

## 3. PLAN GOALS AND OBJECTIVES

### 3.1 Land Use

**Goal 1: The NE Canby Concept Plan will create a distinctive community that minimizes impacts on existing residents.**

Objective 1.1: Integrate residential, parks, open space, and commercial uses (as appropriate) to provide for a diversity of compatible activities within the Concept Plan area.

Objective 1.2: To the extent possible, design development to preserve the rural feel and character of the area.

Objective 1.3: Cluster residential development to allow for views of open space areas.

Objective 1.4: Integrate multi-family housing into the area through design standards, arrangement of zones, and open space placement.

Objective 1.5: Establish an adequate buffer between the Canby Pioneer Industrial Park and any incompatible land uses that will be developed north of SE 1st Avenue.

Objective 1.6: Establish an adequate buffer between Oregon 99E and any incompatible land uses that will be developed east of the highway.

Objective 1.7: Minimize negative impacts of development on existing residents and farming activities.

### 3.2 Transportation

**Goal 1: Create an attractive pedestrian environment.**

Objective 1.1: Provide for functional pedestrian walkways connecting open space areas, parks, and other Concept Plan area amenities.

Objective 1.2: Create street design standards that include generous planting strips, street trees and/or bioswales between streets and sidewalks.

Objective 1.3: Minimize curb-cuts and other impediments to pedestrian mobility.

Objective 1.4: Provide for a well-connected pedestrian network within the Concept Plan area that includes adequate connections to other parts of Canby.

**Goal 2: Design a street plan that will support development of a distinctive residential community.**

Objective 2.1: Establish a variety of street patterns and types, including boulevards, and modern traffic roundabouts.

Objective 2.2: Ensure that the street pattern within the Concept Plan area is easily navigable for pedestrians and motorists.

Objective 2.3: Utilize alley-fed automobile access in some areas to create a more attractive and comfortable streetscape environment.

Objective 2.4: Utilize intersection design techniques that will minimize truck cut-through traffic within the Concept Plan area.

Objective 2.5: Provide policy recommendations that would help establish a consistent streetscape along Oregon 99E.

Objective 2.6: Create a street plan that minimizes the negative impact on existing land owners' ability to develop their property, and avoid condemnations.

### 3.3 Infrastructure

**Goal 1: Phase infrastructure to minimize public cost and impact on existing residents.**

Objective 1.1: Create a phasing plan that results in the most efficient utilization and construction of public infrastructure.

Objective 1.2: Allow existing residents to continue utilizing private infrastructure as long as it is functional and practical.

### 3.4 Housing

**Goal 1: Provide for a range of housing choices.**

Objective 1.1: Provide for a range of residential lot and housing sizes and densities to create a unique community.

Objective 1.2: Provide for the housing needs of senior citizens, families with children, families without children, and singles.

### 3.5 Parks and Open Space

**Goal 1: Create a mix of developed parks and open space areas that provide easy access for residents.**

Objective 1.1: Utilize the pond and mature tree stands for parks and open spaces.

Objective 1.2: Create a mix of active and passive park spaces.

Objective 1.3: Provide for a mix of park sizes and types.

Objective 1.4: Create parks and open space areas within one-quarter mile of residences within the Concept Plan area.

Objective 1.5: Use common design features and park site orientation to create a consistent identity for the Concept Plan area.

### 3.6 Design

**Goal 1: Establish a prominent gateway feature or area.**

Objective 1.1: Create a gateway feature visible from Oregon 99E that signifies entry into the Concept Plan area and Canby.

Objective 1.2: Create design standards for development visible from Oregon 99E to retain an attractive entry into Canby.

**Goal 2: Encourage a range of quality designs for all buildings**

Objective 2.1: Develop design guidelines consistent with existing City policy to reflect community values in development of new structures.

Objective 2.2 Design new developments to minimize impacts on existing property residents.

Objective 2.3: Encourage designs that connect the home with the street.