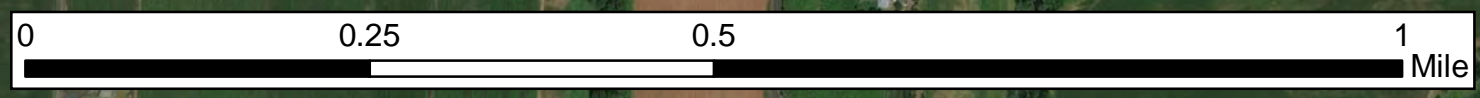
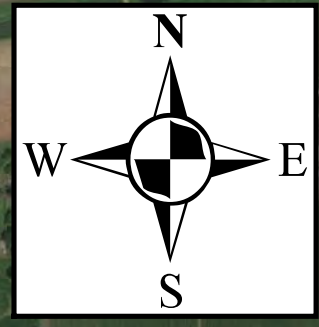
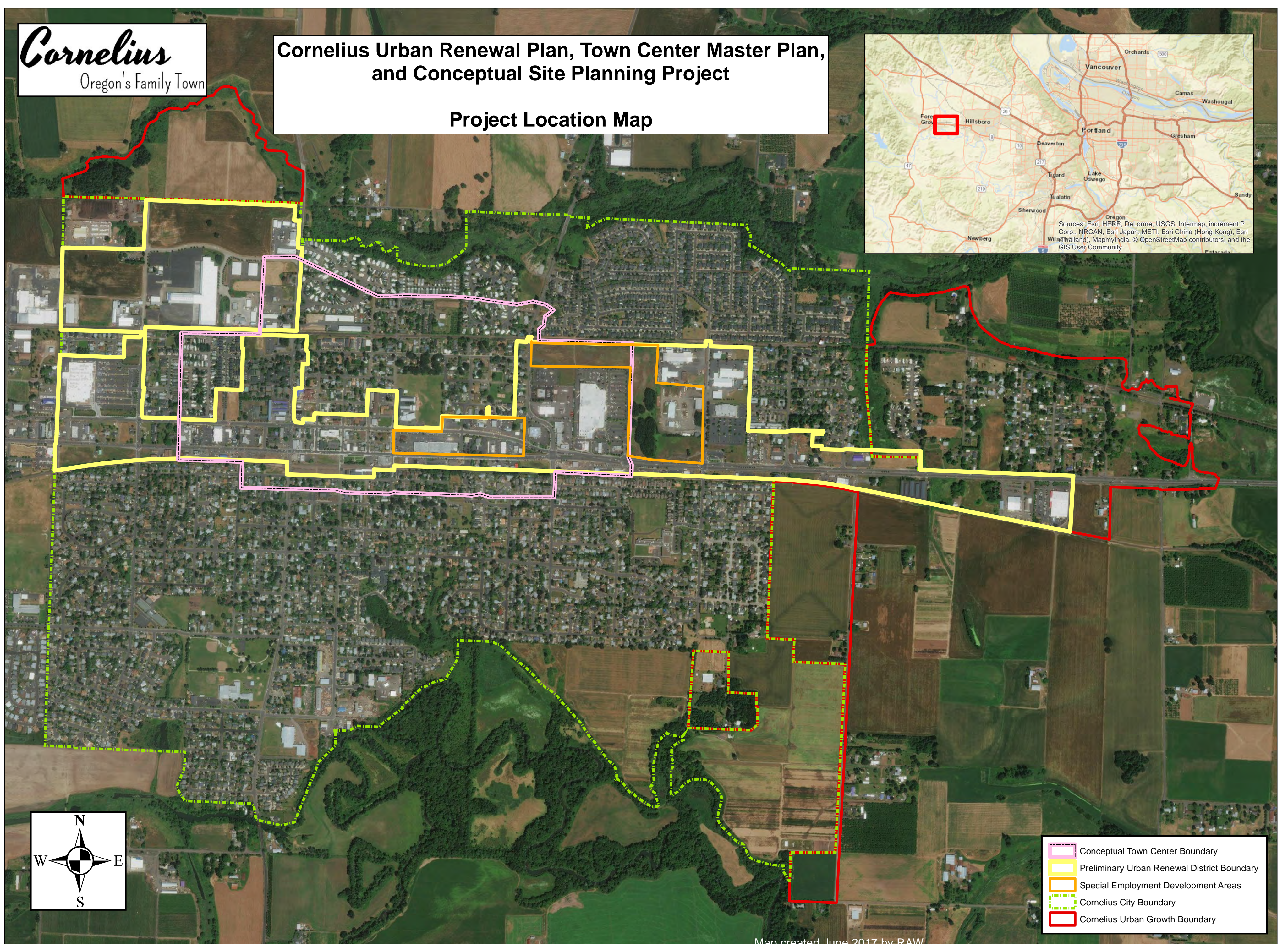
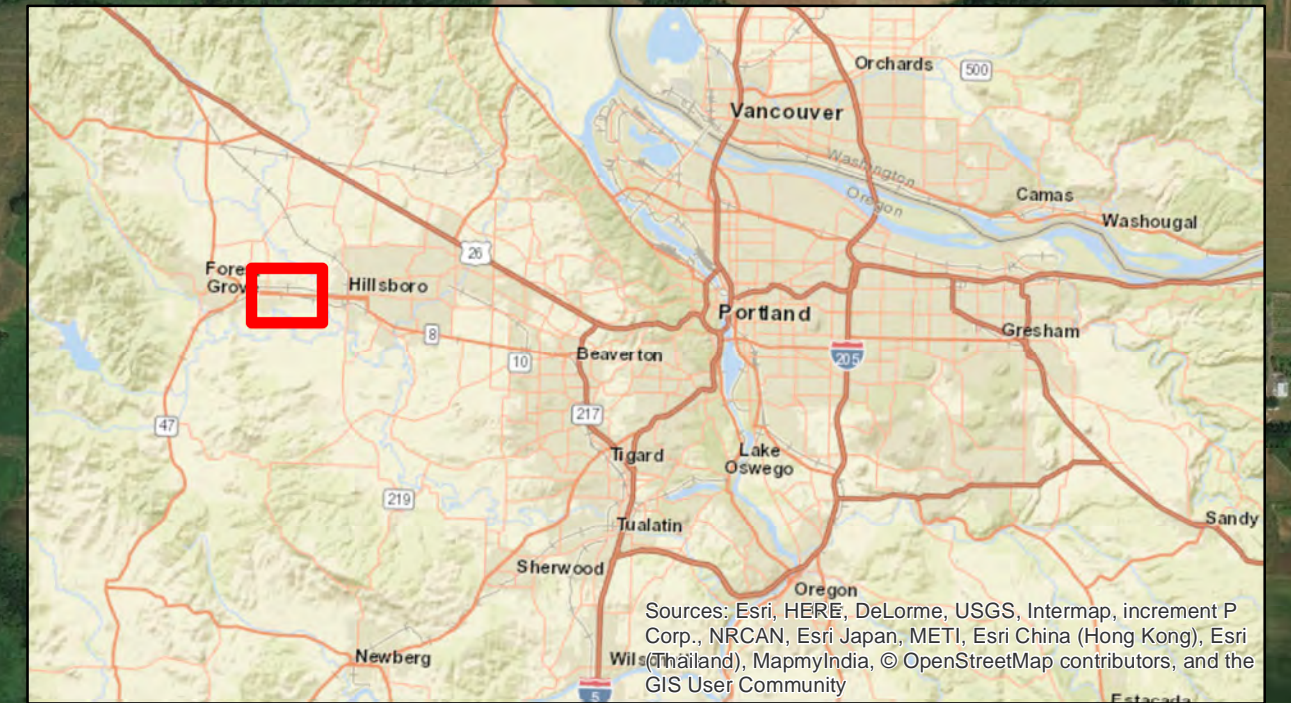


**Cornelius Urban Renewal Plan, Town Center Master Plan,
and Conceptual Site Planning Project**

Project Location Map



- Conceptual Town Center Boundary
- Preliminary Urban Renewal District Boundary
- Special Employment Development Areas
- Cornelius City Boundary
- Cornelius Urban Growth Boundary

Map created June 2017 by RAW
Data Source: City of Cornelius & Metro Regional Land Information System (RLIS)

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Assets and Opportunities Map



Over 40 acres of greenfield industrial property, including 21 acres state certified shovel-ready



New 14k sq ft library with 45 low-income housing units downtown, scheduled to break ground Sept '17



3.75 acre Grande Foods multi-tenant building Special Employment Development Area



33.5 acre TMT mixed use greenfield and redevelopment property Special Employment Development Area



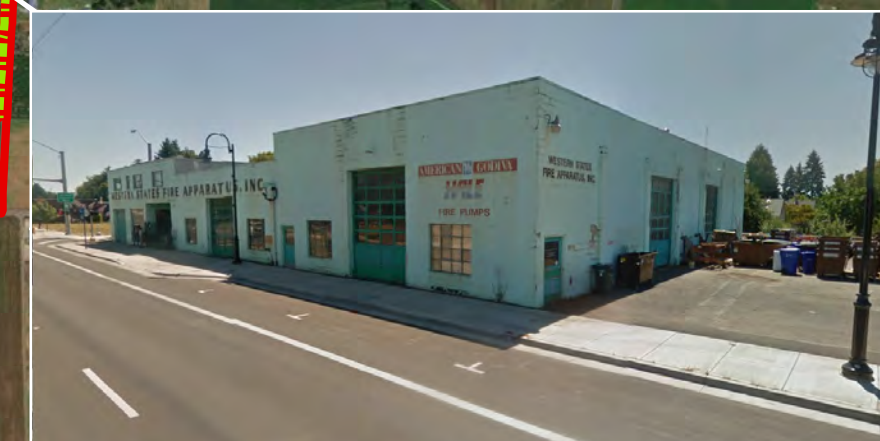
5.5 acres of greenfield and redevelopment opportunity at western Cornelius gateway at OR 8



Major stretches of OR 8 within City lacking frontage improvements or productive development



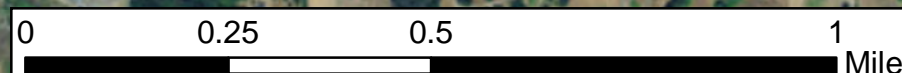
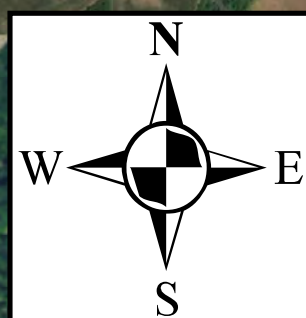
3.5 undeveloped acres owned by RxR on south side of OR 8 in downtown Cornelius








Western States Fire Apparatus Building Key commercial redevelopment opportunity in downtown



Sorely dilapidated downtown buildings, paired with new pedestrian amenities



-  Conceptual Town Center Boundary
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