

## **A Vision of the City of Cornelius in 2020**

Cornelius is a safe, attractive, and up-beat community with an increasing number of family activities, including a community center, new library, parks for both active and passive recreation, and commercial entertainment. Sidewalks, bikeways and trails connect residents easily with work, schools, churches, services, restaurants & entertainment in the commercial center, public transit and nature. Tualatin River, Council and Dairy Creek places attract both residents and eco-tourism. Our Town Center is regionally recognized for its new development and unique, vibrant blend of Anglo and Hispanic American businesses and events supporting residents, visitors and the region's economy and culture.

There are now 18,000 people in the City, with new neighborhoods east and south of the new Cornelius High School and mixed use housing along Main Street and the transit lines. Everyone is within walking distance of public transit and essential services. A system of local parks and pathways connect to a regional park on the Tualatin River, a destination for sports, wildlife watching, family recreation and leisure.

City financing of improved services is possible because commercial land value in Cornelius increased 60% between 2008 and 2020. Cornelius shares in the recent boom in High Technology and Green industry development and sustains its interdependent relationship with commercial agriculture. This has resulted in an increased tax base capable of sustaining a full service community. Industrial park investment north of Holladay Drive and Council Creek, three major retail stores, a medical facility, and Town Center retail, office and recreation development mean there are twice as many local jobs available now than ten years ago. A record 60 percent of Cornelius residents have the opportunity to walk or bike to work, which is a big step toward the City's goal of housing/jobs balance.

In 2018, our community celebrated the opening of a light rail extension that completed a multi-modal quadruple link to the rest of the region. A new Dairy Creek bridge and Baseline/Adair improvements completed in 2011 were joined by Council Creek Trail construction in 2012-13 and new arterial connection north along reconstructed Susbauer and Cornelius-Schefflin roads to the Dersham interchange at Sunset Highway.

Just as Cornelius has become more whole and self-reliant, its access and value to the rest of the world has improved with room to grow reasonably and sustainably. Cornelius has become a healthy, valued partner in the family of Washington County communities and a dependable, constructive and interesting community partner in the metropolitan region.

## Local Needs, Objectives & Plans to Attain the City of Cornelius' Vision Related to Regional Reserves

The goal of the City of Cornelius is to be a complete, sustainable, distinctive, family-oriented community within a healthy, diverse and uniquely green Oregon metropolitan region. To reach this goal and build the City vision, Cornelius objectives (needs, aspirations, intentions & plans) include the following:

- A. Obtain enough access to land to grow into a community with as many local job opportunities as working residents, share in green industry development, and benefit from the region's growth; in order to reach that balance, Cornelius has an immediate need for an estimated 275 additional acres of industrial land, 200 additional acres of land for residential uses, and 200 additional acres of land for parks and green spaces;
- B. Obtain enough support and funding to improve the urban & natural landscape and human infrastructure; important improvements include a Council Creek/Tualatin River trail system, light rail transit, town center & corridor improvements & density, arterial & collector improvements, and local management of natural resources;
- C. Obtain enough recognition, due process and equity to become a cooperative peer among the intergovernmental family in the region; this includes a Town Center designation, workable urban growth boundary expansion process, sub-regional analysis & representation, and an objective, participatory regional governmental process;
- D. Win the opportunity to be part of the developing green identity in our region and state; this means flat land choices for solar and other high technology industrial development, including at least one 50 acre and one 100 acre state certified developable site to market within 10 years, and improved road connections to Hillsboro shortly thereafter;
- E. Develop economically and socially into a livable, healthy, diverse, full-service community among Oregon communities, including room for employment choices, room for housing choices, mix of uses for urban form & density choices, transportation choices, education and cultural choices inherent in a library, community center, early literacy training for parents and children, job training for teens and adults and a unified school district;
- F. Exemplify and celebrate community diversity, including the City's unique mix of rural & urban values and Anglo-Hispanic ethnic mix; this includes improved representation of different groups at local, county and regional levels of leadership, community festival & farmers market, and both physical & educational pathways connecting local community elements;
- G. Develop interesting and efficient urban form and rural interface that complement and leverage the interdependence of people, industry and nature at this west edge of the region; this would incorporate the town center satellite concept consistent with the region's 2040 Growth Plan principles and our local comprehensive plan.

## Cornelius Projected Growth Capacity: 2010 - 2060

Existing 2008 Condition <sup>1</sup>	Add'l Capacity within Existing UGB <sup>2</sup>	Add'l Land Needed for Jobs/ Housing & Balance <sup>3</sup>	Add'l Land Needed for 2030 <sup>4</sup>	Add'l Land Needed for 2050 <sup>5</sup>	Totals for 2060 <sup>6</sup>
Housing: 3,235 Units	Housing: 205 Units	Housing: 2,000 Units 200 Acres	Housing: 800 Units 80 Acres	Housing: 5,300 Units 440 Acres	Housing: 4,000 Units 330 Acres
Jobs: 2,265 Jobs	Jobs: 2,705 Jobs	Jobs: 5,500 Jobs 275 Acres	Jobs: 1,600 Jobs 80 Acres	Jobs: 10,600 Jobs 530 Acres	Jobs: 2,700 Jobs 400 Acres
Parks & OSp: 50 Acres	Parks & OSp: 50 Acres	Parks & OSp: 200 Acres	Parks & Sp: 80 Acres	Parks & OSp: 495 Acres	Parks & OS: 365 Acres
Population: 10,955	Cumulative Population: 11,615	Cumulative Population: 17,600	Cumulative Population: 20,000	Cumulative Population: 36,000	Cumulative Population: 48,000

**Footnotes:**

1. Population, Housing, Employment & Vacancy Inventory, 7/2008
2. Capacity for future housing & jobs within existing UGB and with existing zoning that meets 2040 Plan goals & objectives, including mixed use Main Street District and LRT station densities.
3. "Viability" Goal of 1/1 Jobs/Housing Ratio; requires natural housing growth with assertive employment growth consistent with market realities; implies more room for housing and jobs.
4. Projected at 3% AAGR, 10 housing units per buildable acre average, 2 jobs per household (1/1 job/housing ratio), and 20 jobs per buildable acre average, plus 1 acre green space/1 acre built. A 3% average annual growth rate is used as a conservative compromise between the 4.8% AAGR Cornelius experienced 1990-2000 and an estimated 2.8% AAGR Cornelius will have experienced 2000-2010 when the UGB drastically restricted growth in the City. See also *City of Cornelius Economic Opportunities Analysis*, Johnson Reid Land Use Economics.
5. Projected at 3% AAGR, 12 housing units per buildable acre average, 2 jobs per household (1/1 job/housing ratio), and 20 jobs per buildable acre average, plus 1 acre green space/1 acre built. See also *City of Cornelius Economic Opportunities Analysis*, Johnson Reid Land Use Economics.
6. Projected at 3% AAGR, 12 housing units per buildable acre average, 2 jobs per household (1/1 job/housing ratio), and 20 jobs per buildable acre average, plus 1 acre green space/1 acre built. See also *City of Cornelius Economic Opportunities Analysis*, Johnson Reid Land Use Economics.