

## 6. SPECIAL COMMUNITY DESIGN ELEMENTS

### 6.1 Gateway Feature

A gateway feature will be designed and constructed to draw the attention of motorists to the NE Canby Concept Plan area's unique character. The gateway feature will be constructed at the intersection of Oregon 99E and Otto Drive. This location for the gateway was selected because the intersection is likely to be signalized in the future, and it could establish a strong visual connection from the highway to the Mixed Use node and the area in general.

Design of the gateway could take many forms, including a decorative wall, arch, unique landscaping, or a stone structure. The gateway feature will be designed to draw attention to the area's natural qualities and commercial uses in the Mixed Use node.

**Photograph 6-1. Example of a Gateway Feature**



(For illustration only)

### 6.2 Street Trees

Trees and other greenery will significantly contribute to the aesthetic quality of the NE Canby Concept Plan area by softening the “rough edges” of developments, buildings, and streets. Trees contribute in many ways to a more pleasing, safer environment. Trees help to moderate the effects of sun, cold, wind, and they reduce pollution. Pedestrians enjoy a greater sense of safety from cars when mature street trees are present. Further, they can screen against noise, stabilize soils, help manage stormwater, and reduce erosion and run-off. It has also been proven that mature street trees help to increase home values.

Street trees in the NE Canby Concept Plan area will be planted throughout the area at intervals no greater than 30 feet. Street trees will be deciduous in variety, of hardy species

capable of attaining a mature height of at least 60 feet, and they should be planted with a minimum caliper of 1.5 to 2 inches at breast height (usually four feet above grade).

**Photograph 6-2. Street Trees**



(For illustration only)

## **6.3 Traffic Buffers**

It is anticipated that increasing levels of traffic on nearby collector streets and Oregon 99E would have a deleterious impact on new development occurring in the NE Canby Concept Plan area. The NE Canby Concept Plan proactively addresses these anticipated impacts by advancing mitigation measures to deal with visual, noise, and air quality impacts caused by automobile traffic.

### **6.3.1 Oregon 99E**

The Concept Plan mitigates traffic impacts on Oregon 99E by locating land uses that are either more tolerant of or benefit from increased traffic levels, including institutions, multifamily housing, and the Mixed Use node. Each of these land use types would benefit from increased visibility on the highway, which would help to broaden their market exposure. Situating these land uses along Oregon 99E would also provide a buffer for land uses less tolerant of high traffic roadways.

New residential land uses constructed adjacent to Oregon 99E must include a 25 foot setback from the highway, which shall include landscape with high density plant material. Additionally, a 6 foot sidewalk with a 10 foot planter strip shall be constructed along the highway to create an additional buffer for new development in the Concept Plan area.

### **6.3.2 Haines Road and SE 1<sup>st</sup> Avenue**

The Concept Plan provides developers with the opportunity to create privacy fences or walls along the areas adjacent to Haines Road and SE 1st Avenue. This plan recommends the Pioneer Industrial Concept Plan be amended to increase building setbacks along Haines Road, and to require more intensive landscaping, to provide a buffer between future industrial uses and residential uses in the area.