

Design Week Draft Summary

November 28, 2018



In spring 2018, the City of Cornelius launched the Cornelius Town Center Plan to guide future growth and development in the city's downtown. The objective of the Town Center Plan, which also will encompass an Urban Renewal Plan for implementation, is to establish tools to implement a vision to revitalize Cornelius' urban core and encourage private investment and employment growth.

As part of the planning process, the City is conducting extensive community outreach to residents, visitors and community leaders. On October 8th, 9th and 13th, the City of Cornelius hosted *Design Week*, an interactive, multi-day event consisting of engaging activities, workshops, and drop-in sessions to re-imagine and redesign Cornelius' downtown core.

The primary activities of *Design Week* included:

- Two days of **drop-in studio sessions** with project staff and urban designers on hand. These were held at Centro Cultural's La Plaza Hall on Monday, October 8th and Tuesday, October 9th from 9am-8pm and 9am-6pm, respectively.
- **A community workshop**, held at Cornelius Elementary School on Saturday, October 13th from 10am-1pm. The event was catered and included kids' activities.
- **An online survey** to provide an opportunity to participate in the discussion and activities online.

Design Week activities were designed to gather feedback about the best opportunities to transform downtown. The primary discussion questions included:

- *Where is the Town Center core?*
- *Where are connections needed?*
- *Where are the gateways?*
- *What sites are ideal for a plaza?*
- *What ideas do you have for key opportunity sites?*

Design Week Activities

Drop-in studio sessions

Nearly 50 people participated in the two days of drop-in sessions. The purpose of the drop-in sessions was to provide an opportunity for the community to engage in the articulation and design of their ideas for Cornelius' downtown core. In addition to residents and community members, key stakeholders were also invited to schedule a time for more focused discussions with staff and designers.





These included Project Advisory Committee (PAC) members, City Councilors, a group of students from Pacific University, property and business owners, and Adelante Mujeres staff, among others.

Participants were asked to discuss their ideas while project staff facilitated the conversation and designers sketched ideas. In addition, a series of visual preference boards were on display showcasing different illustrative images for the following themes: streets, public art, buildings, parks and places, and gateways. Participants reviewed the boards and placed a sticky dot by the images they liked best for each theme (see Appendix A for total tallies).

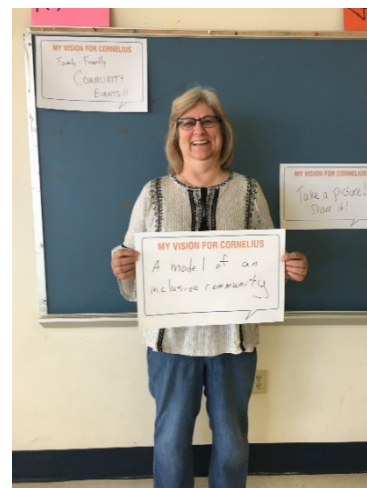
Throughout the two days, the following themes, ideas and thoughts were mentioned:

- Cluster Town Center activities into three focus areas: health and wellness, culture and community, shopping and dining.
- Prioritize development of the Town Center first in the blocks immediately adjacent to Virginia Garcia and the new Library, then the blocks north of the library and St. Alexander's Church, and then the vacant land immediately east of Fred Meyer.
- Orient buildings along north-south connector streets in addition to the major east-west arterials in order to connect Cornelius on a north-south axis.
- Consider extending the Town Center boundary to 26th Ave.
- Consider a parking structure as parking becomes more of a problem.
- Install splash pads or a water play park at Water Park, or as part of a redevelopment of the Grande Foods lot.
- Focus small, local stores near the new library and the Grande Foods lot so it is walkable for kids and seniors.
- Encourage public art, like painted murals on buildings, or student artwork on utility boxes.
- Install a pedestrian light at 12th Ave and Baseline St (ODOT is already planning to install the same at 12th and Adair).
- Enforce landscape maintenance in public right of way and on vacant lots for an inexpensive fix to improve general driveby aesthetics.
- Build a multi-use path along the abandoned northern rail tracks.

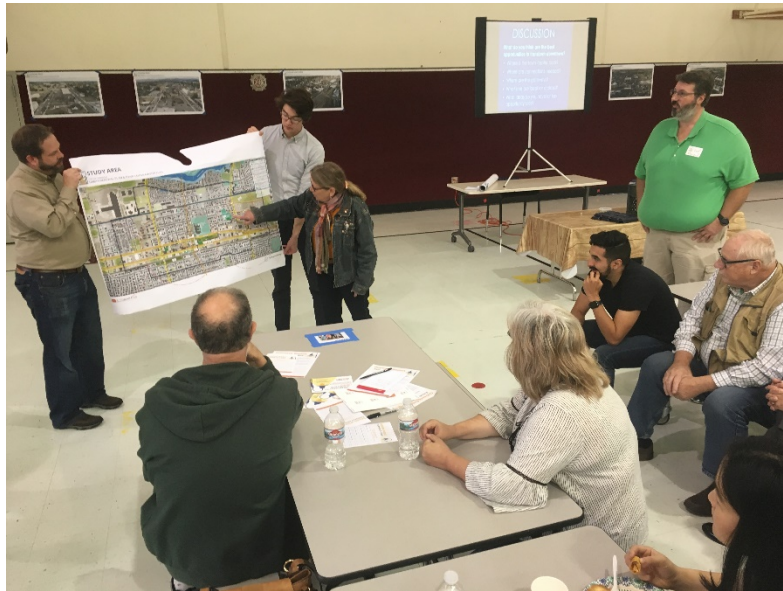
- Create a new park in the land east of the Fred Meyer, preserving the large trees.
- Design small pocket gardens, including a multi-sensory garden for seniors near the new library and senior housing.
- Focus on urban design that builds community, celebrates cultural diversity, and is intergenerational.
- Place soccer fields near the downtown core to draw crowds and support nearby businesses
- Redevelop the Grande Foods lot into a park with cafes, small shops and a place for a new Cornelius farmers market.
- Redevelop the Grande Foods lot into a park, plaza and after-school childcare facility.
- Construct buildings with eaves for rain protection.
- Maintain a “village scale” with a building height similar to the new library.
- Build a hotel that can capitalize on visitors coming for local and regional events.
- Consider investing in one “legacy” project that becomes the focal point or icon for Cornelius’ downtown.
- Develop the Western States Fire Apparatus building into a mixed-use building with a brewery or pub.
- Develop a food cart pod in the vacant gas station lot near the southern rail line.
- Redevelop the alleyway system into a covered and well-lit pedestrian boulevard.
- Have an Arts Center or Community Theater House, and a natural amphitheater a downtown plaza.
- Celebrate Cornelius’ distinct, genuine and authentic character. Appreciate the agricultural and wine industries and small-town feel.
- Build affordable, transitional and medium-income housing in the vacant lots along the southern rail road.

Community Workshop

Approximately 25 people attended the community workshop, including project staff. There were kids’ activities and a social media image-sharing activity. In addition, the visual preferences board activity was also on display (see Appendix A for total tallies).



The agenda began with a presentation by Ryan Wells, Community Development Director, and Steve Faust, 3J Project Manager, who gave a short project overview. Martin Glastra van Loon, the project’s urban designer, provided some context for the history of Cornelius’ development and presented some basic urban design principles to consider. The room broke out into small groups around large maps of the Cornelius Town Center study area. The map exercise consisted of participants using various materials to build out their ideal downtown. This included yellow yarn for bike and pedestrian connections, wooden pieces for plazas, green felt for parks, and paper icons for office, housing, restaurant and retail.



Group 1

The first group described the idea of having a transition gateway at 20th and Baseline, and then two major gateways, one between 17th and 18th Aves on the east side, and one at 10th Ave on the west side (Figure 1). In addition, the group also envisioned the following:

- Develop a multi-use trail along the abandoned northern rail tracks.
- Develop a major bike and pedestrian connection along 12th Ave, with crossing improvements at Adair St and Baseline St.
- Enhance a pedestrian walkway in the alleyway to the north of Adair St, from the elementary school, behind the new library and Centro Cultural, all the way to the church parking lot.
- Cluster multi-family housing and parks in vacant lots along the southern rail tracks.
- Redevelop the Grande Foods lot into mixed-use buildings with small shops around a park and public plaza.

Group 2

Like the first group, the second group envisioned a major pedestrian and bike connection north-south along 12th Ave, a multi-use trail along the abandoned rail line to the north, as well as an enhanced alleyway system (Figure 2). The alleyway between Adair St and Baseline St. would extend through the Grande Foods lot to the east and just past the current Town Center boundary to the vacant lot before 4th Ave on the west end. The city would have two gateways that would anchor each end of this extended

alleyway, with offices, restaurants and small shops on the west end, and a public plaza in the Grande Foods lot on the east end.

The group emphasized the opportunity to develop the existing alleyway with public art and lighting, and to also develop a walking path behind Centro Cultural across from the elementary school to the church. In addition, Group 2 envisioned a large park with meandering paths through the large trees to the east of the Fred Meyer parking lot, and multi-family housing in the vacant lot to the north. Other ideas included a Community Arts Center and a kid's splash pad in the vacant lots along the southern rail tracks.

Group 3

The third group described a major pedestrian and bike connection along 14th Ave (Figure 3). They suggested repaving two blocks of 11th Ave, north of Adair St, and allowing it to be closed off for street fairs and events. The street would also be vacated between Adair St and Baseline St. The group also suggested:

- Create two new walking connections across 9th Ave at Davis St and the informal trail from the Water Park, over to new multi-family housing in the lot to the north of Fred Meyer.
- Install splash pads at Water Park.
- Include a community center with shops and restaurants around a park in the Grande Foods lot.
- Build a large gateway feature that would be a pedestrian overpass at 14th Ave, connecting the new library and elementary school across to the south side. The vacant lot at the south end of the overpass could be an interactive children's museum or science center.
- Turn the existing alleyway into a large pedestrian mall that extends from the Grande Foods lot to 10th Ave (vacating 11th Ave).



Figure 2. Group 2 Map Exercise

Online survey

To supplement the in-person activities of *Design Week*, an online survey went live on October 8th to gather additional thoughts from those unable to attend the activities. The survey centered around the five discussion questions outlined at the beginning of this summary report. As of October 30th, the survey reached 54 people.

Similar to the workshop participants, survey respondents generally consider the “heart” of Cornelius to exist between Davis St and Baseline St or Alpine St, extending east to Fred Meyer and west to 10th Ave. Respondents identified a variety of eastern gateways including the Fred Meyer, 20th Ave and Baseline St, and 14th Ave, and most agreed that 10th Ave was the western gateway. Additionally, walking and biking connections were identified along 16th Ave between Adair St and Baseline St, the northern rail tracks, as well as a crossing over Baseline St. In addition, respondents identified the need for a formalized pedestrian pathway from the Fred Meyer lot to the Council Creek subdivision north of the railroad tracks. Community members also identified other downtown needs including updated and clean building frontage, street lights, and traffic safety. Survey respondents suggested the following uses for a series of key opportunity sites:









Key opportunity sites	Survey Response Ideas
<i>Western States Fire Apparatus:</i>	<ul style="list-style-type: none"> • Brewery or restaurant • Indoor Playground • Reflection of the history of Cornelius and regional firefighting • Swimming pool/water park • Community garden and solar farm • Artist/Maker space
<i>Vacant lots north and south of railroad tracks near 10th Ave:</i>	<ul style="list-style-type: none"> • Commercial buildings similar to downtown Forest Grove and Hillsboro • Shops • Fast food restaurants • Food Pods • Apartments • Mixed-use development
<i>Vacant lots north of Adair at 7th Ave:</i>	<ul style="list-style-type: none"> • Mixed-use or multi-family development • Shops • A Park
<i>Grande Foods (Hanks) site:</i>	<ul style="list-style-type: none"> • Trader Joe’s • Target • Dance Hall • Indoor/outdoor retail mall (e.g. Phoenix Desert Ridge) • A recreation center • Swimming pool/water park • Mixed-use development (e.g. Orenco and Tanasbourne)
<i>Vacant land the north and east of Fred Meyer:</i>	<ul style="list-style-type: none"> • A retail/service center (e.g. Tanasbourne) • CostCo • A large park, skatepark or water park • No development • Apartments

Next Steps









Based on the feedback received through the *Design Week* activities, the project team is preparing a design concept for downtown that will be reviewed by the Project Advisory Committee (PAC) in December 2018. Once the PAC has discussed the concept, it will be further refined and presented for review to the broader public in January 2019.

APPENDIX A. Visual Preference Board Tallies

Gateways

Gateway	Total	Gateway	Total
	19		3
	7		
	7	GATEWAY  <small>JACKSON, WY</small>	2
	4		1
	3		











Buildings

Buildings	Total	Buildings	Total
	29		9
	20		3
	13		2
	9		1






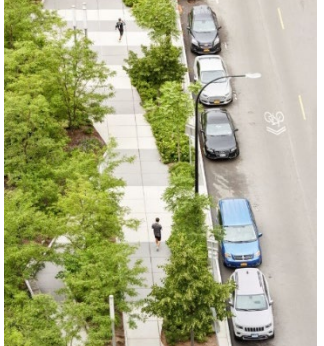












Parks and Plazas

Park/Plaza	Total	Park/Plaza	Total	Park/Plaza	Total
	30		6	ACTIVE PARKS 	2
DESTINATION PARKS 	12		6		0
	10	 <small>PORTLAND, OR</small>	6		
	10		4		
	7		2		
	6		2		

Public Art

Public Art	Total	Public Art	Total	Public Art	Total
	16		9		6
	15		8		1
	10		6		
	10				
	9				

Streets

Street	Total	Street	Total	Street	Total
	31		7		3
	24		6		3
	12	 <small>Markus & Associates, Inc.</small>	4		2
	11		4		2
	10		3		1
	9		3		1