

Cornelius

Main Street reinvestment

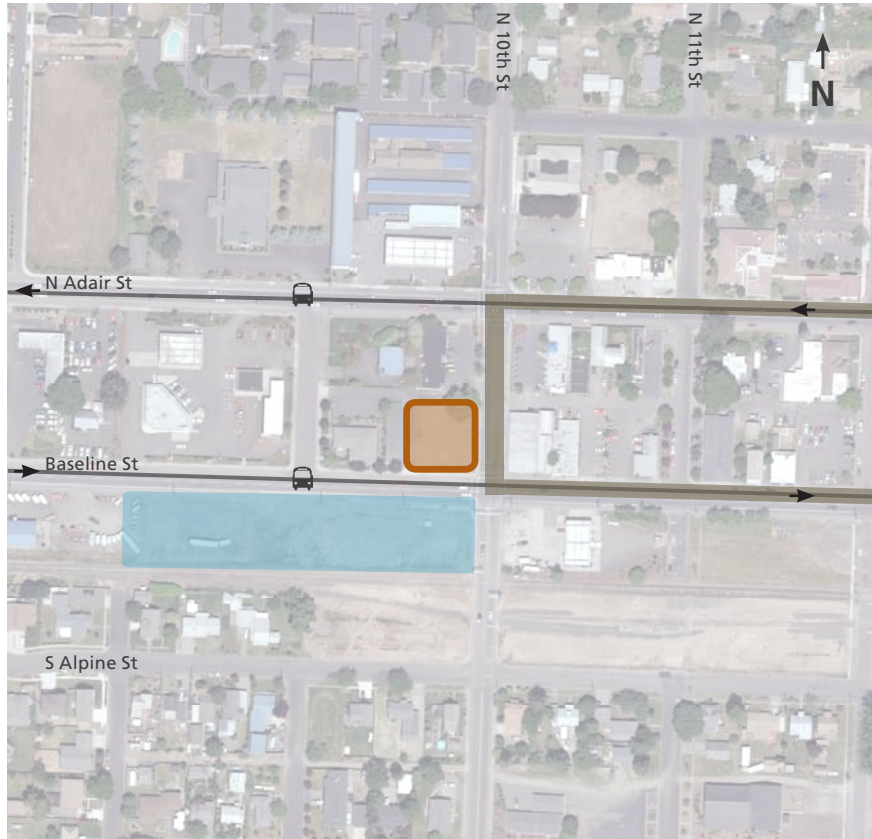
The City of Cornelius has invested significant public resources along Baseline Road and the 10th Street area, spurring recent investment in downtown.

What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.



**N 10th Ave. and Baseline St.
Cornelius, Ore.
Washington County**

**25 miles from
downtown Portland**

**Past use:
gas station**

Site area: 0.26 acres

Zoning: C

Legend

-  Metro brownfields program site
-  Redevelopment opportunity
-  Recent/ future street improvements
-  Bus route



Metro brownfields program site: aerial view



Metro brownfields program site: street view

Site description

The site is currently undeveloped and is located in Cornelius' downtown. Surrounding land use includes commercial and professional uses. The City of Cornelius has plans for improvement projects adjacent to the property on both Baseline and North Adair streets. These include street and sidewalk improvements as well as the development of a Main Street Plan that establishes a Main Street Commercial District from 10th to 20th streets.

Metro Brownfields Recycling Program investment

- Historical and regulatory background assessment completed
- Technical assistance is available for additional assessment work
- \$3,800 of EPA funds invested in technical assistance



Street beautification project



Street trees



Sidewalk improvements



Stormwater swale

Downtown Cornelius

Located 25 miles west of Portland, Oregon, and 10 miles east of the Coast Range in the fertile Tualatin River Valley, Cornelius is surrounded by high-tech industries, nurseries and farmland. Cornelius, population 10,955, is a small but growing city in the heart of the Silicon Forest of Oregon.

- Significant public infrastructure investments as a part of the Cornelius Main Street improvement project include: sidewalk widening, bike lane installations, on-street parking additions, stormwater management improvements, curb extensions and reduced turning radii.
- Pedestrian and streetscape improvements include: street trees, decorative pedestrian-scale lighting and street furniture.
- Plans are being considered to redevelop a nearby property into a park and recreation facility.



For further information

Department of Environmental Quality file

LUST 34-94-0007

<http://deq12.deq.state.or.us/fp20/>

Metro Brownfields Recycling Program

brownfields@oregonmetro.gov

503-797-1817

www.oregonmetro.gov/brownfields

Property owner

Dr. Statton

1610 North Adair St.

Cornelius, OR 97113

503-357-4482

Demographic information

	1-mile radius	2-mile radius	3-mile radius
Population, 2000	10,749	17,420	27,049
Population, 2009	11,680	19,381	30,357
Estimated population, 2014	12,266	20,445	32,250
Projected annual population growth, 2009-14	0.98%	1.08%	1.22%
Median household income, 2009	\$55,481	\$52,636	\$54,351
Median home value, 2009	\$215,829	\$222,138	\$234,538
Median age, 2009	30.5	30.8	31.8
Percent college graduate (adults over 25), 2009	11.4%	13.2%	16.5%

*Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends