



CORNELIUS TOWN CENTER PLAN

Project Advisory Committee Meeting #5

Wednesday, April 10, 2019, 4:00 pm

Dev. & Operations Conference Room, 1300 S Kodiak Cir.

MEETING SUMMARY

PAC Members: Karla Antonini, Hillsboro Economic Development; Joseph Auth, CPO12C; Carol Brown, Cornelius Boosters; Ignolia Duyck, Virginia Garcia; Dave Schamp, Cornelius City Council; Howard Sullivan, Forest Grove/Cornelius Chamber of Commerce; Mariana Valenzuela, Centro Cultural; Jonathan Williams, Metro.

Staff/Consultants: Ryan Wells, Tim Franz, Terry Keyes, City of Cornelius; Steve Faust, 3J Consulting.

Town Center Plan Elements

Ryan Wells welcomed PAC members to their fifth and final meeting and thanked them for their participation and guidance throughout the process.

Steve Faust also thanked PAC members and pointed out that the Plan has been shaped by PAC comments along the way. Steve indicated that some of today's information was presented at the PAC Meeting #4, but there is new information as well.

One change has been made to the Town Center Guiding Principles in response to a comment from a PAC member in February. A new principle was added to "celebrate and showcase diversity." Steve noted that later in the presentation, we will discuss how we propose to implement this principle. The Guiding Principles are:

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

Town Center Plan Vision

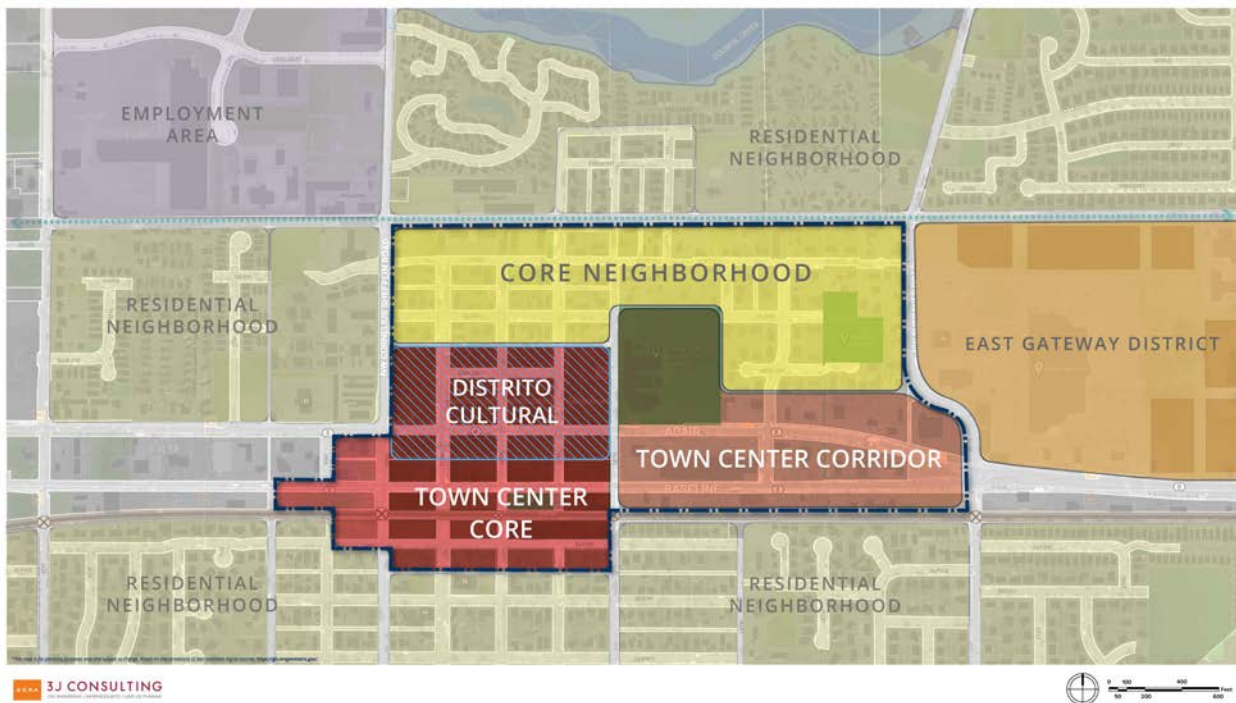
Last month the PAC discussed the new, smaller Town Center boundary. The following are descriptions of the subdistricts within the Town Center boundary.

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, crafts, 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 in a live/work environment.

Town Center 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.

SUBDISTRICTS CITY OF CORNELIUS URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



A new addition, in response to the new guiding principle related to diversity, is Distrito Cultural, a subdistrict within the Town Center Core and a place where Latino art, culture and businesses flourish. Implementation details are discussed later in the presentation.

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.

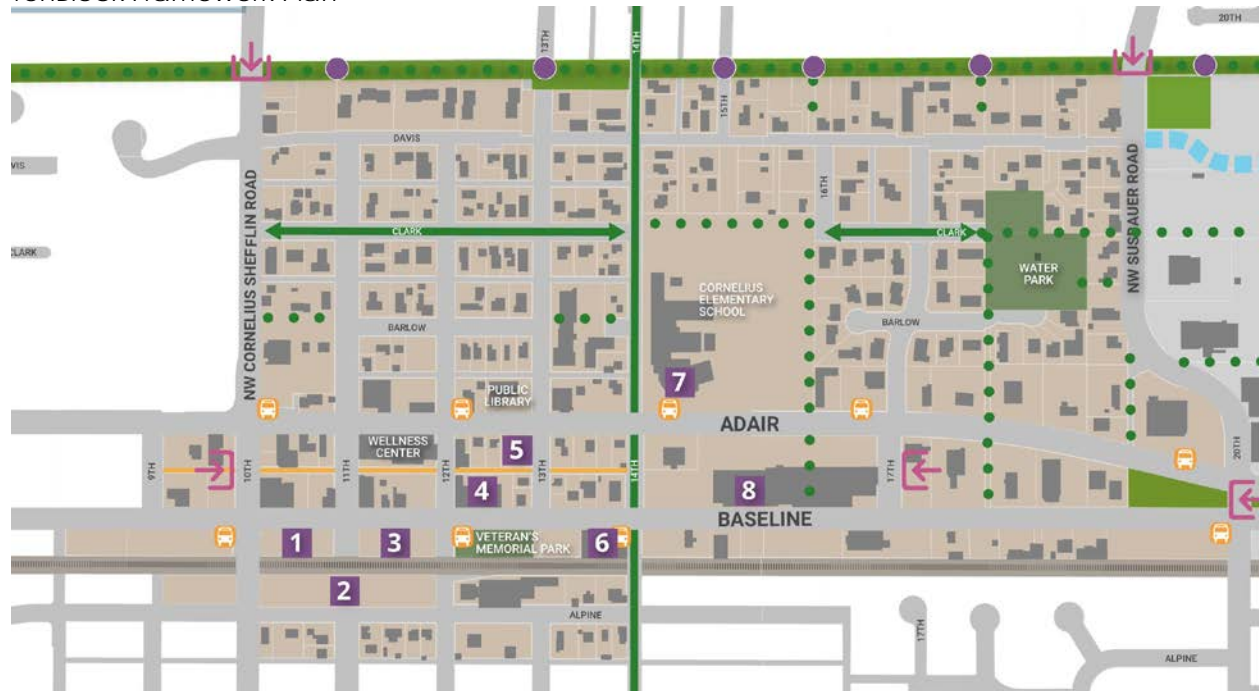
Town Center Framework

TenBlock District

City staff want to brand this district in some way other than "Cornelius Town Center". The name TenBlock District was proposed since the town center extends from 10th to 20th Avenues. People like that idea and also suggested TenTwenty or 10-20 District.

The Framework Plan illustrates Opportunity Sites, road and trail connections, gateways, trailheads and other proposed improvements in the Town Center. Descriptions of the framework elements follow:

TenBlock Framework Plan



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



Distrito Cultural

Distrito Cultural would be implemented through a variety of City programs and incentives:

- Latino-influenced art (mural, sculpture, functional)
- Bilingual directional and building signage
- Named alleyways and pathways honoring local and historical Latino leaders
- Development incentives to encourage a prevalence of Latino businesses and services

PAC members engaged in a lengthy discussion about this concept. The consultant and City staff will consider four main viewpoints expressed during that conversation:

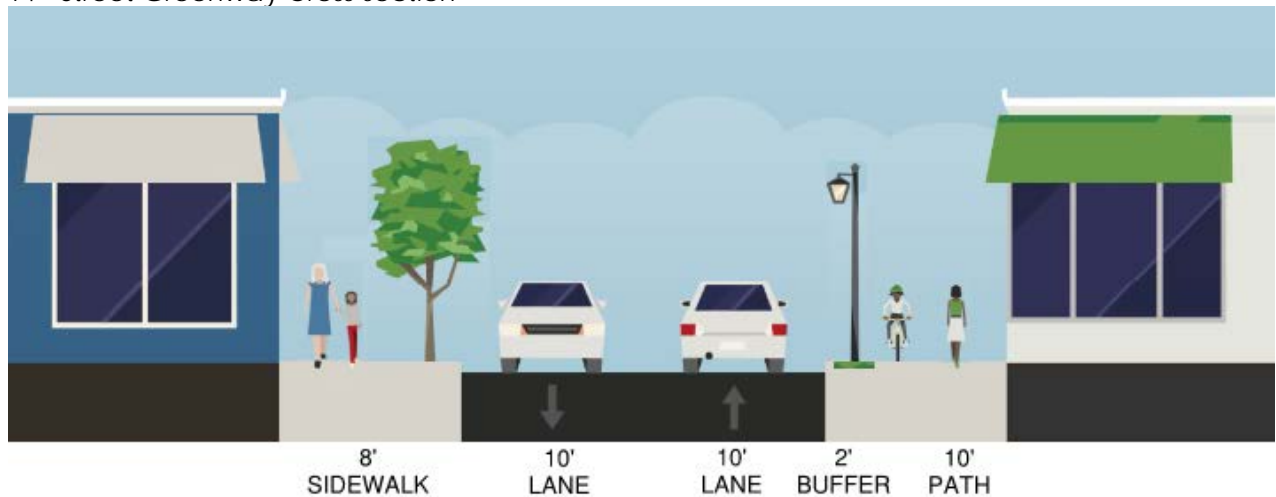
- Distrito Cultural should be larger than currently depicted.
- Acknowledge the history of who settled in this community and founded important institutions like Centro Cultural, Virginia Garcia, and San Alejandro.
- Everyone should feel welcome in the district.
- Highlight the full diversity of cultures.

Town Center Connections

Roadways are depicted as solid green lines and trails as green dots in the Framework Plan. The primary roadway improvement in the Town Center is to transform 14th Street into a Greenway; a multimodal connection between the Town Center and Council Creek regional trail to the north and the Tualatin River to the south. A unique cross-section would be created to fit the 40-foot right-of-way:

- Two 10-foot travel lanes to control vehicle speeds
- Parking bays on one side as space allows
- 8-foot sidewalk on west side trees/tree wells to buffer the vehicle travel lanes
- 10-foot multiuse path on east side for walk/bike trips; 2-foot buffer; trees in tree wells
- Crosswalks at each intersection
- Curb extensions at crosswalks adjacent to a parking bay
- Pedestrian scale street lighting for safety and comfort
- Art and wayfinding features

14th Street Greenway Cross-section



Additional roadway and trail connections include:

- New road connection through large blocks in the Town Center Corridor.
- North Clark Street improvements including sidewalks, curb extensions/ramps and street trees.
- North Holladay Street extension between 4th Avenue and the western city limits with bike lanes, sidewalks and landscaping.
- 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.
- Trails to promote north-south and east-west connectivity on Cornelius Elementary School site. Expected new school facility provides opportunity to provide a more active frontage on Adair.

Other amenities to enhance the town center experience for residents and visitors include:

- Gateways along the highway couplet and north/south arterials to 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: benches, bike parking, trash cans. Consider bus shelters when ridership increases.
- Public bike parking throughout the District.
- Add designated ADA parking spaces to the on-street parking supply in the Core area following applicable standards.

East Gateway Connections

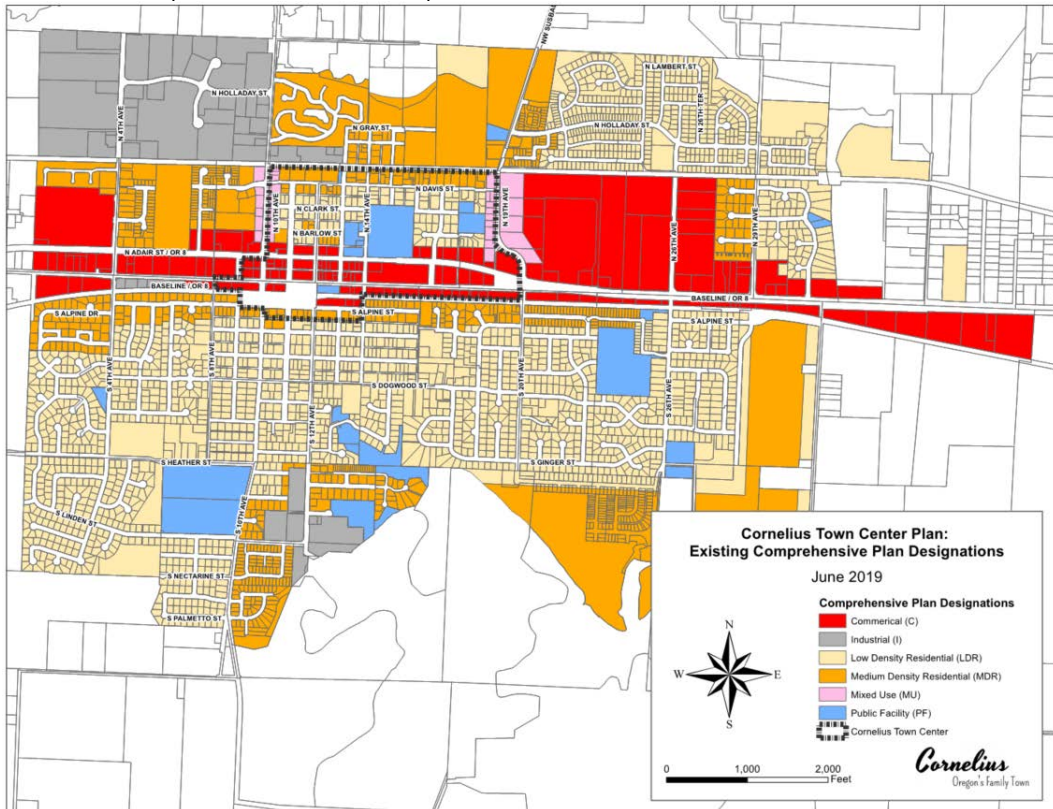


A future extension of N. Davis Ave collector includes two travel lanes, sidewalks, pathways, and landscaping. A larger trailhead to welcome people to and from Council Creek regional trail and into East Gateway District. A trail network helps pedestrians get through the site.

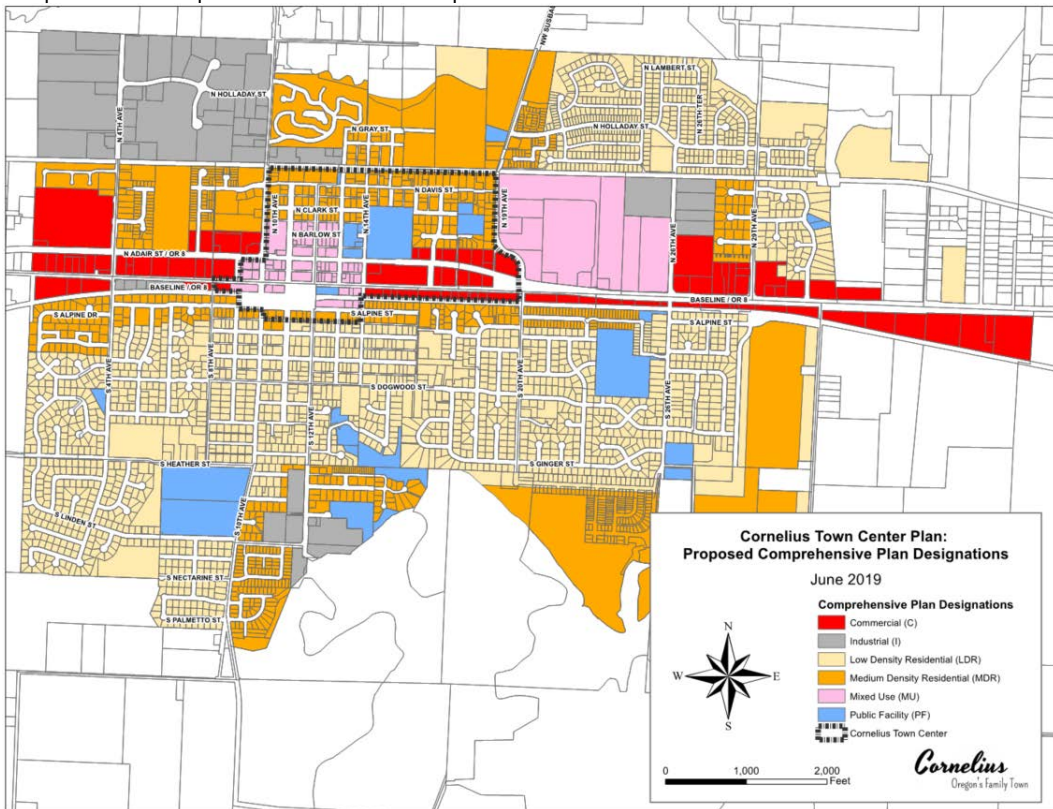
Comprehensive Plan Amendments

Among amendments to the Comprehensive Plan will be map amendments as indicated in the two maps below. The primary changes are from strictly commercial to more mixed use in the Town Center Core, Town Center Corridor and East Gateway areas. Also, an increase from low to medium density residential in the Neighborhood Core.

Current Comprehensive Plan Map



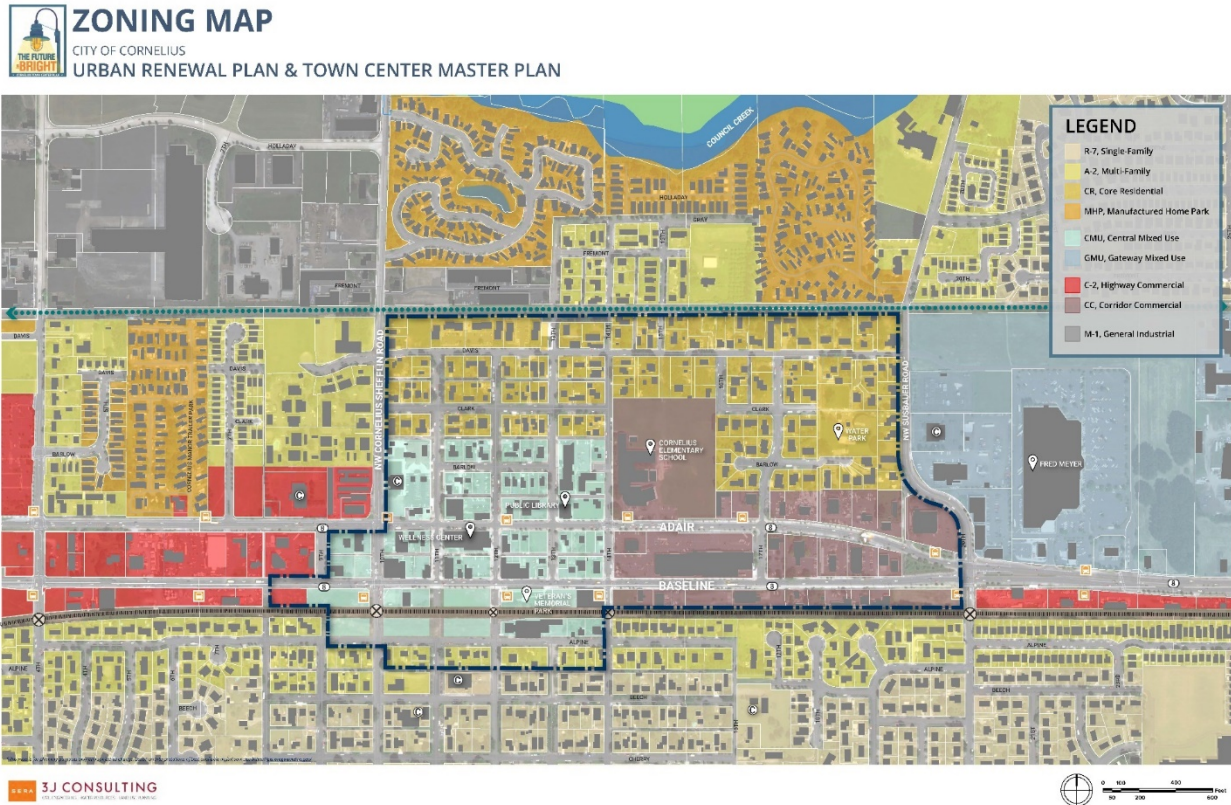
Proposed Comprehensive Plan Map



Zoning

Development in the Town Center will be implemented through rezoning of properties substantially along the lines of the district boundaries, with refinements for specific properties based on distinct development needs such as the elementary school campus. As shown in the map and table below, the proposed rezoning will greatly simplify the number of zones applied within the Town Center to streamline future review and create greater certainty for development. Several other zone changes along the highway corridor and in the East Gateway District will be made through the Town Center Plan process.

Town Center Zoning Map



Town Center Zoning Strategies

District/ Subdistrict	Existing Zoning	Proposed Zoning
Town Center Core	-Main Street Retail Commercial (MSRC) -Main Street General Employment (MSG) -Main Street Civic (MSC) -Main Street Design Overlay -Highway Commercial (C-2) -Multi-family Residential (A-2) -Single-family Residential (R-7)	-Central Mixed Use (CMU) -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 (MSM) along 19th and 10th Streets	-Core Residential (CR) -Corridor Commercial (CC) for Elementary School site
Town Center Corridor	-Main Street General Employment (MSG)	-Corridor Commercial (CC)
East Gateway	-Main Street Mixed Use (MSM) -Main Street General Employment (MSG) -Core Commercial Employment (CE)	-Gateway Mixed Use (GMU)

Some highlights of the proposed new zoning districts are as follows:

Central Mixed-Use Zone

Applied in the Town Center Core

- 3-story height (40-45 feet) limit.
- Allow mix of retail, commercial, office, and civic uses, and ground-floor residential.
- Require limited design elements for sites fronting Adair and Baseline:
 - Arcade-style weather protection treatment
 - Distinctive corner treatments.
 - Several from a menu of human-scale design choices.
- Require second alley-facing entrance and lighting for sites with alley frontage.
- Ensure that existing residential uses can continue.
- Add bike parking minimums.

Core Neighborhood Zone

Applied to residential neighborhoods north and south of Town Center Core and Town Center Corridor Subdistricts.

- Prioritize existing and expanded residential uses.
- Allow modest density increase. Avoid creating redevelopment pressures on existing, relatively affordable, housing stock.
- Allow limited expansion of service commercial and professional office uses through expansion of home occupation provisions.

- 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.
- Enact flexible parking requirements.

Corridor Commercial Zone

Applied to area just east of Town Center Core. Includes important redevelopment sites including Grande Foods and the elementary school.

- Dimensional standards will encourage a presence along the street.
- Support active commercial uses and limit uses with low employment/customer generations.
- Limit auto-oriented development (gas stations). Prohibit new drive-throughs.
- New schools to be a conditional use.
- Promote on-street parking and bike parking.
- Improve connectivity through large blocks when redevelopment occurs.

East Gateway Mixed Use Zone

- Accommodate existing Fred Meyer and commercial uses.
- Allow a 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.

Funding

Town Center Core

Leverage existing momentum.

- Public investments to support activity centers and upcoming projects
- Small, near-term investments to keep momentum moving forward

Strengthen relationships with community partners.

- Formalize partnerships with active community organizations
- Maintain engagement and support for the Downtown Advisory Group

Focus economic development efforts on small businesses and start-ups.

- Support emerging businesses and entrepreneurs through grants, supportive programs and assistance with finding spaces to locate and grow

Core Neighborhood

Create a package of tools to encourage a range of housing types.

- Capture more "missing middle" housing that allow for more units
- Package development tools and incentives in a clear guide for developers and property owners
- Consider financial incentives, fee waivers, or land-banking to jump start development

Town Center Corridor

Keep the end-game in mind but focus on achievable success in the near-term.

- Focus efforts on small and medium-sized investments
- Support Grande Foods building as home to seven-day-a-week businesses and an incubator for emerging businesses
- Smaller successes will create more activity and tax increment that can be leveraged by larger investments in the future

Focus near-term investments on walkability.

- Identify accessible, safe, and frequently located pedestrian crossings and other walkability focused investments

East Gateway District

Engage with Fred Meyer site property owner to create a long-term strategy for redevelopment.

- Develop a shared vision and long-term development strategy for the site
- Prepare to negotiate co-investments in development projects when the site owner is ready

PAC Comments

- Consider pursuing a Quiet Zone for the southern railroad through the Town Center Core to minimize impacts on potential development on adjacent parcels.
- Ensure safe connections to bus rapid transit and other public transportation stops and hubs.
- Consider interpretive signage as a way to tell the history of historic Cornelius.

Next Steps

The adoption process begins with a Planning Commission workshop on May 14th. Staff will try to invite City Council to participate if it does not violate any public meetings laws. This meeting will be informational only. Key dates for public hearings for the Town Center Plan and Urban Renewal Plan are listed below. PAC members are encouraged to attend Town Center Plan hearings to show support for the plan and process.

Town Center Plan	Urban Renewal Plan
May 28 Planning Commission	June 25 Planning Commission
June 17 City Council	July 15 City Council

Adjourn