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**To: Matilda Deas****Topic: Evaluation Criteria****Date: 02/13/2015****From: Ken Pirie****Project: Canby North Redwood****Project #: 3077**

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## North Redwood Development Concept Plan

Distribution:  
Basecamp

### Memo #4: Evaluation Criteria

The following draft criteria have been established by the consultant team as an initial guide in the development of alternative plans for the North Redwood study area. The following criteria will be revised in the next 2 months with public, agency and stakeholder input. These criteria will be used, together with this input, as an objective way of determining the most appropriate plan for the area.

- The North Redwood Development Concept Plan (the Plan) should create a plan that feels like an extension of Canby
- The Plan should eventually result in a cohesive neighborhood, instead of several uncoordinated and disconnected subdivision plats
- All parcels in the study area should be well-integrated into the Plan, so that they can share in the amenities provided and not be adversely affected by neighboring properties' development.
- The Plan must minimize undue impacts to individual parcels and allow for innovative cost and benefit sharing arrangements such as a Reimbursement District.
- The Plan should not preclude incremental development in different parts of the study area, according to different owners' priorities
- The Plan's infrastructure should entail reasonable costs of improvements that do not burden future development
- The Plan should result in a clear, connected and safe street system which is balanced between spaces for cars, bicycles and walking
- The Plan should accommodate the potential for future bus transit to serve residents on certain key streets.
- Clear emergency access to and from the new neighborhood must be maintained in the Plan
- A trail and sidewalk system in the Plan area should connect to natural areas like Willow Creek, the 19<sup>th</sup> Ave Natural Area, the Old Logging Road Trail and Eco-Park
- The Plan should provide for the protection of Willow Creek, at a minimum using existing RSCA setbacks regulated currently by Clackamas County
- New public parks should be provided in the plan and integrated within neighborhoods, not relegated to left-over spaces on the margins of the Plan.
- The Plan should allow for Willow Creek and associated wetlands to be protected through the clustering of dwellings (within the Comprehensive Plan's desired density ranges)
- The Plan must meet city, state, county and other applicable regulations

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