



Cornelius Town Center Plan

Project Advisory Committee
February 27, 2019

PROCESS

DRAFT TOWN MASTER PLAN

- Existing conditions
- Opportunities and constraints
- Market analysis
- Project list, cost estimates
- Multi-modal system analysis
- Consistency analysis
- Zoning district/code strategies
- Incentives, strategic investments
- Projects, costs, funding sources

DRAFT URBAN RENEWAL PLAN

- Relocation report
- UR program property acquisition and disposition report
- Summary of public involvement
- Project list, cost estimates
- Detailed financial plan, affected district impacts
- Project implementation schedule
- Legal description, legal review

TOWN CENTER PLAN

TOWN CENTER PLAN

Town Center Guiding Principles

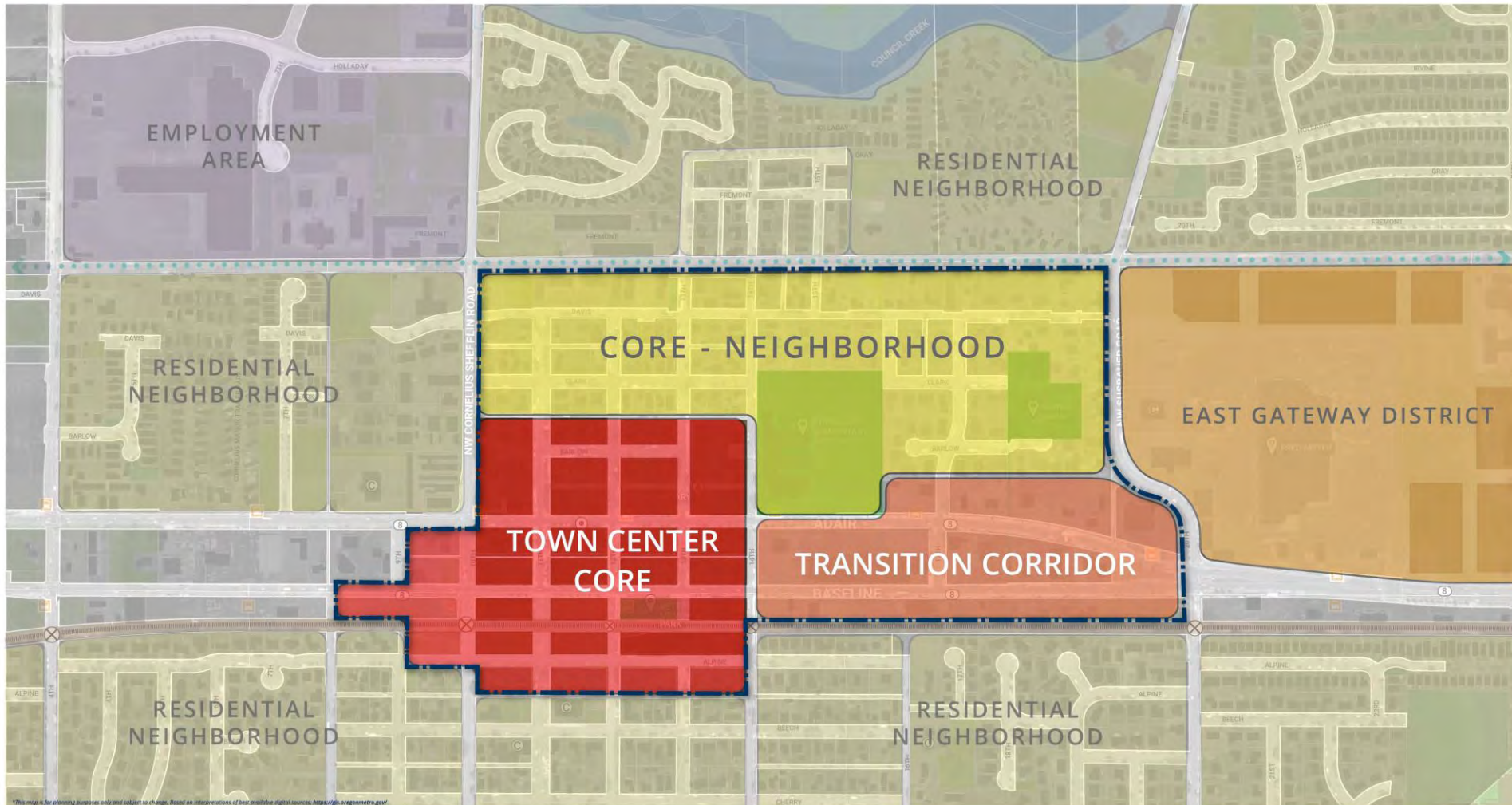
1. Celebrate and reconnect with the natural context
2. Strengthen and re-establish **“Old Town”** as the Heart of Cornelius
3. Create a community gathering space and civic plaza
4. Revitalize close-in neighborhoods
5. Improve context-sensitive highway couplet character
6. Provide gateways to signal Cornelius 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



*This map is for planning purposes only and subject to change. Based on interpretations of best available digital sources. <https://gis.corneliusnc.gov/>

TOWN CENTER PLAN FRAMEWORK



URBAN DESIGN FRAMEWORK PLAN

URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN

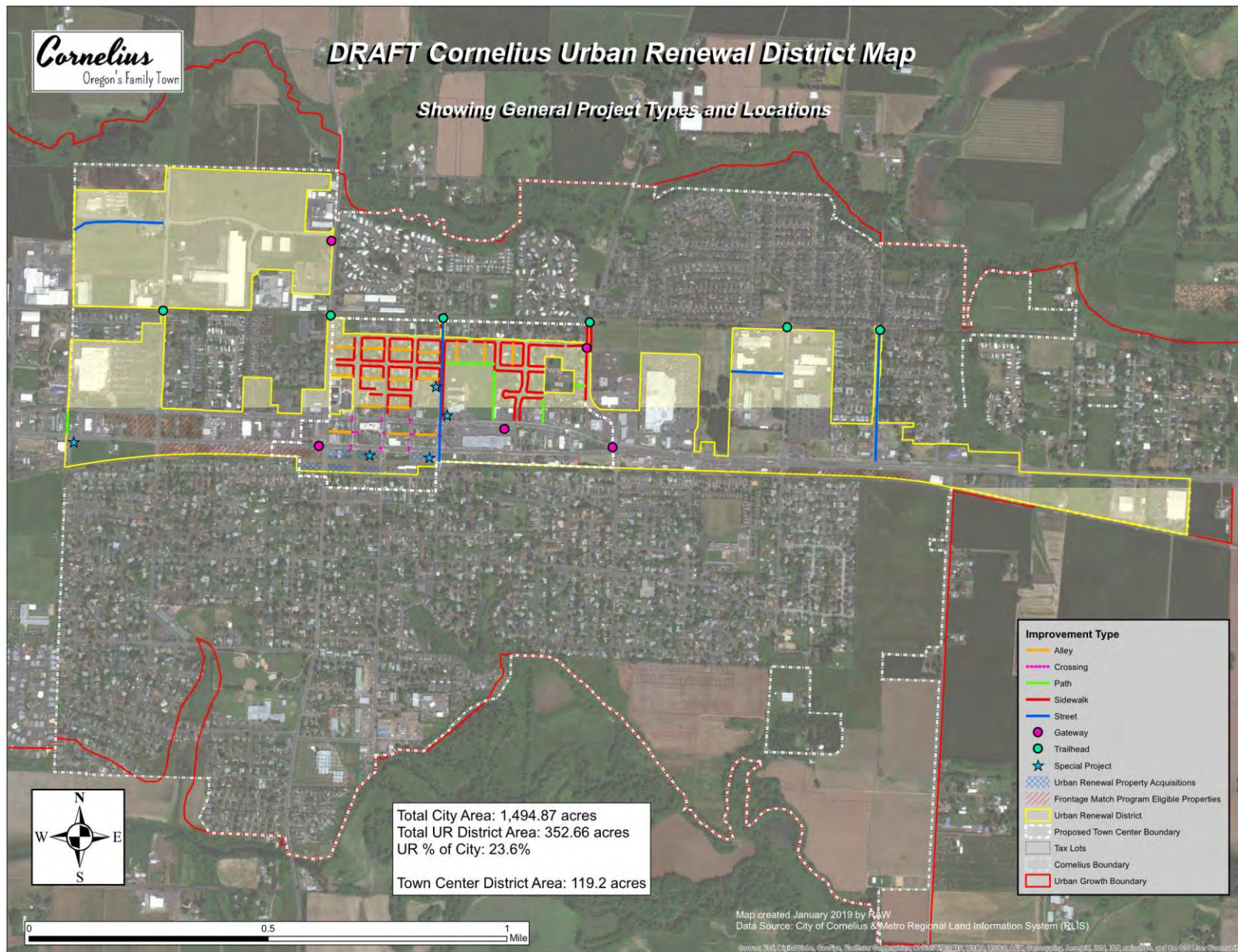
LEGEND

- FUTURE TRAIL HEAD
- GREEN WAY
- OPPORTUNITY SITES
- MULTI-USE TRAIL
- GATEWAY
- SPECIAL ALLEY TREATMENT
- TRANSIT STOP
- FUTURE ROAD CONNECTION



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URBAN RENEWAL PLAN PROJECT MAP



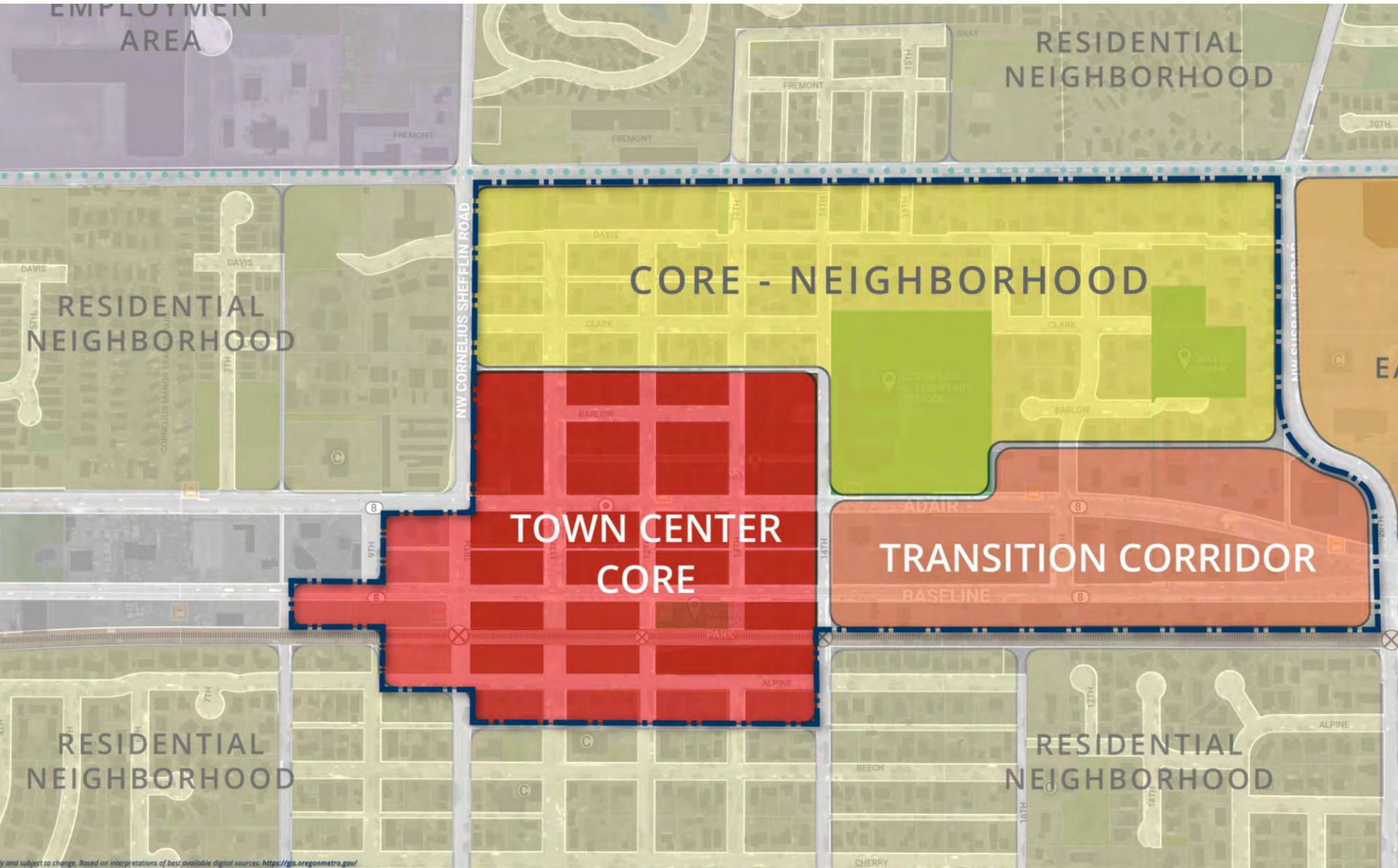
TOWN CENTER



Legend
Feature 1



TOWN CENTER PLAN DISTRICTS



and subject to change. Based on interpretations of best available digital sources. <https://gis.oregonmetro.gov/>

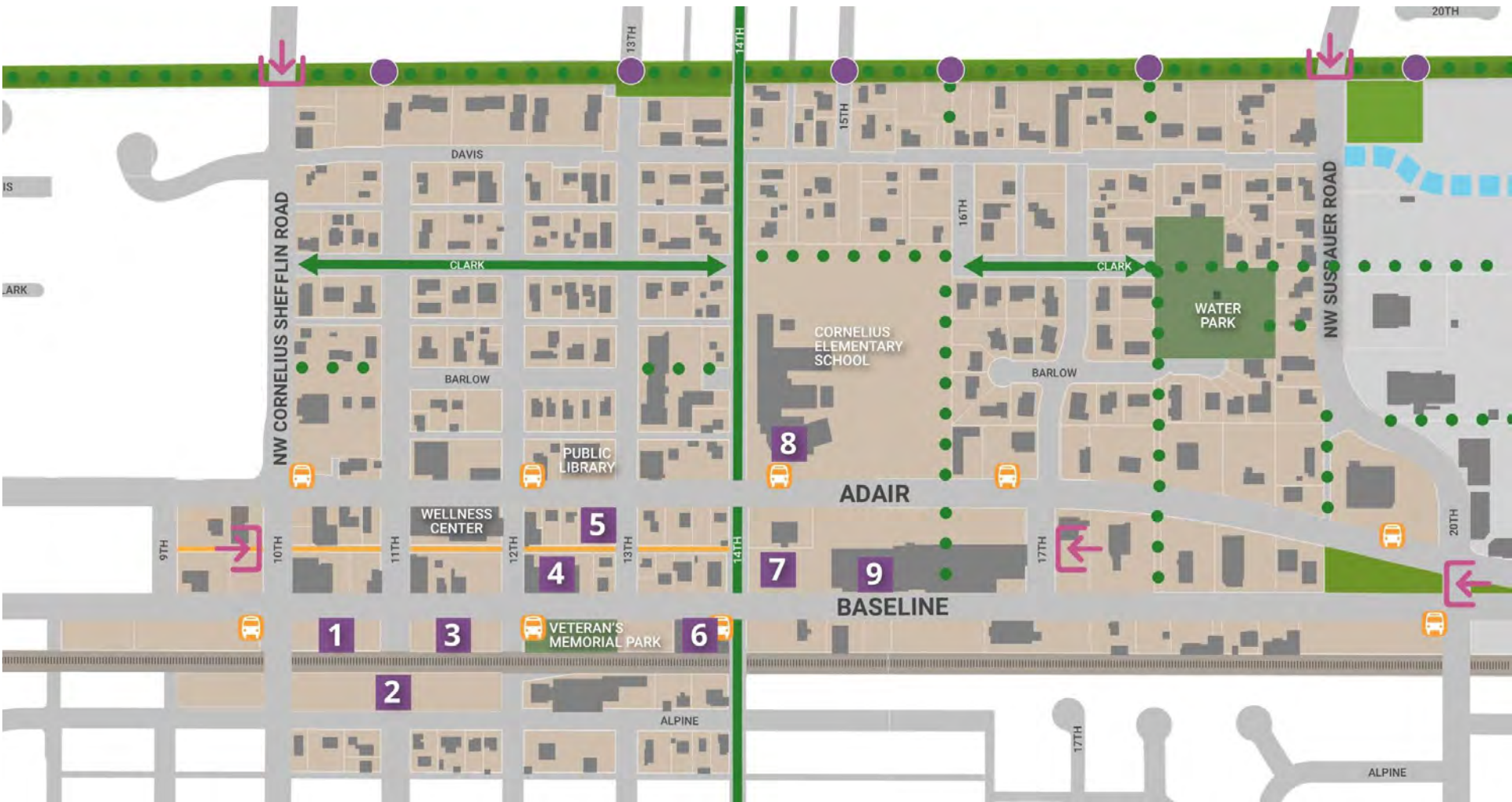
TOWN CENTER PLAN DISTRICTS

Town Center

- Town Center Core. Original plat and the heart of the Town Center. 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. Heading east to west, 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 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 provide a potential location for new affordable housing or creative commercial development strategies.
4. Storefronts at 12th and Baseline could benefit from façade improvements to facilitate a more attractive Town Center Core.
5. Opportunity for mixed use development on vacant and underutilized parcels across from Cornelius Place.
6. Possible acquisition and redevelopment of Western States Fire Apparatus building.

TOWN CENTER OPPORTUNITY SITES

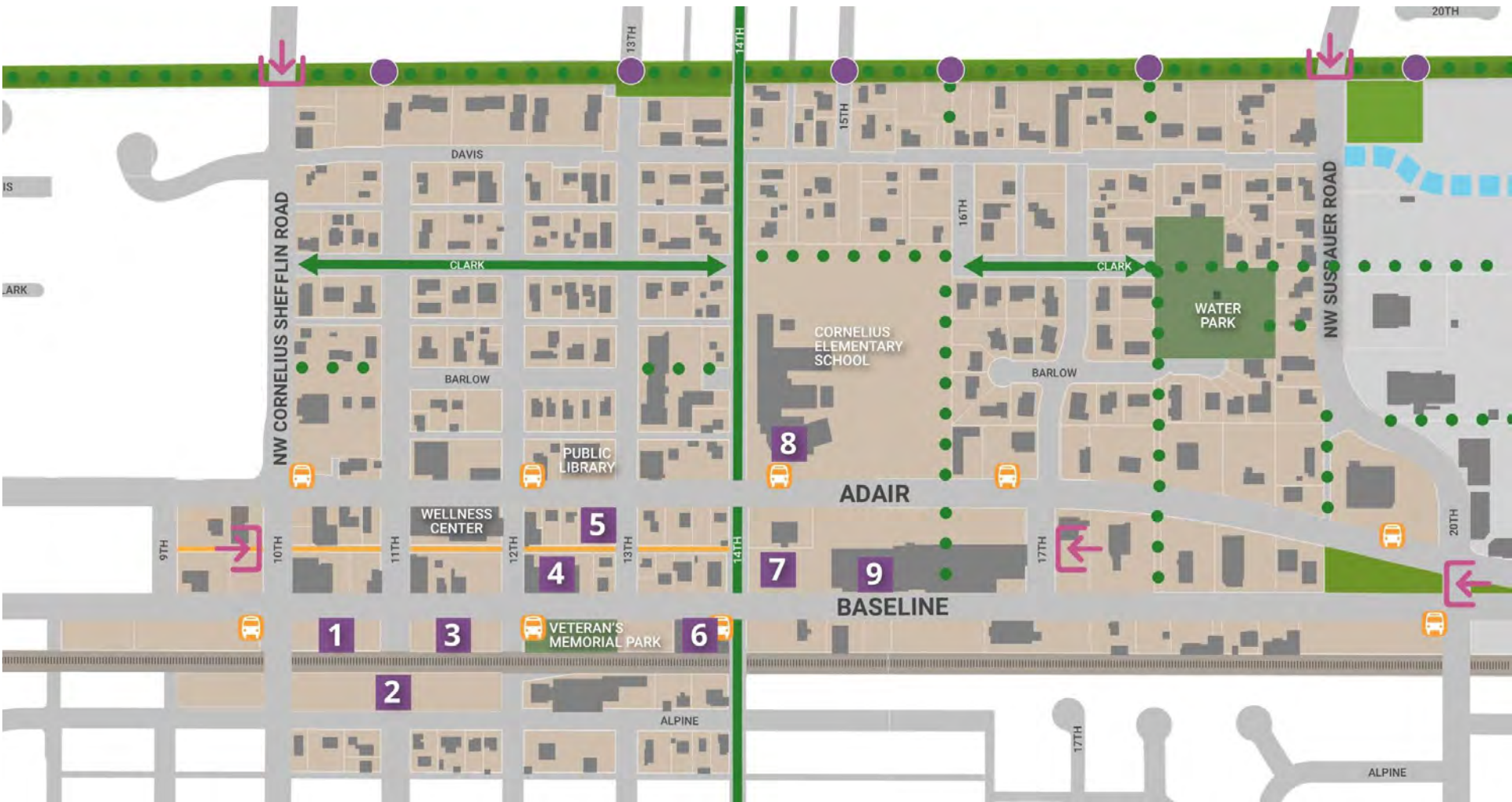
7-8. Potential locations for 10,000 sf public plaza with splash pad.

9. Grande Foods (aka Hank's) is an important site for Town Center revitalization at the entrance to the Core. Currently, a popular community gathering place. Short-term exterior and potentially interior improvements. A long-term candidate for acquisition and redevelopment.



TOWN CENTER PLAN FRAMEWORK

Town Center Core Area



TOWN CENTER CONNECTIONS

- Trails to promote north-south and east-west connectivity on Cornelius Elementary School site. Expected new school facility provides opportunity to bring the building up to the street, providing a more active frontage on Adair.
- Clark Street improvements including sidewalks, curb extensions/ramps and street trees.
- Several city street connections to Council Creek Regional Trail linking Hillsboro, Cornelius, Forest Grove, and Banks.
- Town Center alleyway improvements with pedestrian amenities and decorative features.

TOWN CENTER CONNECTIONS

Greenway treatments along 14th Street - a multimodal connection between Town Center and Council Creek regional trail (north) and Tualatin River (south). Unique cross-section to promote walking and biking trips:

- Two travel lanes with narrow width to control vehicle speeds
- Parking bays on one side
- Landscaping buffer on both sides to separate vehicles
- Sidewalk on one side
- Multiuse path on other side to serve walking and biking
- Crosswalks and curb extensions at each intersection
- Pedestrian scale street lighting for safety and comfort



TOWN CENTER OTHER FEATURES

- Gateways along highway couplet and north/south arterials welcome people to the Town Center.
- Neighborhood trailheads provide easy access to and from the Council Creek Regional Trail.
- Improvements to transit stops along Baseline and Adair Streets including benches, bike parking, and trash cans. Consider bus shelters should as ridership increases.
- Public bike parking either spread out with a few spaces on each lot or a larger concentration in one location. Visible areas within 25 feet of building entrances are ideal.



TOWN CENTER PARKING

- The majority of the on-street parking within the Core is marked for each space.
 - Helps delineate parking area for drivers in adjacent travel lane.
 - Discourages drivers from parking too close to other cars and large vehicles not appropriate for on-street parking.
- Add designated ADA parking spaces to the on-street parking supply in the Core area following applicable standards.
- Currently, 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 between parking space and destination is acceptable within an active urban area.

EAST
GATEWAY
DISTRICT

TOWN CENTER PLAN DISTRICTS

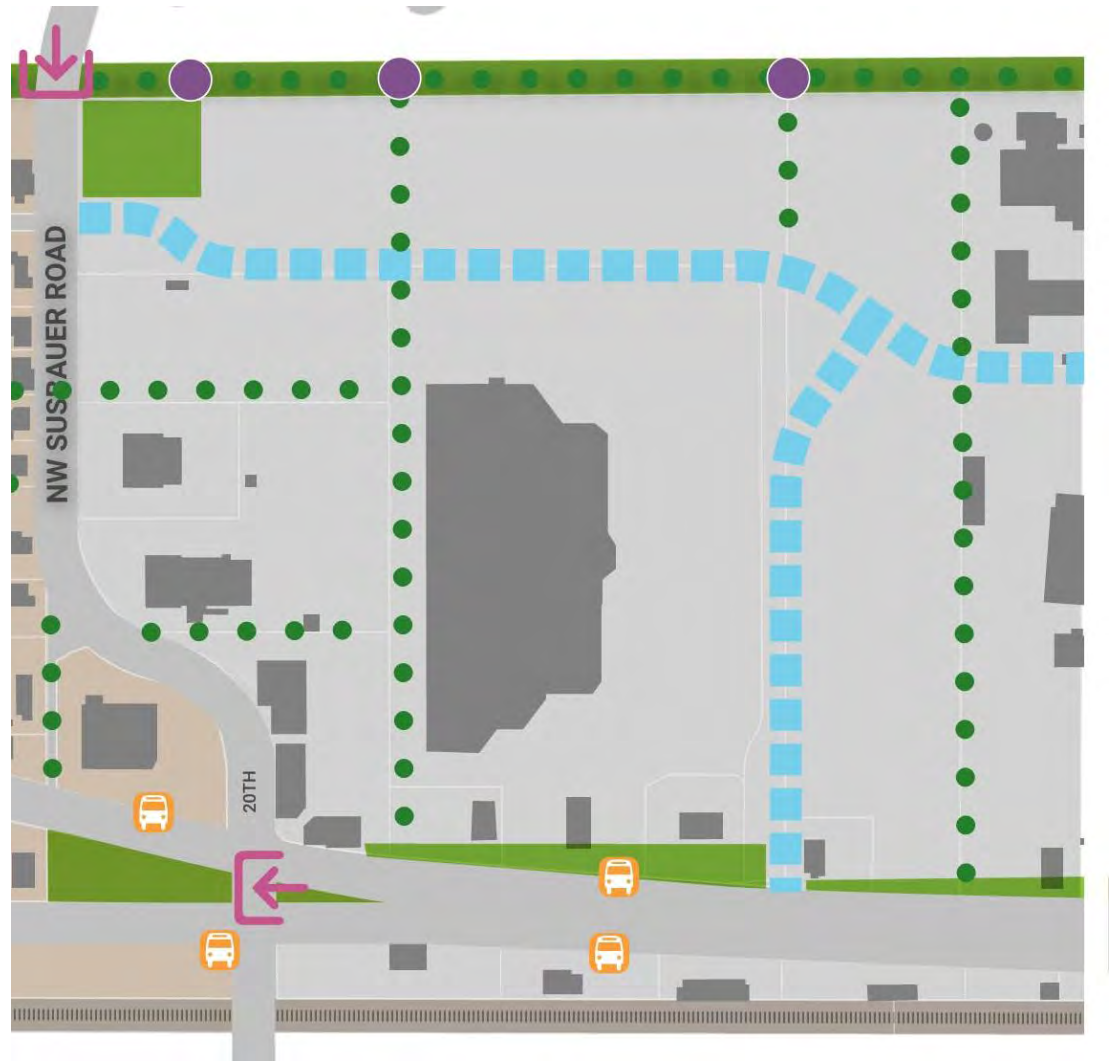
East Gateway District

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.



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.



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

Based primarily on Main Street Retail Commercial, Main Street Civic and Main Street Design Overlay zones.

- Dimensions: 3-story height (40-45 feet) limit. Minimum 16-foot height for front facades. Zero-foot setbacks, with max 10 feet.
- Uses: Allow mix of retail, commercial, office, and civic uses, and ground-floor residential.
- Design standards: 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. Allow modest redevelopment without triggering compliance with dimensional and design standards.

TOWN CENTER IMPLEMENTATION - ZONING

Core Neighborhood Zone

- Prioritize existing and expanded residential uses in close-in neighborhoods with access to downtown.
- Allow limited expansion of service commercial and professional office uses through expansion of home occupation provisions.
- Avoid creating redevelopment pressures on existing, relatively affordable, housing stock. Allow a gradual rather than dramatic increase of density and dimensional standards.
- Expand residential uses allowed to better match the mix of uses currently present. Allow for gentle infill that supports the nearby Town Center commercial development.

TOWN CENTER IMPLEMENTATION - ZONING

Core Neighborhood Zone

- Expand missing middle housing options as permitted uses. Consider allowing two ADUs per home, one internal and one detached.
- Modest density increase. Allow up to one unit per 2,000 SF of site area, or 21.8 units per gross acre (18.6 units per acre allowed in A-2 zone). Retain 8 units per acre min density standard for new development.
- Modest increases to dimensional standards. Retain 35-foot height limit, increase max lot coverage by 5-10%, develop standard 5-10 ft setbacks for most uses. Reduce min lot widths to allow infill based on existing lot patterns.
- Reduce off-street parking requirements. Reduce parking minimums or exempt certain types of projects from parking, including ADUs.
- Expand home occupation options. Permit modest expansion of commercial service and professional office uses outside Town Center Core. Avoid competing with Core for strictly commercial, retail, and office developments.
- Model standards on existing Type B home occupation standards. Modifications to allow home occupations, not restricted to family members, and with no daily customer limits.

TOWN CENTER IMPLEMENTATION - ZONING

Corridor Commercial Zone

Based on existing Main Street General Employment zone. Applied to important redevelopment sites including Grande Foods and the elementary school.

- Dimensional standards will encourage a presence along the street.
- No new drive-throughs will be permitted.
- Schools to be a permitted use.

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

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, provisions for site design, pedestrian circulation, architectural design.

Consider applying Corridor Commercial zone to developed portions along north side of highway.

Final configuration and zoning code changes will be developed outside of the Town Center Plan as part of the future site planning process, and adopted concurrently with the Town Center code changes in late 2019.

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

FUNDING

TOWN CENTER IMPLEMENTATION - FUNDING

Project Types

Public-Private Partnerships: improve private development feasibility and target investments that spur economic development. *Property acquisition, façade improvement program, demolition of blighted buildings, brownfield remediation.*

Housing Development Tools: Funding tools and incentives that encourage the development of a range of market rate and affordable housing types in the town center. *Construction incentives, SDC waivers.*

Transportation and Infrastructure Enhancements: Enhance transportation (streetscape enhancements, intersection improvements) and utility upgrades to support site redevelopment. *Sidewalk improvements, connectivity projects, road improvements, lighting improvements.*

Open Space Projects and Downtown Amenities: Improve the appearance of the Town Center to attract new visitors and development. *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, such as Local Improvement District and Construction Excise Tax.
- 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

NEXT STEPS

TOWN CENTER IMPLEMENTATION - FUNDING

Next Steps

- Town Center Plan / Urban Renewal Plan Public Meeting
Thursday, March 7
6 – 8 PM
Centro Cultural

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