjoy coming to town events like the Christmas Tree Lighting and National Night Out.
- I walk around town daily. I think we need an environment that invites pedestrianst. Food carts, restaurants and other businesses that invite locals to visit our town
- I spend very little time downtown. It is a little unclear to me where "downtown" is. I do spend time at Starbucks and occasionally the library.

I see the identify of our town center as being unclear currently. The Virginia Garcia building is one of the nicer buildings along the corridor there and would love to see other buildings take on a similar look and feel. I would love to see us have more art that is representative of our diverse little town, but don't currently notice much. Maybe we have something in the Veteran's Memorial Park???

Public gathering places for many events seem to be at Harleman Park or surrounding Centro Cultural and the library. |One of these locations is off the main road slightly and not necessarily what I would consider downtown.

I think many people drive or use public transportation to get to or from locations in Cornelius. It does not feel like a safe place to walk or bike due to traffic.

I don't think currently a lot of things attract people to Cornelius. Places I think of are the movie theater, Fred Meyer, Centro Cultural and Virginia Garcia as well as a couple of coffee shops that are on the main road (Starbucks and Dutch Bros). Mazatlan and Prime Time are the two restaurants I think of when I think of Cornelius.

Housing...We have some apartments, but seems like mostly single family homes.

We have some manufacturing jobs on the outskirts of town, but many ma and pa type Hispanic stores throughout Cornelius. Some healthcare jobs, but primarily retail, I think.

- I will like to see more side walks to be able to walk to the library and see park near by make family friendly. More shops by owners not coporations
- I like the small town atmosphere and the fact that so many people know each other. We need blue collar jobs due to the high number of people with little or no education.Walking paths to connect the city would be awesome. I would like to see a nice restaurant where you can get a nice meal after 10 p.m.

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- Walmart, Fred Meyer  
Prime time
  - I'm not sure where the town center/downtown is. Would this be the library? Fred Meyer? Garcia center?
  - Memorial park. Very pleased with the new library.
  - the side walks are nice and wide i love walking up and down the main streets at night it is well lit.
  - Not much currently - it needs more development
  - Convenience to the location. The history of the old buildings. Not too crowded at this point. Good traffic speeds through town...
  - Restaurants and shops less services, no zombie properties. Things should be in walking distance of each other. Stop with the multi family units, stay with single family homes and you will become a unique and treasured community against the greater areas spread of multi family housing.
  - I think it's just fine and we don't need to waste anymore money. Surely you all will add more to our water bill, or tax more gas even after the voters repealed it. We need a public swimming pool, not more wasted money.
  - In general, I'm not a fan. There isn't a natural public gathering spot. Veteran's park isn't conducive to gathering, though I know we use it for events such as the tree lighting. I'm looking forward to the library being finished because I think that will help this aspect considerably. Downtown isn't a destination, it's a pass-through. Grab some gas and some fast food, but don't stick around. It's not a shopping destination. There isn't really any culture. The majority of the buildings are run down and unwelcoming. I don't have a reason to spend time there. The street upgrades have been nice, but they embrace a vision of the future that the buildings and available offerings haven't caught on to yet.
  - The area around Virginia Garcia is the nicest part of town. That being said, the town is very aged and dilapidated. The city has the chance to grow and be a good bedroom community for people who work at the larger companies in Hillsboro, but there is a long way to go for that to happen. There are not enough grocery stores or restaurants in the area. There is not enough housing for members of every socioeconomic background.
  - There are only two structures that are attractive and feel like the beginning of the downtown core. Virginia Garcia and the new library center. We do not have a business district or connected shopping area they are sporadic, too far to walk to together and nothing to attract new business. The buildings are run down and inconsistent. It is like on long mini mart after mini mart.
  - I like that it's small and moves at a slow pace but it's not at a stand still. We still move forward.
  - I like how it is eminently walkable and I thoroughly enjoy the proximity to services. It's great living in a compact, small town.  
I would like to see some sort of celebration of the agricultural roots that this town has at its center. Being surrounded by farmland, let's do more with education on this matter! Have some signage, encourage more food gardens, maybe a farmers market.  
I would like to see some educational signage regarding the history of the electric passenger

railway, in town.

Do more to entice all these bike tourists to stop in our town. Perhaps more bike races that could end here? Have a party at the end of the bike race, it could support local businesses. More sidewalks in the neighborhoods would be really great. I live in south Cornelius and there are a bunch of streets where there are no sidewalks, yet there can be heavy traffic or speeding vehicles. I would like to see more enforcement of the speed limit on 10th avenue. As it is, currently, even commercial drivers are going ten miles over the speed limit, day in and day out. Perhaps some speed bumps, with the cutouts for large vehicles, are in order? As far as public gathering spaces, the local watering holes come to mind. As does the library, and the Garcia medical center garden.

We could definitely use more housing, both apartments and town-homes. Also, consider embracing ADU's. Perhaps provide some incentive?

We are in desperate need of additional local industry. Relying heavily on retail/service industry is unsustainable, long-term. Think outside of the box when it comes to industry.

What resources are nearby that our town could tap into and produce a product with?

Obviously, timber is one. Another are the agricultural products; including agricultural waste products. Perhaps some of these waste products could be turned into reusable food containers, paper, baskets... ? Are there local machinists? How about woodworkers?

How about putting out a survey to ascertain the local populace's skill sets?

- I don't really spend much time in downtown Cornelius since there's not a whole lot to do. I think having some kind of co-op Farmers Market with a mix of food/craft vendors would be ideal for this city. We are surrounded by farms and it only makes sense to have a community area that provides local produce and goods. A community of large shipping containers can be converted into a unique food stalls. This would definitely make Cornelius stand out and attract visitors while also providing an opportunity for jobs.
- I would like to see restaurants, boutiques, and art and or craft shops. What I especially like is the ample amount of parking the current downtown center already has.
- We don't have such a down town area it's a road with run down businesses I've never been in
- I live in South Cornelius/Blooming, I do not spend time down town at all. I get gas there. There is nothing but Mexican stores and gas stations. We need a center/mall. From essentially 20th to 4th there is no reason to stop unless you need gas or beer. If I want "downtown" I go to Hillsboro OR Forest Grove.

Honestly, any architecture is an improvement from what we have. 90% of our corridor is dilapidated or closed. I would think an atmosphere of Streets of Tanasbourne or Orenco from the old Hanks (both north and south sides of Baseline and Adair too) all the way down to Wilco.

As far as housing, there are currently 1000+ homes being built, but why hasn't North 10th been plotted? It's a pretty busy corridor...

High tech and industrial has worked very well for north Hillsboro as well. We have quite a lot of urban boundary north of town...

- I don't spend time in downtown, to be honest I'm not sure where it is. If it's the old Hanks building I don't care for the look of it.

- "downtown" is great the way it is. Cornelius is nice town, don't mess it up by trying to make an "urban center"
- we have no town center, unless you are talking about the parking lot at the police station.
- I like that it is within walking distance of my home. I also like the lampposts and the fact that a new library is being built. There really isn't that many positive things to say about it currently.

### Responses - Spanish

- why is this in Spanish if I said I speak English?
- me gusta los edificios nuevos, las carreteras
- Me gustaría saber todo. Y también que modificarán la versión en español, tiene faltas de ortografía y algunas palabras mal escritas, como ciudad.
- Que tipos de trabajos emplearán a nuestros residentes?
- Los servicios que prestan a la comunidad
- me gusta como ha ido urbanizandose
- Cornelius tiene centro? Parece solo un centro comercial de mal gusto.
- El parque de memoria hacia los veteranos.
- Mas tienda, lugar de recreacion para niños en el invierno como un circuito de deportes
- iglesia Sa Alejandro
- Parques donde podemos caminar y practicar danzas culturales. San Alejandro la Iglesia es un centro clave donde se reúne la gente para celebrar o honrar la vida de un ser querido.
- El centro de Cornelius tiene locales en donde uno puede pasar tiempo de familia, tales como restaurantes. Pero pienso que necesita mas. Cornelius es una ciudad pequena pero que en mi opinion tiene mucho potencial. Cornelius necesita mas lugares donde familias puedan venir y pasar un rato agradable, mas parques, mas tiendas de comida y ropa (mall) un club para bailar.

Q3. What changes would you like to see in the future? Thinking about...

*What would bring you downtown more often?*

*What services, amenities and shopping opportunities would help you meet your daily (live, work, play, learn) needs?*

Answered 97, 9 (Spanish)

### Responses - English

- Clothing shopping opportunities like Marshalls, TJ Maxx, Ross type stores. Revitalize store fronts that are currently there. Right now the downtown area is not very walkable. It would be nice to have a big gathering place like a Public Market that is an open floor plan where we can pick up food from multiple vendors. Whatever improvements we make should be kid friendly since Cornelius is a family town.
- When I think of a great downtown area, Fort Collins, CO comes to mind. It has kept old buildings in working order, made new buildings in the style of the older ones so as to keep a seamless atmosphere as you move through. There is a great mix of businesses: restaurants, hair salons, coffee/tea shops, boutiques, services, medical offices, clothing shops, record

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shops, kitchen shop, youth org's, etc. AND, they don't have the big box stores or chains intruding. There is a distinct tendency toward privately owned establishments that draw people in with their unique and homey offerings. The lighting at night is welcoming. The sidewalks are wide and parking is free. There are open plazas with water features, benches, sculptures, historical markers, etc. There are festivals, music offerings, farmer's markets, etc. Take a trip west to see what I mean. You'll fall in love with it and want to incorporate aspects of what they've done into a refurbished Cornelius!

- See response in first section.
- Slowing the traffic as it goes through town. Forest Grove has managed to do this pretty successfully. I think we can too. If traffic was slower, maybe potential businesses would take a risk on our town.

The abandoned gas station and the empty businesses across from it....it would be great to see that cleaned up and new businesses there.

The war memorial park, where the tree lighting ceremony is performed: I would love to see that park made larger, maybe where folks could sit and have lunch.

More cafe/restaurant options would maybe keep folks from leaving town to eat. The ones we have are pretty good, especially Happy Garden....more quality places like that would be awesome.

A skate park might be nice to keep kids busy and in town.

Its a great town, I love living here. I wouldn't want to lose that feel.

- First of all, I don't know how to achieve this, but slowing the traffic that goes through our town. When it's heavy, it's very difficult to get through intersections and some folks drive too fast. I think if folks had to proceed through our town slower, that would allow potential businesses to be seen/visited.

A Farmers Market setup some where downtown would be nice.

I don't know if the community could support more cafes or restaurants, but having more 'going out to eat' options in town, would keep local money, in town.

Clean up some businesses that appear abandoned and get some new businesses....like the gas station and that string of empty shops across from it.

I would love to see the 'war memorial' expanded to become a larger park where folks could maybe get lunch from a local cafe and have lunch in the expanded park.

Just my two cents, but I don't think we need anymore pubs.

- A bike path away from the road with vehicles would be helpful. Food carts would be great.
- I would like to see a plaza or town square. I would like to see a breakfast restaurant, maybe food carts, a bakery. Other services might include a physician, auto repair shop, chiropractor.
- more restaurants...  
an updated look so it doesn't look so run down... looks more inviting  
sidewalks
- Retail shops for a fluffier woman, A Pool, a 24hr Restaurant... We have lots of access to fast food places But not enough sit down (date night ) establishments.... This would create jobs as well as enjoyment in our community....
- Better parking. Roadwork ending.

- A great breakfast and lunch restaurant and a also a Dairy Queen.
- Places that are more welcoming, something that will bring the different cultures of or area together, such as a town wide BBQ. Held to bring us all together and meet officers, firemen, Mayor etc... Done as A Last big bash of Summer before going back to school... We need to find a way to bring the Whole Town Of Cornelius Together....
- We definitely need more RESTAURANTS. There are very few choices in Cornelius, we usually go to Prime Time across the line in Forest Grove. Also would be nice if there were some shops in downtown to make it worthwhile to get out and walk.
- more restaurants  
clothing and shoe stores
- Nothing for me in downtown Cornelius!
- dine in restaurants, bar/public grill, brewery; something similar to Alberta street in Portland. So many people pass through Cornelius on their way to and from work etc, give them a reason to stay a little longer.
- Shops and restaurants mixed together. Similar to downtown Hillsboro and Forest Grove. Both thriving cities in our area.
- a centralized parking lot or two, larger variety of food options - Wendys, Carls Jr, Del Taco, Arby's. Craft/hobby type stores - a place where supplies can be purchased, classes are offered. A town meeting hall (with an outdoor garden area) that can be rented for parties and functions, weddings, etc. It could also hold monthly swap meets and craft fairs. Booths could be rented, food venders could participate, adopt a pet booth for the humane society. A water feature would be nice. Community playground.
- Yes a small mall/towncenter where people can gather to relax and enjoy a cup of coffee or a nice glass of wine. Appealing, fresh and diverse ambiance
- I will like to see more banks, more local stores. Maybe a small mall. More parks will be ideal, a nice and safe trail. I will like to see a more live city. We are small but we can be a beautiful city.
- Finish road improvements and widening.  
I think of Cornelius as a hassle to get through rather than a destination.
- Water fountain where children can play on a sunny day and I can meet other families and meet friends. An upscale sushi train restaurant. A playland that is covered when it's rainy. Concerts of music that is not easily accessible. Like symphony, opera, cultural access. Continue movie nights in the park.
- aquatic center
- I would like to see more shopping centers.
- Less blight, more trees in parks, walkable streets and decorative crosswalks, patio restaurants, food pod, smarter use of alley ways, gardens and vegetation throughout city, maybe hanging and vertical gardens in tight spaces.
- Walking trails, water play fountains, activity center for kids, more restaurant options, Farmers market, climbing gym, roller skating rink,



- 
- Traffic lights are terrible! Takes longer to get across & longer if you're turning. Ma & pa cafe, Whole Foods, youth center/club, Salvation Army resale, safe crosswalk stations (lights/sign alerts). Farmers market
  - A bigger park, water fountain splash pad park, rec center, restaurants, pedestrian shops like Nw 23rd in Portland
  - I wish I did not have to leave town to eat at a nice restaurant for lunch with my colleagues or for dinner with my family. I would like to have something delicious and a little upscale. I think the new library will bring people downtown to attend an event, I would love to see if Farmers Market, and it would be nice if Centro had events that welcomed everyone and were easy to drop into. It would be nice to have a liquor store and ice cream shop and I don't know if it's possible but some kind of clothing store. It would also be great to have some kind of family fun Center, whether it be a small theater or super clean arcade or bowling, Etc
  - A good police dept. A good family restaurant. Slower mph.
  - interesting little shops like art galleries, gift shops to visit. A fabric or yarn shop with classes. An art center with public classes. Concerts in the park.
  - Food carts! This and keeping the locally owned and operated business in and happy while keeping the chains out. A short drive east or west provides all of the cookie cutter generic urban businesses anyone could need. Focus on what they don't offer as the foundation for what we do offer.
  - i would like to see more shopping and a gathering place for during the summer like a public splash pad free to the public.
  - We would come downtown more often if there were kids friendly events like a farmers market. My family and I will most likely not come downtown if there is a homeless problem like what Portland has.
  - Well I'm always with my kids and grandkids so something family friendly that don't cost an arm an leg.
  - Plenty of parking. Kid friendly activities, especially activities that include special needs children. Farmer's market.
  - Clean and updated buildings.  
Better restaurant choices, alternatives to Fast Food...Small cafe style.  
Summer camp and after school options and lessons for kids - basketball, soccer, baseball, music, art, etc.
  - Work out center with swimming pools,
  - A more blended community. It feels very divided with nicer, newer buildings and homes on one side of town and older, less maintained buildings and homes on the other side. I would like some more restaurants, especially sit down family-friendly places, and small shops. The library is very small and sad so a bigger, newer one would be nice. If there were more family friendly places and activities I would go downtown more.
  - Yo be able to visit a variety of restaurants and shops.
  - Recreational areas for kids
  - Non-chain restaurants, or shops. We are lacking these. We don't have many dining options that are not fast food. Same for shopping its either Walmart or Fred Meyer.



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- Get rid of those bump outs. They make driving thru and around Cornelius hard. There needs to be better businesses.
  - I would could for community activities, theater programs, park
  - I would like to see some kind of effort put into cleaning up the neighborhoods... Not just sweeping the street but getting people to pick up and clean their yards. I am sick of going out my front door and seeing my neighbors trash blowing down the street from the pile they have in their front yard. Ohh and the RATS!!! There is a major problem with rats in my neighborhood because of all of the trash people leave out everywhere. Something needs to be done about the rats!!
  - Just about everything that we have to go to Hillsboro for...better restaurants, building materials, even Shell gas. I am very glad that Ace Hardware has hung in there.
  - Nice looking store fronts, nice shops, parks and community events
  - The reason I don't go to Hillsboro is because of the traffic, please don't mess Cornelius up by making the traffic a nightmare
  - More restaurants and max line
  - I'd personally like to see a dog park, nature hiking, retail stores besides Fred Meyer. Plaza with a water feature would be great to take the family out on a picnic. An aquatic center or a place to take art classes/lessons (like a rec senter) would be amazing!!!!
  - The new library of course! A farmers market, small businesses, indoor playground, and more restaurants.
  - More restaurants, a playcenter for children, acuatic center.
  - Would love to see a trader joes , new seasons etc kind of business maybe a recreation center of some kind
  - something decent in the grande foods property
  - A parks and recreational area
  - More family places to play and gather for food and relaxing with family.
  - We are retired and in a fixed income. So we are very careful where we go and what we spend our money on. There is not much in Cornelius for retirees.
  - This town needs a pool for the kids.
  - Shops, nice restaurants, swimming pool
  - Upkeeping the land scaping. Neat, cut grass, etc
  - Little eateries.  
Street market.
  - I would like to see more street lights, more pedestrian signs, traffic light mainly coming from Hillsboro.  
I would like to see nicer infrastructure, more color in the city and more family entertainment places.
  - Lifestyle shops. Small independent shops grouped together with benches, plants, pedestrian comforts.
  - More mom and pop style restaurants
  - Swimming pool, main restaurants
  - Shops, coffee places, art, way to walk to places with close crosswalks.

- 
- A bakery, cafe, activity center for youth and lighted crosswalks. Baseline and Adair are so unsafe to cross right now with all the traffic.
  - I take early morning walks from Starbucks to home. Would like parks with paths. Would like a downtowny area with little businesses/coffee shops for looking and hanging out. Also I miss Grande Foods. I walk past several hundred year old houses in our neighborhood and wonder about their history.
  - I would LOVE to see a pool/rec space. It is very disappointing that we have to pay out of town rates for both the SHARC and the Forest Grove pool. Another fantastic idea would be a splash pad area like in Downtown Hillsboro at the Civic Center. Their farmer's markets and live music afternoons and food trucks are a hit. There are many people in this community that don't have air conditioning at home so places to stay cool in the summer would be very nice. More restaurants would be great. It would be very cool if we could get a 7-11 back in Cornelius. A field large enough to play soccer would probably attract lots of kids. It would be awesome to have some higher end apartments/townhouses. Places that bridge the gap between cheap apartments and too expensive homes rent.
  - More benches good lighting all around town for safety.
  - A fun open area for kids to play outside (water park) with seating for adults, a coffee shop/bakery/bistro near the park (similar to Hillsboro Civic Center area).  
A natural food store (Trader Joe's), farmer's market, events for kids and family year round, a place to exercise, an indoor/outdoor public pool, good restaurants (ethnic food), a Christian church that I felt connected to and was committed to serving the local community.
  - Yes easier to shop and community center with a public pool
  - The traffic through the center of Cornelius is horrible. We need roads for the new housing units they are putting in and we need activities for kids so they wouldn't be so apt to get into gangs, drugs, etc. Maybe a baseball academy or something to get them involved. Not soccer because it would make the people more divisive.
  - Trader Joe's, Max line, bike path, walking track, indoor playground
  - There should be some more upscale family restaurants. A brew pub-local, not a big name. A clothing store with reasonable prices that is not big box. Entertainment-farmers market or local vendors.
  - Would like to see a pedestrian path. Perhaps close down some of the streets (without traffic lights) to make it a continuous space. Add more park areas and retail. Perhaps a yogurt shop, bakery, and small restaurants to service the Virginia Garcia employees and patients. Something for everyone. Skateboard area?
  - it would be nice to have more shops along the main drag for shopping and eating. Public amenity like a fountain for the summer months.
  - Cleanliness and more community
  - Upgrade some buildings. Add a frozen yogurt shop. :) It would be nice to have a recreation complex/gym with a swimming pool for exercise like some of the THPRD facilities. In Cornelius, we are not in district for any of the THPRD facilities and we are not residents of Forest Grove to be able to enjoy the discount admission into the pool over there. Cornelius, being dubbed a "family town" should have more family activities!
  - Lower water bills!

- 
- Cleaned up, more current amenities, more community events (farmer Market or sponsored event)
  - Parking, food, shopping, cleanliness and consistency
  - WE NEED A PUBLIC SWIMMING POOL
  - Reasons to park and walk around. Shops, culture, destinations.
  - Police need to improve their community involvement/engagement. If the town is going to increase in size, they need to be more useful than they currently are. As for what would encourage me to shop in the area- there need to be more stores to actually shop at. currently, the town is filled with convenience stores and churches.
  - Consistent style of building, enforcement of maintenance and buildings for business to move into that are connected together. Shopping opportunities such as small businesses, places to eat (we have two sit down restaurants, Mazatlan and Prime Time and the rest fast food)
  - I would like to have a grocery store with local foods in downtown.  
A more upscale drinking establishment, like the brewery on the north edge of downtown Forest Grove.  
More educational opportunities. I would like to learn Spanish but there don't seem to be regular classes nearby.  
Music in the park/movies in the park.
  - I'd like to see some more retail space. An open air mall, kind of like they have at The Streets of Tannasbourne.
  - There needs to be more grocery store options.
  - A public swimming pool with an exercise area would be a dream come true.
  - Definitely shopping and restaurants.
  - I love downtown Forest Grove and go there a lot to support the farmers market and restaurant along main Street. So recreate that type of atmosphere.
  - Community pool/ Gym  
Trader Joes  
Restaurants
  - Probably nothing
  - There should be bars, restaurants, tasting rooms, etc. A nice coffee shop or bakery (no, Starbucks does not count). A gym. Another grocery store. A community center with a pool. This is what is needed to support the growing Cornelius population. Also, tearing down that creepy stucco quickie mart would be a vast improvement. visually.
  - small business coffee, bistro, and bakeries, and shops. Small businesses only. no more subways and Verizon wireless stores

### **Responses - Spanish**

- Hay muchas carros en las calles sin servicio( carros tirando aseite )renovar algunas calles ( N Clark Ct), mas limpieza en los frentes de las casas,de basura y zacate, tener mas cuidado con el vecindario que no tiren quimicos o basura dañinos en las canalejas, animales sin su adecuado cuidado ( perros sin licencias, gallinas ruidosas, gatos callejeros, mas seguridad [cuetes ilegales,] plaza cumunitaria buena idea, seria buena idea pedirle al vecindario que

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renobara un poco la pintura de sus casas para que no contamine la pintura que cae al piso, insistir el reciclaje para mejorar el medio ambiente.

- Parques, librerías, senderos para caminar, juegos para niños.
- La iglesia ,la clínica odontológica eso pero hace falta parque para caminar ,un parque acuático chorritos banquetas para que sea más seguro para los niños viviendas a bajo costo.
- Que tengan más actividades para gente de la tercera edad
- me gustaria menos trafico
- La biblioteca y el Centro Cultural.
- me gustaria un parque donde tenga agua que sale del piso, como el que esta ubicado en el civic center de hillsboro, pienso que en los dias calurosos las familias se reunirian para que sus hijos se diviertan y esto atraeria mas gente de otros lugares...
- Mas lugar de aprendizaje, lugar de juegos para el invierno , y mas fuente de trabajos
- me gustaria ver mas servicios la comunidad hispana, ya que somos bastantes en Cornelius. Me gustaria ver tambien una tienda por departamentos (mall) con colorido. Necesitamos tambien un lugar para caminar (trail) que sea seguro para las familias.

Q4. Who else should be involved in this process?

Answered 55, 4 (Spanish)

#### Responses - English

- Small business owners
- Cornelius would do well to make this process known throughout the west. Draw proprietors in who have something special to offer not just Cornelius but the region. For instance, if Cornelius has a shop that offers a niche product or service that draws people in from other parts of the Portland region, the other local businesses will benefit. Involve planners that specialize in sustainable building. In this time of environmental crisis, you'll want to ensure the planet is not further impacted negatively by this process. Make opportunities for the natural environment to showcase it's beauty and eco-services. Let's be a model of what a little town can do for sustainable lifestyles and building! Other communities worldwide will come to see what we did and how we did it!
- Community leaders, merchants & developers are already involved. Spreading the word through community events, online websites, various media publications are starting to get the message out to the community.  
Cornelius is a very exciting place to live.
- The Cultural Center. All different cultural groups from town. All different aged groups, so they have their needs met. We seem to have alot of older folks...I would like to see them feel safe and comfortable walking around town.
- All citizens
- people from forest grove as they will be so close
- The Whole Town
- Everyone in our community.....
- Potential investors. Residents in Cornelius and Forest Grove, and other neighboring towns. Banks, Gaston, Hillsboro

- Citizens and the city council.
- Community.
- Mayor, city council, the community in general.
- Merchants who would consider relocating. Large local employers.
- Community equally represented
- Cornelius businesses.
- Land owners and residents collaborating, restaurants, maybe businesses organized in like groups, artists, historians, farmers in unincorporated areas.
- Community
- School children and teens. People who live just outside of town. People who work in town but don't live here.
- All who live there. I'm a senior so limited.
- People who cross the busy streets
- the general public, schools, Virginia Garcia, the cultural center, local churches
- Consultants on successful urban zoning and planning. There is only so much space available between Forest Grove and Hillsboro. It's either be a successful step on the road, or be annexed from either end.
- reach out to private developers to show case the town and its potential
- The sheriff to keep the homeless problem under control.
- The public, if we're all going to enjoy and use whatever is decided on.
- I am not even sure what is defined as the town center. I always encourage public and private partnerships, especially with the churches. Also I would like to see more camp like activities for kids..like the Hillsboro Parks and Rec dept offer.
- Community.
- Everyone in Cornelius, especially the kids of the community since they are our future.
- Painted cross walks at least every 2 blocks with enforcement
- Primarily citizens of Cornelius.
- Community
- We need a city wide clean up and pest control NOW!
- It would most likely be a good idea to bring in a city mayor or planning group who have been through rapid urban development, such as that which is going on with Hillsboro right now, even such as Tom Hughes.
- Common people don't need a ton of politics or business owners just a few. Remember they out for themselves not what's good for the town
- The neighbors, the youth, the schools.
- local farmers
- Who is involved now? City planners I'm sure. This survey is a good way to get community members involved, if you can convince them their ideas will really be heard.
- Everyone. The kids are stuck between forest grove and Cornelius and they both charge us out of town fees. Cornelius needs to put in a pool and maybe another grocery store where Hanks use to be. Maybe a Trader Joe's.
- our community should be involved in this process.

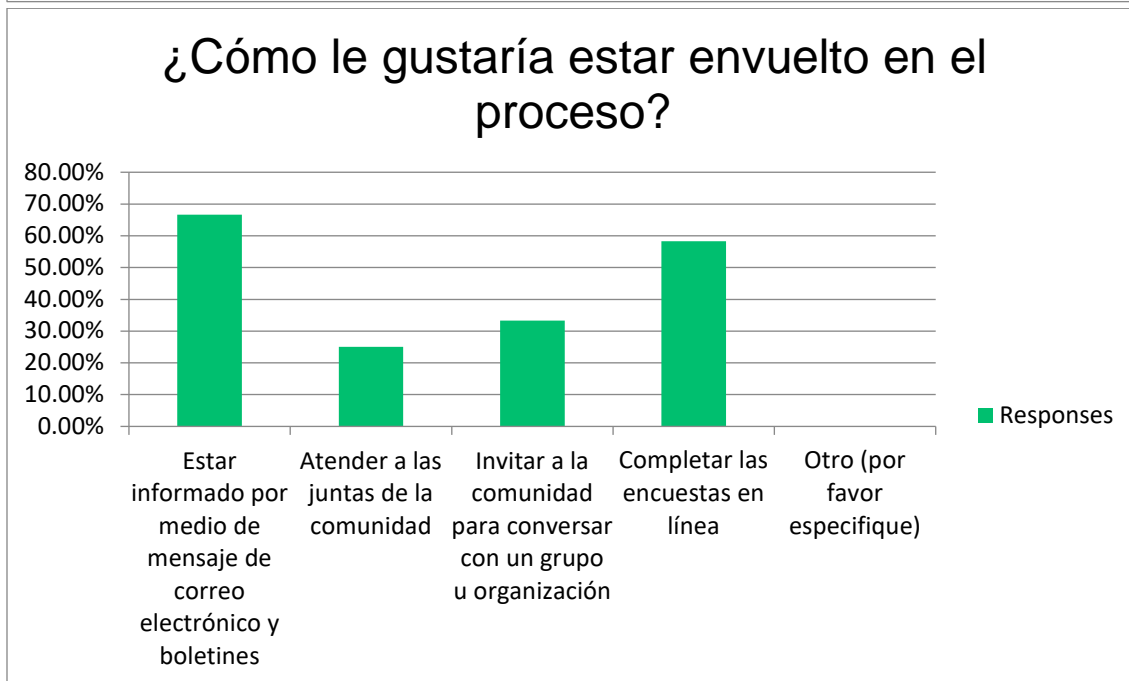
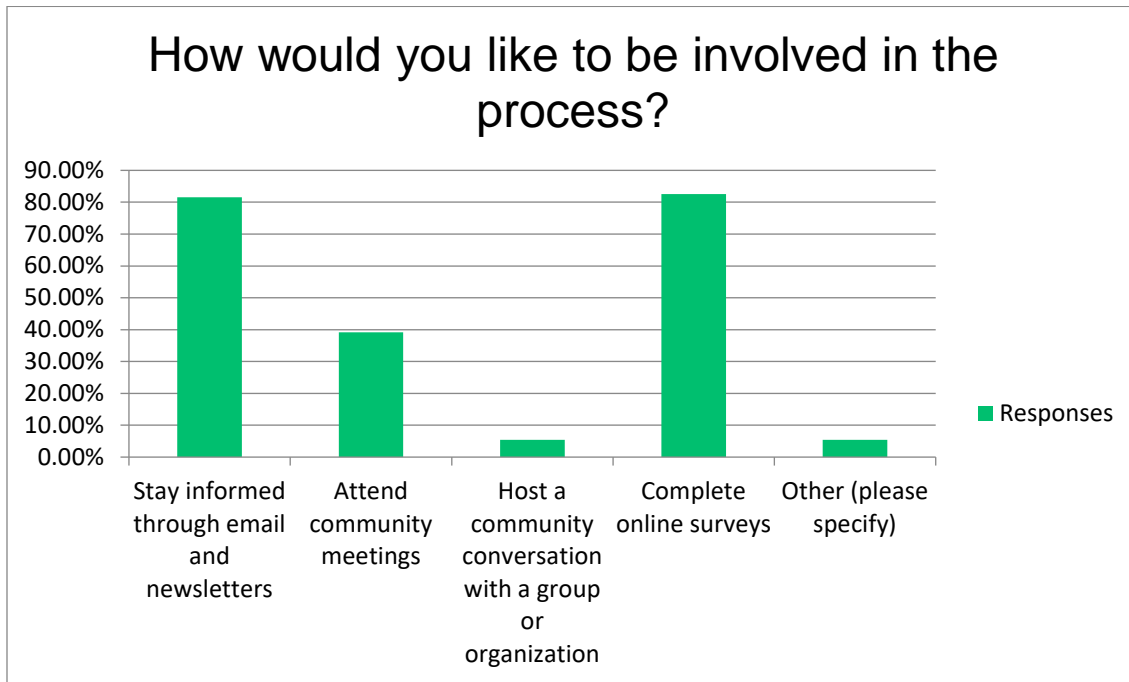
- What small business owners have business located elsewhere because of unaffordable business locations?
- ODOT, small business owners
- Leaders of similar sized towns with roughly the same diversity so they could tell us what worked/didn't work in their community.
- Not all will receive this survey, please include all members of our community
- Maybe the Eagles club? HOA's
- The community... more outreach to our Latino families
- Whoever is going to finance this.
- The whole community. New residents, hispanic residents. If you're moving to the future, you should consult those that ARE the future.
- Residents
- Current businesses, residents, potential businesses, the town mayor, investors, land owners
- The actual tax payers in Cornelius.
- Business owners, nonprofits, residents, local associations and other groups.
- the police will need to have direct engagement in the process. i do not feel like they are meeting the needs of the town currently. if the town continues to expand, and the police continue the status quo of complacency, then it is not going to be an area people will want to visit.
- Neighboring communities.
- People who do not have a vested interest in Real Estate or Businesses or anyone who thinks growth is always good.
- Whoever fixed Hillsboro's downtown. That is who you need to contact.

### **Responses - Spanish**

- cualquier persona que le interese un futuro mejor.
- los vecinos
- Nuestra comunidad latina.
- toda la comunidad.
- La comunidad de Cornelius

Q5. How would you like to be involved in the process?

Answered: 92 (English), 12 (Spanish)



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## Community Conversations

### Downtown Advisory Group – June 7<sup>th</sup>, 2018

#### *What do you like about Cornelius' town center/ downtown today?*

- Well-established physical presence.
- Strong community organizations.
- Family-friendly (both in terms of physical space and city programming).
- Hanks building (event space very active).
- Accessibility.
- Lots of pedestrian activity.
- Strong sense of history.
- Cruise-In Diner (great food and people).

#### *What changes would you like to see in the future?*

- Attracting through traffic (2).
- Connect regional bike trails to make Cornelius a hub (Yamhill Trail, Tualatin Valley Scenic Bikeway, Banks Vernonia Trail) (2).
- Create a destination (2).
- Creative opportunities for food and drink (2).
- Outdoor supply/recreation store (2).
- Add crosswalks (2).
- Improve access to river and build boat launch.
- Improve dynamic between "highway" as a "downtown corridor" (consider a boulevard concept).
- More pedestrian crossings.
- Market/co-op/tasting room expanding on wine and agriculture identity.
- Food cart pods.
- Programming and facilities for small business incubation and development.
- A central plaza (potentially the railroad property?)
- Acquire Western States building for a restaurant and outdoor brew pub.
- More professional office space and rentable conference space.

#### *How would you like to be involved in the process? Who else should be involved in this process?*

- Interview Western States building owner.
- Send stakeholder list to DAG for comment.
- Youth.
- Small restaurants and businesses.

#### *Other Comments:*

"At the DAG inaugural meeting on November 2, 2017, Committee members started to identify the possible components of a vision for Downtown Cornelius and for the City as a whole. These ideas include:



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- A boulevard – trees, beautiful street furnishings (lighting, trash receptacles, benches)
  - State Highway couplet is a more attractive and safer place for pedestrians – more frequent lighted crossings, slower traffic.
  - Central Gathering place. Family-friendly. Shops and restaurants. A place to meet neighbors (old and new). Community gathering spaces – indoors and outdoors. Music/outdoor concerts and entertainment. Ice cream! Coffee!
  - Economic Prosperity – someone once said “quality of life begins with a job”. New business investment a high priority for Cornelius. Create more opportunities for our youth. Help small-scale entrepreneurs be successful – with training, financial assistance, connections to mentors and to resources such as PCC’s Small Business Development Center, Adelante Mujeres, and others.
  - Attract new business investment. Importance of keeping regulations simple and reasonable; controlling fees. A development friendly community.
  - Help property owners attract quality tenants. Success breeds success – as more quality businesses move in, they will attract even more such businesses.
  - Co-op wine tasting (there are already 40+ wineries in Washington County). This will be a catalyst for restaurants – “food follows wine”.
  - Another draw for vintners – supply store, so vintners don’t have to go all the way to McMinnville for supplies, lab.
  - Farmer’s Market
  - “Kids deserve a good education” – good schools are critical.
  - 1,100 new homes coming to Cornelius, particularly on the south side – that means more customers, increased buying power.
  - Downtown-specific issues to address: garbage, parking, pedestrian safety
  - Activities for Families with children; youth. Some ideas: outdoor swimming pool, ice skating in the winter, children’s museum, rock climbing, skate park. Great kids’ park in Hermiston. school gyms available for after hours use for the public?
  - Addressing challenges for the poor and homeless – food bank, shelter. Work with the churches to coordinate a multi-party facility (rather than a series of one-offs). "

### Centro Cultural Staff – June 25<sup>th</sup>, 2018

*What do you like about Cornelius’ town center/ downtown today?*

- Services, such as medical and a library-very important
- Everything is nearby
- Centro Cultural
- Parks
- Veterans Park and La Grande
- Local food and restaurants
- Mexican restaurants
- Latino/Spanish services-Centro, Virginia García, St. Alejandro, School District
- Starbucks; it’s a gathering place

- Fire and Police Departments
- New sidewalks and lighting
- Walmart
- Plenty of City sponsored events
- When you are here you know where to go/what to do. There is no place to wander.

*What changes would you like to see in the future?*

- Civic activities and recreation opportunities
- Youth recreation center
- Better crosswalks, bike paths/non-vehicular paths
- More locally owned businesses
- Modernize buildings
- No gentrification/affordable places to shop
- Recreation for senior citizens
- Max line
- Small buildings
- Bigger library
- Coffee shops/social spaces
- Latinx venues/spaces
- Food carts
- Common living room/center or plaza
- Affordable housing
- César Chávez Blvd/Cultural civic spaces
- More variety of restaurants
- Clean up after construction
- Public parking
- Weather truck
- Better transit/better frequency and routes/TriMet

*How would you like to be involved in the process? Who else should be involved in this process?*

- Central America/refugee/immigrant communities
- Seniors at Centro
- Latino business support in local downtown
- Volunteers of America
- Veterans/add banners like Beaverton
- Youth
- Nanci López/Latina business
- Parents
- Residents that work outside of Cornelius

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## Forest Grove/Cornelius Chamber of Commerce – July 16<sup>th</sup>, 2018

### *What do you like about Cornelius' town center/ downtown today?*

- Virginia Garcia is a major asset and well-used for services and community events.
- Lights/baskets have added a lot.

### *What changes would you like to see in the future?*

- Virginia Garcia needs more parking.
- If the goal is to grow Cornelius, would like to make sure that the infrastructure can handle it—roads, schools and utilities.
- Cornelius needs a meetings/events center capable of handling 200-400 people. A nice facility with a commercial kitchen. Upper two floors for professional office space.
- Population in 1965 was 1,600 and in 1997 was 12,000. Historically, Cornelius has changed and will inevitably change. Let's make sure we do it right with the future in mind.
- Need through streets that parallel with Hwy 8.
- Hear a lot of feedback for event space. Public art can create identity and drive tourism.
- Hank's closing took a lot away from downtown—need draws, commercial in the future to get that back.

## Cornelius Economic Development Commission – July 18<sup>th</sup>, 2018

### *What do you like about Cornelius' town center/ downtown today?*

- Fred Meyer, Banks, Alejandro, Wilco, HPS, Post Office.
- The land next to the Forge is a great development opportunity. Young people hang out at the Dutch Bros. across the street.
- Virginia Garcia, Cornelius Dental, Library, Centro.
- Grande Foods has large events on Fri/Sat with lots of young people/families.
- Vet Park – beautiful but not a hang out, not well used. Hearing desire for community plaza.
- Other parks are well utilized but Vet Park not inviting.
- Brick cross structures in place by gas station, flower baskets—little things go a long way.

### *What changes would you like to see in the future?*

#### Experience moving around downtown:

- Walk 8-10 miles between home and Forest Grove. Path is generally well maintained but sometimes branches too low.
- East-west walking good. North-south not as well developed. Pedestrian right of way not recognized and followed—major concerned. Especially bad between 10th and Wilco. Bicycling access and safety much better.
- Baseline/Adair difficult with traffic. May need mid-block pedestrian walkways. Difficult for retail to get foot traffic.
- ODOT putting in signal at 12th between Virginia Garcia and Centro.

#### Aspirations:

- 
- What is the target draw market? Need to consider when thinking about development?
  - McMinnville is a good example. Enjoy spending time there—can easily walk to retail, restaurants, etc.
  - Our downtown is different due to the highway. Should we focus on cross-streets?
  - Is there a model community with couplet/highway through who has done this already? Sisters, other examples...
  - Astoria has a couplet with somewhat different uses in the different directions.
  - Nothing in Cornelius that holds interest when not at work. A restaurant or wine tasting that is not fast food, etc.
  - We have an opportunity to create a destination.
  - If had destination, could draw events that now pass through. Have golf courses nearby.

#### What else to attract?

- Different restaurants.
- Need demographics before establishments will come.
- Little shops.
- Bike shop or brewery will draw cyclists. Corvallis-Two Towns has events at property.
- How to leverage influence of the Latino population.
- Food carts.

#### Local needs?

- Outdoor store.
- Vernonia-can hardly make it through the town on weekends with all the bicyclists and motorcyclists.
- Many services in town are not well connected—cannot easily walk between them.
- Cornelius needs a farmers market. (Rob: Cornelius is revisiting the conversation with Adelante to establish market in alleyway of library).
- Youth in Cornelius; need services and businesses that cater to youth and families.

#### What about public art/gateways? Community design/aesthetics?

- Years ago, Cornelius had a Blueberry Festival. Attracted many people but fizzed because could not get volunteers to carry it.
- Defining events.
- Have observed that people are not as available to volunteer and community engagement/communication is not as prevalent.
- Westbound at the couplet.

### Cornelius Public Works Building All-Staff Meeting – July 25<sup>th</sup>, 2018

#### *What do you like about Cornelius' town center/ downtown today?*

#### In your opinion, where do people go downtown?

- City Hall.
- Virginia Garcia Memorial Health Center.

- Dutch Bros.

What are the identifying features of the downtown area?

- Grande Foods (negative impression).
- Estby Station (negative impression).
- New library and apartments (positive impression).

How do people get around the downtown area?

- Generally, by car.
- Not many pedestrians.
- Some Hispanic families with strollers.

*What changes would you like to see in the future?*

What's missing in the downtown area?

- Sit-down restaurant (e.g. Red Robin, Applebee's or Denny's).
- Brew Pub.

What would draw people to the downtown area?

- Sporting Goods store.
- Hotel.

What do you visualize as the downtown area?

- From Fred Meyer on the east to 10th Avenue (maybe 9th) on the west; between the railroad tracks on the north and south sides.

What kind of features would help identify the downtown center

- Town Square at the Grande Foods location.

What would make Veterans Memorial Park more of a destination?

- Nothing; too much traffic noise, too small.
- Picnic table.

Urban Renewal Project

- The following businesses were listed as properties that would benefit from the Urban Renewal Project: Abacus Tax Services, Baseline Market, Super Mercado San Alejandro, Batting Cages, and laundromat. It was suggested that the removal of the Grande Foods sign would be an improvement to the property.

*Other Comments:*

- A general lack of attentiveness to business appearance is a detriment to the downtown core (e.g. Persian Motors, Old 'Siamak' property, car repair facilities on N. Adair between 17th and 19th Avenues).
- Excessive signage at the Starbuck's strip mall is detrimental to the downtown core.

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- Some thought that the City should make property owners maintain their properties (e.g. improve landscaping, pull weeds and remove excessive signage).
  - Suggestions for downtown core would be a museum, aquatic center or a splash-pad park.
  - In general, staff felt that the development of alleys in the downtown core would be a good idea.
  - Staff thought that combined commercial/residential uses were a positive idea.

### Adelante Mujeres – August 20<sup>th</sup>, 2018

There were many ideas and much interest in being a participant during this phase of the project.

#### *Concerns and broad suggestions for the City of Cornelius:*

- A recurrent topic during this conversation was the concern and perception of Cornelius having a divided community, so many of the ideas had to do with the need of having a place for families to come together.
- Another concern is the possibility of a tax increase to cover the cost of the town center development.
- Accessibility to the new projects; this refers to physical and financial accessibility for everyone.
- Be inclusive when developing the town center improvements.

#### *Specific suggestions for the town of Cornelius:*

##### *For families:*

- Recreation center; water park & fountain; Aquatic center.
- Soccer fields
- Festival for ALL
- Family center
- Farmers Market
- Shopping center integrated into a family center
- Better parks for kids

##### *For the city:*

- Pedestrian crossing for Virginia Garcia location; many patients have to use that street
- More access for people with disability
- Replace or fix buildings that are getting old.
- More public safety
- Extend Max line
- More effort to keep streets clean and replant trees.
- Beautify the town with more green spaces.
- Make improvements to the building formerly used for La Grande market.
- Keep parks clean and safe; add stations for pets with bags and garbage cans.

*Business sector:*

- Support for small local businesses through: equitable access to financial resources & leasing/rent space. Some kind of rent control.
- Affordable housing
- Shopping center that includes Latino markets.

Cornelius Boosters – September 10<sup>th</sup>, 2018

- Improvements to the downtown, including seasonal flower baskets, sends the message that “we care about our city”
- Grande Foods site needs work.
- Destinations in Town Center: Virginia Garcia, Library, Veterans Park, Fred Meyer.
- What about medical offices to have our community's comprehensive medical needs met? (Providence?)
- We have too many dilapidated buildings.
- No swimming pool, possible? But we'd love a splash pad.
- We need more destinations in the downtown.
- Appreciate decorative street lights.
- There are a lot of car-oriented businesses downtown.
- What about walkability?
- Gateway shopping center is nice, access is good.
- A non-farm clothing store.
- Parking availability will increasingly be a problem.
- What about an event center or agricultural market?
- Need more specialty retail.
- More things to do for youth and seniors.
- Family restaurant badly needed.
- Food truck pod?

Cornelius, West Dairy Creek Citizen Participation Organization (CPO 12C) –  
September 11, 2018

*What do you like about Cornelius' town center/ downtown today?*

- Library
- Schute Park
- Movie theater
- Baseline/19<sup>th</sup> (south side) house; Retail/antiques/locally owned

*What changes would you like to see in the future?*

- Parks and Rec
  - Community Center w/ Rec Center
  - Aquatic Center
  - Splash pads
- Campbell's Car Wash
- Aesthetic

- Family-centered
- Country Theme
- Building Design/Historic Preservation
  - Adaptive reuse of older buildings
  - Historic theme
  - Redevelop storefronts @ Market/Baseline
  - Height of buildings (denser)
- Need for parking
- Food Options
  - Accessible farmers market/discount for local farmers (Old Hanks parking lot)
  - Grocery store options (large scale)
  - Farmers Market/(Hillsboro) \*
  - Food carts
  - Produce outlet
- Retail Opportunities
  - Restaurants
  - Family-entertainment
  - Coffee/tea shops
  - Ice cream shops
  - Shopping center
  - 24-hr businesses
  - Toy/game stores
  - Night life
  - Mini golf/putt putt
  - Family fitness/Martial Arts
  - Veterinarian

## Rotary Club – September 12<sup>th</sup>, 2018

*What do you like about Cornelius' town center/ downtown today?*

- New Library
- Transit

*What changes would you like to see in the future?*

- Building Maintenance/Cleanliness
- More Parks
- Outdoor Music and Events
- Tie Downtown Together
  - Parks
  - Revitalization
- Old Hanks
  - Public Market or Meeting Space
    - Closed roof/All-season
- Traffic Flow



- Bus turnout should be wider
- Only two east/west roads (Adair/Baseline) – Need more
- Clothing Shops/Retail
- Trader Joe's/Grocery Options
- Brew Pub at the Old gas station
- North Abandoned Rail as a Trail
  - Provides vitality and connection
- Children/Youth Recreation Center

*Other Comments:*

- Funding to Revamp?
- Incentives for businesses
- Partnerships for school revitalization

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## Stakeholder Interviews

### Individuals Interviewed:

- Arturo Villaseñor, Business Owner
- Ed Bacon, Business Owner
- Francisco Cervantes, Resident
- Karl Pishaw, St. Alexander Church Pastor
- Kathy Murphy, Business Owner
- Luis Hernández, Resident
- Robert Perkins, Business Owner

Questions may be tailored to the specific stakeholder and their area of interest/expertise. The final outreach summary reports all stakeholder interview responses in aggregate. Direct stakeholders to the project website for updates: [www.ci.cornelius.or.us/towncenter](http://www.ci.cornelius.or.us/towncenter).

### *What do you like about downtown (Cornelius) today?*

- What I like about the Center... it's transforming and taking a Latino identity. You have Centro, VGMHC and St. Alexanders as a major community hub. There is also a more modern flair to the town and you see that in the two churches old with new. The VGMHC mural and the modern building merge values and culture. The library will also add a whole new element to the City and build a sense of place.
- Occasionally spent time in the old Library. I always get my hair cut in Cornelius at Tommy Salon. I occasionally go to Fred Meyer and the movie theater.
- Already answered.
- Centro Cultural is a major location. The new library and plaza will make a mark. VGMHC. You always run into friends at local stores. It's a small town feel. The Latino District is a Historic District.
- TV Highway is primary mode of communication. Promise of 24 hour line 57 is very exciting. Adair and baseline. Connected by roads. Not much of a pedestrian or bicycle culture.
- Walmart attracts visitors from all over. The movie theater is also huge. A lot of Latino businesses like Campesino. There are some good restaurants - Happy Garden for example. But it does feel like a lot of restaurants don't last very long. Why is that?
- Cornelius needs more affordable rents and homes, especially given the demographics and economics of community. Explore out of the box options like tiny homes. Most people need a small space to live.
- I think we need a balance of all things but no major service industry. Mostly gasoline and car stores. You often have to go to Hillsboro or Forest Grove to access retail and services. It's more of a bedroom community.
- I do like the lights that the main area has now. I have always appreciated VGMHC and Centro Cultural. It's hard to think about more because it's small.
- Realistically, I don't spend too much time. I occasionally go to Dutch Bros. I used to spend time at the Library to do homework. Mostly I go to Forest Grove.

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- Identity really revolves around the Latino spaces. The farmland and agricultural land is a huge asset and makes our town special. The Walmart is also a piece of our identity.
  - Harlemann Park is a huge park and go to place. City Hall and the Library area were big spaces and I spent a lot of time there as a kid. Centro Cultural has been a big venue.
  - I like how 57 is one of TriMet's most frequent lines. It feels like it's mainly to get in and out of Cornelius - not a lot of destinations. Did not feel very bike friendly. I like walking around but there aren't many pedestrian friendly lives.
  - We have Walmart and a lot of people come out here from all over. Mazatlan has been around for a long time when it comes to food, there's also a Happy Garden restaurant. The few places that we have are good quality, but we are overshadowed by FG and Hillsboro where they have great restaurants. No one really wants to hang out in Cornelius.
  - We need more affordable units: apartments and homes. The more I walk I see more homeless issues, and there is also a clear public drug use issue. One winter, one of my dad's workers was found with frostbite in the street.
  - If we can get more commercial activity that'd be nice, but it feels like we don't get enough destination traffic - like a lot of people drive through. It would be nice to also attract some big businesses. It feels like a sleepy town though.
  - We have a heritage of activism and community organization
  - Churches, grassroots, energy for community organizing, but the community is divided, like the Booster Clubs.
  - Council meetings help, although, Latinos and Anglos participate, but separately.
  - Food cart about to open up across Fred Meyer.
  - Have a library
  - Excited about the new library/building going up.
  - Centro Cultural is a huge part of Cornelius. Proximity between the library and Centro is great
  - Fred Meyer is the only amenity.
  - Not conducive to on and off stops.
  - Would rather go to Forest grove, there is parking, restaurants, places to circulate.
  - Get off the main highway and circulate.
  - No pedestrian environment in Cornelius
  - Centro has done an excellent job of creating a campus.
  - Move the highway to have an off-main street downtown corridor.
  - A pedestrian bridge.
  - The problem is traffic.
  - Success of retail is when access to retail is from bypass roads.

*What changes would you like to see in the future?*

- More public art. More restaurants - but not chain restaurants - but local venues.
- It's wonderful that the library will be renovated. More festivals this summer and more community gathering opportunities like movies in the park, but located near the urban core. It would be great to see an art gallery. If you put more public art, more plazas and esplanades. A place for entertainment and concerts.

- 
- I would love to have more community centers and spaces. A physical center of the town would be nice, kind of like Main Street for Forest Grove. We don't really have that sense of place and identity.
  - There is a live Pokémon Go community in FG, there aren't many spaces to walk and not many things to do when you're here. There isn't a center with spaces to visit or hang around. Have more shops clustered together would be really nice. I think the Hanks/Grande Foods site has a lot of potential.
  - A better variety of restaurants would be great. We need more things to do.
  - I would love for our city to be more walk and bike friendly. Easier to get around.
  - Haags and Thriftway are two key redevelopment properties.
  - Businesses owners need help w/ access issues as a result of ODOT standards.
  - Pacific University should have developed property in Cornelius, not Hillsboro.
  - General need for office space that can be home to support services (medial, law, administrative, etc), not only general retail and commercial.
  - Continue expanding on road improvements
  - For a plan to be implemented, need buy-in and continuity in leadership. Problem in the past has been discontinuity in leadership.
  - Generally, think about commuter services-healthcare, **childcare**. Think about what commuters need.
  - Streetscape is important. Spend money maintaining it regularly rather than fixing it intermittently.
  - Getting a MAX extension here. Already tracks in place.
  - Need more housing. More affordable rooftops, especially multi-unit housing near public transit.
  - Not much unity in the community; want to change
  - Less Segregation; less divided community
  - The town has not been able to leverage talent
  - Parks; space for recreation
  - YMCA would be good
  - Plazas; walking space
  - Create spaces to have a more tranquil life
  - Art to portray identity, branding, to inspire to look deeper for commonalities
  - Agriculture; sports
  - We must inspire self-reflection; What are we doing to accept others.
  - Farmers market; co-ops; buying local; like Cornelius being the Farmers Market of the region, or the region's garden due to its great location. The city is your Whole Foods, why not this city? Let agriculture grow into the city, like a grapevine.
  - Obvious things, like an aquatic center
  - A place for breakfast (like IHOP)
  - Restaurants and bars
  - More destinations like Orenco Station in Hillsboro.
  - "Welcome wagon" to new homeowners or apartment rentals. Great opportunity for local businesses to showcase their services.

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- Evergreen extended so baseline. Evergreen has been improved all the way back to Beaverton, but ends at Jackson School. Would be nice to see that continued to provide an alternate to Baseline and to help traffic congestion.
  - Grande Plaza needs to be redeveloped. Orenco station? Would like to see a public gathering place. A coffee shop or restaurant with a community room, especially with the senior housing going in across the house. If the building stayed the same and just remodeled inside. If there was a mall corridor down the center of Cornelius that would allow for walking paths.
  - Cornelius needs a bakery.
  - Places inside and outside of corridor for quiet walking/nature paths.
  - We need some kind of advertising for those that are just off the beaten path. Used to be a sign on Adair before 12<sup>th</sup> Street went in-that effectively cut the church off from a lot of traffic.
  - Should be in the business of infrastructure, not business.
  - What killed Aloha is having their downtown corridor on the highway. Areas that have been successful are those that are off the highway corridor. Tigard figured it out-traffic on highway, created a downtown.
  - Create business district north of Fred Meyer. Take it down the abandoned railroad tracks. Build it off of Baseline Road.
  - Infrastructure needs to be in place, developers will come along afterwards.
  - Cornelius is like a teenager-they want everyone to like them.
  - I would love to see a MAX connection go through Cornelius to Forest Grove.

*How would you like to be involved in the process? Who else do you think should be involved?*

- As the project moves forward I'd like to learn more about what's going on but I'm very busy.
- Cinema facility can be used for community events if needed.
- City may use the cinema facility to do free cinemas or join w/ the free Movies in the Park events.
- Add Robert Perkins to email project update list.

*Other comments:*

- City has changed a lot. Growth of non-profits, construction boom - and a cosmopolitan Starbucks.
- Forest Grove is definitely a more university town with more hip locations. You can tell Portland influence is creeping west and into our town.
- About a month ago, Sylvia Hayes and I, it felt like Forest Grove had a downtown and an identity. I think Cornelius is heading in the right direction - its no longer a completely rural community, and we're a part of the Portland Metro Area. I love the concept of the Cornelius Place project - affordable housing and the library. Great changes and developments.
- Are there any historic neighborhoods or homes? Where are the historic materials of this City?

## Intercept Surveys

SUMMARY: 324 INDIVIDUALS OR HOUSEHOLDS INTERVIEWED.

### Overall Dominant Themes

There is a desire for:

- Additional Restaurants
  - Family-friendly
  - Mid-range
  - Quality chain
  - Food carts
  - Variety
- Indoor and Outdoor Activities for Families
- Pool/Splash Pad
- Better Walkability
  - Safe road crossings
  - Greater visibility around parked cars
  - Connected corridors
- Community Spaces/ Plaza
- More Events/Festivals
- Farmers Market
- More Parks, Playgrounds & Natural Spaces
- Better Parking
- A Quaint, Small Town Feel
- An Image that Incorporates the Latino Culture

Themes varied some by type of event and attendees:

#### **MOVIES IN THE PARK**

Conducted 129 interviews with individuals or households

Dominant Theme – Desire for:

- Indoor and outdoor activities for families – especially Splash Pad or pool. kids and families
- Parks & playgrounds
- Family restaurant, chain restaurants
- Ice cream shop
- Better parking
- Safe walkability

#### **CONCERTS IN THE PARK**

August 4<sup>th</sup>, 2018

Interviewed 53 individuals or households. Approximately  $\frac{3}{4}$  from outside Cornelius (Forest Grove, Hillsboro, Beaverton primarily)

- More shopping options –mom & pop shops, mom & pop stores, gift shops
- More dining options – family restaurant, steakhouse, Italian
- More outside venues for activities
- Farmers market

August 11<sup>th</sup>, 2018

Interviewed 28 individuals or households

- More restaurants
- Parks
- Pool
- Plaza
- Mall

### **CENTRO, VIRGINIA GARCIA EVENTS**

Centro Cultural Taquiza – August 15<sup>th</sup>, 2018

Virginia Garcia Health Fair – August 17<sup>th</sup>, 2018

Interviewed 98 individuals or households

- Inexpensive restaurants – Latino foods
- Family activities
- Parks, pool, water play
- Activities for teenagers
- Community activity space – plaza
- Festivals/Events

### **FOREST GROVE FARMERS MARKET**

August 29<sup>th</sup>, 2018

Interviewed (16) nonresidents (will collect additional interview forms)

- Small, locally-owned shops
- Farmers market
- Food carts
- Community events
- Quaint, small-town feel
- Festivals/Events

### **Additional Comments:**

- Many Cornelius residents didn't independently comment on shopping, while those from outside Cornelius did. When residents were asked specifically, many commented on their satisfaction with Fred Meyer. Upon probing, suggestions included additional clothing stores, options for groceries, a Target or a mall.
- Of chain restaurants, Chipotle and In and Out Burger was mentioned by more than a few people.
- A coffee shop was mentioned quite a few times.

- Trails were requested by more than a few, but not necessarily a dominant theme.
- More than one or two noted desire for a bowling alley.
- An arcade was one example of the “activities for families” by more than a few.
- Of downtown housing options, many said apartments and mixed-use housing.
- Many commented on need for affordable housing.
- Many residents are worried about more new housing and congestion.
- Community members love the library and the lampposts!

#### Other individual comments:

- Eye-catching urban garden.
- Sushi
- Events for the Hispanic community
- Really good pizza place
- Post no-smoking signs
- Homestyle restaurant
- Roller skating rink
- Kids consignment store
- Shaded playground
- Discount shopping
- Banks
- Art gallery
- Light rail
- Activities for teenagers
- Safe walking/running paths
- Rec center
- More parks like Veterans park
- Soccer fields
- Need for more policing
- Need for more code enforcement
- Bigger store like Sears
- Toy store
- Accessories store
- Dairy Queen
- Arbys
- Outlet stores
- More frequent public transportation
- Recycling center
- Solar panels
- Asian food
- Peruvian
- More schools