



Cornelius Town Center & Urban Renewal Plans

Public Meeting

March 7, 2019



ROADMAP



Town Center Plan Update



Crash Course – UR 101



Review of Presentation Boards



Next Steps

TOWN CENTER IMPLEMENTATION - FUNDING

Cornelius Town Center and Urban Renewal Plans	2019								
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Task 1. Project Initiation and Management									
Task 2. Community Engagement									
Task 3. Existing Conditions									
Task 4. Design Workshop									
Task 5. Town Center Master Plan Alternatives									
Task 6. Town Center Plan	★	●	★	●					
Task 7. Urban Renewal Plan	■	■	★	◆	◆	◆			
Task 8. Implementation/Action Plan									
Task 9. Adoption					◆	◆◆	◆		
Task 10. Code Amendments									

- ★ Kickoff/Public Meetings
- Project Advisory Committee Meeting
- ◆ URA/Planning Commission/City Council Meeting
- Technical Advisory Committee

TOWN CENTER PLAN

TOWN CENTER PLAN

Town Center Guiding Principles

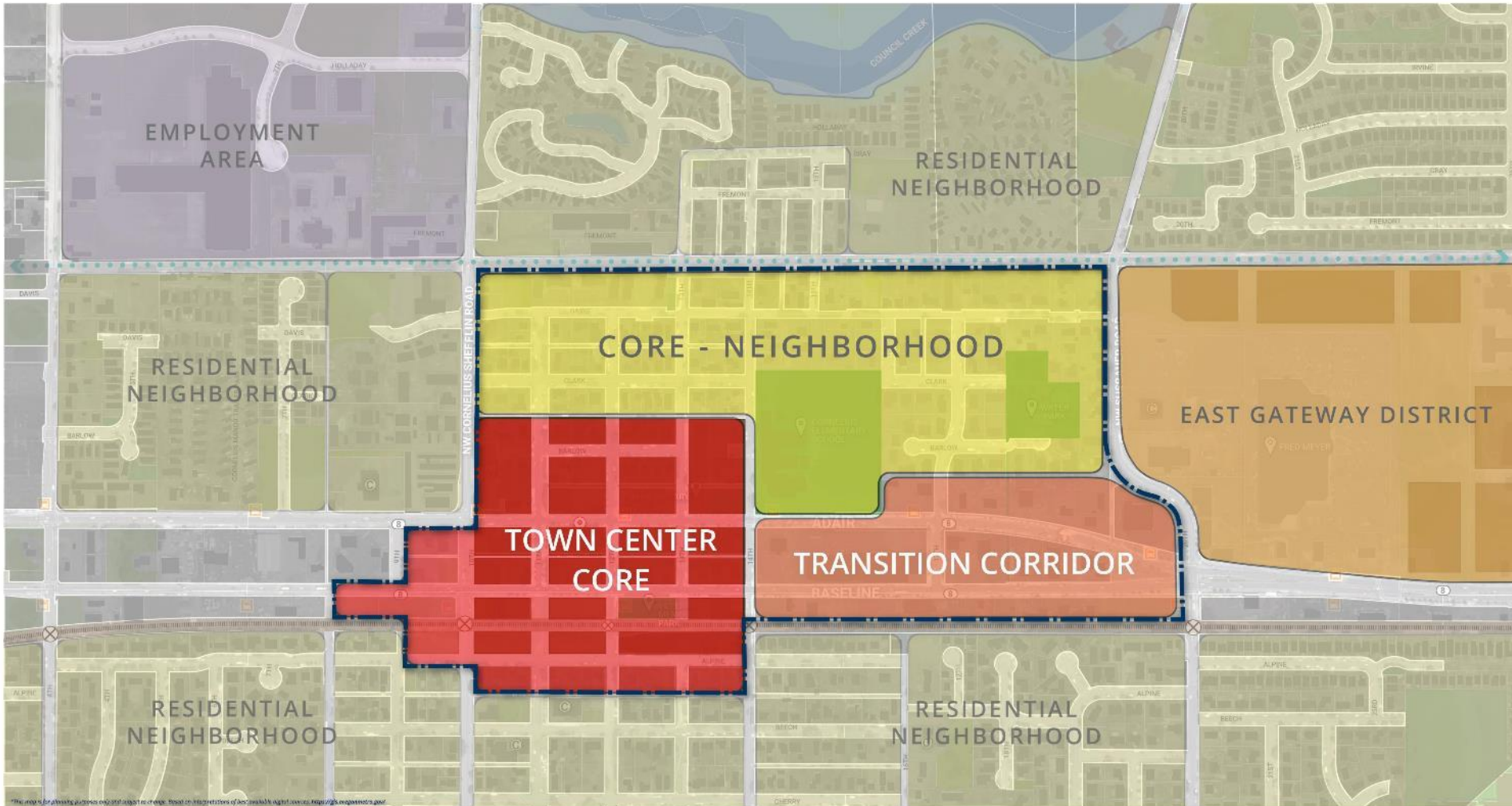
1. Celebrate and reconnect with the **natural context**.
2. Strengthen and re-establish “**Old Town**” as the Heart of Cornelius.
3. Create a community **gathering space and civic plaza**.
4. Revitalize **close-in neighborhoods**.
5. Improve **context-sensitive highway couplet** character.
6. Provide **gateways** to signal Cornelius as a distinct and walkable place.
7. Create a **contemporary mixed-use village** around Fred Meyer.
8. **Connect** to the future Council Creek Regional Trail and potential future regional transit.

TOWN CENTER PLAN DISTRICTS



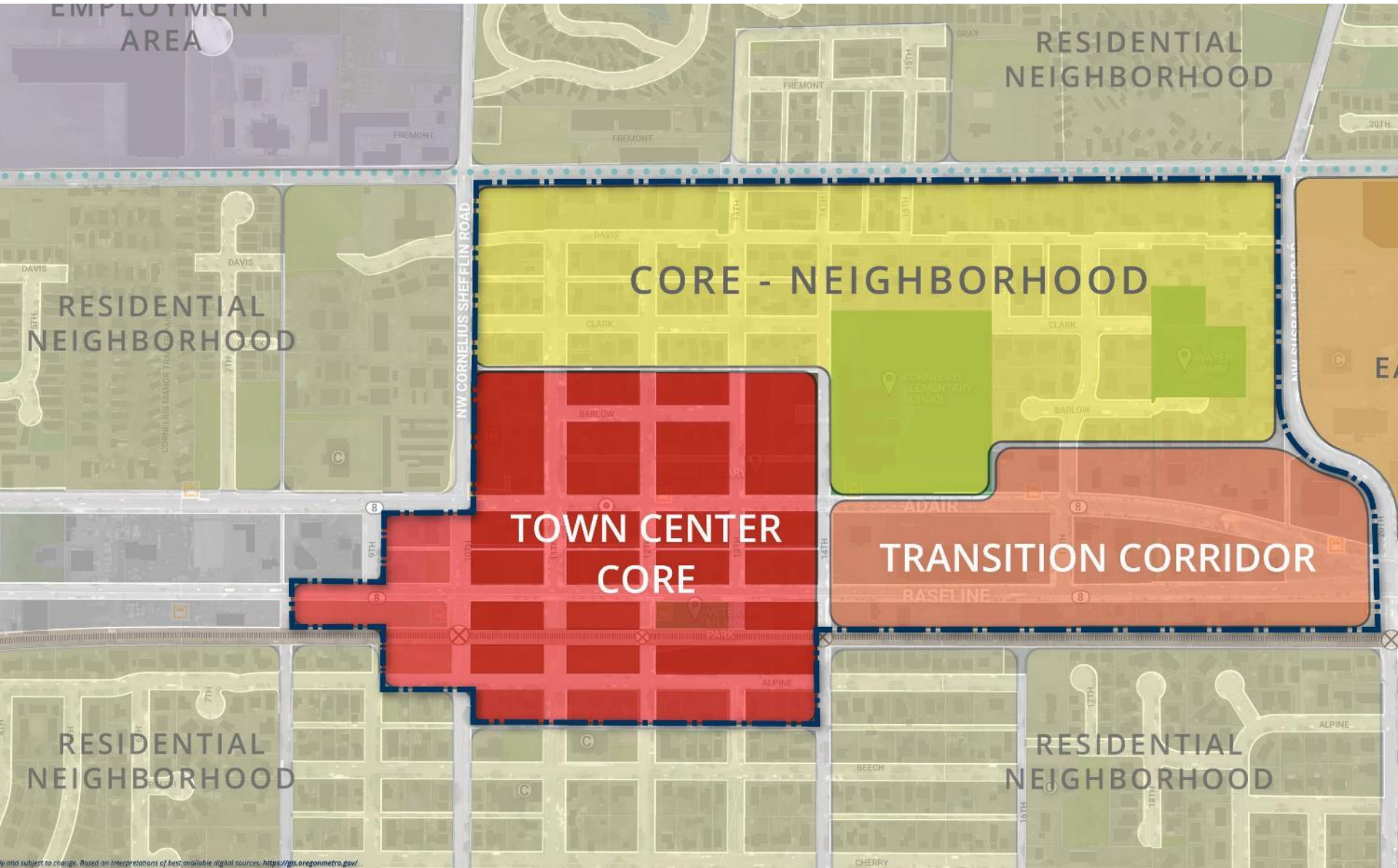
DISTRICTS

CITY OF CORNELIUS
URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



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TOWN CENTER PLAN DISTRICTS



TOWN CENTER PLAN DISTRICTS

Town Center

- **Town Center Core.** The Core has a unique and authentic character, distinct from larger-scale retail along corridor. A walkable place focused on civic uses, wellness, culture, and craft food and beverage.
- **Core Neighborhood.** An extension of the Core with a more residential character. Denser mixed-use neighborhood to support the Core that provides a variety of housing options and opportunities for professional service businesses.
- **Transition Corridor.** A noticeable transition from auto-oriented businesses to a variety of commercial uses. Clear gateways with art and landscaping prompt a change in the behavior of motorists passing through town.

TOWN CENTER PLAN DISTRICTS

East Gateway District

Distinct from the Town Center Core, the **East Gateway District** is a suburban retail center for contemporary living anchored by Fred Meyer, with easy vehicular access and parking. A connected network of streets is lined with a larger scale and mix of housing, offices, chain businesses, and park areas.



TOWN CENTER PLAN FRAMEWORK



URBAN DESIGN FRAMEWORK PLAN

URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



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TOWN CENTER PLAN FRAMEWORK

Town Center Core Area

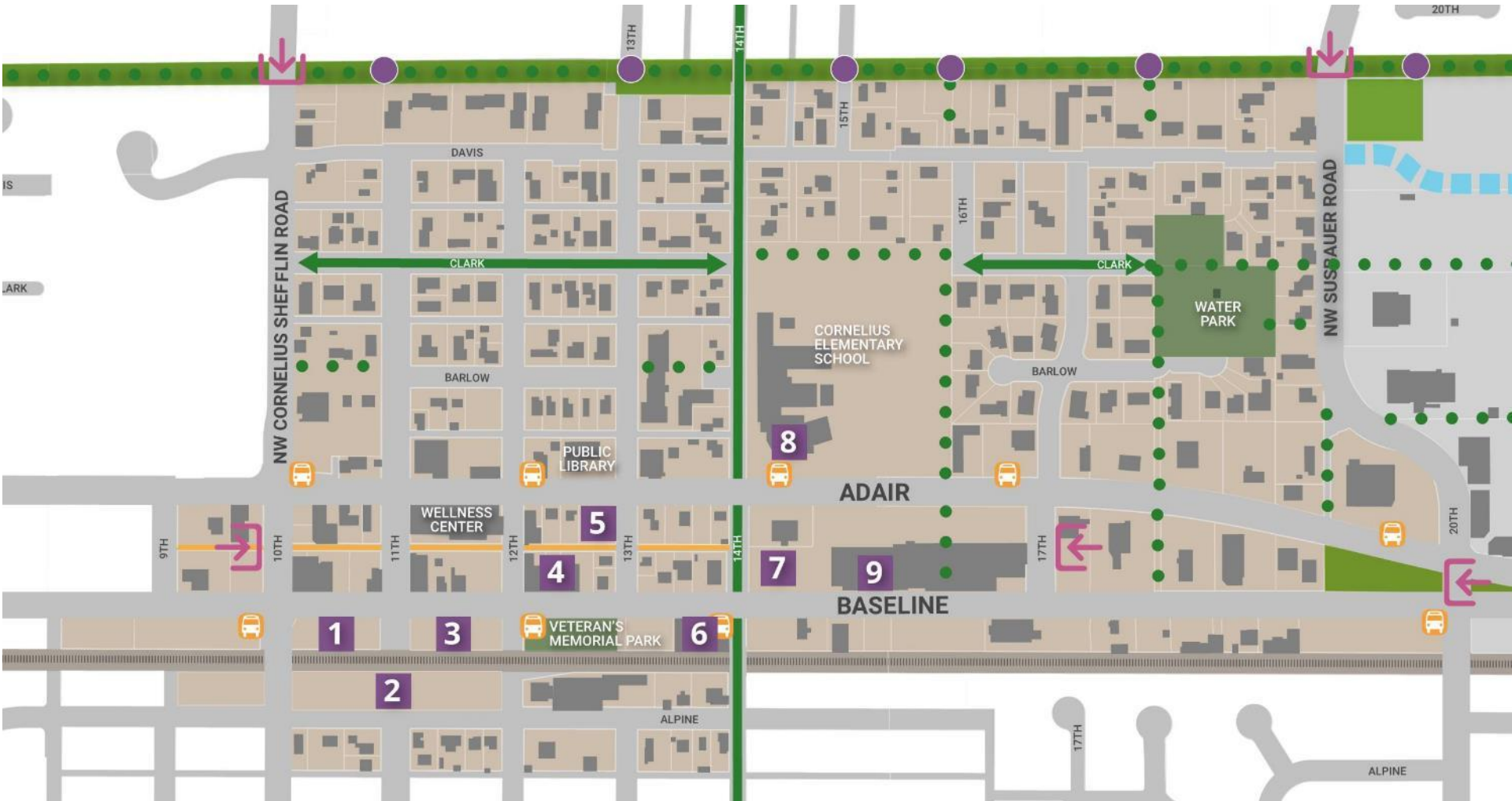


TOWN CENTER OPPORTUNITY SITES

1. Gas station lot at 10th and Baseline (Estby) is undergoing environmental clean-up.
- 2-3. Vacant lots adjacent to the southern rail line.
4. Storefronts at 12th and Baseline could benefit from façade improvements.
5. Opportunity for mixed use development across from Cornelius Place.
6. Possible acquisition and redevelopment of Western States Fire Apparatus building.
- 7-8. Potential locations for 10,000 sf public plaza with splash pad.
9. Grande Foods (aka Hank's):
 - Short-term exterior and potentially interior improvements
 - Long-term candidate for acquisition and redevelopment.

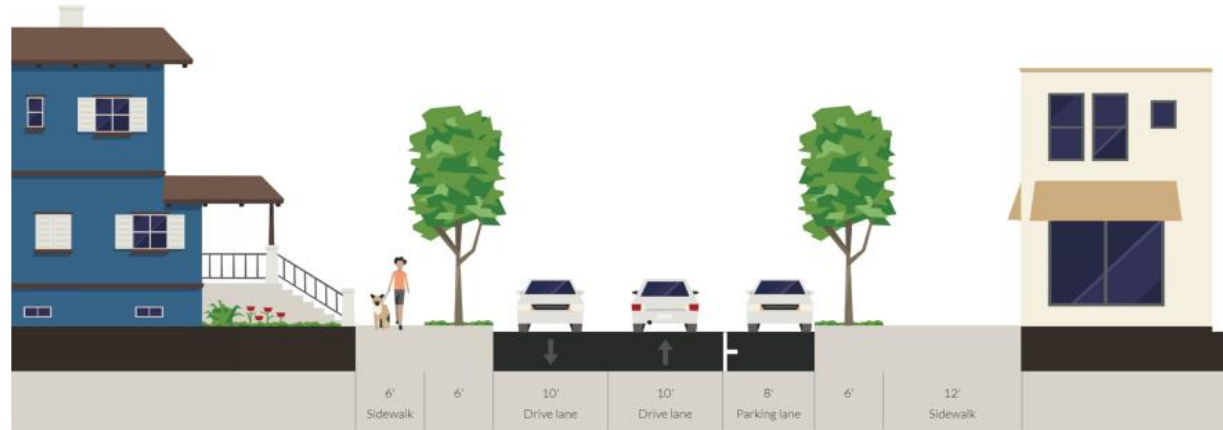
TOWN CENTER PLAN FRAMEWORK

Town Center Core Area



TOWN CENTER CONNECTIONS

- 14th Street Greenway between Council Creek regional trail (north) and Tualatin River (south).



- Trails to connectivity on Cornelius Elementary School site.
- Clark Street improvements including sidewalks, curb extensions/ramps and street trees.
- City street connections to Council Creek Regional Trail.
- Town Center alleyway improvements with pedestrian amenities and decorative features.

TOWN CENTER OTHER FEATURES

- Gateways welcome people to the Town Center.
- Neighborhood trailheads provide easy access to and from the Council Creek Regional Trail.
- Improvements to transit stops including benches, bike parking, and trash cans. Consider bus shelters should as ridership increases.
- Public bike parking spread out in a few spaces or a larger concentration in one location.



TOWN CENTER PARKING

- Currently marked on-street parking in the Core:
 - Helps delineate parking area for drivers in adjacent lane.
 - Discourages drivers from parking too close to other cars.
- Most drivers find parking on same block face as destination.
As the Town Center develops:
 - Parking availability (on- and off-street) will decrease.
 - Drivers will need to walk farther to reach their destination.
A two-minute walk is considered acceptable.



- Add designated ADA parking spaces to the on-street parking supply in the Core.

EAST GATEWAY DISTRICT CONNECTIONS

- Larger trailhead to welcome people to and from Council Creek regional trail and into East Gateway District.
- Future roadway connections including extension of N. Davis Ave collector with two travel lanes, sidewalks, pathways, and landscaping.





Legend

Feature 1

Google Earth

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40 ft



PROPOSED ZONING

TOWN CENTER IMPLEMENTATION - ZONING

Town Center

Town Center Subdistrict	Existing Zoning	Proposed Zoning
Town Center Core	Main Street Retail Commercial Main Street General Employment Main Street Civic Main Street Design Overlay Multi-family Residential (A-2) Single-family Residential (R-7)	Central Mixed Use Retain A-2 for properties on south side of Alpine St
Core Neighborhood	Multi-family Residential (A-2) Single-family Residential (R-7) Main Street Mixed Use along 19 th and 10 th Streets	Core Residential Corridor Commercial for Elementary School site
Transition Corridor	Main Street General Employment	Corridor Commercial

TOWN CENTER IMPLEMENTATION - ZONING

Central Mixed Use Zone

- Mix of retail, commercial, office, and civic uses, and ground-floor residential.
- 3-story height (40-45 feet) limit.
- Require limited design elements for sites fronting Adair and Baseline:
 - Weather protection features (arcades, canopies, awnings)
 - Distinctive corner treatments
 - Several from a menu of design choices
- Second alley-facing entrance and lighting for sites with alley frontage.
- Ensure that existing residential uses can continue.

TOWN CENTER IMPLEMENTATION - ZONING

Core Neighborhood Zone

- Prioritize existing and expanded residential uses in close-in neighborhoods with access to downtown.
- Allow for gentle infill that supports the nearby Town Center commercial development.
- Avoid creating pressures on existing, relatively affordable, housing stock.
- Allow limited expansion of service commercial and professional office uses through expansion of home occupation provisions.
- Expand home occupation options, such as commercial service and professional office uses. Avoid competing with Core for strictly commercial, retail, and office developments.

EAST GATEWAY IMPLEMENTATION - ZONING

East Gateway Mixed Use Zone

Town Center Subdistrict	Existing Zoning	Proposed Zoning
East Gateway	Main Street Mixed Use Main Street General Employment Core Commercial Employment	Gateway Mixed Use

EAST GATEWAY IMPLEMENTATION - ZONING

East Gateway Mixed Use Zone

- Accommodate existing Fred Meyer, commercial uses, and mix of employment, retail and residential uses on undeveloped property.
- Options for horizontal and vertical mixed use.
- Consider applying Corridor Commercial zone to developed portions along north side of highway.

TOWN CENTER IMPLEMENTATION - ZONING

East and West Corridors Zone

Town Center Subdistrict	Existing Zoning	Proposed Zoning
West Corridor	Main Street Mixed Use Main Street General Employment Highway Commercial	Central Mixed Use for properties on west side of 10 th Ave Highway Commercial, including NW corner of 10 th Ave and Adair
East Corridor	Main Street General Employment Core Commercial Employment	Highway Commercial on the south side of highway Gateway Mixed Use on the north side of highway

Corridor Commercial Zone

Applied to important redevelopment sites including Grande Foods and the elementary school.

- Encourage a presence along the street.
- No new drive-throughs permitted.
- Schools to be a permitted use.

FUNDING

TOWN CENTER IMPLEMENTATION - FUNDING

Project Types

Public-Private Partnerships: Property acquisition, façade improvement program, demolition of blighted buildings, brownfield remediation.

Housing Development Tools: Construction incentives, SDC waivers.

Transportation and Infrastructure Enhancements: Sidewalk improvements, connectivity projects, road improvements, lighting improvements.

Open Space Projects and Downtown Amenities: Public art program, decorative informational signs, new splash park, gateway projects, street furniture.

TOWN CENTER IMPLEMENTATION - FUNDING

Potential Public Sector Toolkit

Local Funding Tools	State, National, or Private Funding Tools	Tax Abatements and Credits	Locally Controlled Programs and Incentives
<p><u>Urban Renewal</u></p> <p><u>Local Improvement District (LID)</u></p> <p>Economic Improvement District</p> <p>General Obligation Bonds</p> <p>Construction Excise Tax</p> <p>Fees or other Dedicated Revenue</p>	<p>State of Oregon Transportation Loans and Grants</p> <p>Metro TOD Program</p> <p>Metro MTIP</p> <p>Community Development Block Grants</p> <p>Section 108</p> <p>EPA Brownfield Grants</p> <p>EB-5</p>	<p>Enterprise Zone</p> <p><u>Vertical Housing Program</u></p> <p>Historic Preservation Tax Credit</p> <p>Multiple Unit Limited Tax Exemption</p> <p>Affordable Housing Property Tax Abatement</p> <p>Oregon Affordable Housing Tax Credit</p> <p>Low Income Housing Tax Credit</p>	<p><u>Land Assembly and Property Price Buy Down</u></p> <p>Expedited or Fast-Tracked Building Permit Programs</p> <p><u>System Development Charge Financing or Credits</u></p> <p>Reduced or Waived Permit Fees</p> <p><u>Predevelopment Assistance</u></p> <p>Tenant Improvement Grants/Loans</p> <p><u>Reduced Parking Requirements</u></p> <p><u>Incentives for Space-Efficient Housing</u></p>

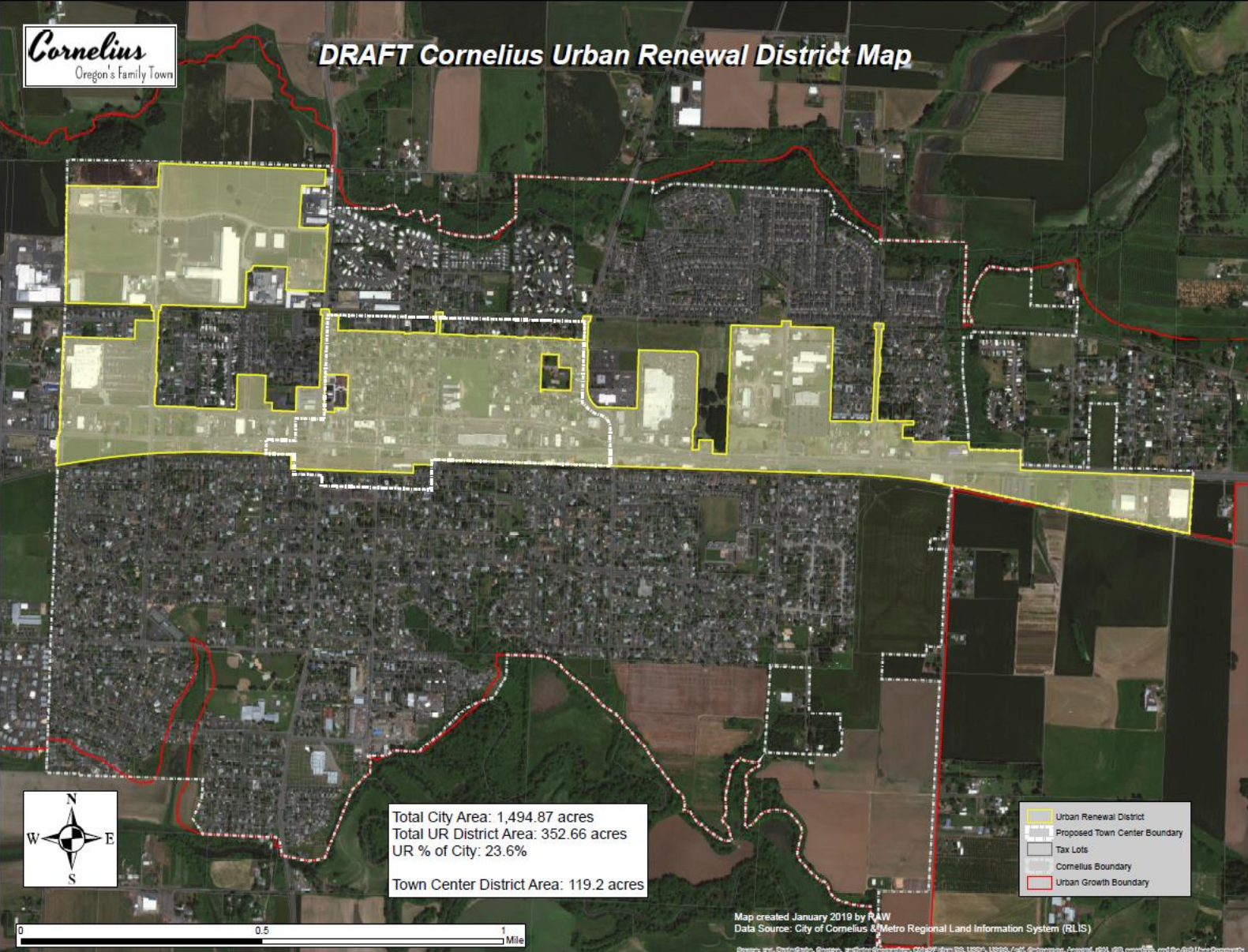
TOWN CENTER IMPLEMENTATION - FUNDING

Recommendations

- Urban renewal is the cornerstone funding tool, supported by other tools.
- Pursue a set of programs and actions to increase attractiveness for development:
 - Incentives
 - Regulations
- Once the project list is finalized, narrow the list of potential tools.
 - Economic feasibility
 - Fairness
 - Legality and eligibility
 - Political acceptability

URBAN RENEWAL 101

URBAN RENEWAL AREA BOUNDARY



WHY URBAN RENEWAL FOR CORNELIUS?

Urban Renewal provides funding to implement city plans and address the barriers to development in the following ways:

1. Implement Town Center Plan
2. Revitalize Town Center
3. Spur development in Town Center
4. Implement additional infrastructure projects within urban renewal area



CRASH COURSE | UR 101



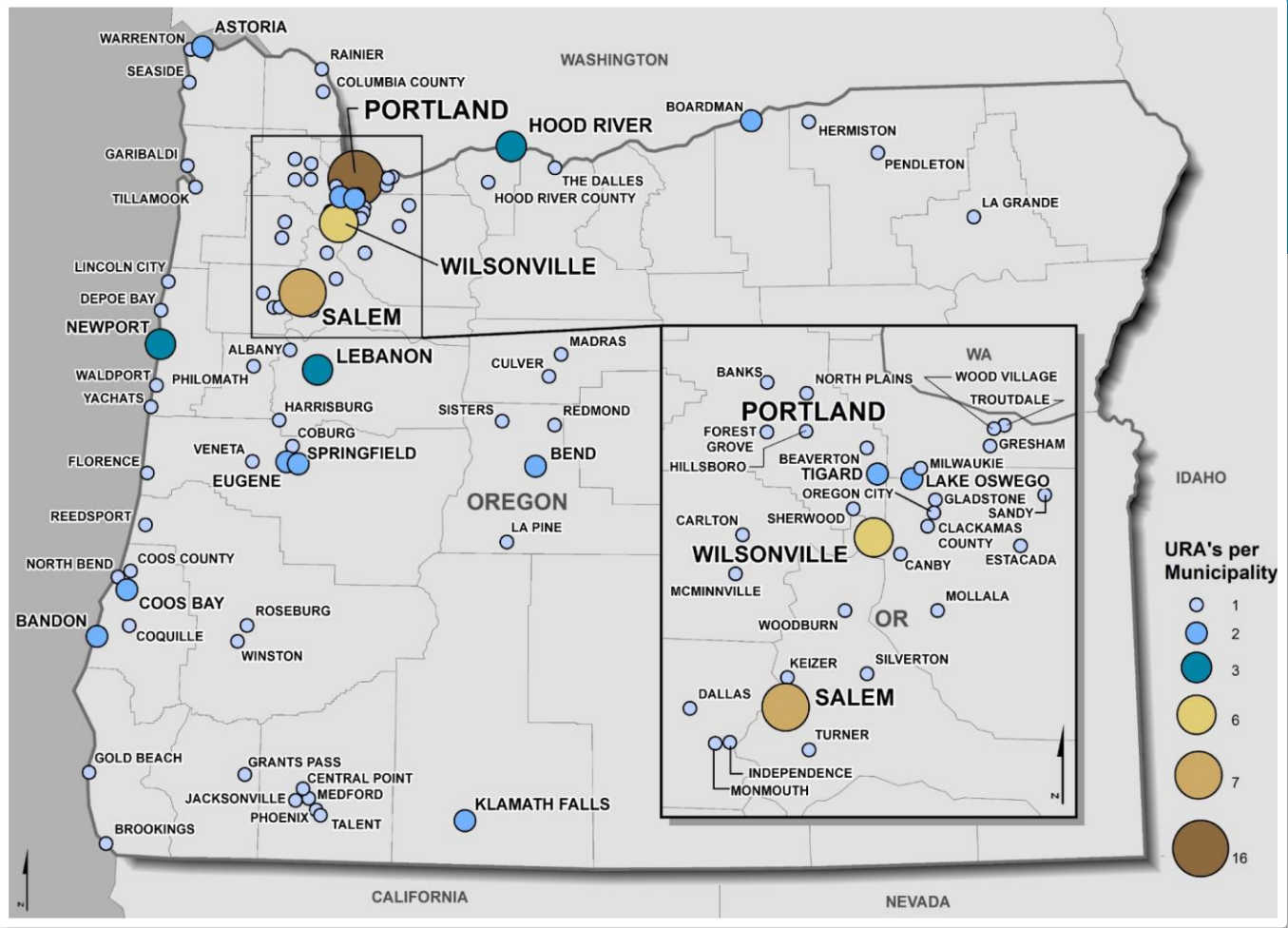
CRASH COURSE | UR 101



CRASH COURSE | UR 101



CITIES WITH URBAN RENEWAL



WHAT IS BLIGHT?

- ❖ Blight is a precondition to any Urban Renewal Area
- ❖ Specific criteria defined by state statute, generally covers:
 - Underdevelopment or underutilization of property
 - Poor condition of buildings
 - Inadequacy of infrastructure including streets and utilities

HOW DOES AN URBAN RENEWAL AREA FUNCTION?

1. Income Source

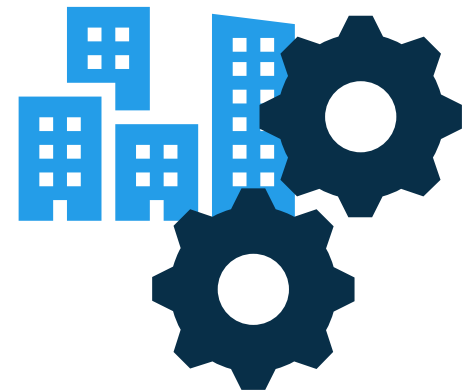
- ❖ Yearly property tax collections based on growth within Boundary (more detail on mechanism in later slide)

2. Expenses

- ❖ Projects, programs, and administration

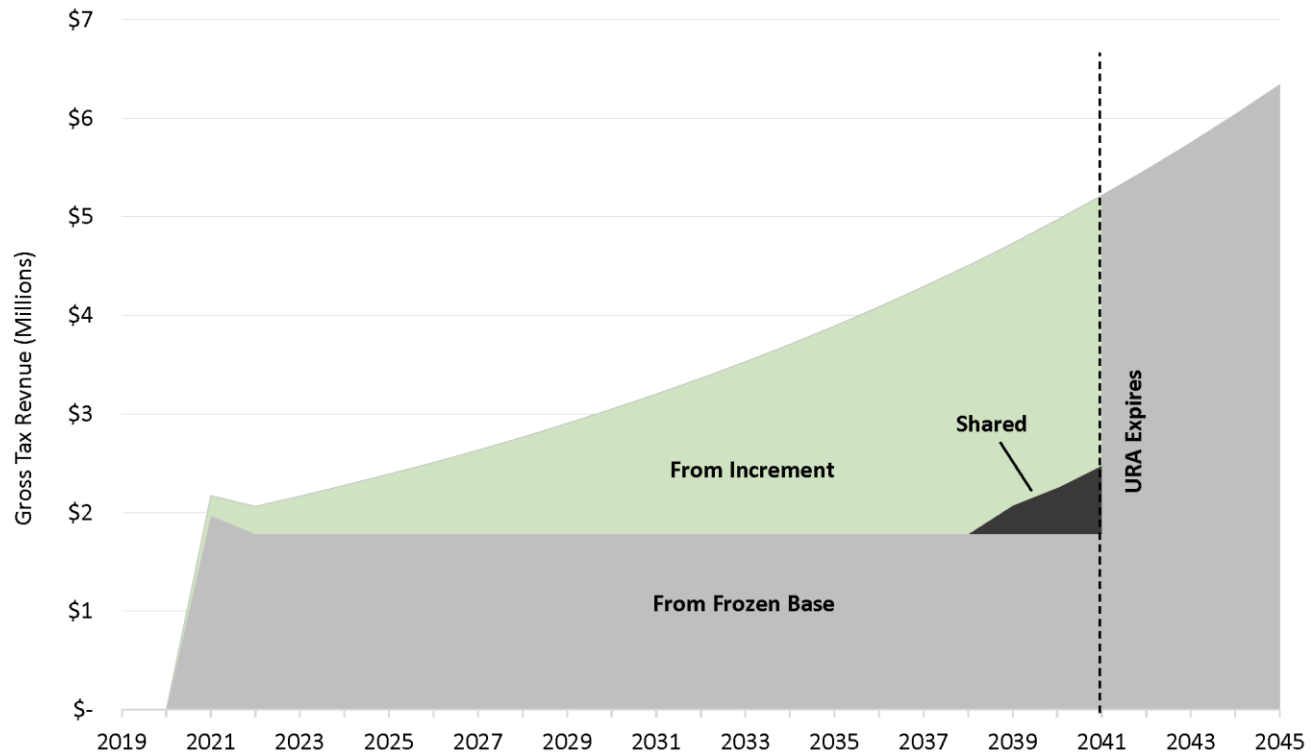
3. Spending Limit

- ❖ Capped by Maximum Indebtedness (MI):
 - The total amount of money that can be spent over the life of the district on projects, programs, and administration.

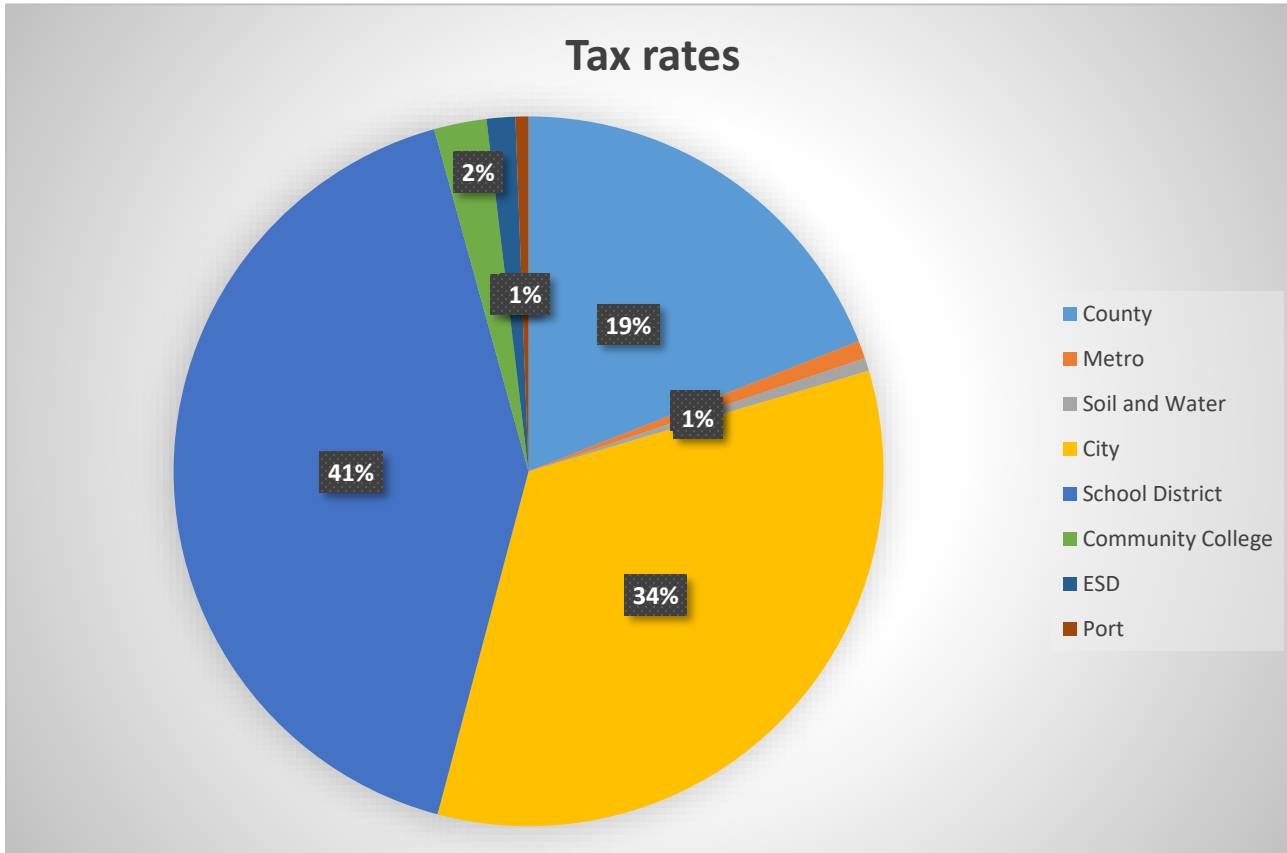


HOW DOES URBAN RENEWAL FINANCING WORK?

Cornelius Urban Renewal Area:
TIF Revenue



LEVERAGING CITY TAX RATE



A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value
Property Value		\$100,000
County	\$ 2.2484	\$224.84
Metro	\$ 0.0966	\$9.66
Soil and Water	\$ 0.0691	\$6.91
City	\$ 3.9836	\$398.36
School District	\$ 4.9142	\$491.42
Community College	\$ 0.2828	\$28.28
ESD	\$ 0.1538	\$15.38
Port	\$ 0.0701	\$7.01
Urban Renewal		
Total	\$ 11.8186	\$1,181.86

A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value	Property Value without UR
Property Value		\$100,000	\$103,000.00
County	\$ 2.2484	\$224.84	\$231.59
Metro	\$ 0.0966	\$9.66	\$9.95
Soil and Water	\$ 0.0691	\$6.91	\$7.12
City	\$ 3.9836	\$398.36	\$410.31
School District	\$ 4.9142	\$491.42	\$506.16
Community College	\$ 0.2828	\$28.28	\$29.13
ESD	\$ 0.1538	\$15.38	\$15.84
Port	\$ 0.0701	\$7.01	\$7.22
Urban Renewal			
Total	\$ 11.8186	\$1,181.86	\$1,217.32

A HYPOTHETICAL PROPERTY TAX BILL

Taxing District	Rate	Property Value	Property Value without UR	Property Value With UR
Property Value		\$100,000	\$103,000.00	\$103,000.00
County	\$ 2.2484	\$224.84	\$231.59	\$224.84
Metro	\$ 0.0966	\$9.66	\$9.95	\$9.66
Soil and Water	\$ 0.0691	\$6.91	\$7.12	\$6.91
City	\$ 3.9836	\$398.36	\$410.31	\$398.36
School District	\$ 4.9142	\$491.42	\$506.16	\$491.42
Community College	\$ 0.2828	\$28.28	\$29.13	\$28.28
ESD	\$ 0.1538	\$15.38	\$15.84	\$15.38
Port	\$ 0.0701	\$7.01	\$7.22	\$7.01
Urban Renewal				\$35.46
Total	\$ 11.8186	\$1,181.86	\$1,217.32	\$1,217.32

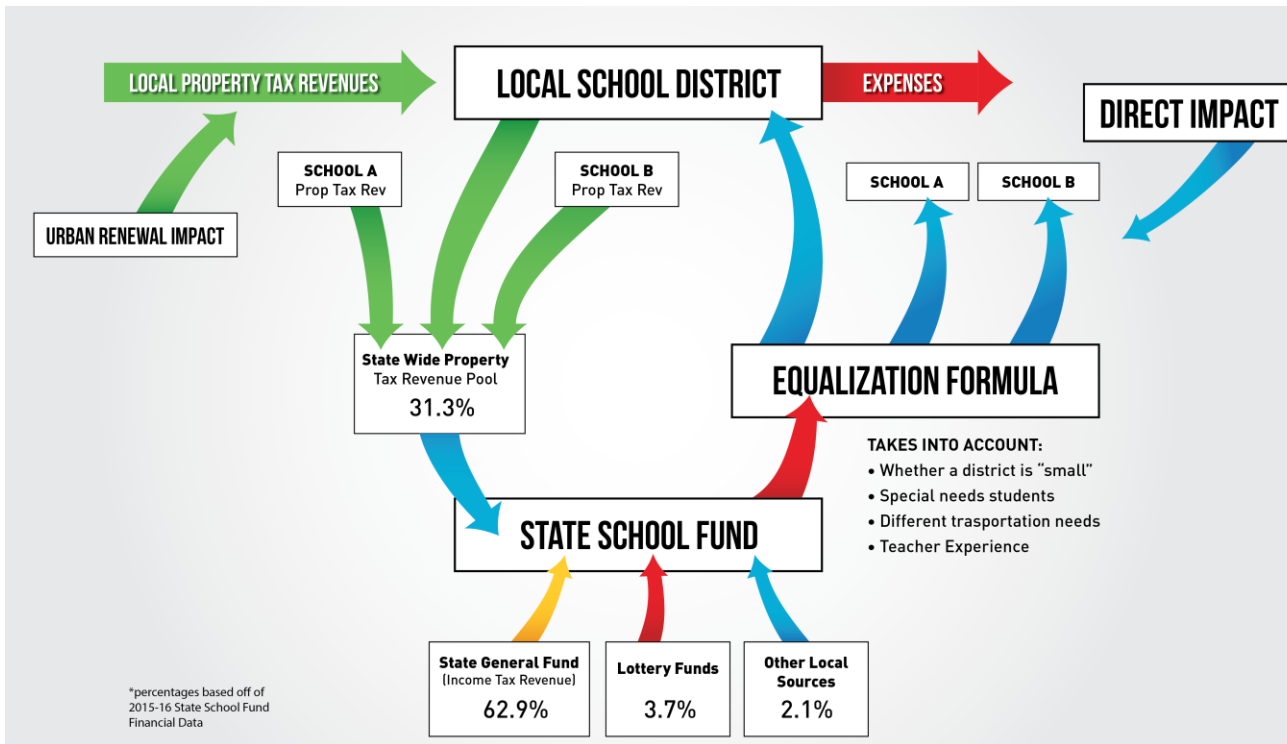
IMPACTS TO TAXING DISTRICTS

- ❖ Urban Renewal does not provide new money
 - Diverts funds that would go to other property tax districts
- ❖ Continue receiving taxes on frozen base
- ❖ Temporarily forego taxes on any growth in Urban Renewal area
- ❖ Growth may not have occurred but not for urban renewal



URBAN RENEWAL IMPACT

Local Schools

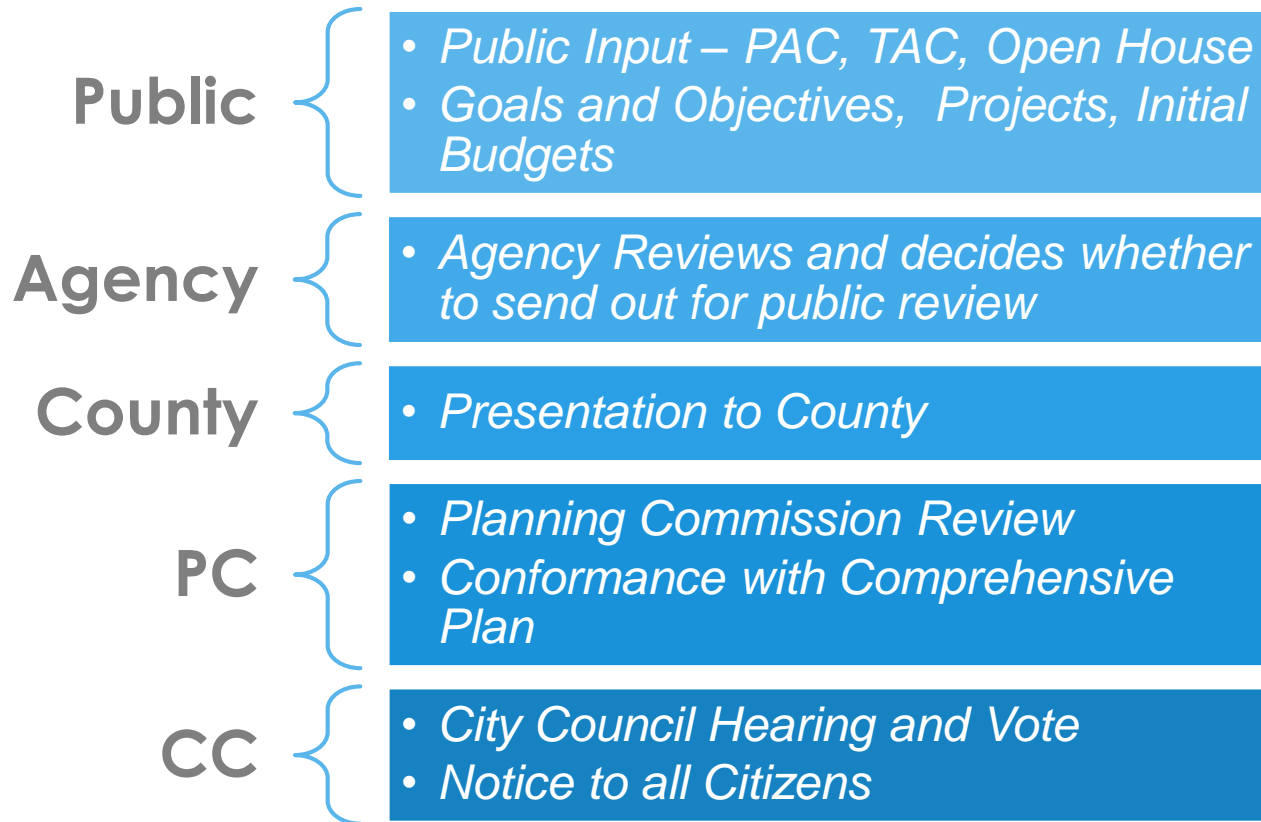




UR 101 PROPERTY TAX SUMMARY

- No new taxes due to the division of taxes from Urban Renewal
- Schools are indirectly impacted by urban renewal
- There will be a line item for Urban Renewal on your property tax bill if this Plan is adopted
- There are no local option levies impacted by the proposed urban renewal plan
- Potential bond impact: one year 88 cents per \$100,000 assessed value

HOW IS A PLAN ADOPTED?

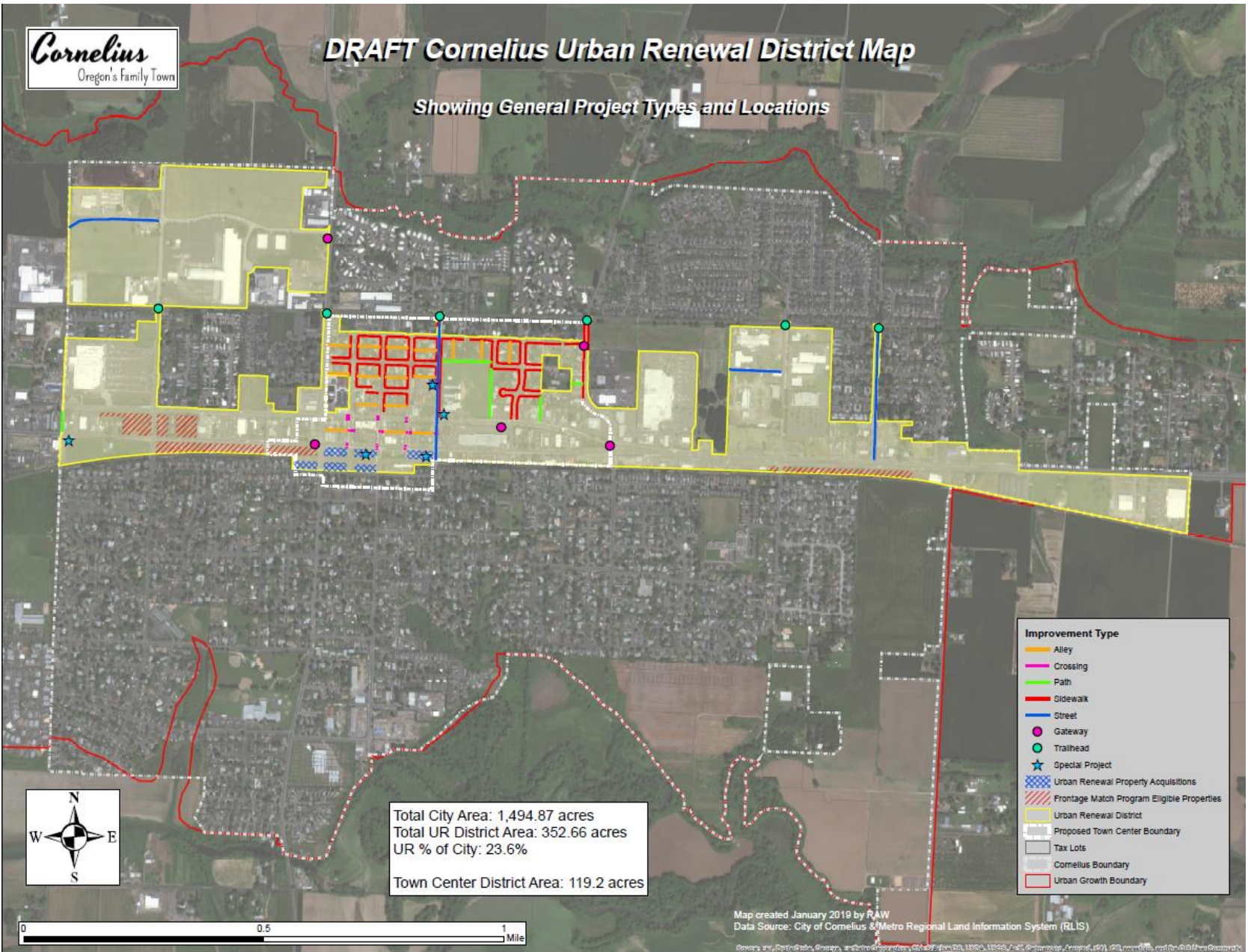


PROJECTS

1. Transportation	\$8,050,000
2. Developer Incentives	\$2,550,000
3. Acquisition	\$2,430,000
4. Creating Community	\$3,655,000
5. Administration (5%)	<u>\$835,000</u>
Total	\$17,520,000

DRAFT Cornelius Urban Renewal District Map

Showing General Project Types and Locations



NEXT STEPS

1. April 1 Create Urban Renewal Agency
2. May 6 Agency Meeting
3. May 7 Consult and Confer letters to taxing districts
4. June 19 Potential Washington County Briefing
5. June 25 Planning Commission Meeting
6. July 15 City Council Hearing
7. August 14 Effective Date of Urban Renewal Plan if adopted



OPEN HOUSE

PROPERTY TAXES AND URBAN RENEWAL

- Urban Renewals Division of Taxes does not increase property taxes, it uses increases in property taxes that were already happening
- Urban Renewal is a line item on your property tax bill
- The Assessor must go through the following steps when distributing Urban Renewal Taxes:
 1. “Calculation” of TIF to be collected
 2. “Distribution” of TIF Citywide to property tax payers
 3. “Collection” of property tax revenues

URBAN RENEWAL UTOPIA

The following slides detail in a conceptual manner the steps an Assessor goes through to distribute TIF revenues to an Urban Renewal Agency:

1. Calculation

2. Distribution

3. Collection

HYPOTHETICAL CITY

Houses in City 40

Total AV 1st Year \$4,000,000



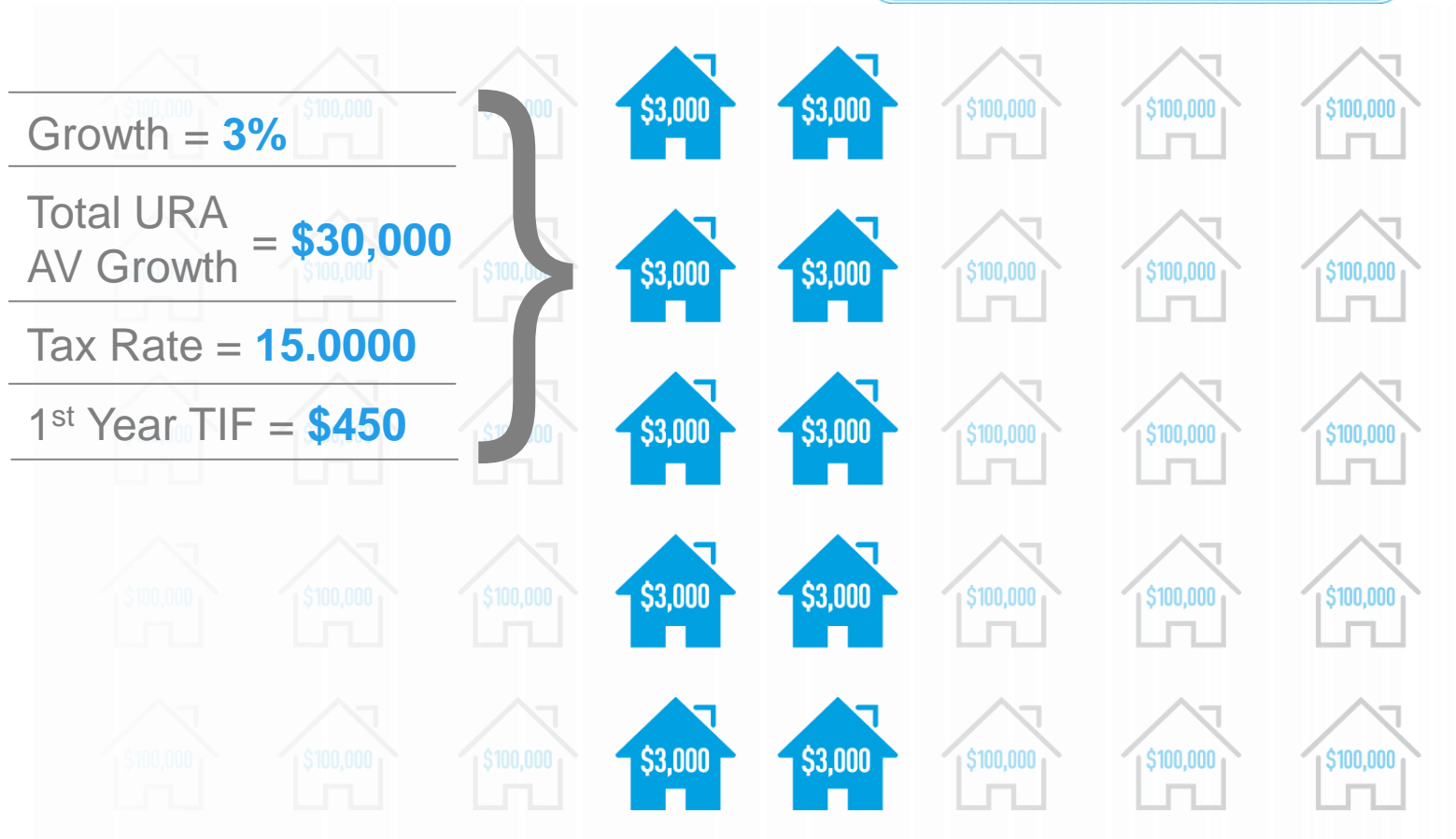
FORMATION OF URA

Houses in City	40
Total AV 1st Year	\$4,000,000
25% First Year	\$1,000,000
Houses in URA	10



“CALCULATION”

Houses in City	40
Total AV 1st Year	\$4,000,000
25% First Year	\$1,000,000
Houses in URA	10



“DISTRIBUTION”

Houses in City	40
Total AV 1st Year	\$4,000,000
25% First Year	\$1,000,000
Houses in URA	10



“DISTRIBUTION”

Houses in City	40
Total AV 1st Year	\$4,000,000
25% First Year	\$1,000,000
Houses in URA	10



“DISTRIBUTION” + “COLLECTION”

Houses in City	40
Total AV 1st Year	\$4,000,000
25% First Year	\$1,000,000
Houses in URA	10

