



Cornelius Town Center Plan

Open House

January 9th, 2018



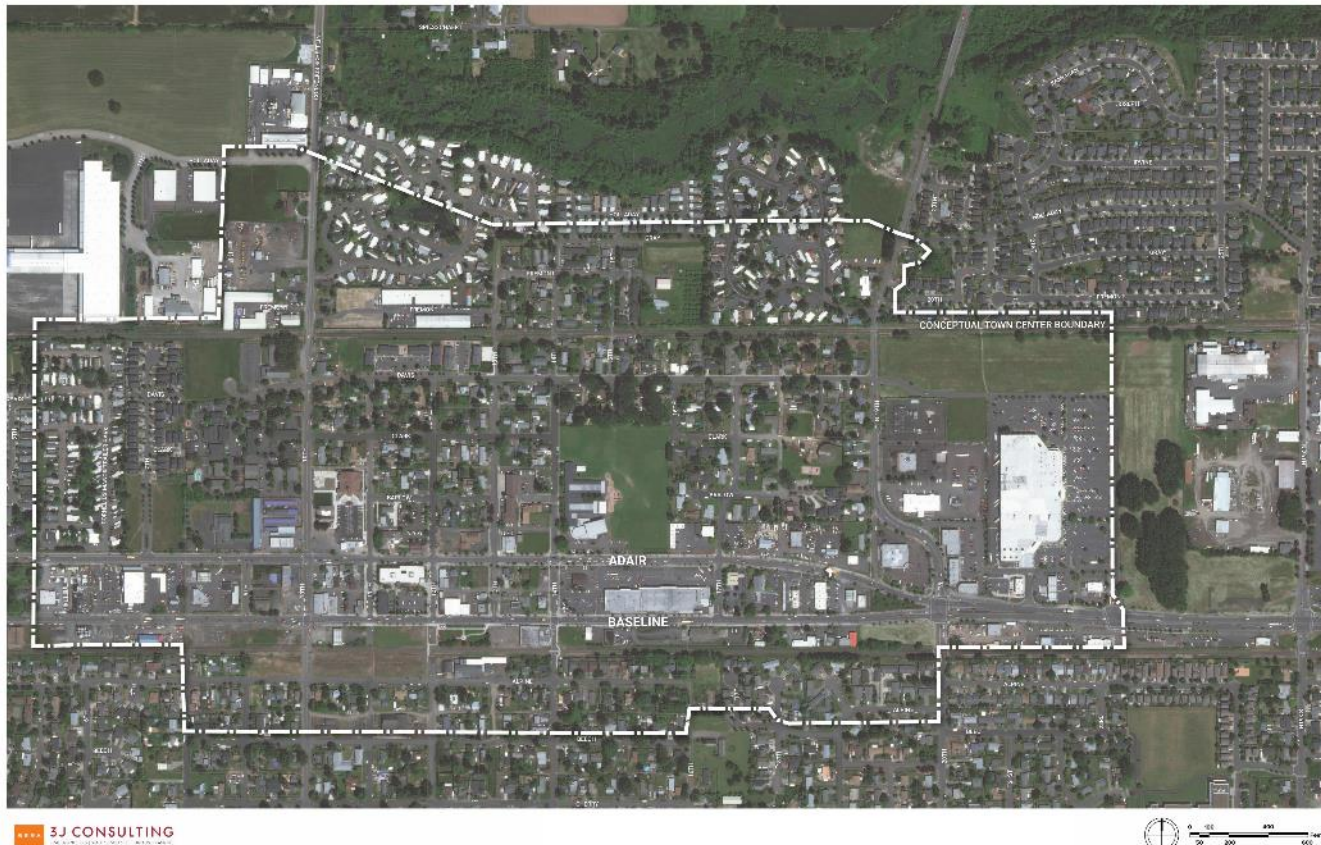
CONTEXT

- Existing & Planned Conditions
- Community Outreach
- Design Week



EXISTING AND PLANNED CONDITIONS

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- Land Use and Built Infrastructure
- Zoning Code Analysis
- Transportation System Analysis
- Market Conditions

LAND USE AND BUILT INFRASTRUCTURE

Urban Design



ZONING CODE ANALYSIS



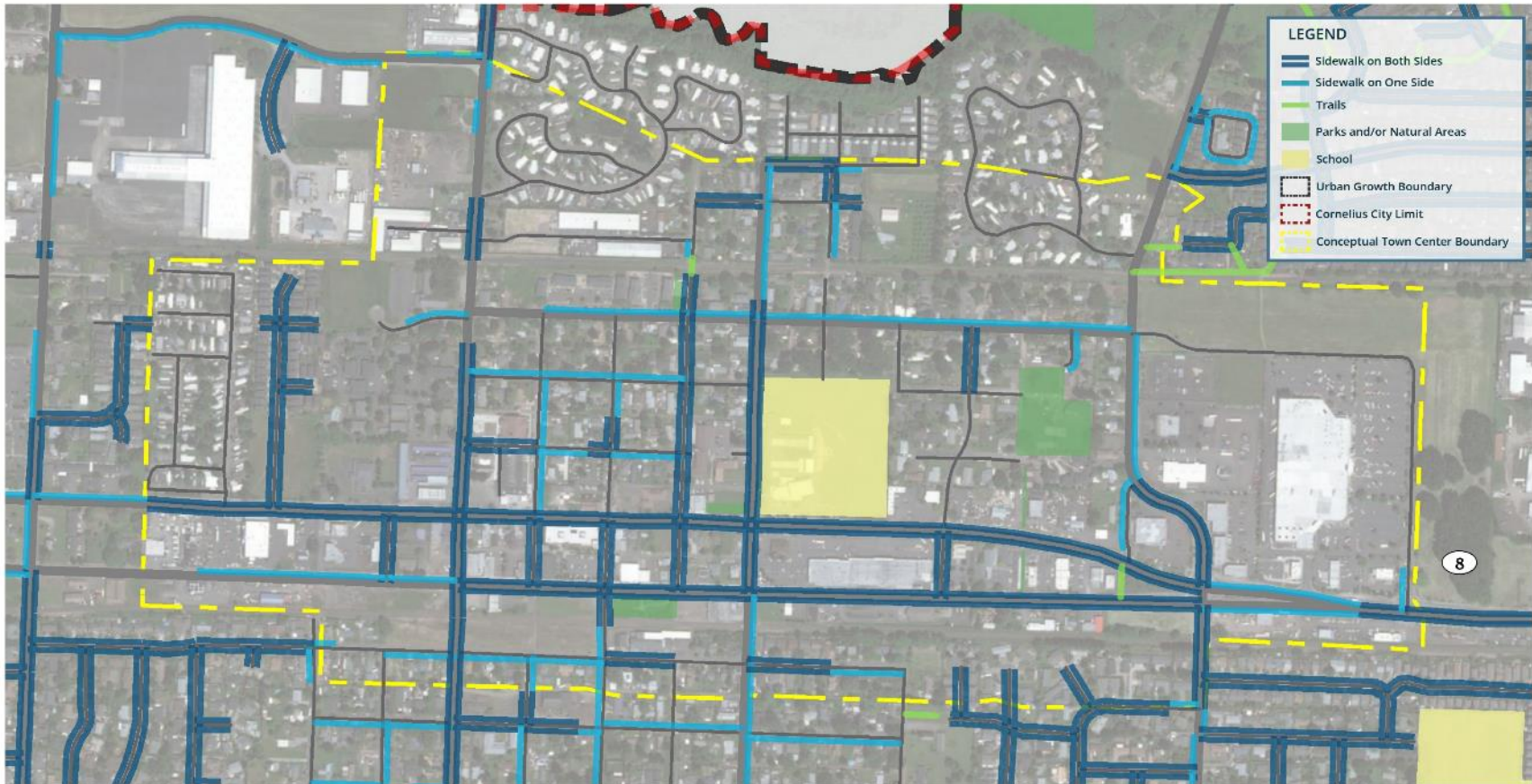
- Main Street
- Residential
- Commercial
- Industrial

TRANSPORTATION SYSTEM ANALYSIS



EXISTING PEDESTRIAN FACILITIES

CITY OF CORNELIUS
URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



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- Walking
- Biking
- Transit
- Driving

MARKET CONDITIONS

Barriers to Development in Cornelius

- High rents and construction costs
- Confusing zoning code
- Lack of existing building stock
- High water rates
- Prior lack of engagement with property owners

Key Considerations for Near-Term Development

- Focus on existing small/medium size commercial spaces
- Build partnerships with property owners and businesses
- Identify ways to support large property owners

COMMUNITY OUTREACH

COMMUNITY OUTREACH

June - October

- Vision Ideation Session
- Project Advisory Committee
- Stakeholder Interviews
- Community Conversations
- Community Events
- Online Survey



CENTRO CULTURAL
de Washington County



KEY FINDINGS

- Build on existing assets
- Diversify amenities and services
- Improve traffic, congestion, and safety
- Add community spaces and events
- Enhance livability for all residents



DESIGN WEEK

October Design Week Activities

- Drop-in studio sessions
- Community workshop
- Online survey



Design Week Concepts

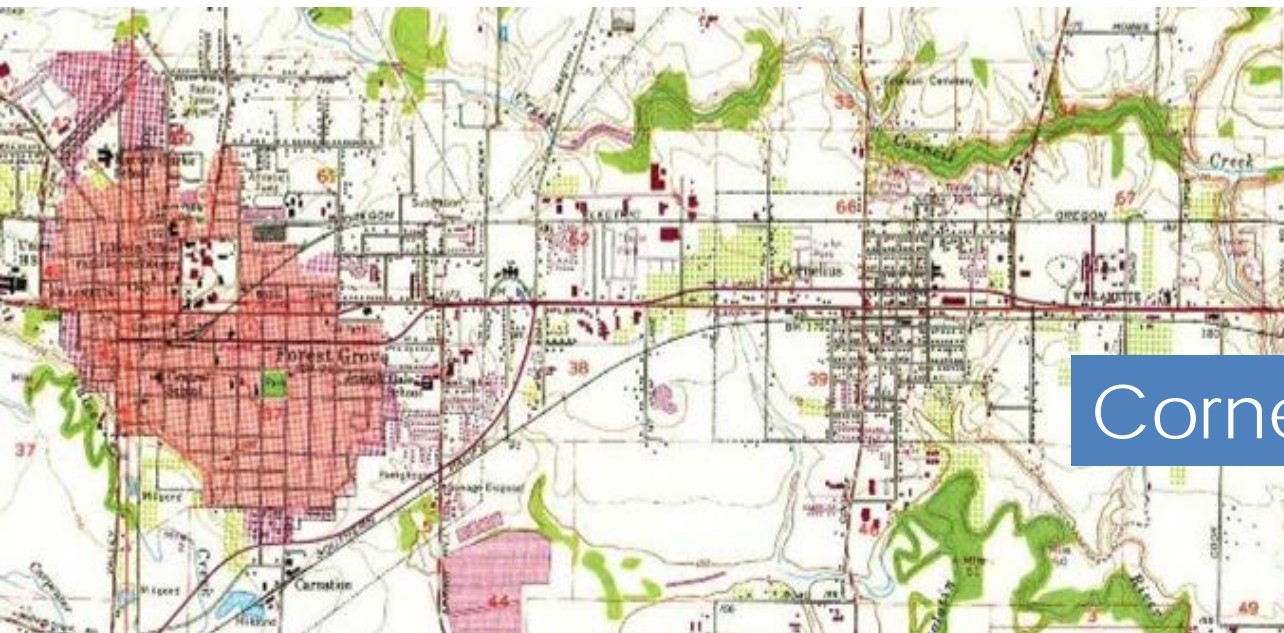
- Cluster Town Center activities into **three focus areas**: health and wellness, culture and community, shopping and dining.
- Prioritize **development of the Town Center first** in the blocks immediately adjacent to Virginia Garcia and the new Library
- Install **splash pads or a water play park** at Water Park, as part of a redevelopment of the Grande Foods lot, or other appropriate location.
- Encourage **public art**, like painted murals on buildings
- Build a **multi-use path** along the abandoned northern rail tracks.
- Maintain a “**village scale**” with a building height similar to the new library.

DESIGN CONCEPTS

TOWN CENTER PLAN CONCEPTS



Cornelius 1941



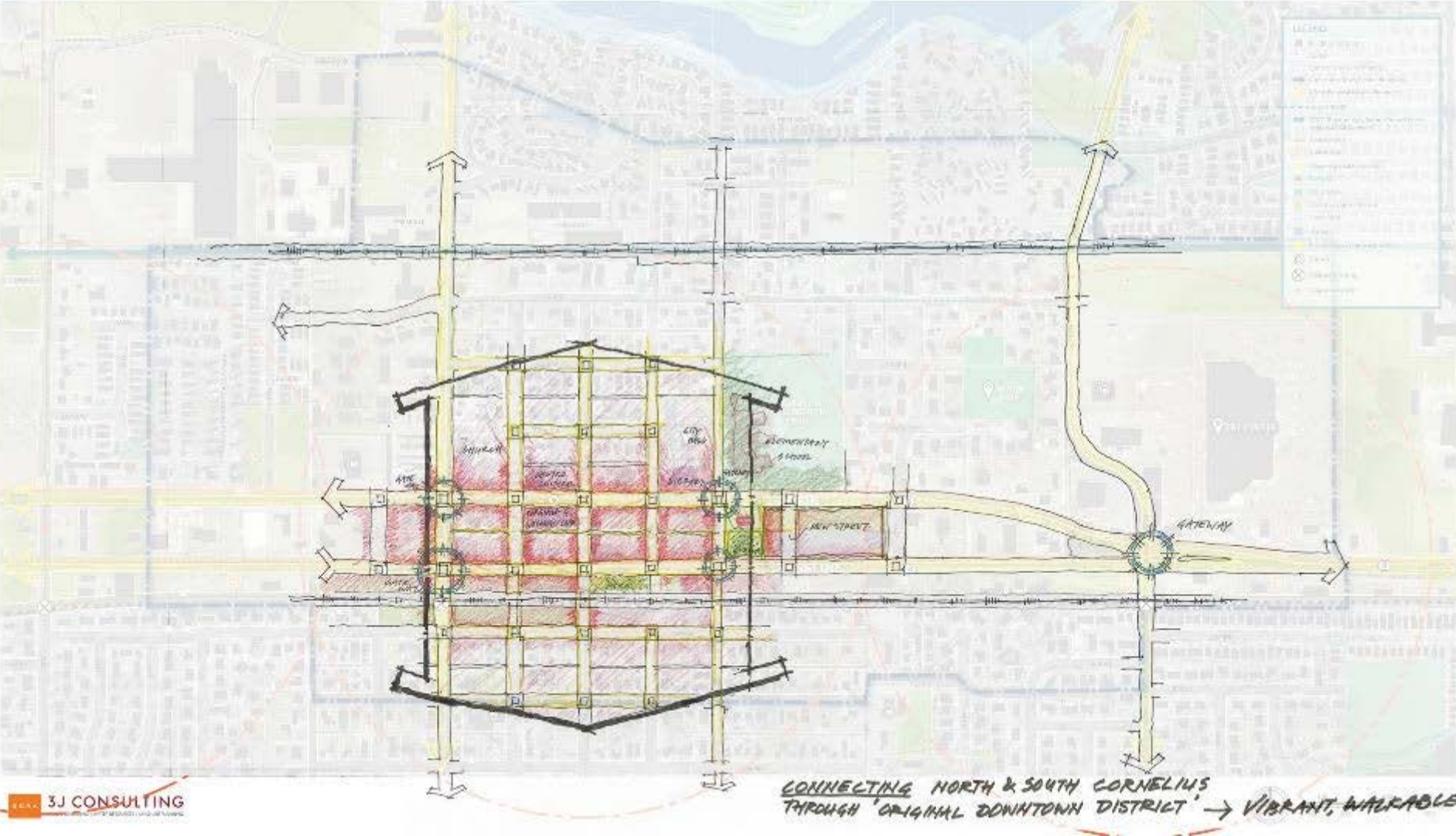
Cornelius 1956

TOWN CENTER PLAN CONCEPTS



STUDY AREA

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URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



LEGEND

- Blue line: Major Arterial
- Yellow line: Collector
- Green line: Local
- Red shaded area: Original Downtown District
- Yellow shaded area: Urban Renewal Area
- Green shaded area: Park
- Blue shaded area: Water
- Grey shaded area: Other
- Circle with 'X': Transit Station
- Circle with 'S': School
- Circle with 'P': Public Building

CONNECTING NORTH & SOUTH CORNELIUS THROUGH 'ORIGINAL DOWNTOWN DISTRICT' -> VIBRANT, WALKABLE

TOWN CENTER PLAN CONCEPTS

DRAFT Urban Design Concepts

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

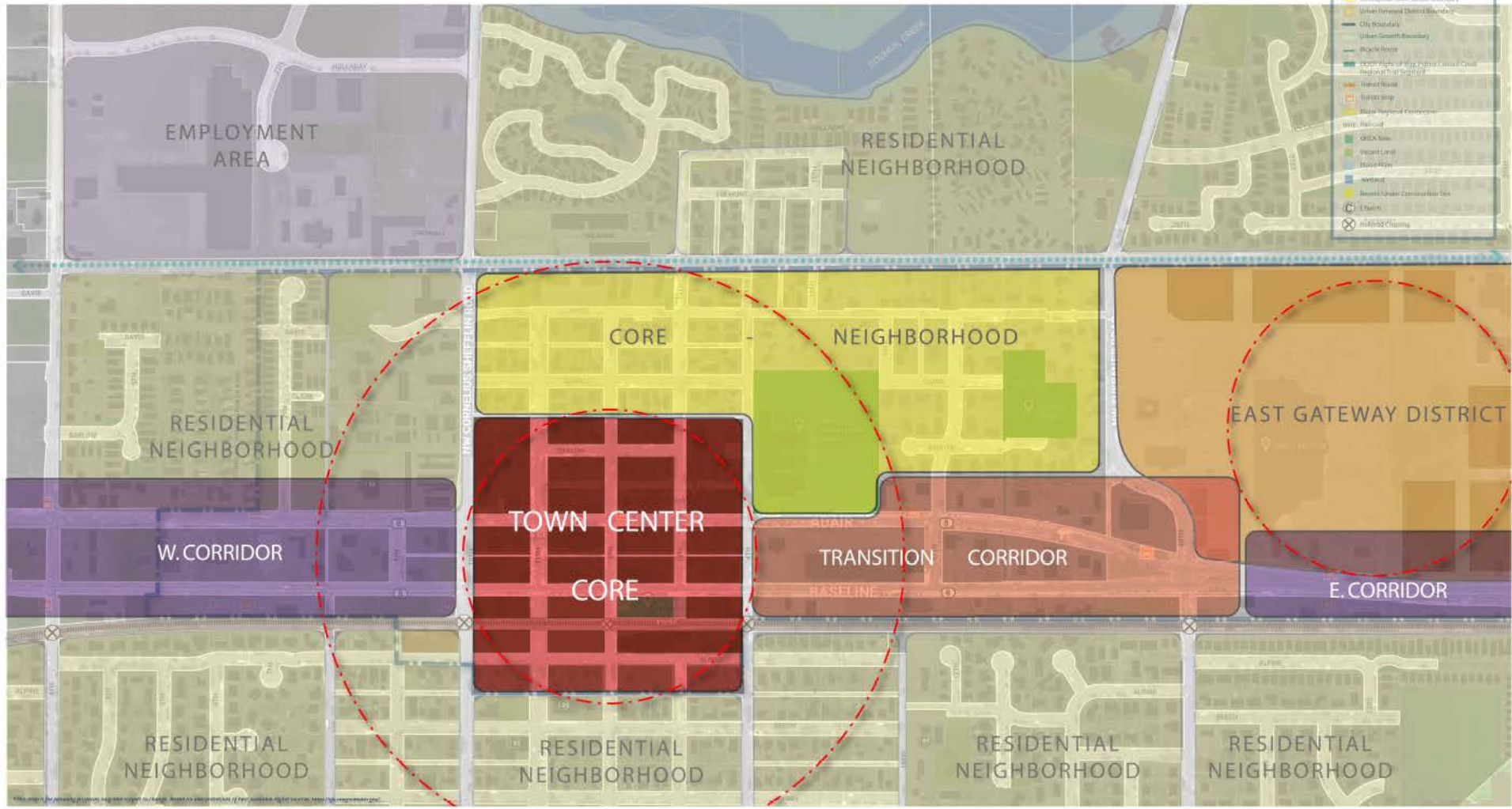
TOWN CENTER PLAN CONCEPTS - CORE



DISTRICTS

URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN

| LEGEND | |
|---------------------|---|
| [Grey Box] | Building Footprints |
| [Thin Grey Line] | Tax Lot |
| [Dashed Grey Line] | Distance Line 6' 10" Interval |
| [Yellow Box] | Conceptual Town Center Boundary |
| [Light Green Box] | Urban Renewal District Boundary |
| [Black Line] | City Boundary |
| [Dashed Black Line] | Urban Growth Boundary |
| [Green Line] | Moyle River |
| [Green Box] | Port of Hope, Port of Call, and Port of Hope Facility |
| [Orange Box] | Trunk Road |
| [Red Box] | Freightway |
| [Blue Box] | Major Regional Corridor |
| [Light Green Box] | Highway |
| [Green Box] | GREX Area |
| [Light Green Box] | Neighborhood |
| [Blue Box] | Waterway |
| [Yellow Box] | Beacon Square Construction Site |
| [Circle with 'C'] | Church |
| [Circle with 'X'] | Intersecting Chords |

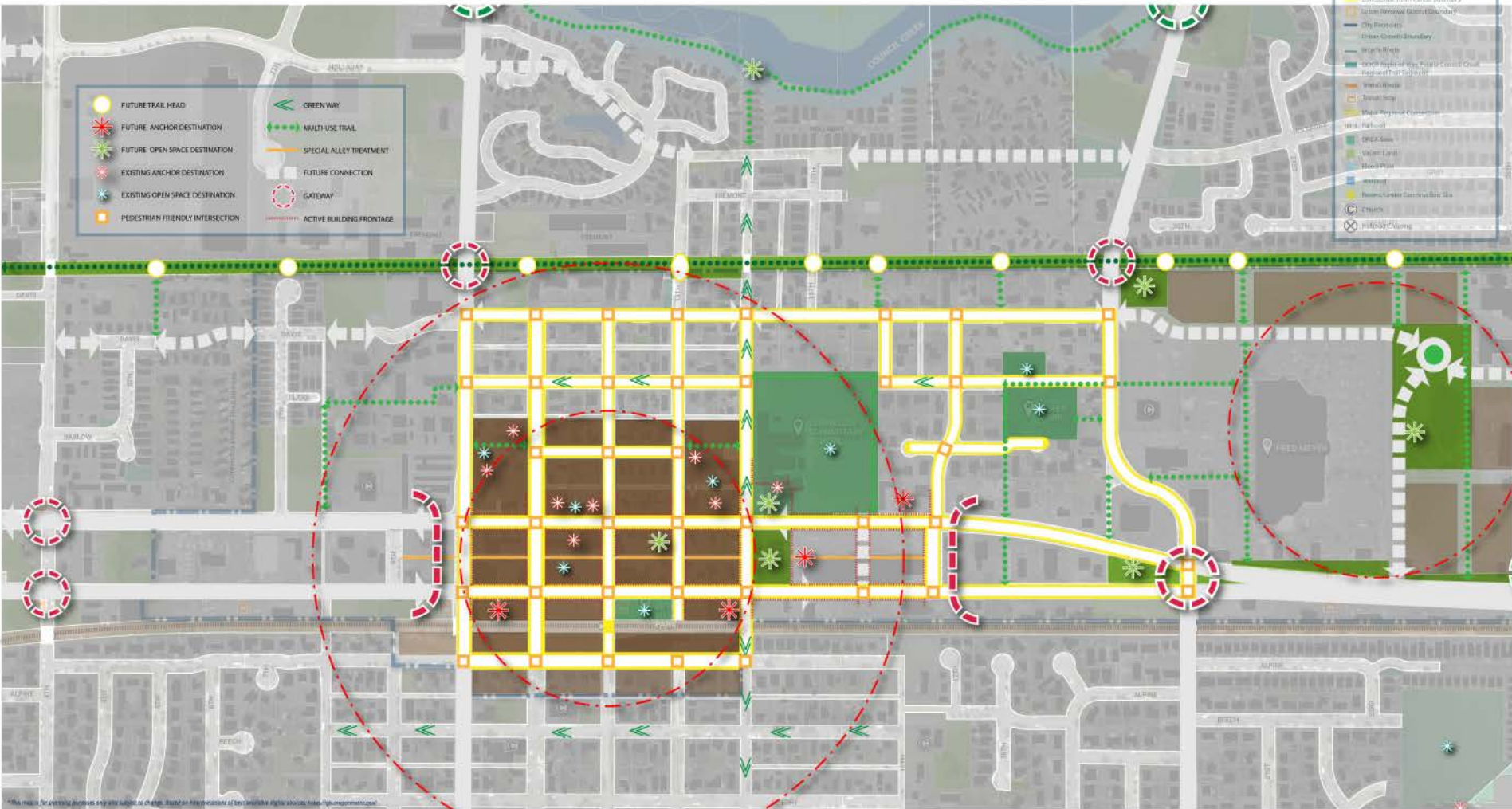


TOWN CENTER PLAN CONCEPTS - CORE



URBAN DESIGN FRAMEWORK PLAN

URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN

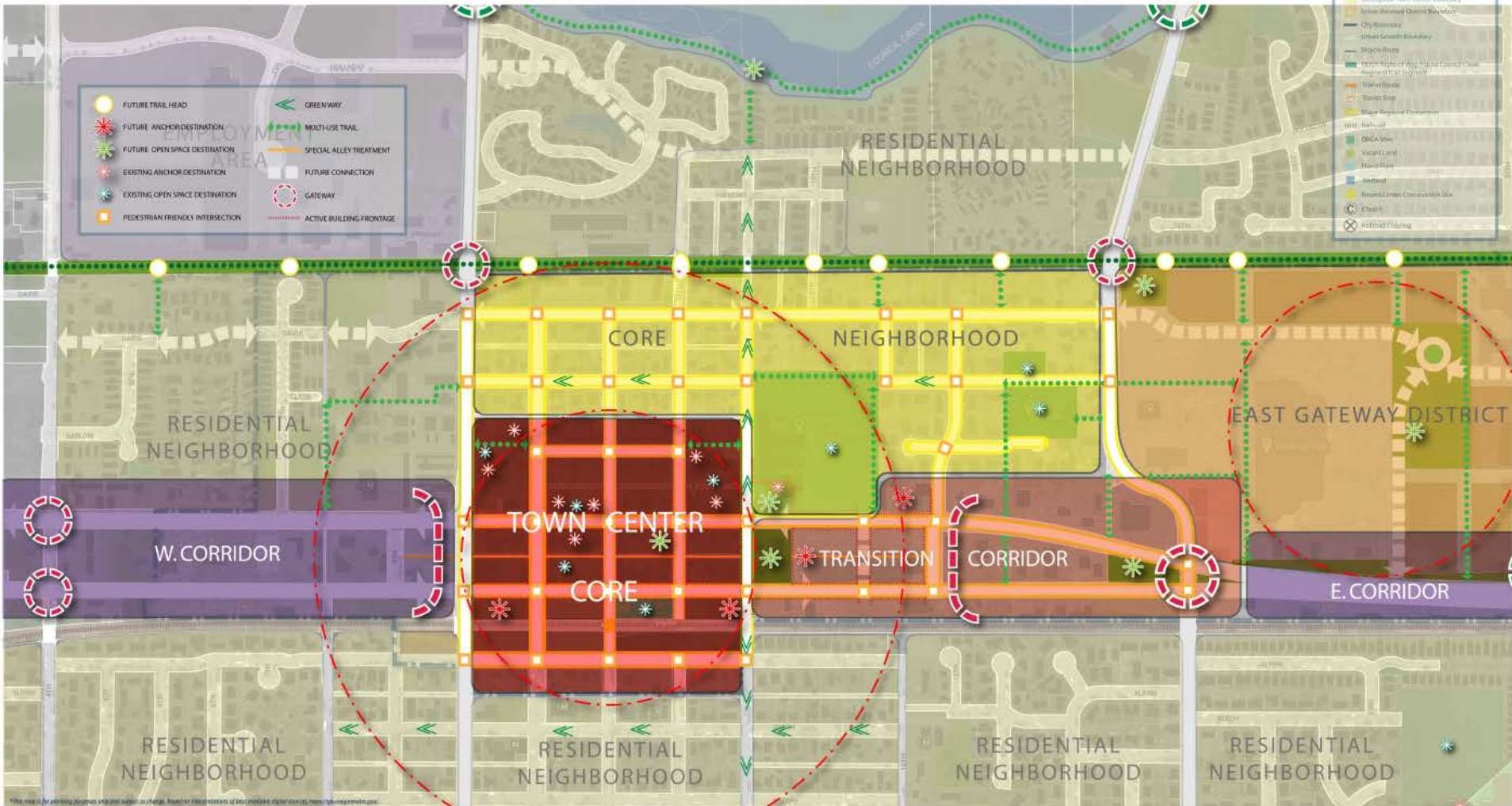


TOWN CENTER PLAN CONCEPTS - CORE



TOWN CENTER PLAN

URBAN RENEWAL PLAN & TOWN CENTER MASTER PLAN



TOWN CENTER PLAN CONCEPTS - CORE



Image Courtesy: Coos Bay, OR

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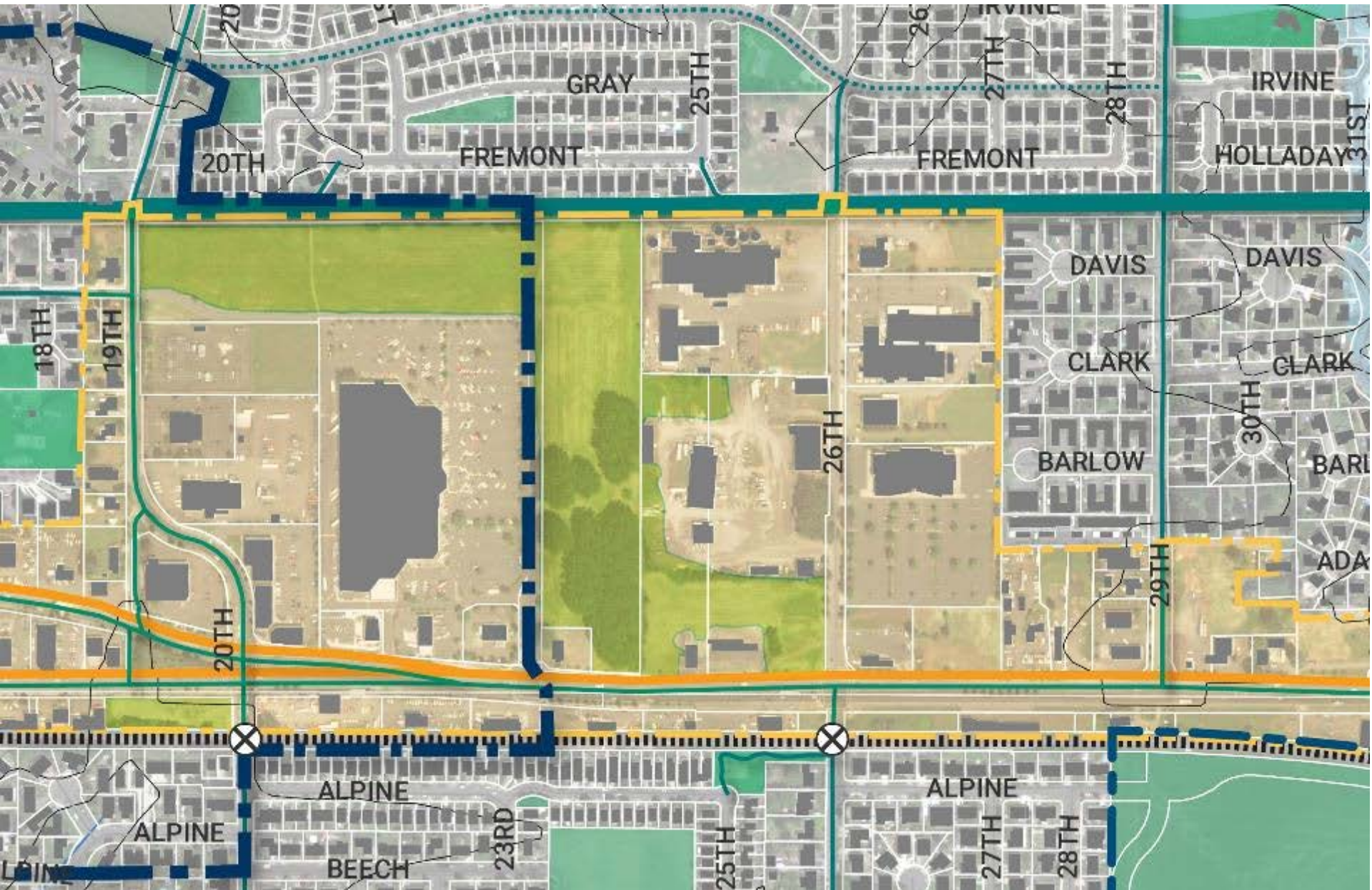
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TOWN CENTER PLAN CONCEPTS – FRED MEYER AREA



TOWN CENTER PLAN CONCEPTS – FRED MEYER AREA

Fred Meyer Area Retail/Housing “Lifestyle Center” (Parcels 13-16)



Preliminary Considerations for Design Framework

- Identified Core Area is appropriate to the scale of Cornelius and modest resources.
- Phasing strategy prioritizes placemaking improvements in Core Area.
- However, other key investment sites lie outside the Core Area:
 - Fred Meyer
 - Grande Foods (Hank's)
 - Others

IMPLEMENTATION CONCEPTS

- **Consolidate four Main Street zones into a single zone** applicable throughout the Town Center and augmented with geographically-specific standards where needed.
- **Revise Core Commercial-Employment District standards** for the Fred Meyer site area to simplify and make more consistent with other city zoning standards.
- **Use feasible building heights** in Main Street and surrounding residential areas, to avoid stagnating development as property owners wait for market conditions to support more intense property development.

IMPLEMENTATION CONCEPTS

- **Focus on building form and function from the pedestrian perspective** when developing design standards, and avoid overly complicated architectural standards.
- **Don't require commercial ground-floor use requirements** in the Main Street area.
- **Treat nonconforming uses sensitively**, particularly ongoing use and adaptive re-use of the Grande Foods site and residential uses throughout the Town Center area, to ensure that existing development remains viable.

NEXT STEPS

NEXT STEPS

Town Center Concepts

- Open House – January 9

Draft Town Center Plan

- Public Meeting – March

Initiate Urban Renewal Plan

- Joint CC/PC Work Session – January 22