

Community Development

Cornelius Comprehensive Plan

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CHAPTER 1 INTRODUCTION AND VISION STATEMENT

INTRODUCTION

The Comprehensive Plan provides a framework the City's declared intentions for future development of the community of Cornelius, Oregon. The context of the Comprehensive Plan is framed by a vision statement. The Vision paints a pattern of desired relationships of community characteristics, land use patterns, intensity of development, access and circulation, and public and community facilities.

The plan is the basis for coordinated action between public and private interests and enables these interests to undertake development projects consistent with the community's vision, goals and policies. Citizens, developers, and public agencies can look to the Comprehensive Plan as the statement of intent of public officials for the development of Cornelius. It also serves as a guide to public and private utilities in their planning for providing future services.

Cornelius cannot be planned independently. Cooperation and communication with Washington County has been maintained throughout the planning process. The plans and programs of

the neighboring cities of Forest Grove and Hillsboro, and the Washington County Comprehensive Plan were also considered. And, elements of the plan were specifically updated and revised in order to comply within the regional policies set forth in METRO's 2040 Growth Management Functional Plan.

This comprehensive plan also includes a citizen participation program to ensure continued community involvement in land use planning decisions. Citizen participation is key to forwarding efficient and effective implementation of the city's vision.

Brief History

The City developed its first community plan in 1972 and 1973. Background information was gathered and citizens' attitudes about growth and development were solicited. The studies and plan were coordinated with Forest Grove and culminated in the Cornelius/Forest Grove Community Development Plan adopted in January 1974.

In response to the adoption of LCDC's statewide land use planning goals and guidelines in 1975, the City began revising its Community Development Plan. In March 1976, the City Council adopted the Citizen and Agency Involvement Program presented later in this section, and established the Citizen Involvement Committee (CIC). The committee consisted of one Councilman, one Planning Commissioner, three other City residents, and one person who resides outside the city limits. The purpose of the CIC and Citizen Involvement Program was to assist the City's elected and appointed officials in establishing and maintaining open and responsive citizen involvement. The program's broader purpose was to involve citizens in all aspects of municipal government, as well as in land use planning.

The first task in revising the initial development plan into the City's Comprehensive Plan was to adopt an Urban Growth Boundary (UGB). The City coordinated the necessary studies with the Washington County Planning Department and conducted several public meetings and hearings over a 2-year period. Both the City and Washington County Board of Commissioners adopted a boundary in 1977 after considerable citizen and public agency involvement. Several amendments have been made to the UGB since its initial adoption. These changes have been incorporated into the text as necessary as well as on the comprehensive plan map.

In the fall of 1977, the City began revising the rest of its

community plan to conform to LCDC's goals. The Planning Commission and City Council held a series of public workshops, meetings, and hearings to discuss such issues as housing, land use, public facilities and services, transportation, and natural and cultural facilities.

Initially four elements of the new Comprehensive Plan were adopted by the City Council in January 1978. The remaining elements were adopted in July 1978. LCDC acknowledged the plan on July 10, 1980.

However, the planning process cannot be static. It must be an ongoing, dynamic process if it is to be effective and maintain relevance over time. Therefore, the plan is intended to be regularly reviewed and revised to reflect changes in the community, in the region, and in state laws. The first Plan update was completed in mid-1984. A second periodic update was completed in June of 1988.

The Plan is formatted into chapters that discuss the communities concerns and expectations, and then frame or describe the desired future. The chapters covers: Citizen Involvement, Urbanization, Land Use, Housing, Economic Development, Natural/Environmental and Cultural Resources, and Public Facilities and Services.

VISION STATEMENT - CORNELIUS, OREGON

In 1990 the city initiated a series of community workshops. They were held at various churches and schools throughout the city. The focus of the workshops was simply to find out what people thought about Cornelius, what they liked and didn't like, what they wanted to keep the same, and what they wanted to see changed. It is estimated that over 200 people participated in at least one of the workshops.

Based on input received from the community the Planning Commission and Booster Club jointly developed a vision statement. The draft statement was circulated around town and discussed at several Planning Commission and City Council meetings. Finally, in March of 1991, the City Council, by motion, adopted an official vision statement for the community.

This statement was initially used to help guide development of the City's Transportation System Plan (TSP), which was adopted

by Ordinance in June 1995. The TSP follows the vision for traffic and local accessibility and emphasizes multi-modal access within and through the city.

However, after 1995, that vision statement essentially disappeared as a guide to daily decisions and long range planning. This may be due to the fact that it was a separate stand alone sheet of paper. Except for its use in developing the TSP, it clearly was not incorporated into the planning and decision making process.

Metro 2040 Regional Growth Concept

Almost at the same time that Cornelius initiated its vision, in 1992 METRO, the regional government, launched an aggressive planning program, called Region 2040. The resulting 2040 Growth Concept now establishes a regional growth management framework encompassing the three counties and 24 cities within their jurisdiction. It promotes a compact urban form designed to accommodate 720,000 additional residents and 350,000 jobs expected over the next 40 years. The compact form is intended to minimize urban impacts on rural resource lands, while preserving open spaces and natural resources, both inside of and outside of the regional Urban Growth Boundary (UGB).

Through coordination with all the local jurisdictions, the 2040 Concept seeks a localized balance of jobs and housing to reduce regional traffic impacts. This regional strategy represents a shift in thinking about the primary function of the regional transportation system. In the past, the region employed a strategy of regional mobility, where the intent was to provide easy mobility throughout the region. In contrast, the 2040 concept employs a strategy of local accessibility, where the focus is now to provide goods, services, jobs, and housing locally to minimize cross-regional trips.

Mixed use urban centers inside a relatively tight UGB are one key component to the Growth Concept. Creating higher density centers of employment and housing in a walkable environment, supported by transit services is intended to provide efficient access to goods and services, and to enhance multi-modal transportation linkages. Cornelius' Main Street and Commercial-Employment Districts are examples of these higher density mixed use centers.

Composite Vision

While Cornelius seeks its own vision and identity it is also obligated to amend its Comprehensive Plan and Development Codes in a manner that implements the 2040 Growth Concept. Therefore the City set out to develop an updated vision.

While there are some differences in focus, the two visions are certainly not inherently in conflict with each other. For example, both visions seek to create a stronger local relationship between transportation and land uses. They both envision providing goods, services, jobs, and housing locally to minimize cross-regional travel for basic needs. They both promote a walkable environment. And, they seek to provide attractive livable neighborhoods with sufficient parks and opens spaces, schools, and other amenities.

One potential discrepancy lies within the tight UGB. From the regional plan, Cornelius inherits a very tight UGB. The current UGB is only about 47 acres larger than the current city limits. And, the City did not receive any designated Urban Reserves from the Regional Plan. Further, the 2040 Plan assigns a population and jobs allocation that is intended to be accommodated within the existing city limits, not including the full UGB. The City also received an additional allocation of population and employment from Washington County, for the future urban area.

The City might prefer to use slightly more land to accommodate future growth than has been allocated by the regional UGB. This forces the community to consider higher densities than otherwise might be selected. It also limits the options for where and how to accommodate both jobs and housing.

So, as part of the 1998-99 Periodic Review process the city's vision was revisited and revised. The new vision statement is intended to be officially adopted as part of the Comprehensive Plan, predominantly displayed at City Hall, and regularly relied upon as the City's compass for on-going decisions about community development.

Focused visions for the future were drafted relative to each of the eight chapters of the Comprehensive Plan. The chapter visions and the collective statement were the result of a series of public workshops with the Planning Commission and Citizen Advisory Committee. The general topic of each chapter was discussed at length, until a clear statement of a declared future state of being could be agreed upon. These visions are

declarations of how Cornelius will create itself. They are not projections of something to come, but rather a statement of how it is and will be over time. In this context they are not end states or time specific goals, but rather patterns for guiding continual improvement of the community.

From the chapter visions a composite vision statement was drafted in similar collaborative fashion. The general collective statement is set forth below:

General Community Vision Cornelius, Oregon

Cornelius is a well-planned city with a safe, healthy and aesthetically pleasing environment. A strong sense of community has been developed through effective partnerships with community organizations, maintaining historic connections with the area's rural past, and embracing the positive aspects of modern technology. The City is economically vital with quality education and recreational opportunities.

Chapter Visions

Citizen Involvement

All citizens are involved and participate in decision making for growth and development.

Urbanization and Land Use

The community is pro-active in managing existing land uses and identifying future needs to provide long term quality development.

Housing

Citizens take pride in the quality and variety of residential neighborhoods.

Economy

Cornelius has a self-supportive, diversified economic base.

Natural and Cultural Resources

Cornelius reflects a unique blend of new and old, natural and manmade environments. The City celebrates a diversity of ethnic cultures; and maintains and enhances the quality of local natural, historic, and cultural resources.

Public Facilities and Services

The citizens enjoy independent utilities, schools and public safety. They utilize neighborhood and centralized parks. The city administration shows concern and responds to the needs of the community.

Transportation

Traffic flow on the highway is managed by interconnected signals to allow a balance of efficient movement through the city and accessibility of vehicular and pedestrian traffic across the highway. Provisions are made for safe and convenient bicycle and pedestrian circulation so that one feels comfortable moving around the city without an automobile.

To Citizen and Agency Involvement

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CHAPTER II: CITIZEN AND AGENCY INVOLVEMENT

Vision All citizens are involved and participate in decision making for growth and development.

The City's Citizen Involvement Program describes the City's commitment toward ensuring that citizen and agency involvement occurs in the land use planning process.

CITIZEN INVOLVEMENT PROGRAM

Purpose The purpose of the citizen involvement program is to assist staff and elected and appointed officials of the City in establishing and maintaining open and responsive lines of communication with citizens. While the emphasis of the program is in land use planning, its intent is to involve citizens in all aspects of the City government.

Citizen Advisory Committee The Planning Commission is the City's official Citizen Involvement Committee (CIC). It is their responsibility to ensure that citizens, property owners and business owners and operators are appropriately involved in the development and implementation of public policy. During times when major decisions are being made, a broad based Citizen Advisory Committee (CAC) shall be established. The CAC shall work with the Planning Commission in formulating recommendations to the City Council.

There will not be a standing CAC committee maintained. But CAC's will be organized as appropriate, such as during Periodic Review. There also shall not be a limit to a particular number of members. CAC members need not be appointed by the City

Council. Whoever shows up to participate will be recognized as a member of the CAC.

CAC Program The focus of the program is to work through existing organizations. The membership of these organizations represents a broad cross-section of the community, particularly those people who have demonstrated a willingness to involve themselves in community activities. These organizations shall be advised of the issues under consideration and the processes that will be used to consider them. They will be provided with all necessary technical information and assistance. When feasible, financial assistance will be arranged to enable them to identify and comprehend the issues. It shall be the responsibility of the Planning Commission, functioning as the CIC, to coordinate and facilitate the input of these groups, and to facilitate their members' involvement in the decision-making process.

The existing organizations include, but are not limited to:

- Cornelius Boosters
- Cornelius Civic Club
- PTA's
- Forest Grove Senior Center
- Youth Groups
- Volunteer Fire Department
- Church Groups
- Cornelius Historical Commission
- Park and Recreation Commission
- Centro Cultural
- Chamber of Commerce

Where it is appropriate, required by law, or just helpful, all residents will be notified of events or pending decisions of importance to them. The local newspaper will be used as a primary source of general information and announcement, but will not suffice in all cases.

Public Communications Notification of community groups and the public at large will be coordinated by the CIC, with the assistance of the planning staff. Methods of notification will include newspaper stories; postings at City Hall, Post Office, and other public locations; mailed notices to groups; and inclusion of notices in water bills where city-wide coverage is needed. Additional methods will be employed when deemed appropriate to ensure greater involvement.

AGENCY INVOLVEMENT PROGRAM

Purpose This program ensures coordination of the city's planning efforts with other governmental agencies and interested community groups. Review by outside agencies is intended to minimize conflict and controversy while ensuring local and area-wide support of the plan. It also serves to ensure policies and decisions are coordinated where there is overlapping jurisdiction and/or impacts.

Agency Coordination Procedures The following is a standard list of steps, which is provided as a check list guide for organizing citizen and agency involvement:

1. Develop a master list of all interested organizations.
2. Provide a schedule of planning events.
3. Notify interested organizations of all meetings that concern them, and utilize fax and e-mail for quick and easy communications.
4. Conduct joint meetings of the Planning Commission and City Council with outside agencies.
5. Solicit continuous feedback.

List of Interested Organizations

Local

City of Forest Grove
City of Hillsboro
Washington County
Forest Grove School District 15
Hillsboro Elementary School District 7
Hillsboro High School District 3
Cornelius Rural Fire Protection District
Tualatin Valley Irrigation District
Unified Sewerage Agency
Washington County Housing Authority
Job's Drainage District

Regional

METRO
Port of Portland
Tri-Met

State

Department of Land Conservation and Development
Department of Environmental Quality
Department of Transportation
Department of Economic Development
Department of Fish and Wildlife
Department of Water Resources
Department of Energy
Division of State Lands

Federal

U.S. Army Corps of Engineers
Environmental Protection Agency
Soil Conservation Service

Private

Portland General Electric
General Telephone
Northwest Natural Gas
Southern Pacific Railroad
Sante Fe/Burlington Northern Railroad
Western & Pacific Railroad
Cornelius Disposal Service

Newspapers

Hillsboro Argus
Forest Grove News-Times
Oregonian

CONTINUING INVOLVEMENT IN LAND USE PLANNING

Amending the Plan It is the City's intent to give the citizens and affected governmental units ample opportunity to review and comment on any proposed plan changes. There are several types of amendments that may occur over time. They include:

- Periodic Review, as required by state law, every 7-10 years.
- Plan Text amendments, which alter the policies of the plan.
- Plan Map amendments, which alter the land use designation and/or density of a specific property or group of properties.
- Amendments may be major or minor in nature:
 - Major amendments (Legislative) include land use changes that have widespread and significant

impact beyond the immediate area or an individual parcel. These include quantitative changes producing large volumes of traffic; qualitative changes in the character of the land use itself such as conversion of residential to industrial use; or spatial changes that affect large areas or many different ownerships. A complete rethinking of the plan and the needs of the public may be necessary before major amendments are approved.

- o Minor amendments (Quasi-judicial) have little significance beyond the immediate area of the change. Their evaluation will be based on special studies or other information which justifies the public need for the change.

Procedures Amendments may be initiated by the City Council, Planning Commission, city staff, or a property owner, or group of owners. The amendment shall be initiated through a formal application process. All amendments shall include specific recommendations or requests from the applicant, supported by factual documentation as to why the amendment is necessary and appropriate. A staff report shall be prepared and presented to the Planning Commission. Public hearings shall be held before any amendment is approved. There shall first be a review by the Planning Commission, which may also include informal public meetings or workshops, but shall conclude in a public hearing. The Commission shall make a formal recommendation to the City Council. The City Council shall then also hold a public hearing before making a final decision to amend the Plan. Any amendment shall be adopted by ordinance.

Notice of Amendments For minor amendments (quasi-judicial) applying to individual parcels or small local areas a public hearing on the proposed change will be held, and at least 20 working days of notice prior to the hearing will be given to all owners, including the subject site, and within 250 feet of a specific property boundary for which a change is proposed. For major amendments (legislative) applying to large areas or effecting general policies of the plan notice shall be given to all property owners within the City limits. Such notice shall be provided, at least 20 days prior to the first hearing. For all amendments notice shall be provided to interested and effected public agencies, with specific notice to METRO and DLCD, at least 45 days prior to the first hearing, as provided under ORS 197.610 and OAR Chapter 660, Division 18. Criteria

The following criteria shall be used to establish whether or not a plan amendment or change is justified. An amendment need not satisfy each and every one of the criteria, but the city must

conclude that at least some of the criteria have been reasonably addressed. · The fact that an applicant owns the land for which the change is being sought is not in itself sufficient justification for the change or amendment. · The proposed change or amendment must meet a public need. Such need must be documented by appropriate facts and evidence and should extend from the state-wide planning goals, METRO 2040, or the city's own comprehensive plan. · The amendment is necessary to conform with current state law or regional policy, which requires local compliance. · The amendment is necessary to implement the adopted vision for the community, or to respond to unanticipated local circumstances. · The proposed change or amendment must be in conformance with the unamended goals and policies of the Comprehensive Plan, as well as being consistent with state and regional policies. · The amendment must meet the standards and requirements of the zone in which it is located, or proposed to be located.

ESTABLISHING EFFECTIVE TWO-WAY COMMUNICATION The procedures for encouraging and obtaining ideas from, and communicating with, groups and public agencies described in the Citizen Involvement Program will also be adhered to in future land use planning matters, plan amendments, and revisions. All procedures and requirements regarding public hearings, notification of government actions, general public input, and response to citizens will be observed.

Support Services It is generally the city's responsibility to provide the necessary funding and staff assistance to implement the procedures and objectives of this program to ensure continued citizen involvement in land use planning matters. However, in cases of major amendments needed to comply with state or regional laws the City may partner with the state or Metro in funding the public notices. In cases related to minor quasi-judicial amendments, the burden is on the applicant to provide notice and support appropriate communications with interested parties.

Program Evaluation The citizen involvement program will be reviewed concurrently with Comprehensive Plan updates. The Citizen Involvement Committee (CIC/Planning Commission) will coordinate the review and evaluation of the Comprehensive Plan and the citizen involvement program. The City will informally review the plan annually to determine if any state, regional or local circumstances substantially affect the plan and its policy framework.

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CHAPTER III: URBANIZATION

Vision The community is pro-active in managing existing land uses and identifying future needs to provide long term quality development.

URBANIZATION AND LAND USE

Compliance with Statewide Planning Goal 14 requires urban growth boundaries for all cities. Late in 1975 a growth study was initiated by both Cornelius and Washington County. In 1977 the Cornelius Urban Growth Area Study was jointly developed and adopted. The study described background data and findings required to determine the amount of land necessary for the City's future growth. While much of the information is no longer valid, the study was the basis for the initial boundary decision (Appendix A).

The regional planning agency, METRO, has authority over all Urban Growth Boundary (UGB) changes, including the designation of urban reserves, which are areas identified for future urban expansion. Based on this, all future urban growth boundary decisions shall be made in coordination with METRO and Washington County.

Several changes and amendments have been made to the urban growth boundary since its original adoption. However, changes to the UGB surrounding the City of Cornelius have been limited. This limitation is driven by the fact that Cornelius is surrounded by prime agricultural land, which tends to be the lowest priority for urbanization, and the City does not have any reserves identified by METRO. The current city limits and urban growth boundary are shown on the comprehensive plan map.

GOAL: To provide sufficient land to meet the need for growth in a manner that ensures quality of development and a balanced and orderly urban growth pattern.

Existing Conditions In the fall of 1998 a vacant land inventory was completed to determine the amount of vacant land available within each zoning district. The inventory identifies vacant, buildable land within the City and UGB and documents development patterns using 1994 as the base year to ensure consistency with METRO's growth allocation data. The results of the inventory are summarized in the Vacant Land Inventory document located in the appendix. However, Table 1 summarizes the number of acres developed between 1994 and 1998 and the remaining number of vacant acres in each zoning district.

The city limits are currently slightly smaller than the UGB. Table 1 reflects only lands within the current city limits. There are about 47 acres of vacant buildable land outside the city limits but within the UGB. These lands are located primarily northeast of Cornelius. Appendix A contains the Washington County - Cornelius Urban Planning Area Agreement.

Table 1 identifies that the majority of development occurring between 1994 and 1998 occurred within the low density (R-7) residential category, with the least activity in the medium density (A-2) residential.

**Table 1
Vacant Land (in gross acres) 1994-1998**

Year	R-7	A-2	Commercial	Industrial	Total
1994	131.42	49.54	110.3	88.41	379.67
1998	39.23	44.99	94.81	64.59	243.62
Acres developed 1994-1998	92.19	4.55	15.49	23.82	136.05

Based on the vacant land inventory, the City is able to determine the amount of development possible on the remaining vacant land. To determine capacity, the gross vacant 1998 acres identified in Table 1 is reduced to reflect impacts of the floodplain, schools, parks, churches, and public rights-of-way. Following these reductions, a net vacant buildable land inventory is identified. This information together with the projected population and growth assumptions below provide a comprehensive understanding of the urbanization potential.

Projected Population and Growth Assumptions According to the 1984 Cornelius Comprehensive Plan, studies projected that Cornelius' population would increase to 6,259 persons by 1985 and 7,615 persons by the year 2000. It was these projections upon which the urban area needs and urban growth boundary were based in 1977. Area needs were determined by assuming an average of 2.5 persons per household, five dwelling units per

acre and an estimated 60 percent ratio of residential land needs to total development needs. Based upon the above assumptions, it was estimated that 995 dwelling units or approximately 331 acres of buildable land would be needed to accommodate the projected increase of 2,486 persons by 1985.

However, as certified by the Center for Population Research and Census at Portland State University, the City's 1998 population reached 8,170. During the study period, residential growth occurred at an annual rate of approximately 3.04 percent, which was slightly higher than originally projected. In addition, the percent ratio of residential land needs to total development needs is no longer primarily determined by the City. This balance between residential and non-residential is determined by Metro based on the projected population growth of the region and a "fair-share" methodology. This need is also influenced strongly by the type of lands surrounding the jurisdiction. Which in the case of Cornelius, the surrounding lands tend to be prime agricultural land.

Since the last Cornelius comprehensive plan update in 1988, METRO has adopted a Regional Growth Management Framework called 2040, which calls for "compact urban form" for the region, including Cornelius. This calls for an intensification of development within the constrained UGB to minimize consumption of rural resource lands.

Under the 2040 Plan METRO now projects a year 2020 population for Cornelius of 10,719, based on an annual growth rate of about 2.0 percent. This computes to about 1,019 new dwelling units between 1994 and 2020. METRO also projects that average household size will drop to 2.92 persons per household from the current average of 3.04 persons per household. In contrast, if the City of Cornelius were not confined by the UGB and able to continue the growth rates of the past 10 years the 2020 population would be approximately 14,000. However, there is no indication that the UGB surrounding Cornelius will expand in the next 5-10 years. Based on the limited UGB expansion potential, and the 1998 vacant land inventory discussed previously, Cornelius has a dwelling unit capacity of approximately 515 units.

In addition to development on existing vacant land, the City is encouraging more intense mixed use development within the Main Street District. The Main Street Plan was adopted in 1997 and calls for an additional 217 dwelling units by 2020. Based on past residential development trends, and the existing vacant land, the City has just enough residential land capacity to accommodate the allotments established by Metro. However, with continuation of past residential development rates, the vacant residential land within Cornelius will be consumed by the year 2006; well before the year 2020.

As mentioned previously, the urban growth boundary surrounding Cornelius

contains approximately 47 developable acres. Development in this area is expected to accommodate dwelling unit and employment figures established by Washington County. The allotment received from Washington County includes 340 dwelling units and 96 jobs. This allotment is contrary to all previous comprehensive plan designations, which have consistently identified the majority of the 47 acres for industrial land uses. The City has expressed concern about the loss of industrial land and encourages METRO and Washington County to be aware of this concern and work with the City on future industrial land opportunities.

To accommodate the allotments received from METRO and Washington County, this comprehensive plan reflects the redesignation of the previously mentioned industrial land to residential. While Metro will periodically review and amend the UGB, Cornelius is not expected to receive any substantial increase in its UGB in the next 5-10 years or more. Therefore, the City must consider higher density development.

While the Metropolitan Urban Growth Boundary is required by the state to maintain a 20 year land supply, METRO is not required to maintain a 20 year land supply for individual jurisdictions within the UGB. Therefore, the City shall coordinate with Metro and Washington County to participate in the maintenance of an increased land supply adjacent to the City of Cornelius.

Policies

1. The City shall review and revise residential densities to ensure maximum efficient use of urban land. It shall also establish minimum density requirements for development within each residential zone.
2. The City shall establish in-fill criteria, which allows for reasonable adjustments to standard zoning requirements to accommodate development of challenging remnant parcels. It shall also review and revise the Development Code to remove unnecessary barriers to in-fill development, including such provisions as allowing accessory dwelling units in all single-family residential zones.
3. Development of lands within the urban growth boundary are given priority over land development outside the boundary. Development outside the urban growth boundary will only be permitted through UGB amendments coordinated with Washington County and approved by METRO. Before supporting expansion of the UGB, in addition to METRO UGB policies and criteria, the City shall develop findings addressing the following:
 1. The City can provide adequate services to the proposed urbanizing area, including roads, sewer, water, fire and police protection, city administration, and schools.
 2. There is insufficient vacant land available in the present urban area of the City to provide for the proposed development, and the shortage is adversely effecting land values or causing

housing shortages.

3. A substantial portion of the area is contiguous to the urbanized area and represents a logical direction for the City's growth.
4. In order to ensure orderly development in conformance with the Comprehensive Plan, the city adopts these policies for annexation:
 1. Annexation will be permitted if:
 1. The City is able to provide adequate services to the area, including sewer, water, administration, and fire protection. The new area can meet city standards for roads, sewers, water, and other services, and appropriate amendments to the City's Public Facilities Master Plans have been considered.
 2. The proposed use of the area to be annexed conforms with the Comprehensive Plan, or has been Master Planned, including all adjacent and intervening properties. The City does not intend to support piece-meal annexations.
 3. A substantial portion of the area to be annexed is contiguous to the City and represents a logical direction for city expansion.
 2. Changes in the urban growth boundary shall be based on METRO policies and criteria, but may include consideration of the following:
 1. Demonstrated need to accommodate additional population
 2. Need for housing, employment opportunities, and livability
 3. Orderly and economic provision of public facilities and services
 4. Maximum efficiency of land uses
 5. Environmental, energy, economic, and social consequences
 6. Effect on agricultural land
 7. Compatibility of the proposed urban uses with nearby agricultural activities

Implementation

1. The City Council has adopted the comprehensive plan.
 2. The subdivision ordinance specifies requirements for new development.
 3. The City has established a building department, a planning department, and a design review committee, with ordinances to review, coordinate, and inspect new development.
-

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CHAPTER IV: LAND USE

Vision The community is pro-active in managing existing land uses and identifying future needs to provide long term quality development.

This chapter documents the existing land uses within the city limits and establishes what the future general land uses within the urban growth boundary should be. A land use plan map is included at the end of the text. The map is also on display at the Cornelius City Hall. The following general land use categories are designated on the land use plan map:

- low-density Residential
- Medium-density Residential
- Commercial
- Industrial
- Public Facilities

GOAL: To provide a sound basis for urbanization by establishing proper relationships among residential, commercial, industrial, public, and other land uses.

Existing Conditions As noted in the previous chapter, a buildable lands inventory was conducted to determine the amount of land available for urban development within the City and the urban growth boundary. Each land use type was inventoried to determine the amount of land already developed and the amount of vacant or "buildable" land that could be developed. This information is presented in a supporting document attached in the Appendix.

In 1988 residential areas accounted for just over half of the land within the urban growth boundary. After subtracting public land and rights-of-way, residential areas represented approximately 60 percent of the available developable lands. However, considerable

residential development between 1988 and 1998 resulted in a very limited supply of net buildable residentially designated land. There are only about 84 acres of residential land remaining for development, within the current City limits.

Approximately 22 percent of the land is designated for industrial development. There are about 65 acres of vacant industrial land remaining. And, with less than 10 percent designated for commercial development, there are approximately 95 vacant acres available.

Issues and Problems

The City has a very limited land supply to accommodate all uses and the population and employment allocations assigned from METRO and Washington County. Careful consideration must be given to the highest priority land uses that support the overall vision for the community.

In terms of tax revenue compared to urban service demands, residential uses tend to create service demands disproportionate to their contribution. Yet, the City lacks prime industrial land in terms of proximity to markets, distribution facilities (railroad) and utilities. Cornelius is located at the fringe of the urban area, which reduces its attractiveness to many industries.

The City's tax base is derived from a total assessed value of about \$355 million. Of this value, only about twenty (20%) percent is non-residential use. This places a heavy tax burden on the City's residents to support necessary urban services and facilities.

Much of the land near the railroad tracks is suitable for either industrial or residential development. Where possible, medium-density residential development is used as a buffer between industrial and low-density areas. Consistent with the METRO 2040 Plan, the City is also allowing for mixed-use development as a method of getting more efficient use of the limited land supply.

There are two primary alternatives for additional commercial development. The City can either establish new commercial centers away from the highway, or continue development along the Tualatin Valley Highway.

It is generally recognized that highway frontage and ease of access are important commercial considerations. At the same time, highway noise and occasional congestion tend not to be

conducive to residential development. Therefore, the plan designates most of the land adjacent to the highway for commercial purposes, but allows residential as a mixed-use. In this manner, higher density residential development can respond to market demands.

A significant new feature in the city's plan is that much of the commercial development is now organized within special design districts. There are two special districts:

Main Street Between 10th and 19th and Alpine and the north rail line.

Commercial-Employment North of the highway between 19th and 26th Avenues.

These districts have been master planned. They generally allow a higher intensity and mix of uses. They are also supported by transit service along the highway.

As part of the Main Street Plan the city has developed a blended approach to locating commercial uses. The predominant focus is still on the highway, and in particular the Adair leg of the couplet. But the Plan also provides for mixed-use commercial and residential along North 10th and 19th Avenues between Adair and the northern rail line. With proper design, screening and access control, some industrial uses might also be permitted.

The areas which could be developed either as residential or industrial are located in the northwestern and northeastern portion of the city limits and the urban growth boundary. In the past, most of these areas have been designated for industrial use because of their close proximity to the railroads and utilities and the general lack of an industrial tax base. However, because of the lack of demand for industrial lands, the increased demand for residential lands, and dwelling unit allotments received by METRO and Washington County, the City is redesignating land located directly to the northeast of the city from industrial to residential.

POLICIES

RESIDENTIAL LAND USES

The Comprehensive Plan map shows two residential land use categories, which are distinguished primarily by density. They are described in terms of dwelling units per net residential acre. For

planning purposes, it is assumed that 25 percent of each gross residential acre will be developed with streets, schools, parks and other public uses, and that the net 75 percent will be developed with homes. The two residential categories are intended to accommodate different types and densities of residential development, providing residents a choice of living accommodations.

In addition to residential uses, public uses compatible with the basic residential uses shall be permitted. Public uses are those serving the residential area, such as recreational facilities, community centers, libraries, schools, churches, and utilities.

The METRO 2040 Plan now replaces the former metropolitan housing rule, which set as a goal a 50/50 mix of single family to multi-family housing units, and for Cornelius, an average of six housing units per net acre of buildable residential land. Now, under the 2040 Plan, the target is an average of about nine units per acre over both density ranges.

In accordance with state requirements regarding manufactured home parks, the City implemented the following provisions through the 1988 Comprehensive Plan and Development Code to provide for and protect manufactured home parks:

1. A new manufactured home park zone was established and placed on all existing parks. This act removed the prior conditional use status of parks. The new code contains clear and objective approval standards and has been modified to allow for replacement or upgrading of non-conforming units within the existing parks. Amendments will also be made to conform the City's definition for manufactured homes with the new state standards adopted under HB2258. This will provide consistency between the zoning code and the state building code.
2. There are no existing **manufactured home** parks located within commercial or industrial zones. Therefore, relocation or loss of park spaces is not a pending problem within Cornelius.
3. Manufactured homes may be located within manufactured home parks. The parks must be zoned MHP, however, parks are an out right use within the medium density areas designated on the Plan map. Therefore, properties currently zoned A-2 could be

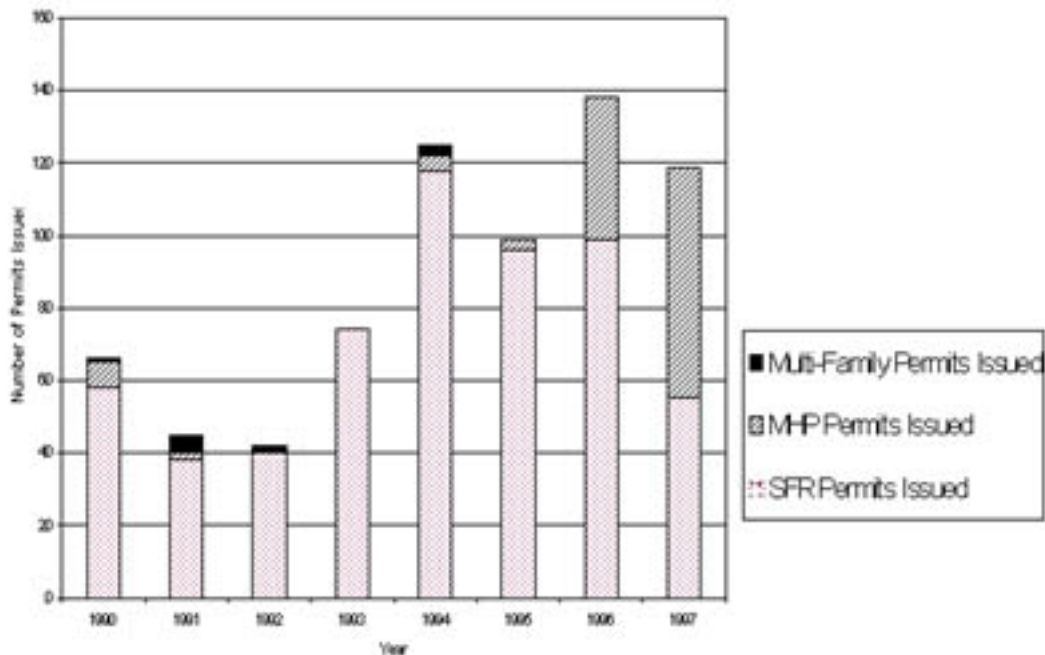
rezoned to MHP by a simple zone map amendment process. Since a needs analysis is not available to document otherwise, no specific standards or limitations are placed on such a map amendment. Conformance to medium density policies and Manufactured Home Park zone standards is all that is required. Upon affirmative findings and recommendations from the Planning Commission, the City Council shall affirm any such zone map amendment. Any denial of a proposed amendment must be based on substantial and compelling evidence of non-compliance to medium density residential policies and/or MHP code standards.

4. Manufactured homes may also be located within conventional subdivisions or on any legally created residential lot. In such cases they shall comply with the base zoning standards.

The above provisions were successful in providing for and protecting manufactured home parks. In fact, Chart 1 shows that a substantial number of the building permits issued in 1996 and 1997 were for manufactured dwellings. Therefore, the Cornelius commitment to all housing types is apparent.

Studies show that there is a continued need for affordable housing throughout Washington County. Historically, Cornelius has developed with predominantly low and moderate income housing. That segment of the market has been well served.

Chart 1
Residential Building Permits 1990-1997



The city lacks a significant inventory of upper income housing opportunities. While zoning densities within the city provide opportunities to meet this upper end need, the developers have opted for other markets to deliver higher priced housing.

Consistent with ORS 197.303-307, the City's code provides for housing that includes attached and detached single family; multi-family, both owner and renter occupied; manufactured

homes; and government assisted housing. All types at various price ranges currently exist within the planning area. Relative to affordability, Cornelius has a predominance of low and moderate priced homes. If there is a shortage, it is in high value homes.

All needed housing types are permitted within zones in the planning area with sufficient vacant land to accommodate a fair share of the county's housing needs. Further, the codes contain clear and objective approval standards that neither individually or cumulatively discourage needed housing through unreasonable cost or delay.

Any failure to satisfy the needs of any particular needed housing type has not resulted from specific plan or code policies and standards. Rather, it has been external factors such as available funding and/or builder preference, and of course pure market demand **forces**. Demand, however, is increasing for higher end

housing.

Residential

The majority of the city is designated for low-density residential use. The average density will be 5 dwelling units per net acre. The policies and standards for this land use are listed below.

1. Overall density of development will be an average of five (5) units per net acre. This equals standard lot sizes of 6,500 square feet, allowing for streets and open spaces. Many areas are already developed at smaller lot sizes such as (5,000 sq. ft.), so the overall density will likely be in the upper range.

2. Residential development shall coincide with the provision of public streets, curbs, sidewalks, water, storm drainage, and sanitary sewerage facilities. These public facilities shall be capable of adequately serving all intervening properties as well as the proposed development. They will be designed to meet zoning, subdivision, and public works standards.

3. A storm water drainage plan will be submitted with all proposed subdivisions and land partitions to show how storm water will be handled to avoid effects on other property. Storm sewers consistent with Unified Sewerage Agency (USA) standards for water quality and quantity shall be required as a condition of approving subdivisions or land partitions. Further, development designs shall be coordinated with USA to insure compliance with new METRO Title 3 criteria and Federal Clean Water Act standards.

4. One strategy to efficiently use the residential land supply is to encourage the use of accessory dwelling units. The use of these units in residential zones in conjunction with single family residences will increase density

Medium Density

The medium-density residential areas lie behind the commercial area, parallel to the Tualatin Valley Highway. The predominant use in this area is expected to be multi-family dwellings. However, manufactured home parks and single family homes are also

permitted. Policies and standards for this area are listed below.

1. The maximum overall density for medium-density residential development shall be fourteen (14) dwelling units per net acre.
2. Residential subdivisions will be developed according to zoning and subdivision regulations.
3. Manufactured home parks are allowed as an outright use consistent with the MHP standards set forth in the zoning code. Simultaneously with development plan approval, manufactured home park sites will be designated MHP on the zoning map.
4. Residential development shall coincide with the provision of public streets, curbs, sidewalks, water, storm drainage, and sanitary sewerage facilities. These public facilities shall be capable of adequately serving all intervening properties as well as the proposed development. They will be designed to meet zoning, subdivision, and public works standards.
5. A storm water drainage plan will be submitted with all proposed subdivisions, land partitions, and site development plans to show how storm water will be handled to avoid effects on other property. Storm sewers consistent with USA standards for water quality and quantity shall be required as a condition of approving all developments. Further, development designs shall be coordinated with USA to insure compliance with METRO Title 3 criteria and Federal Clean Water Act standards.

COMMERCIAL LAND USE

Commercial land uses are designated along the Tualatin Valley Highway. The commercial land use designation accommodates a range of retail and service commercial uses. The commercial zoning also allows for some mixed-uses, which may vary depending upon location.

The development of individual properties in these areas shall proactively plan for safe take into account the traffic circulation, general public health, safety, and visual problems associated with "strip commercial development." Without Design controls are one

method of coordinating with, commercial development could create to prevent dangerous and unsightly conditions. So a Therefore, all development shall be subject to design review.

Much of the land along the Tualatin Valley Highway is not ideally suited for residential use because of highway noise and the proximity of the railroad. However, under certain circumstances and with appropriate design, residential uses may be appropriate. Light Industrial improvements or development may also be permitted and should provide proper screening and access control along the highway along the highway. With proper screening and access control some light industrial uses may also be permitted along the highway. It may also be feasible to develop some of the land as roadside parks or public plazas. A major goal of the plan is to minimize the inefficiency and unsightliness of development along Tualatin Valley Highway. To accomplish this, the following policies and standards have been adopted:

1. High Design standards for signing and appearance, including the landscaping of setback areas, provision of pedestrian amenities, and the designation of access points have been established.

2. Commercial development will coincide with the provision of public streets, water, and sewerage facilities. These public facilities shall be capable of adequately servicing all intervening properties as well as the proposed development and will be designed to meet the zoning and subdivision standards. Sidewalks and off-street parking will be required in all new commercial developments.

3. A storm water drainage plan will be submitted with all proposed subdivisions, land partitions, and site development plans to show how storm water will be handled to avoid effects on other property. Storm sewers consistent with USA standards for water quality and quantity shall be required as a condition of approving all developments. Further, development designs shall be coordinated with USA to insure compliance with METRO Title 3 criteria and federal clean water act standards.

4. Existing commercial establishments located in noncommercial areas will be permitted to continue but will not be permitted to expand outside their present site.

5. Master Plans shall control land use intensities and mixes within Special Districts.

INDUSTRIAL LAND USE

Industrial uses in Cornelius are generally confined to areas adjacent to the railroad. Given the need for industrial property, most of the land adjacent to the tracks is designated for industrial use. The City supports flexibility in accommodating future industrial expansion.

The following policies and standards are adopted for industrial land use.

1. The Design Review Board will review the site plan of each proposed development in order to evaluate the compatibility of vehicular access, signs, lighting, building placements, noise, and landscaping with adjoining uses, both existing and proposed.

2. Industrial development will coincide with the provision of public streets, water, and sewerage facilities. These public facilities shall be capable of adequately servicing all intervening properties as well as the proposed development and will be designed to meet the zoning and subdivision standards. Sidewalks and off-street parking will be required in all new industrial developments.

3. A storm water drainage plan will be submitted with all proposed subdivisions, land partitions, and site development plans to show how storm water will be handled to avoid effects on other property. Storm sewers consistent with USA standards for water quality and quantity shall be required as a condition of approving all developments. Further, development designs shall be coordinated with USA to insure compliance with METRO Title 3 criteria and federal clean water act standards.

4. All industrial uses which abut residential uses will be screened from the residential uses. Where possible, access to the industrial uses will be prohibited from residential streets.

5. The City recognizes state noise, air quality and emission control standards and will cooperate with the Department of Environmental Quality in enforcement and administration of these standards.

Implementation

1. The City shall adopt site development standards that encourage infill development in all zoning districts.
2. The City shall adopt standards that are consistent with USA for storm water detention and water quality in all zoning districts.
3. The City shall provide standards that require public improvements and facilities to adequately serve proposed development.
4. The Design Review shall be a coordinated process involving the applicant and the Facilities and Design Review Committee.

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Community Development

Cornelius Comprehensive Plan

CHAPTER V: HOUSING

Vision: *Citizens take pride in the quality and variety of residential neighborhoods.*

The housing element discusses the existing conditions and the factors that affect the Cornelius housing market. The discussion of the housing market centers on the major variables affecting housing demand: the existing housing stock, household size, household income, housing costs, and housing preferences.

GOAL: To provide for the housing needs of prospective as well as present Cornelius citizens.

Existing Conditions and Trends

Cornelius has grown and its housing market expanded rapidly since 1960. There has been a significant shift toward more single-family dwelling units. Although, lots sizes have been reduced, through the Planned Unit Development process, with some lots as small as 3,200 square feet. The percentage of multi-family dwelling units has dropped over the last several years, as very few units have been built in the last 10 years. In fact, over a ten year period only one application for multi-family was submitted. While the application was approved in late 1998, it has not yet been developed. Also, Cornelius has a much higher proportion of manufactured homes (15+ percent) than nearby communities.

According to the Population Center at Portland State University, household size now averages about 3.04 persons per household. METRO projects a slight reduction to 2.9 persons per household by the year 2020.

The **current** average price for a new home in Cornelius is **approximately** about \$120,000 to \$140,000.

The percentage of the housing stock which is substandard has decreased since 1970, although the actual number of substandard units has remained about the same.

There is a need to provide for low and moderate income housing countywide. ***Cornelius proposes the use of accessory dwelling units to help provide low and moderate income housing alternatives.*** The existing housing stock has been designed to accommodate low to moderate income housing units. Therefore, there is a need and a desire to promote some opportunity for higher income housing options.

Clustered, higher density development generally costs less, is more energy-efficient, and uses less land than single-family dwellings. However, developers have experienced significant difficulties marketing attached units, even when offered as attached single-family. Small detached units are however, selling quite well. This may be a short term circumstance, or it may be the long term trend. Currently, the city does not have sufficient data to determine the long term multi-family market demand.

Upper Income Housing

The City does not intend to preempt the potential for development of upper income housing. Consideration should be made to permit and efforts to encourage this type of development should be made. Options include: larger lot sizes (above 8,000 square feet) and provision of lots with special physical amenities and layouts. Areas with special physical amenities include the land along the Tualatin River and the rolling hills north of the city along Council Creek. These areas are ideal for higher end housing.

Policies

1. Insure that adequate land is available for both single and multi-family housing.
2. Promote and encourage housing types and densities throughout town, available at various prices and rents, to households of all incomes, age, sex, and race.
3. Promote and encourage open spaces and buffers in new subdivisions and other housing developments.
4. Develop strategies for promoting higher end housing options.
5. Develop minimum density standards that comply with regional mandates.

Plan Implementation

1. The Planning Commission will review All subdivision requests within the Urban Growth **Boundary** Area **shall be reviewed administratively** to ensure policy enforcement. The Planning Commission will also determine the suitability of developments outside the City limits but within the urban growth boundary through master planning. The subdivision process shall be divided into two steps. Preliminary plats **and final plats** shall be reviewed in public hearings before the Commission. Final plats will be processed administratively. **If a subdivision request involves a variance, planned unit development, conditional use permit or any another proposal that involves a discretionary decision it shall be reviewed at a public hearing before the Planning Commission.**

2. The City shall seek to accommodate the full scope of the population and employment allocations assigned to Cornelius by METRO and Washington County.

3. The City will work with the Washington County Housing Authority and appropriate federal and state agencies in identifying and providing for housing at various rent and price ranges to ensure low and moderate income needs are appropriately addressed.

4. The City will work with METRO in implementing its Housing Goals and Objectives.

5. The City will encourage the development of high value housing, including allowing for larger lots in certain areas, or within planned developments, where lot sizes can be average and varied, and special design amenities can be provided.

6. The City shall implement the Main Street District Plan, which provides for higher density in Mixed Use zone

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Community Development

Cornelius Comprehensive Plan

CHAPTER VI: ECONOMIC DEVELOPMENT

Vision: *Cornelius has a self-supportive, diversified economic base.*

This element discusses existing economic conditions, specific issues, and policies for future commercial and industrial development in Cornelius.

GOAL: To develop a diversified economic base that is supportive of existing commercial and industrial development and attractive to selected commercial and industrial development.

Existing Conditions

Commercial development is limited primarily to the Tualatin Valley Highway (Highway 8) which is a one-way couplet system through the western half of town. Cornelius' existing zoning ordinance limits commercial zoning to the area adjacent to the Highway (Adair Street going west and Baseline Street going east). The Main Street Plan also extends some commercial uses up North 10th and 19th Avenues to the rail line.

Through the 1980's and early 90's commercial development was all but non-existent. However, during the last half of the 1990's commercial development increased considerably. Activity included both new development and remodels or expansions. Even more development is expected to follow major highway improvements designed and constructed to enhance the commercial environment.

Of the total number of acres zoned commercial in Cornelius, the 1998 vacant land inventory identified 94.81 acres vacant and buildable. Following established capacity methods, the vacant commercial land is capable of delivering 1.4 million square feet of commercial usage.

About 275 acres of land are zoned for industrial use within the city limits. The 1998 vacant land inventory identified only 64.59 acres zoned Industrial.

ECONOMIC DISADVANTAGES

Cornelius also has some disadvantages to economic development.

1. Because of limited commercial choices, residents spend a relatively large proportion of their incomes outside the City. This outflow of community spending power severely limits potential growth. Incomes generated by the local economic base are not re-spent locally, and Cornelius loses the multiplier effects that would otherwise cause more growth.
2. While Cornelius is located on a major east-west highway; it is poorly connected to downtown Portland and to Portland International Airport, including limited transit.
3. North-south transportation linkages to the City's primary trade area and to the Sunset Highway are weak, consisting of two-lane County roads.
4. Cornelius is perceived as a poor town without a strong positive image. Although the city's image changed in the 1990's, with increased efforts by the City and through renewed developments along the highway.

So-called "strip" commercial development along the Tualatin Valley Highway is a concern in the Cornelius community. Such development can cause a dangerous, inefficient, confusing, and unsightly development if not properly controlled. Much of the land fronting the highway is suitable and needed for commercial development. To counter this limitation, the City has developed master planned special districts, each with specific design criteria and focus on transit/pedestrian orientation and mixed-use design. Strategically planned capital improvements have also been targeted to promote development within the commercial core area.

The City has the choice of either trying to attract or to discourage future commercial and industrial development in town. Development represents a mixed blessing of increased assessed valuation and increased traffic, noise, and other impacts. The

City's commercial and industrial land supply, provision of services, and access to transportation facilities should attract additional development. Properly controlled, additional development can be desirable and viable.

The City has opted to take a more active, aggressive role in encouraging economic development. This is particularly true for the new Main Street and Commercial-Employment Districts. The City intends to work toward the development of a strong, identifiable center or "focal point" that helps provide a strong vital image. The City will also explore options for a strong north-south linkage to its primary market area, and possible connections to the Sunset Highway.

Policies

1. Support and promote continued light industrial development and diversification of the area's economy.
2. Provide appropriate screening of industrial uses that abut residential uses.
3. Encourage commercial development commensurate with the retail sales and service needs of local residents, and seek to capture the value of high traffic volumes on the highway.
4. Preserve and promote upgrading businesses along the Tualatin Valley Highway by supporting highway and street improvements that will alleviate traffic congestion and improve the appearance of the commercial core of the city.
5. Regulate strip commercial development more strictly along the Tualatin Valley Highway to prevent dangerous and unsightly conditions. Promote high quality design and maintenance.

IMPLEMENTATION

1. Adequate industrial and commercial land will be made available to support continued development.
2. Where possible, access to industrial areas and uses will be prohibited from residential streets.

3. Present and future businesses along the Tualatin Valley Highway will be preserved and upgraded by requiring off-street parking and other standards established in the zoning ordinance.

4. The Development Review Committee will review the site plan of each proposed industrial and commercial development in order to evaluate quality and compatibility, vehicular and pedestrian access and circulation, signs, lighting, building placement, noise, and landscaping with adjoining uses.

5. The City will work to explore the possible connection to the Sunset Highway and a stronger north-south linkage to its primary market area.

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CHAPTER VII: NATURAL AND CULTURAL RESOURCES

Vision: Cornelius reflects a unique blend of new and old, natural and manmade environments. The City celebrates a diversity of ethnic cultures; and maintains and enhances the quality of local natural, historic, and cultural resources.

This element discusses air, water, and land resources, open spaces and natural resources, archeological and historical resources, and areas subject to natural hazards.

GOAL: To maintain and improve the quality of local natural and cultural resources. To conserve energy and promote use of renewable energy resources. To provide protection from and minimize property damage and/or loss of lives from natural hazards and disasters.

Existing Conditions

AIR AND WATER RESOURCES

Air Quality. Cornelius is within the Portland Air Quality Maintenance Area (AQMA). The Department of Environmental Quality, (DEQ) is the lead agency responsible for development and management of air quality attainment plans. Under the provisions of DEQ's attainment plans, air quality in the Cornelius portion of the region is currently within the federal standards.

DEQ does not maintain an air quality sampling station in Cornelius, but air quality within the planning area is generally very good. There are no major air pollution sources in Cornelius or nearby which could cause severe problems. The only long term concern for air quality may be along the Tualatin Valley Highway where future high traffic volumes and congestion will likely increase exhaust emission levels. However, appropriate data is

not available to further evaluate this potential problem. ***The City will continue to cooperate with DEQ to monitor air quality standards.***

Water Quality. According to the Tualatin River Water Quality Report produced by the Oregon Department of Environmental Quality and the Unified Sewerage Agency of Washington County, the overall water quality of the Tualatin River has improved since the 1970's. This improvement is primarily due to the augmentation of flows at low flow periods, using stored water from Scoggins Dam. Also water quality enhancement was achieved through improved sewage treatment and the replacement of smaller, less advanced treatment plants with fewer larger, more advanced plants. Both of these factors have permitted an improvement in water quality despite the major population increases that have occurred throughout the Tualatin River basin.

Water quality improvements benefit all of the general river uses (water recreation and aesthetics, fisheries and fishing, agriculture and livestock watering, and water supply) except for aesthetics. Deterioration in aesthetics is due as much to historically sluggish flows and silty substrate as it is to urbanization. Indications now point to a deterioration of water quality in the basin due to continuing population growth. ***Population growth will continue to challenge the water quality of the Tualatin River basin.***

A 1976 Ch2M Hill/ST&R study made the following general statements about Tualatin River water quality:

1. Existing water quality is good. Dissolved oxygen depletions and localized problems have been alleviated to a large degree by Scoggins Dam flow augmentation.
2. Higher flows tend to lower summer water temperatures and reduce algal blooms in stagnant zones.
3. Phosphorus levels will probably remain high enough to support algae growth provided other conditions are also conducive to blooms.
4. High turbidities will continue to occur during periods of high runoff but should not cause significant long-term water quality problems.

5. Water temperature, turbidity, and algal growth periodically exceed existing Tualatin River water quality standards.

The Unified Sewerage Agency's (USA) 1998 Annual Compliance Report to the Oregon Department of Environmental Quality identified the following issues concerning the Tualatin River Basin water quality:

1. ***Population and development have continued to increase in the Tualatin River Basin.***
2. ***The Tualatin River Basin complies with the technology based requirements of the 1972 Federal Clean Water Act, which focuses on point source pollution.***
3. ***The Tualatin River Basin experiences water quality problems concerning measure-able levels of phosphorus and ammonia related to non-point source pollution. Algal blooms and dissolved oxygen are also found in the river and affect the overall water quality of the basin. USA monitors the Total Daily Maximum Loads of pollutants found in the Tualatin River Basin and reports annually to Oregon Department of Environmental Quality (DEQ).***
4. ***USA has implemented a water quality based approach to pollution control. This approach includes bacteria management plans, temperature management plans, surface water management plans and floodplain management complying with applicable Metro Goal 6, Title 3 ordinances***
5. ***Comprehensive management of water quality in the Tualatin River Basin is coordinated by USA through Intergovernmental Agreements with cities and counties which define roles and responsibilities, shares funds, and comply with minimum standards for surface water management.***

For several years now Washington County is have been under a court ordered management plan to control and enhance water quality in the Tualatin River basin. The program is designed and managed by USA in cooperation with local jurisdictions.

However, in May 1999, under the provisions of the Endangered Species Act, additional fish species were listed as endangered. It is anticipated that this new listing will raise the standards for water quality and mitigation. Although, at this time the full scope of the new listing is not known. In addition, METRO's Title 3 requires expanded measures to protect stream corridors and

enhance water quality, including re-establishing riparian vegetation. The city is coordinating with USA on compliance programs for both federal and regional water quality.

Cornelius is served by the Forest Grove Treatment Plant. The Forest Grove Treatment Plant is maintained and operated by Unified Sewerage Agency (USA). In June, 1985, a Master Plan Update was completed for USA by Kramer, Chin, and Mayo, Inc. (KCM). The report identifies the current and projected growth in the Forest Grove basin, the collection system, and the treatment plant capacity. The relevant portions of the KCM report are recognized as support documents to the City's Plan. The report concluded that projected wastewater flows will exceed the plant's design capacity by 1990. At that time of the study, wet weather flows already exceeded the design capacity. This indicated a need for further study of inflow and infiltration to the collection system. So, the city is coordinating with USA on further analysis and intends to complete an update of the City's 1981 Sewer System Master Plan.

The City recognizes current limitations to external state/federal funding programs and continues to analyze funding options. The funding program has been identified as a high priority to complete the public facilities planning program.

Surface Water Bodies. There are only two significant surface water bodies in or adjacent to Cornelius. They are the Tualatin River and Council Creek. Flood plain areas along these waterways have been identified and appropriately protected. Although flooding in February 1996 indicates that updated flood plain mapping may be necessary. The city intends to coordinate with USA, Washington County and METRO to seeking funding for mapping updates mapping.

Stream flow and water quality data is available and monitored by USA for the Tualatin River. This data is not, however, available for Council Creek at this time. Although, activities within Cornelius would not significantly affect stream flows except as related to wastewater outfall from the Forest Grove Treatment Plant. Ground water is generally plentiful in the area due to the proximity of creeks, drainage courses, and the river.

Noise Source Inventory. The purpose of the inventory is to identify potential conflicts with noise sensitive properties. An inventory was conducted in December 1986. Nine areas of significant noise sources were identified as existing within Cornelius. They are (see map):

- A. The major east/west arterials consisting of Tualatin Valley Highway, Baseline Street, and Adair Street.
- B. The Southern Pacific Railroad.
- C. The Burlington Northern Railroad.
- D. The Fire Department fire horn at N. 13th Avenue.
- E. A molding company on N. 19th Avenue.
- F. A truss company on N. 4th Avenue.
- G. A fruit processing plant on N. 4th Avenue.
- H. A nut processing plant on N. 26th Avenue.
- I. Several industrial users located at the south end of S. 12th Avenue. The uses include the police shooting range, a disposal service and recycling center, and a construction equipment yard.

Most of these uses are within industrial zoning districts, but are also near residential areas. For the most part they have all existed for some time without significant adverse effects or complaints from residents, and are not unusual in an urban setting.

The arterial streets and railroads are obvious noise generators that have existed for many years. While there are some adjacent residential uses, commercial and industrial uses have been designated as buffers where historical development patterns permitted. To completely separate these uses would require major redevelopment and relocation of older residential areas. This would be an extreme measure compared to the nominal potential for noise conflict.

In order to manage potential conflicts, the City will adopt development code standards with special setbacks and performance standards for noise, odors, vibrations, and other emissions to protect noise sensitive uses from **becoming** environmental nuisances. Such code language shall apply to all non-residential development and uses. Measures will also be taken to minimize creation of new residential and non-residential

conflicts through good site planning and design. The city shall further rely on DEQ standards to identify legally measurable test criteria.

OPEN SPACES AND NATURAL AND LAND RESOURCES

There are areas within the planning area which are desirable to preserve for open spaces. The majority of the land at the southern end of the urban growth boundary next to the Tualatin River is ideal open space because of the vegetation and flood plain. It will likely remain undeveloped. The city will coordinate with METRO and property owners to acquire land wherever possible. A second priority for open space would be the large, undeveloped tracts of land inside the urban growth boundary but outside the existing city limits. ***As the land outside of the UGB urbanizes the City shall provide for open space with proposed development.*** Much of this land will remain open and undeveloped until required for urban development. Although, with a tight UGB, there is additional pressure to annex this land for urban development.

There are no mineral, aggregate, or energy resources which can be readily used or processed within the planning area, except for solar. Potential sources include wind, solar or even hydroelectric, but these sources are not likely to be used on a large scale until well after the year 2000, if at all.

The most extensive fish and wildlife habitat is located in and near the Tualatin River. All significant remaining riparian vegetation within the city is found within flood plain areas. The riparian areas adjacent to the Tualatin River are ecologically significant because they support the greatest number and variety of wildlife species. The riparian zone also protects the river from erosion and water temperature increases.

Urban development has increasingly encroached upon these riparian environments reducing their supply. This increases the importance of identifying these refuges and habitats. Therefore, it is appropriate to protect and enhance riparian vegetation in conjunction with flood plain management. The city is coordinating with USA on development regulations and enhancement strategies, consistent with METRO Title 3 and federal endangered species act policies and standards.

There are no state parks nor approved Oregon Recreation Trails in Cornelius. There are also no state scenic waterways within the planning area.

CULTURAL AND HISTORICAL RESOURCES

LCDC Goal 5, OAR 660-16-000 requires an inventory of resources. It also requires an evaluation of the importance of the resource relative to needed preservation and protection. This inventory and evaluation must consider location, quality, and quantity of the various resources. Further analysis must identify conflict uses and Consideration of the economic, social, environmental, and energy (ESEE) consequences of the resources versus conflicting uses, with a net conclusion as to the appropriate level of resource protection needed, if any ***must be identified***.

At this point the city has not completed a full Goal 5 compliance program. Budgetary limits and other pressing priorities have kept Goal 5 low on the action list.

However, as part of the 1984 update, a preliminary Historic Inventory was developed, and a Historical Commission was established to further refine the inventory and complete the Goal 5 evaluation of significant historic sites. And, in 1987, three sites were designated as historic and subject to historic review regulations. However, subsequent state legislation has been limited to applicability of historic regulations, unless the owner specifically desires to have them apply to their property.

Inventory and Analysis

The City of Cornelius, as with Washington County, in general, has a long and rich cultural history including Native American Indian and white settlement dating back to the 1800's and earlier. Over the years, however, many of the structural remnants of the past have incrementally disappeared or have been replaced by more modern buildings, although some historic buildings remain.

Today the City appears as a collage of old and new, rural and urban architecture. In a real sense, this represents the growth and development of Cornelius as a blend of various cultures and life styles.

In this regard, there is no focus on a particular element or era of the City's cultural history that has greater significance than others. In reference to preserving any historic element, the City's interest most logically lies in exploiting its collective past, present, and future. Preservation and continuance of diverse architectural styles throughout the City best aligns with the City's evolved

character.

Prior to 1981 there had not been any organized effort in recent years to inventory historic and cultural resources. In 1981 the City Council appointed a Historical Commission to complete an inventory, consistent with LCDC Goal 5 objectives. Between 1981 and 1984 the Cornelius Historical Commission supervised a survey of the historic resources within the City. Their worthy effort which produced 40 historic resources. Of these, many had incomplete information with regard to further evaluation. The Washington County Museum Cultural Resource Survey and Inventory Project staff provided technical assistance and attended Commission meetings during the spring and summer of 1983. In January of 1984 the project staff conducted condfound it necessary to a field check of the resources previously surveyed and to survey several other resources that had been initially overlooked. This inventory resulted in the identification of 15 historic buildings.

Cultural areas, according to the LCDC Goal 5 definition, "refers to an area characterized by evidence of an ethnic, religious, or social group with distinctive traits, beliefs and social forms." Within the City of Cornelius, this primarily relates to archaeological resources. The Cornelius and the surrounding rural area are a general area of probable archaeological sites. These sites would be may include both permanent and temporary villages, used by Native Americans Indians inhabiting the area prior to white settlement, although no specific sites have been identified.

Because of the fragile nature of typical archaeological sites and the general lack of knowledge of Indian settlement, sites with little or no disturbance are considered valuable, and surveys or excavations by local, state, and federal agencies should be encouraged. Many sites are discovered only when actual construction is under way. Disruption of a development for the purpose of archaeological exploration can result in potentially costly delays. Similar time delays and added mitigation costs can also seriously hamper development when historic structures are involved.

ESEE Evaluation and Policy Framework

The LCDC Goal 5 Rule does not provide specific criteria for completing the ESEE analysis. Therefore, the City must outline its own decision-making framework given the general ESEE categories for consideration.

The City is generally interested in preserving and enhancing its

natural and cultural resources. The City It is also, of necessity, interested in promoting economic growth, without undue regulation. As stated earlier, the City's own uniqueness lies in its composite blend of architecture. There is no one specific architectural era or style that is unique to Cornelius in general nor any cohesive district that warrants specific protection. In a sense, each building or complex has its own character and value that contributes to the overall character of the city.

For Economic considerations the City should look at such factors as:

- effects on public facilities and services, including administration of regulations;
- effects on proposed development, including time delays and mitigation costs;
- commitments made; and rights of property owners, limited by regulations.

For Social considerations the City should look at such factors as:

- loss of amenity;
- impact on adjacent properties;
- potential value to the community for education or recreation;
- alternative methods of preservation, such as written and photo documentation, and voluntary preservation and enhancement.

For Environmental considerations the City has already determined that local uniqueness is a "stand alone" element for historic structures and that no known resource is of singular uniqueness to the city or the surrounding area. There are historical categories are intended to accommodate different types of residential development, providing residents a choice of living accommodations.

The City's objectives for resource management are as follows:

(Moved Objectives to Policies)

- 1.
2. Promote citizen involvement in resource preservation and enhancement, recognizing that self initiated actions are the strongest form of citizen involvement.
3. Foster community and neighborhood pride and a sense of identity with historic resources.
4. Preserve diverse and harmonious architectural styles reflecting the collective history of the City.
5. Enhance property values and increase economic and financial benefits to the community and property owners by avoiding unnecessary regulations and time delays for permits.

NATURAL HAZARDS AND SOILS

The U.S. Army Corps of Engineers completed a flood plain study of the Tualatin River, Job's Ditch, and Council Creek, in the mid-1980's. The study identified the boundaries of the 100-year flood plains for these water courses. Flood plain information developed by the Corps is shown on the Comprehensive Plan Map included at the end of the text. As noted above, the city is pursuing updates of the FEMA maps.

There are no other major hazards in Cornelius. While there are some hazards relative to earthquakes quacks, appropriatesafety standards and regulations are provided by the Uniform Building Code. The 1974 Community Development Plan mapping showed that there are no major slope areas greater than five percent in the Cornelius area. The 1974 plan also maps existing geological hazards, flood plains, and soil suitability. Soils are primarily Class I-IV, and erosion hazards are very low because the area is so flat.

ISSUES AND PROBLEMS

There is a need for further research and analysis relative to all Goal 5 resources. This work must be appropriately budgeted and scheduled as time and revenues allow.

FINDINGS OF FACT

1. Air, water, and land resources in the planning area are generally of high quality. Maintenance of this quality will require on-going monitoring and inter-agency coordination with DEQ, METRO, ODOT, USA, Hillsboro, Forest Grove, and Washington County.

2. A substantial amount of land is suitable for open space which could be used as such well into the new millenium. But, the city must develop resources to acquire land while it is still available.

3. Flood hazards exist within the urban growth boundary. Significant riparian vegetation within the planning area is only found along the flood plain areas. These flood and riparian vegetation areas will require special development considerations. Management of these areas will be guided by the City's flood plain ordinance, and through coordination with USA on Title 3 and Endangered Species Act(ESA) compliance.

4. The Albert S. Sholes house has been included on the National Register. This house, the old post office, and the Baptist Church have been identified/evaluated as significant historic resources. Therefore, appropriate code provisions must be developed to manage and protect these and other resources that may be identified. Twelve other sites require further investigation and evaluation (ESEE) to determine their level of significance. However, in all cases the owners have the say as to what level of regulation is to apply.

5. The City values the completion of a cultural resource inventory by the Historical Commission. While this may slow the process, strong citizen involvement is of major interest.

6. The city is currently not in compliance with Goal 5. The coordinated Title 3 program with USA will move the city closer to compliance, but there is substantially more work to be completed for full compliance.

POLICIES

1. The City supports the concept of developing strategies to preserve air quality and will continue to coordinate with DEQ.
2. The City's goal is to preserve the air, water, land, natural, and cultural resources to provide a clean, livable and decent environment for its citizens.
3. The City supports the designation of flood plain areas as open space. The City has adopted a Flood Plain Ordinance that exceeds federal standards. And, the city will only support balanced cut & fill within flood plains when there is no feasible alternative.
4. The city shall coordinate with USA on development and implementation of a **Metro** Title 3 and ESA compliance program. To ensure appropriate and timely review of developments impacting stream corridors, the city shall **coordinate through application submittal to ensure the applicant is in compliance with required USA permits**. establish a two-tiered permit process. An initial Land Use Permit, equal to a preliminary plat, shall be issued with notice and coordination with USA. Then, Based on the land use permit, like a final plat, **Once an application is deemed complete including compliance with USA permits**, full detailed engineering and site design **plans shall** will be reviewed for a Site Development Permit. Appropriate code amendments will be made to establish these new procedures.
5. The City shall make energy conservation and waste reduction a regular practice in purchasing, operating, and maintaining its buildings, vehicles, equipment, and facilities as well as taking advantage of renewable energy opportunities.
6. The City will designate identified, significant cultural, historic, and natural resources on the Comprehensive Plan Map. Management of these resources will be guided by adding appropriate resources protection sections to the development code.
7. Encourage public knowledge, understanding and appreciation of the City's history, culture and natural environment.
8. Promote citizen involvement in resource preservation and enhancement, recognizing that self initiated actions are the strongest form of citizen involvement.
9. Foster community and neighborhood pride and a sense of

identity

10. Preserve diverse and harmonious architectural styles reflecting the collective history of the City.

11. Enhance property values and increase economic and financial benefits to the community and property owners by avoiding unnecessary regulations and time delays for permits.

IMPLEMENTATION

1. The City will coordinate with DEQ in implementing air quality maintenance strategies as necessary.

2. The City will coordinate with DEQ and USA in implementing water quality maintenance and enhancement strategies.

3. The City will continue to inventory its cultural resources through participation of the Historical Commission. The city will also develop a work program designed to complete full scale LCDC Goal 5 compliance. These steps are to be completed within a reasonable period of time, given the City's limited resources.

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Community Development

Cornelius Comprehensive Plan

CHAPTER VIII: Public Facilities and Services

Vision: The citizens enjoy independent utilities, schools and public safety. They utilize neighborhood and centralized parks. The city administration shows concern and responds to the needs of the community.

GOAL: To plan and develop the necessary recreational, transportation, and public facility systems and services to meet the needs of Cornelius residents.

PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities Element discusses recreation, schools, sewerage, water, solid waste facilities, transportation, utilities, and other public facilities. The element includes existing conditions, specific issues, and needs and policies for future development. It also includes a discussion of energy conservation measures relative to each of these topics.

EXISTING CONDITIONS

SCHOOLS

Forest Grove School District No. 15 serves the majority of the current Cornelius city limits. Hillsboro High School District No. 3 and Hillsboro Elementary School District No. 7 serve a small portion of the northern and eastern city limits.

There are two elementary schools (K-5) within the City. They are operated by the Forest Grove School District. **As of January 2000** Echo Shaw had an enrollment of 400 500, and Cornelius Elementary had a enrollment of 298 406 **students**. Both schools are operating at or near capacity. Echo Shaw was recently expanded. Existing sites in Cornelius are available for expansion.

Junior high and high school students attend schools in Forest Grove or Hillsboro. Neil Armstrong Junior High School is operating at approximately 50 percent capacity. Existing sites in Forest Grove are available for expansion.

It is difficult to project future enrollments precisely. Despite increases in population, student enrollment has actually decreased in the past several years. There are more homes, but the number of students per household ***appears to have*** declined markedly.

RECREATION

Cornelius has a developing parks system. During the 1990's there was a focus on acquiring new park lands. In 1999 the city adopted an updated Parks Master Plan and revised its Systems Development fee structure to ensure on-going development of the parks system. The Master Plan was adopted as a separate but supporting document to the Comprehensive Plan, and is included in the appendix.

Cornelius is ***approximately*** one-half hour's drive from several major regional recreational facilities. Scoggins Reservoir includes about 1,000 acres of water acreage and more than 1,000 acres of surrounding recreational lands. It is a major, regional recreational facility. Gales Creek, ***located west of the City*** is a significant fishing area. The Willamette and Columbia Rivers are also within a ***approximately*** one-half hour to hour drive. ***The Oregon Zoo Complex (with access to Hoyt Arboretum, Washington Park and Forest Park) is also within the same driving distance.***

Other recreation facilities and services include little league baseball, girls' softball, Jr football, soccer, Campfire Girls, Boy Scouts and Girl Scouts, and 4-H Club. Baseball teams from Forest Grove and Hillsboro also use Cornelius facilities.

There are also many community and neighborhood parks in nearby Hillsboro and Forest Grove.

WATER, WASTEWATER, AND SOLID WASTE FACILITIES

Cornelius meets its water needs through wholesale purchases from the City of Hillsboro. Hillsboro obtains its water from the Tualatin River 12 miles southwest of Cherry Grove and from an impoundment jointly owned with Forest Grove on the Trask River. A transmission line carries water from the collection points to

Hillsboro.

An 18-inch main transmits water through downtown Cornelius. The City has two 6-inch metered, taps from this line. The City's water system runs off the pressure from this main line. The City's 1.5 million gallon reservoir and pump station is used for standby purposes only. The overall water system is in generally good condition except in summertime when pressure is occasionally low.

The City is coordinating with Hillsboro on location and construction of a new 72 inch transmission line to replace the aging and undersized 18 inch line. The city's water system master plan will be completely updated early in the year 2000.

Cornelius is a member of the Unified Sewerage Agency of Washington County (USA), which is responsible for sewage treatment. USA purchased the City's treatment plant, trunk lines, and pump stations in 1971. All sewage is currently pumped to Forest Grove for treatment. The City owns and operates collection lines. Long-range plans are for continued treatment of most sewage from Cornelius at the Forest Grove Wastewater Treatment Plant. In the late 1980's USA constructed the Council Creek trunk sewer line from Cornelius to the Hillsboro. This trunk line serves the northern portion of Cornelius, with treatment at the Hillsboro West Wastewater Treatment Plant.

The City's solid waste is handled by private franchise. The waste is predominantly transported to Yamhill County where the landfill has an estimated remaining site life of 20 years.

The City recognizes legislative changes that have reassigned landfill siting and solid waste management planning authority to METRO. The City will continue to coordinate with both Washington County and METRO relative to planning and managing solid waste.

The new M-1 General Industrial zone, a recycling facility is permitted outright as a use involving processing and storage. Site improvements and activities are regulated by specific performance standards to control or mitigate off-site impacts. The City has already moved toward implementing policies locally to support recycling. A recycling center was approved on S. 12th Avenue, and later relocated and expanded with composting, at a North 4th Avenue site. The new site has less residential conflicts being in an industrial area. Further, through An updated franchise agreement, the City has established monthly curbside collection of recyclable materials with newspapers collected weekly. The city continues to work with the franchise hauler to enhance local service.

POLICE AND FIRE SERVICES

The City has its own police force and volunteer fire department. The Police Department **provides** has one chief, one sergeant, seven regular officers, one court clerk, and one clerk aide. twenty-four hour police protection service is provided.

The Cornelius City/Rural Fire Department has a protection area of 41 square miles and is supported by 31 volunteer firefighters and four paid staff. In 1986 the City of Cornelius and the Cornelius Rural Fire Protection District (RDFD) entered into a joint contract where the Cornelius RFPD contracts fire services through the City of Cornelius, with the exception of apparatus cost which is equally owned at 50-50.

In 1995 the Cornelius Fire Department was re-rated by Insurance Services Office Inc. (ISO). The department achieved an ISO rating of 4 within the City of Cornelius and an ISO rating of 8 beyond 5 miles from the fire station and more than 1000 feet from a water source in the outlying areas of the Rural District.

The Fire Department has 30 volunteers. The City has one fire truck, one rescue unit, and one car. The City Fire Department is supplemented by the Rural Fire Protection District. The Rural Fire Protection District includes ten volunteers, three fire trucks, one cascade unit, and one car. The fire rating in Cornelius is five. The rural rating is eight.

Emergency calls are handled through the county-wide 911 emergency dispatch center, with medical response by Metro-West Ambulance. Metro-West **provides service from** now operates a crew **out of** the Cornelius public safety building.

UTILITIES AND ENERGY

Portland General Electric provides electric power to Cornelius. Transmission lines run along the Burlington Northern Railroad right-of-way north of town. High voltage lines are available if needed for future industrial development.

General Telephone Company provides telephone service to Cornelius. With the ever increasing demand created by cell phones and faxes, it is expected that major changes to telephone

service will be proposed. This may include a new area code. Four prefixes serve the area (357, 648, 359, and 640). Part of the area is served by the 357 prefix. Both 357 and 359 have toll-free calling to Forest Grove, Banks, Gaston, and Hillsboro. Prefixes 640 and 648 have toll-free calling to Forest Grove, Banks, Gaston, Scholls, North Plains, Hillsboro, Beaverton, and selected Portland prefixes.

Northwest Natural Gas Company provides natural gas service.

OTHER PUBLIC FACILITIES AND SERVICES

The City Hall is located at 1355 North Barlow **Street**. It includes the Administrative Offices and the Library. The Police and Fire Departments and Building and Planning offices are located in adjacent buildings.

The city now has full time staff for planning and building. The public works operations are housed in facilities located off of South 12th Avenue on Kodiak Court. New facilities are being planned and expected to be in place in the year 2000.

Local, regional, state, and federal agencies having jurisdiction in Cornelius include the County Extension Service, Washington County Housing Authority, U.S. Soil Conservation Service, METRO, Tri-Met, Oregon Department of Transportation, Oregon State Department of Environmental Quality, Washington County, and the Unified Sewerage Agency.

ISSUES AND PROBLEMS

SCHOOLS

The school district completed expansions at Echo Shaw and Cornelius Elementary primary in the 1990's. As the community grows, additional school facilities will be required. It cannot be precisely predicted how soon new facilities will be required since the number of school children per household is declining. But the two schools are near capacity now and the growth of the community will eventually outstrip school capacity. The city coordinates growth data with the school districts.

RECREATION

Respondents to the Community Attitude Survey consistently remarked that additional recreation and park facilities of all kinds are needed in Cornelius. At that time, few people indicated a

willingness to pay for new facilities through increased taxes. In 1998 the voters also rejected a parks levy.

With increased urbanization and the increasingly higher costs of automobile ownership and gasoline, the need for nearby urban parks and recreation facilities has become more and more important. Pressure for use of existing urban park facilities has greatly increased. Generally, developing areas find that, based on generalized national standards, they are deficient in park facilities and that developed parks are not provided with the proper facilities to adequately serve their citizens needs.

POLICIES

1. ***The City shall coordinate with the school districts for efficient expansion or development of new schools and facilities.***
2. ***The city shall provide opportunities for alternative and private schools.***
3. ***The city shall encourage development of local recreation options.***
4. ***The city shall continue to maintain an adequate water supply and to improve the overall water distribution system.***
5. ***The City shall coordinate with USA, Metro, and Washington County on the planning and management of sewage and solid waste.***

IMPLEMENTATION

1. ***The City shall implement USA's water quality standards in compliance with regional requirements.***
2. ***The City shall update the Parks Comprehensive Plan to provide for adequate recreation facilities.***
3. ***Cornelius shall coordinate with the City of Hillsboro and the Joint Water Commission to provide for an improved potable water distribution system.***
4. ***The City shall work to identify and coordiante with partnerships to improve the parks system.***

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Community Development

Cornelius Comprehensive Plan

CHAPTER IX: Transportation System Plan

Vision: Traffic flow on the highway is managed by interconnected signals to allow a balance of efficient movement through the city and accessibility of vehicular and pedestrian traffic across the highway. Provisions are made for safe and convenient bicycle and pedestrian circulation so that one feels comfortable moving around the city without an automobile.

The Planning Commission began work on the Transportation System Plan (TSP) in 1992. The final Plan was developed and adopted in June 1995, as a separate, but supporting document to the Comprehensive Plan. The TSP established two key components or contextual frameworks.

One component of the TSP is a focused policy to create an enhanced and revitalized core area of the City. The objective of this policy is essentially to recreate a central core and strengthen community identity, as well as economic vitality.

The other focused policy is to develop an overall transportation system that creates a better coordination of balanced land use patterns and activities with mobility and accessibility. A primary focus of the TSP is to increase local multi-modal access while maintaining regional mobility.

In order to establish a better relationship between transportation and land use the TSP creates a concept of special sub-districts along T.V. Highway. The intent of these districts is to provide a framework for special function mixed use areas adjacent to the highway and major transit route. To maximize the utility of the traffic corridor, the mixed land uses are to be designed and implemented relying upon pedestrian and transit friendly development criteria.

Special District Plans

To frame and implement the TSP objective of an enhanced core area the City has developed and adopted two Special District Plans. They are the Commercial-Employment District and the Main Street District.

Commercial-Employment District

This District consists of land north of the highway, south of the Oregon Electric Rail Line and between 19th and 26th Avenues. It provides for a mix of both commercial and industrial uses and promotes inter-related activities and complementary land uses. Transit orientation of land uses and creation of a comfortable pedestrian environment throughout the District are fundamental design guidelines.

Main Street

The City adopted the Main Street Plan on September 9, 1997 to guide the implementation of this district. This District lies between 10th and 19th Avenues and extends north/south from South Alpine to North Davis Street. It also provides for a mix of both commercial and industrial uses, but also includes provisions for high density and in-fill housing.

The intent of this district is to recreate the City Center, and to establish a vital retail core. It is also designed to promote a vital pedestrian friendly environment with a broad mix of inter-related activities and complementary land uses. There are also special design themes promoted within sub-districts. A uniform public streetscape along the Adair/Baseline Couplet is planned to visually tie the entire 10 block Main Street together and create a strong sense of place.

As a first step in implementing the Main Street Plan, the City applied for and received a \$1.8 **million** grant from Metro under a special federal funding allocation. To supplement this grant, the city is seeking matching funds from ODOT for design work, with additional local contributions to reconstruct Adair street between 10th and 19th Avenues.

Other principal streets through Cornelius are:

North-South - Major Collectors

4th, 10th, 12th, 14th, 19th, and 20th Avenues.

East-West - Major Collectors

Dogwood Street

Davis Street

Holladay Street

The north-south circulation pattern is reasonably good, but Dogwood and Davis Streets are the only east-west rights-of-way other than the Tualatin Valley Highway (Adair and Baseline Streets) that extend through most of the city. The major north-south collector is 10th Avenue. There are currently traffic signals at 10th, 14th, 19th, and 26th Avenues **and Tualatin Valley Highway (TV Hwy)**. The light at 14th is currently only pedestrian activated, but is scheduled to be upgraded to a full signal in the near future.

A signal is now (1999) being installed at 4th Avenue/**TV Hwy**, and additional signals are planned for 14th/**TV Hwy** (full signalization) **and at the intersection of 19/20th and TV Hwy**. These new signals will all have rail pre-emption inter-ties.

Tri-Met **provides** has bus routes through Cornelius to Forest Grove, **Hillsboro** and Portland. There is a park-and-ride station at the Catholic Church at 10th and Adair, but it is not heavily used **by park-and-ride customers**. There are two bus shelters in town.

There are bikeways painted on both sides of the Tualatin Valley Highway connecting Cornelius with both Forest Grove and Hillsboro.

The Tualatin Valley Highway Corridor is designated a regional bicycle route in Metro's Regional Transportation Plan. And, under the 2040 Plan it is designated as a Regional Boulevard through Cornelius. The City has coordinated design and land configurations with ODOT which align with the Regional Boulevard standards.

In addition to the Main Street enhancement grant, there has also been a major local improvement district (1999 - East Baseline LID) formed to construct curbs, gutters, sidewalks, street lights, and median controls along the north side of the highway. The

improvements extend from the east city limits to 20th Avenue, and will provide a significant upgrade of the highway through this area.

The City is also in the process of acquiring right-of-way that will provide for the re-alignment of 19th and 20th Avenues into one signalized intersection at T.V. Highway and 20th Avenue. This improvement, when completed will enhance north-south circulation. Although, beyond securing the right-of-way, there currently is not sufficient funding to complete the re-alignment.

POLICIES

1. ***The City shall provide public street standards that recognize the multi-purpose nature of the street right-of-way (utilities, vehicles, pedestrians).***
2. ***Provide transportation facilities that through design and location enhance the livability of Cornelius.***
3. ***Provide connectivity to each area of the City.***
4. ***Develop a safe, complete and efficient transportation system that provides multi-modal access.***
5. ***Establish rights-of-way at the time of development and where appropriate officially secure them by dedication of the property.***

Implementation

1. The City shall continue to coordinate with ODOT, Washington County, and adjacent property owners towards the goal of funding all planned improvements along the highway. Such improvements will not only improve multi-modal circulation, but will also substantially enhance the visual quality of the most visible feature in Cornelius. This in turn will improve the commercial market environment.

2. The City will work for the development of a strong north-to-south transportation link to its primary trade area.

3. The City shall continue to explore mechanism to enhance the multi-modal access and circulation throughout the community.

4. The City shall coordinate with Tri-Met to continue

enhancements at bus stops to provide a more attractive environment for transit users.

1. The City shall update its Transportation System Plan (TSP) as needed to comply with the Regional Transportation Plan (RTP).
2. As a first step in implementing the Main Street Plan, the City applied for and received a \$1.8 million grant from Metro under a special federal funding allocation. To supplement this grant, the city is seeking matching funds from ODOT for design work, with additional local contributions to reconstruct Adair street between 10th and 19th Avenues.

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