



Cornelius Urban Renewal Plan

Proposed Projects

Transportation

Reconstruct downtown couplet alleyways with pedestrian amenities and decorative features –

These treatments include but are not limited to stormwater-friendly surfacing, bulbouts at entrances, special paving, lighting, minor furnishings, minor landscaping (planter boxes), utility work (drainage), curb extensions with driveway aprons at street entries, miscellaneous building adjustments.



Core Neighborhood alleyway improvements –

Install concrete alleyway improvements to improve connectivity and reduce maintenance.

Alleyway connection road treatments (11th, 12th, 13th, 14th Streets) – Install colored or textured street crossings to reinforce connectivity.

Other downtown street crossing treatments – Install colored or textured street crossings to reinforce connectivity.

1st Avenue pathway connectivity – Pedestrian-friendly connection between Baseline and N Adair Street at 1st Avenue.

Close-in Neighborhood Frontage Improvements – Install sidewalk improvements including the planting of street trees.

Core Neighborhood pathways – Improve the core neighborhood pathway system, particularly around Cornelius Elementary.

Fred Meyer road frontage improvements – Install improvements to the Haney site which is defined as North 26th Avenue to Lot 3. Improvements include street and frontage improvements.

Access management plan with ODOT – Work with ODOT to prepare an access management plan to help facilitate development of properties and safe access along ODOT rights-of-way at the eastern end of town.

Downtown bike racks, garbage cans, and benches – Addition of bike racks, garbage cans, and benches that fit with the current streetscape.

Bus stops/amenities – Add and upgrade transit stop amenities as needed, to include sheltered stops with seating, landing pads, route information, bicycle parking and improved lighting.

North 29th Avenue Frontage Improvements – Supplement Community Development Block Grant (CDBG), Washington County Transit Development Tax (TDT), and other funding sources for frontage improvements including curb, gutter, sidewalk, street trees, street lights and utility undergrounding.

Neighborhood Trailheads – Provide neighborhood trailheads on Council Creek Regional Trail that include light landscaping, simple signage, light paving for access, fencing and bollards.

North Holladay Extension (4th Avenue to City Boundary) – Extend Holladay Street from 4th Avenue to the west city limits, construct as an Industrial Collector, with sidewalks and bike lanes. Alignment should connect with a future street extension from Yew Street. (Maximum urban renewal expenditure 50%).

Add bulbouts along 11th - 14th Avenues between Adair and Davis Streets – The extension of the sidewalk area into the parking lane provides a more convenient and comfortable pedestrian connection.

Developer Incentives

Town Center Core façade improvement grant program – Allows the Area to establish a Façade Improvement Program. Preliminary plans include the first \$5k as a grant, and then requiring 1:1 match up to \$30k city expenditure.



Further guidelines on how the Development Assistance program will be operated will be developed by the Agency once the Plan is adopted.

Cost share program for frontage improvements (sidewalks) for highway commercial development – A 50% of total cost (1:1 match) would be offered to developers in the following locations: S. side of Baseline, 4th to 10th and 26th to 345th; this offer would also include select couplet properties with 2+ frontages. Treatment includes curb, gutter, sidewalk, street trees, street lights, and utility undergrounding.

Downtown blighted building demos – This project would provide assistance in demolition of blighted buildings in the Area to prepare the sites for future development.



Design and development assistance – This project authorizes the Area to create a fund to provide development assistance. Further guidelines on how the Development Assistance program will be operated will be developed by the Agency once the Plan is adopted.

Targeted SDC waivers/reductions – This project allows the Area to waive or reduce System Development Charges (SDCs) on

specific properties of interest. Further guidelines on how the Development Assistance program will be operated will be developed by the Agency once the Plan is adopted.

Acquisition

An acquisition program will be established. Prior to any property being acquired, it must be identified in the Plan. The following properties are specified identified for future acquisition:

Western States Fire Apparatus building acquisition and redevelopment into indoor farmer's market – This project authorizes the purchase of the Western States Fire Apparatus building and also the costs incurred to bring it up to current seismic standards.



Railroad ROW property acquisition – This project authorizes the purchase of the Railroad ROW within the Area; assumes state grants for brownfield cleanup.

Community Investment Trust (CIT) property – Assumes turning empty Railroad property next to Veterans Memorial Park into a CIT project.

Purchase and demolition of house adjacent to Cornelius library, development and parking – \$300k for house, \$20k for demo, \$100k for paving, striping, and frontage costs.

Estby purchase and brownfield remediation – \$200k for purchase, \$60k for demolition; assumes state grants for cleanup.

Creating Community

New "Welcome to Cornelius" sign on west side; easement acquisition – The building of monument similar to monument on the east side of City.

Electrical Conduit and Service – Add electrical conduit and service to downtown.

Decorative Informational Signs – Design, construct, and install decorative informational signs.

Convert Downtown Streetlights – Convert downtown streetlights to LED and Option C (City owned & maintained).



Splash Park – 100' x 100' foot plaza with pavement, utilities, furnishings, lighting, landscaping, art, shelter, splash pad fountain and signage.

Town Center Gateway Features – Design construct and install five gateways (3 along highway couplet, 2 at north/south arterials). Gateway features may include but are not limited to signage, flag poles, landscaping, lighting, art piece, curb extensions and utility work.

Public Art Program – Develop a program to support and incentivize public art installations.

14th Avenue Greenway Treatments – Provide a multi-modal connection between the Town Center and the Council Creek regional trail to the north and the Tualatin River to the south (Alpine Street to Council Creek Trail). The greenway treatments include a local street rebuild with multi-use pathway, lighting, signage, parking bays on one side, landscape buffer on both sides to separate vehicle, sidewalk on one side, crosswalks, and curb extensions.

Add Shepherd's Crook Lights – Add shepherd's crook lights between Adair Street and Barlow, Street 11th -14th Avenues.

Connections and Equipment for Downtown Holiday Lighting – Authorizes the purchase of and installation of equipment for downtown holiday lighting.

Administration

Administration – Authorizes expenditures for the administrative costs associated with maintaining the urban renewal area.

