

North Redwood

Development Concept Plan

Public Event #2

June 23, 2015



Project Schedule

North Redwood

Development Concept Plan

Canby, OR

2014

NOV

DEC

2015

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

I. Project Kickoff



II. Develop Project Foundation



III. Confirm DCP Framework



Milestone



IV. Develop Alternative DCPs



V. Present Alternative DCPs

Today



Contingent

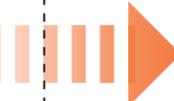
VI. Recommended DCP



VII. Adoption



- Public Events
- SAC
- TAC
- Stakeholder Interviews
- Planning Commission
- City Council
- Project Management Team



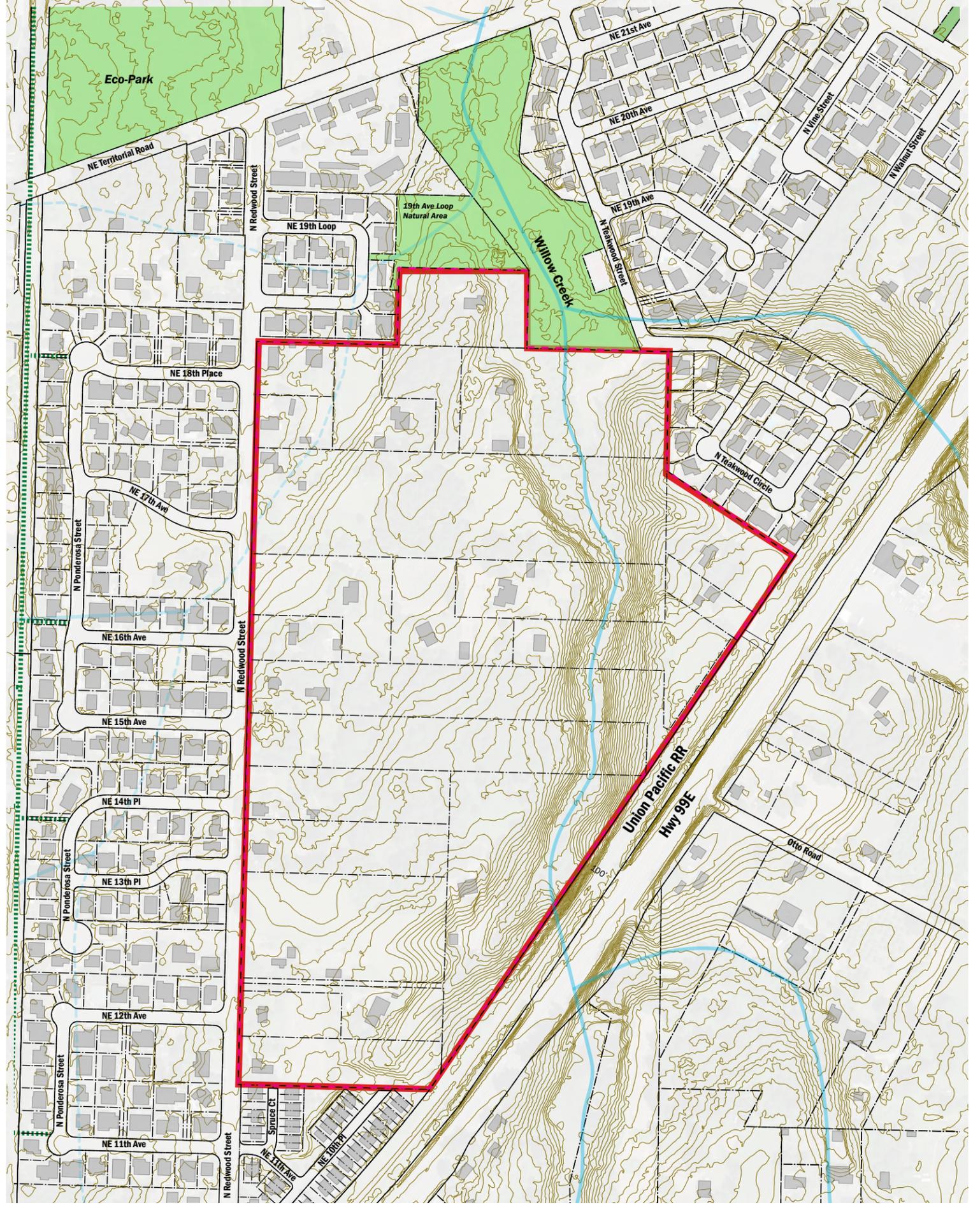
Study Area



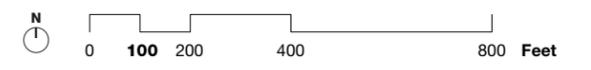
NORTH REDWOOD DEVELOPMENT CONCEPT
CONTEXT MAP
 N
 0 300 600 1200 2400 Feet

Property Ownership

23 taxlots
18 owners
66 acres



NORTH REDWOOD DEVELOPMENT CONCEPT

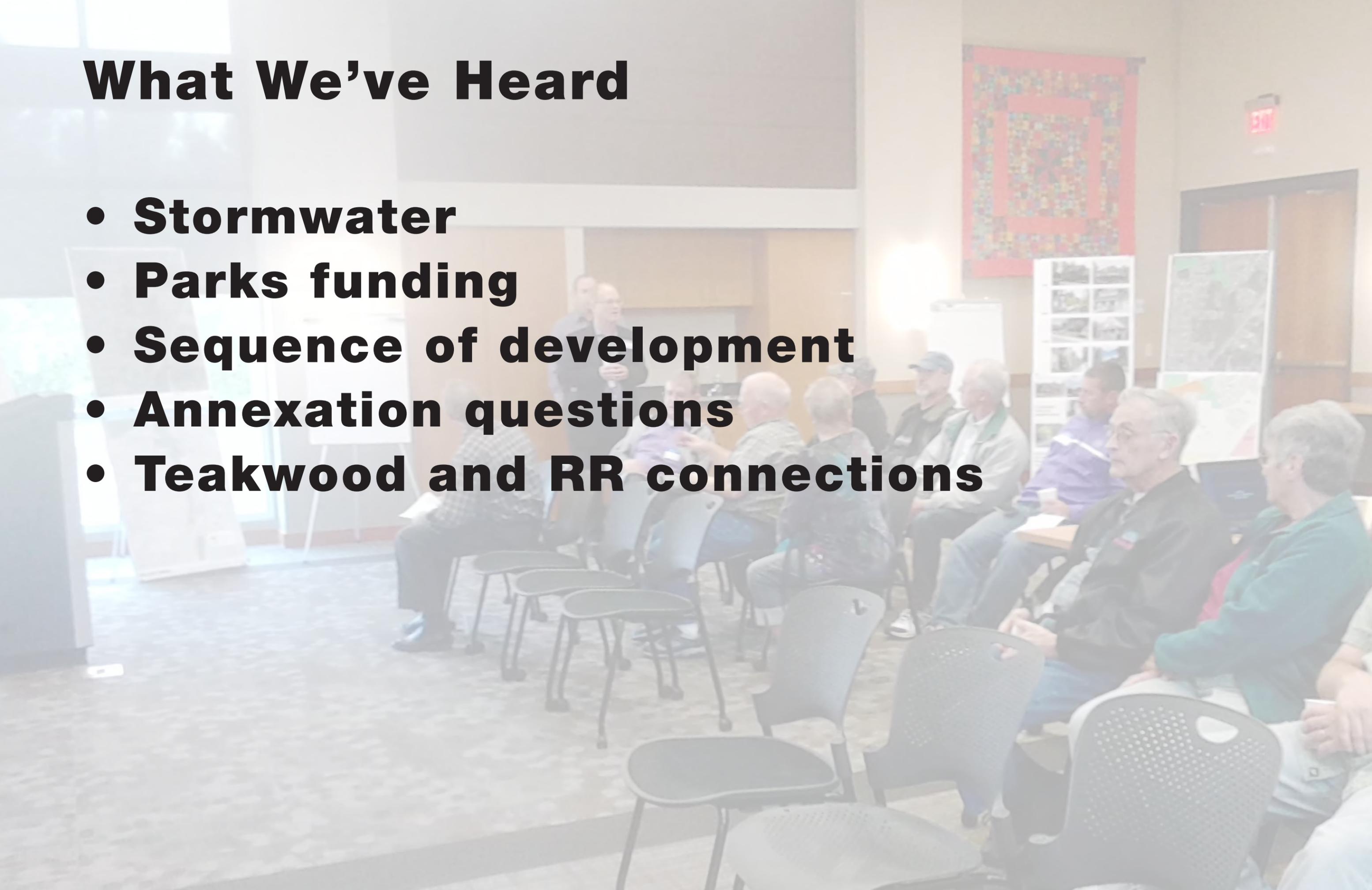


What's Happened So Far

- **Existing Conditions Inventory**
- **Best Development Practice Analysis**
- **Stakeholder Interviews**
- **TAC and SAC #1** (Feb 9)
- **Public Event #1** (Apr 14)
- **City Council/Planning Commission** (Apr 15)
- **TAC and SAC #2** (April 27)

What We've Heard

- **Stormwater**
- **Parks funding**
- **Sequence of development**
- **Annexation questions**
- **Teakwood and RR connections**



Concept Plan Criteria

- 1. Integrated with existing city fabric of Canby**
- 2. A walkable, cohesive neighborhood**
- 3. All parcels integrated in plan**
- 4. Distribute impacts equitably to individual parcels**
- 5. Allow for different owners' timing of development**
- 6. Reasonable costs of infrastructure and roads**
- 7. Clear, connected and safe streets**
- 8. Transit-friendly**
- 9. Emergency access**
- 10. Connect trails to natural areas**
- 11. Protect Willow Creek**
- 12. Public, accessible parks**
- 13. Innovative land planning**
- 14. Meet regulations**

NEIGHBORHOOD DESIGN PRINCIPLES



Walkable



NEIGHBORHOOD DESIGN PRINCIPLES



Disconnected



Connected and Safe

NEIGHBORHOOD DESIGN PRINCIPLES



Integrated Stormwater Treatment



Access to Open Space & Nature

NEIGHBORHOOD DESIGN PRINCIPLES



Trees Enhance Livability



Sense of Community

NEIGHBORHOOD DESIGN PRINCIPLES



Provide Housing Choices

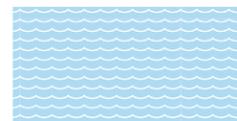
Environmental Factors



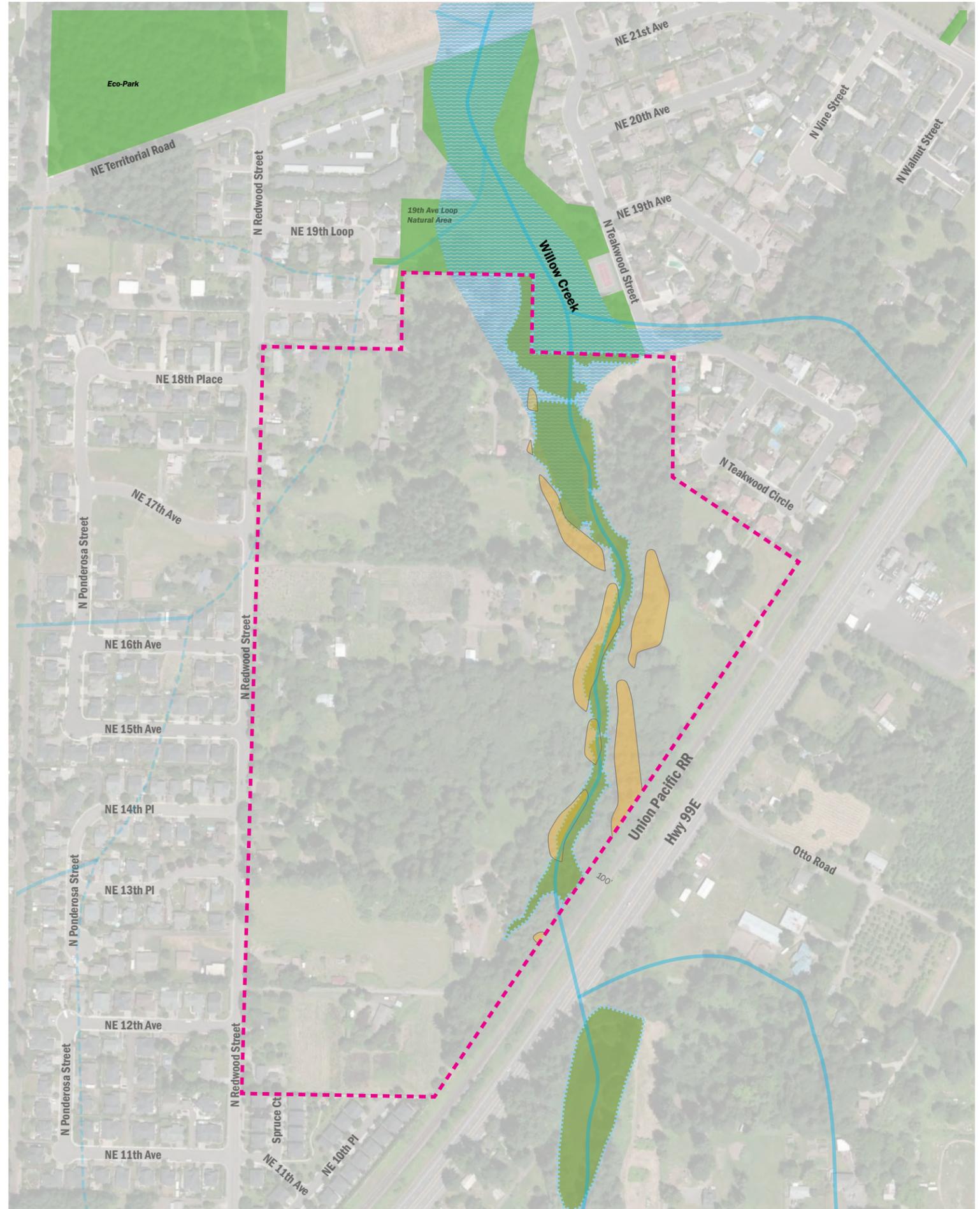
>25% Slope:
~2.6 ac



Wetland
~3 ac



FEMA 100-yr Flood
(not incl wetland)
~3 ac



NORTH REDWOOD DEVELOPMENT CONCEPT
BASE MAP

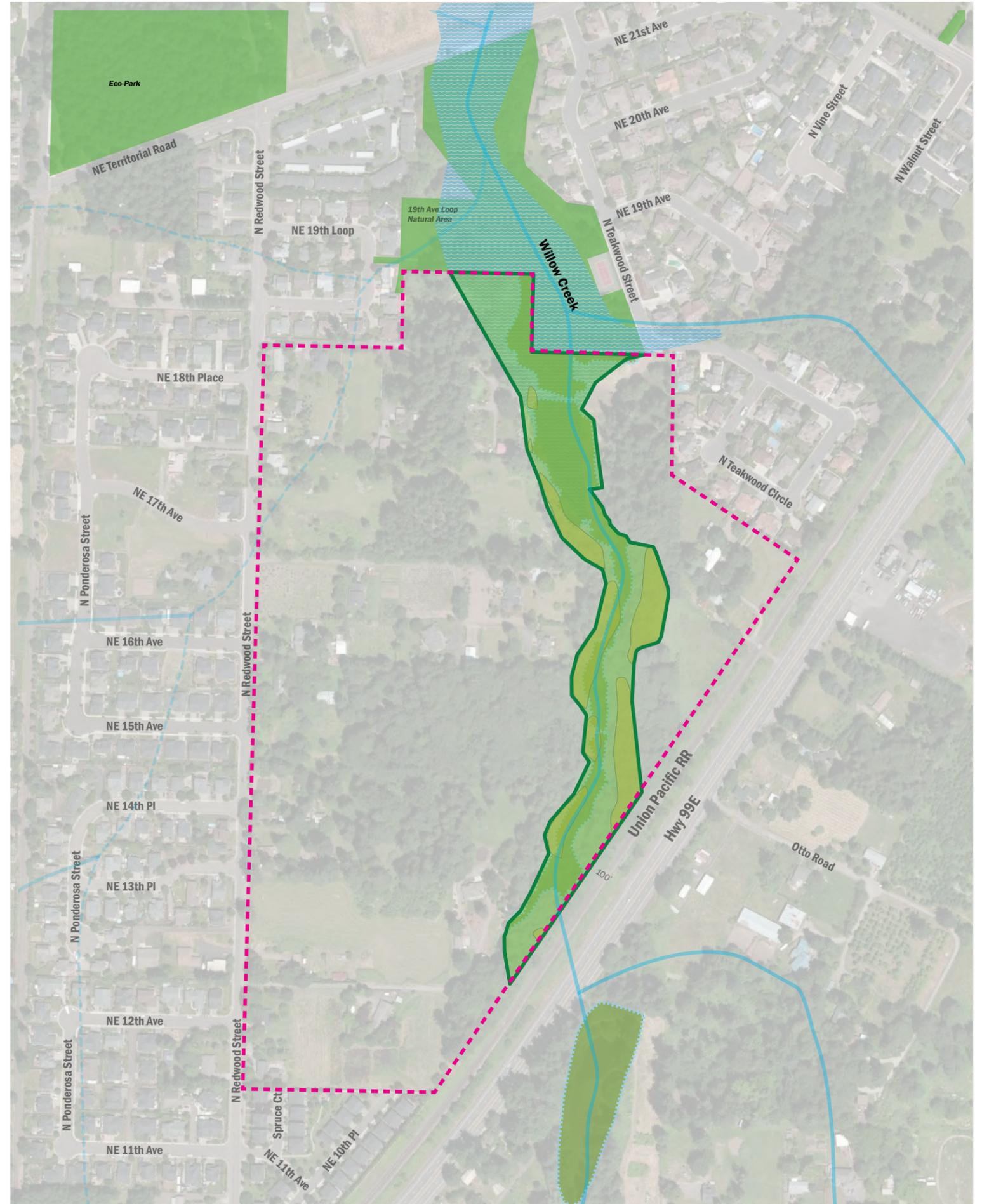


Environmental Factors



Combined Willow Creek Environmental Areas
(includes lowland areas adjacent to wetlands. No setbacks assumed yet but this area is approx 50' setback)

~9.2 ac



NORTH REDWOOD DEVELOPMENT CONCEPT
BASE MAP



Park Formula

***(Maximum units in a plat) x (persons/unit) x 0.01
(acreage to be dedicated)***

LDR/R-1: 36.3 ac (total acres minus streets)

36.3 ac / 7000 sf minimum lot size = 226 units

226 x 2.7 people per unit = 610

610 x 0.01 = 6.1 park acres.

MDR/ R1.5: 15 ac (total acres minus streets)

15 ac / 5000 sf minimum lot size = 131 units

131 x 2.7 people per unit = 353

353 x 0.01 = 3.5 park acres.

HDR R-2: 1.8 ac (total acres minus streets)

1.8 ac / 3000 sf minimum lot size = 26 lots

28 x 2.7 people per unit = 71

58 x 0.01 = 0.7 park acres.

POTENTIAL PARK ACREAGE: 10.3 acres

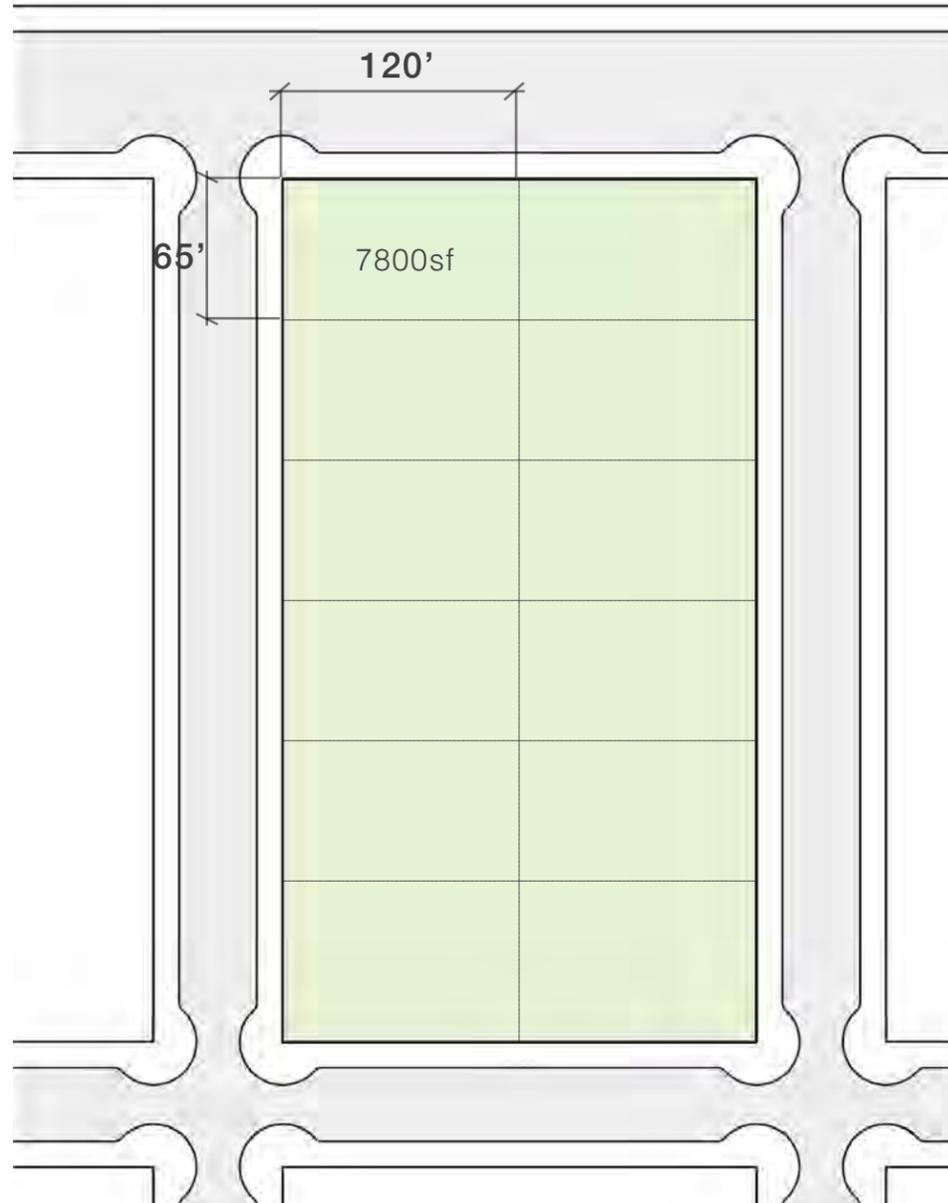
Canby - Traditional Block



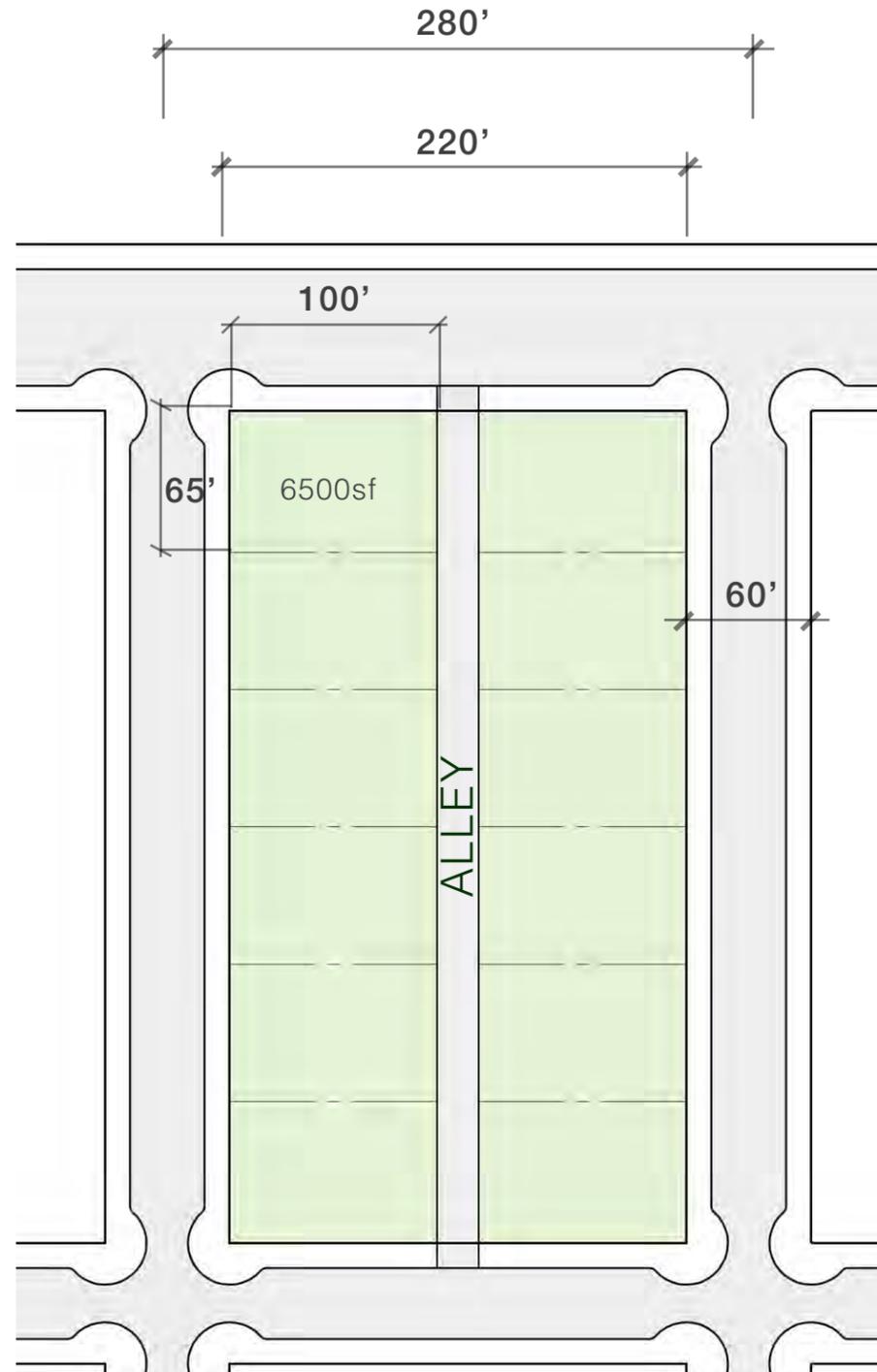
New Community - 280' blocks



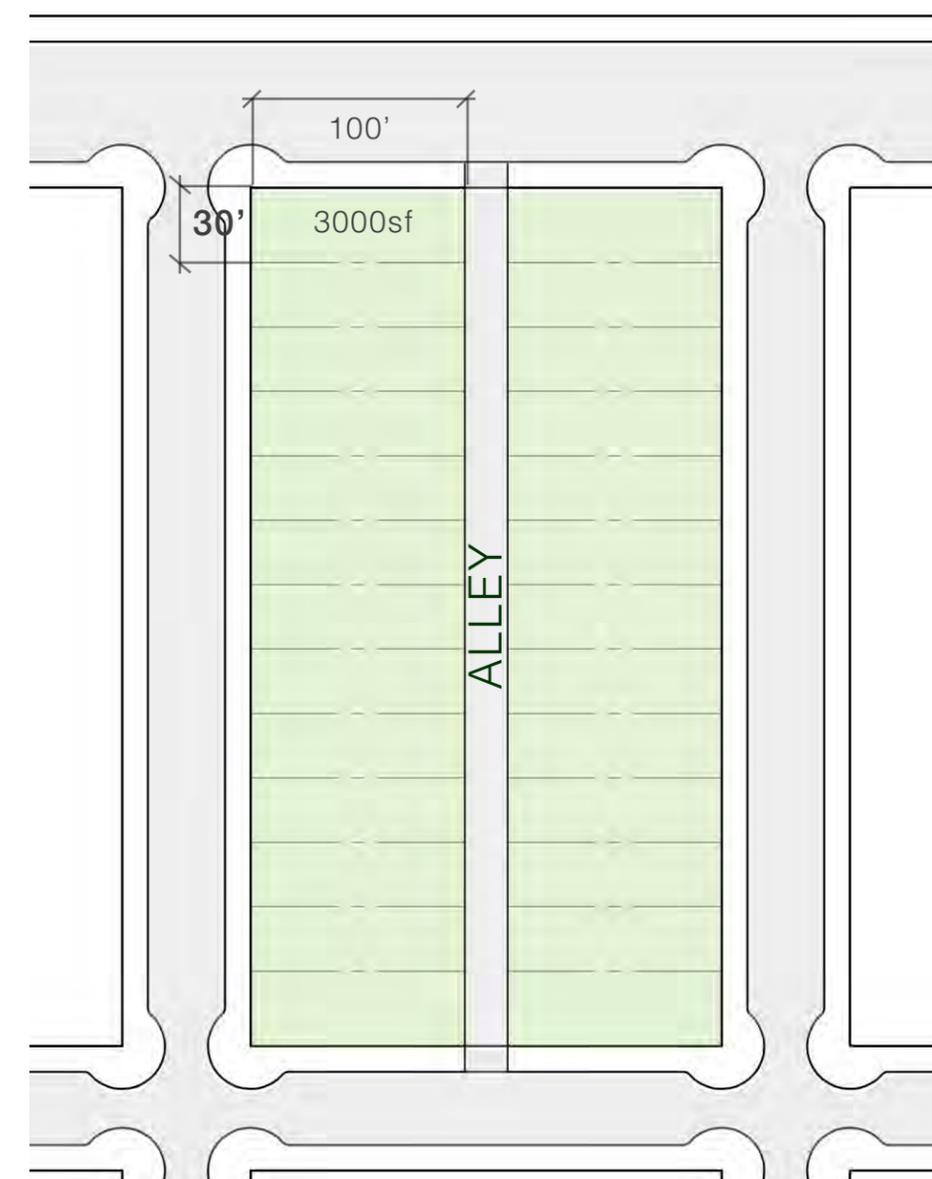
Blocks



Large Lots (LDR)
7-10,000sf



Medium Lots (MDR)
5-6,500sf



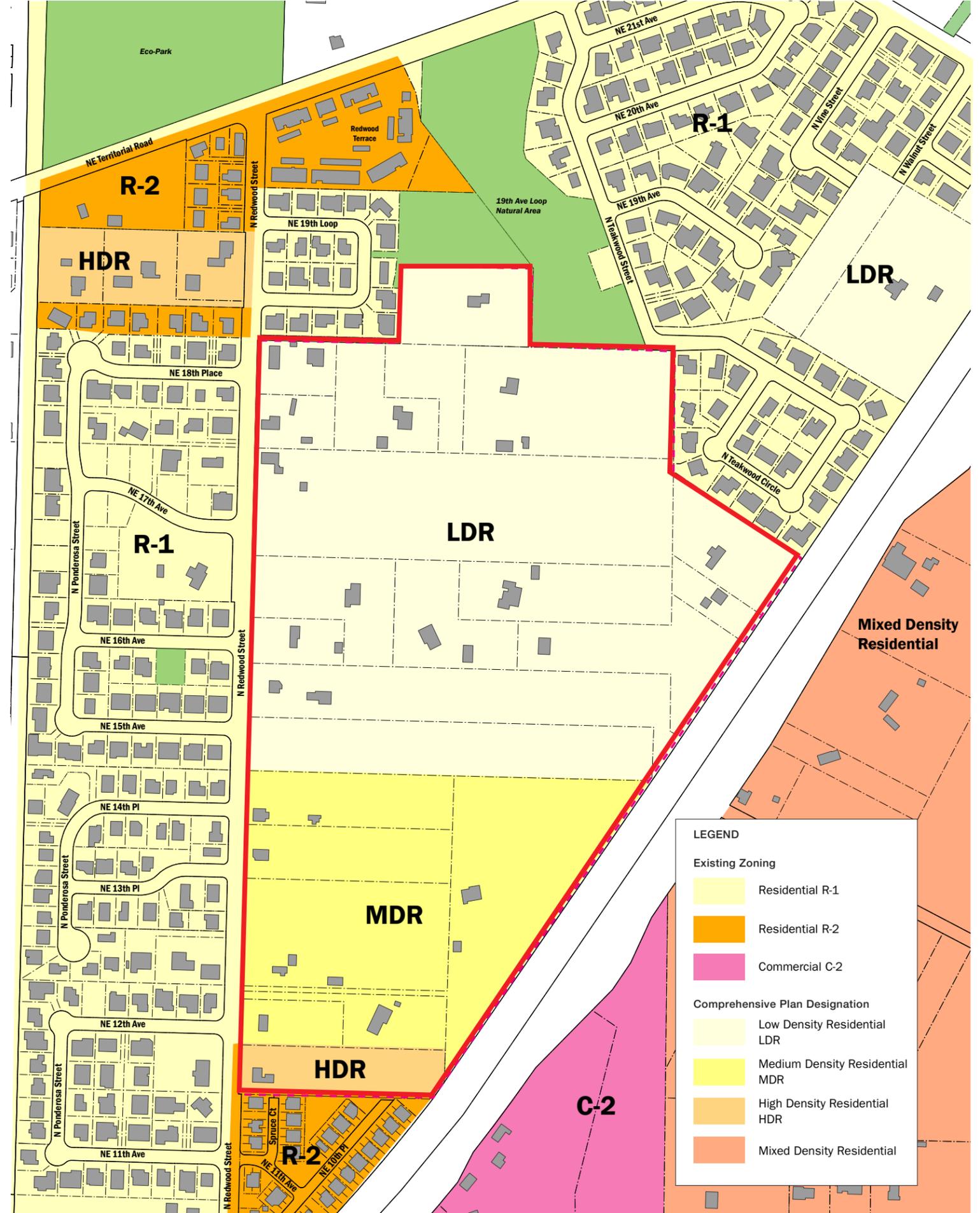
Small Lots (HDR)
3000sf

Zoning

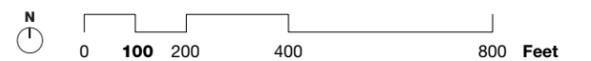
LDR: 45.4 ac

MDR: 18.8 ac

HDR: 2.2 ac

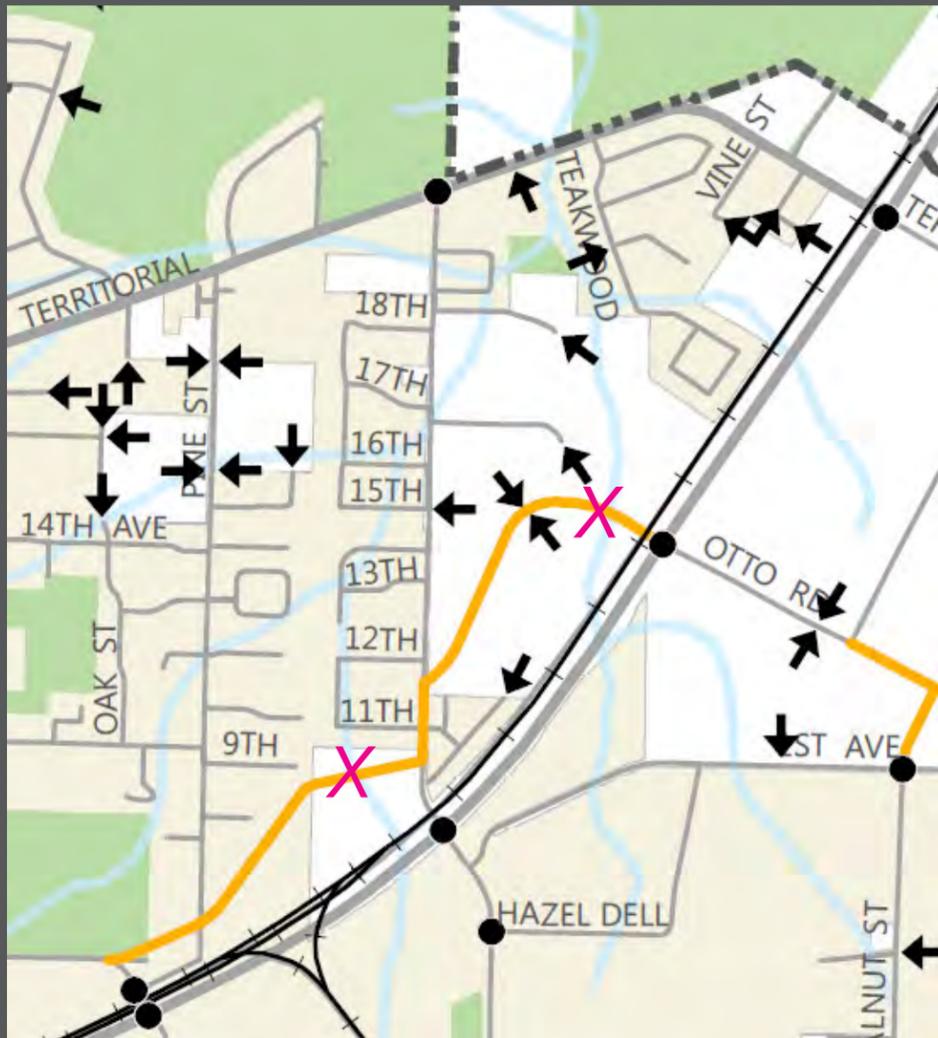


NORTH REDWOOD DEVELOPMENT CONCEPT ZONING



Connections

Connections to existing grid. Not all connections will be required. TSP suggests minimum spacing of pedestrian and bicycle connections at roughly 300', and of vehicle connections at 600', depending on site conditions.



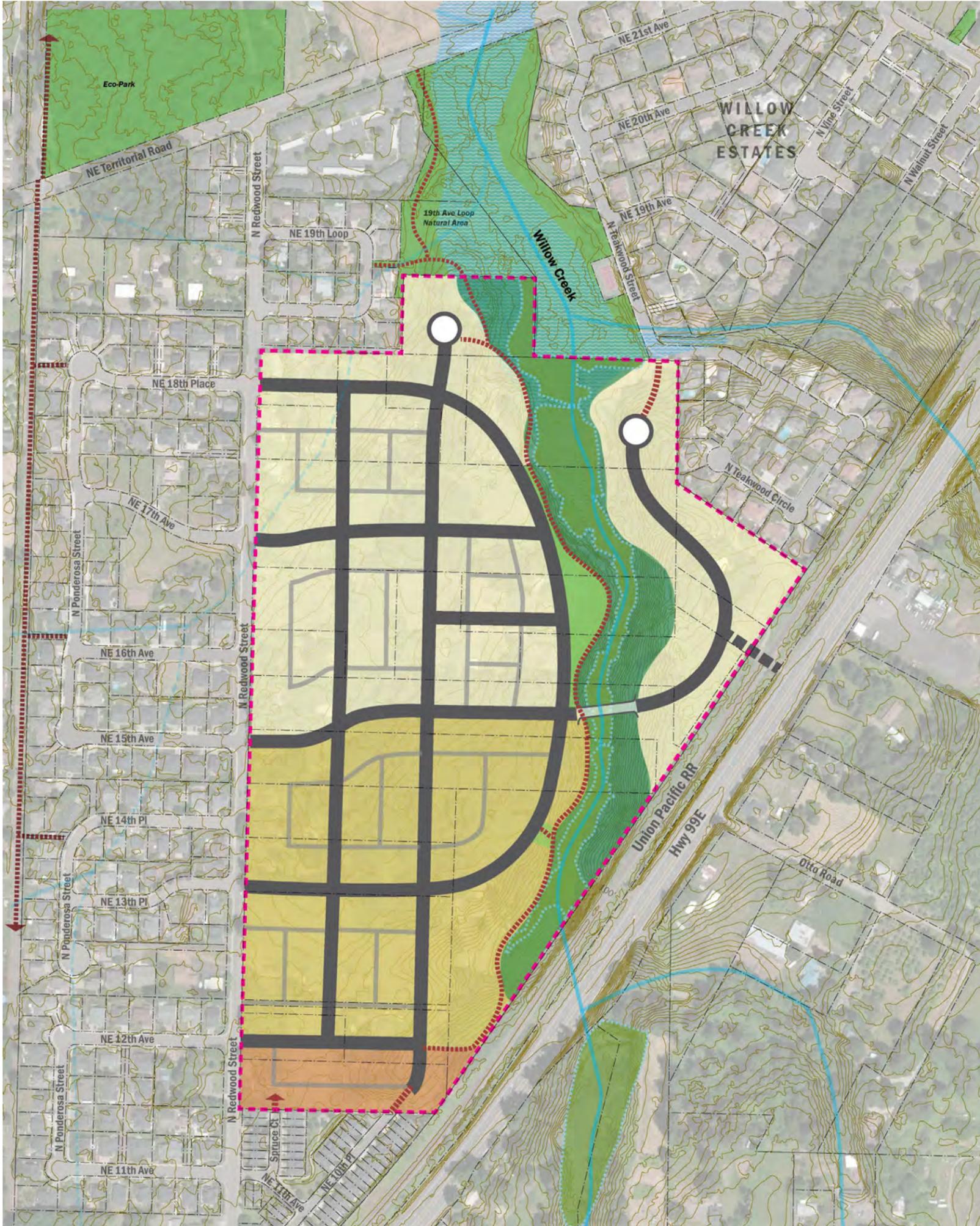
Concept 1

“Grid”

Total Road Acreage: 14.9 acres
(20-25% typical)

Total Park Acreage: 10.3 acres
(Environmental Areas plus 1 acre pocket neighborhood park)

-  **LDR: 45.4 ac**
-  **MDR: 18.8 ac**
-  **HDR: 2.2 ac**





19th Ave Loop
Natural Area

Willow Creek

NE 19th Ave

N Teakwood Street

NE 19th Loop

N Redwood

NE 18th Place

Trail

Emergency-Only
Access

N Teakwood Circle

NE 17th Ave

+/- 15
lots

Park

Emergency-Only
Access

N Ponderosa Street

NE 16th Ave

N Redwood Street

Bridge

Trail

Pacific RR

NE 15th Ave

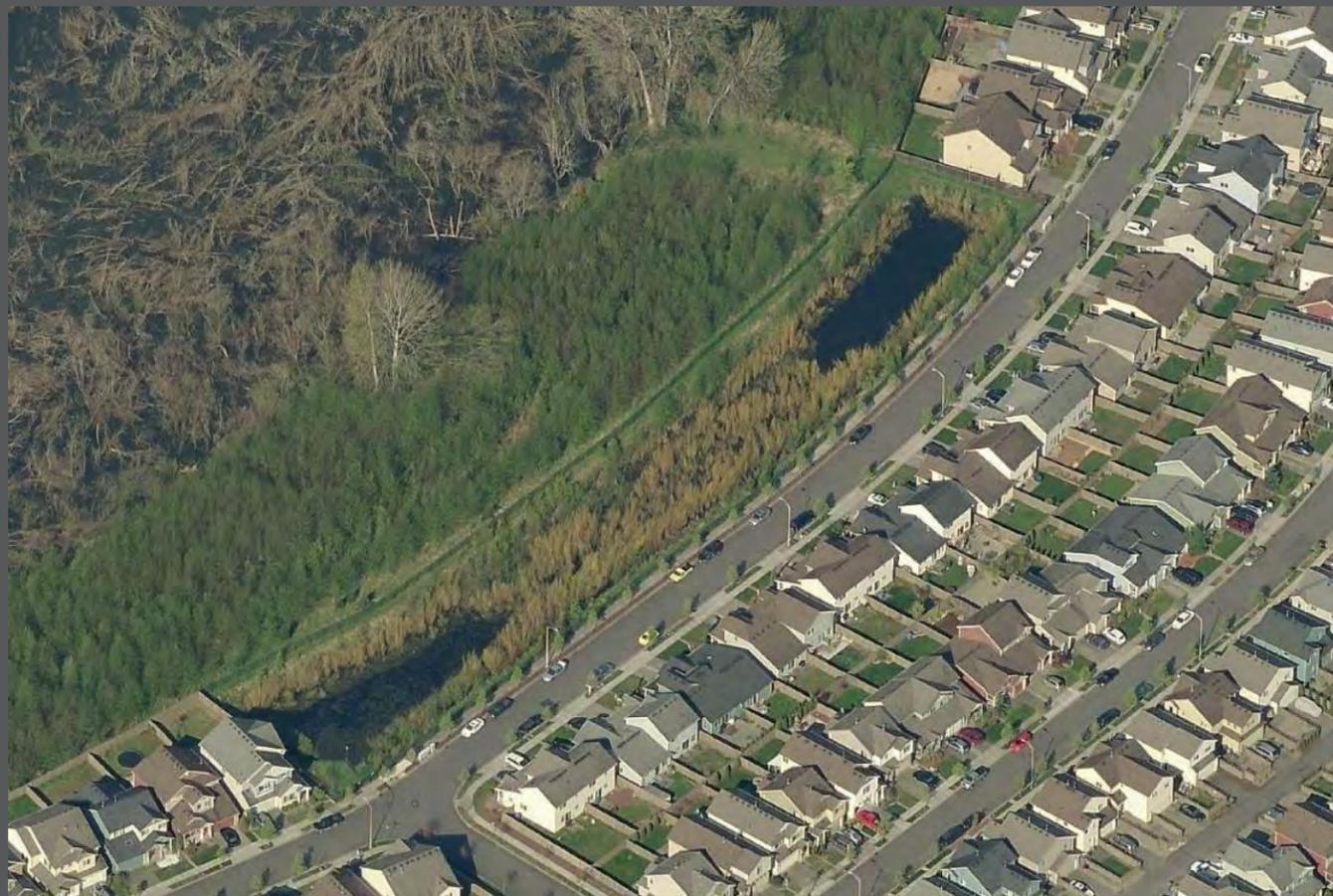
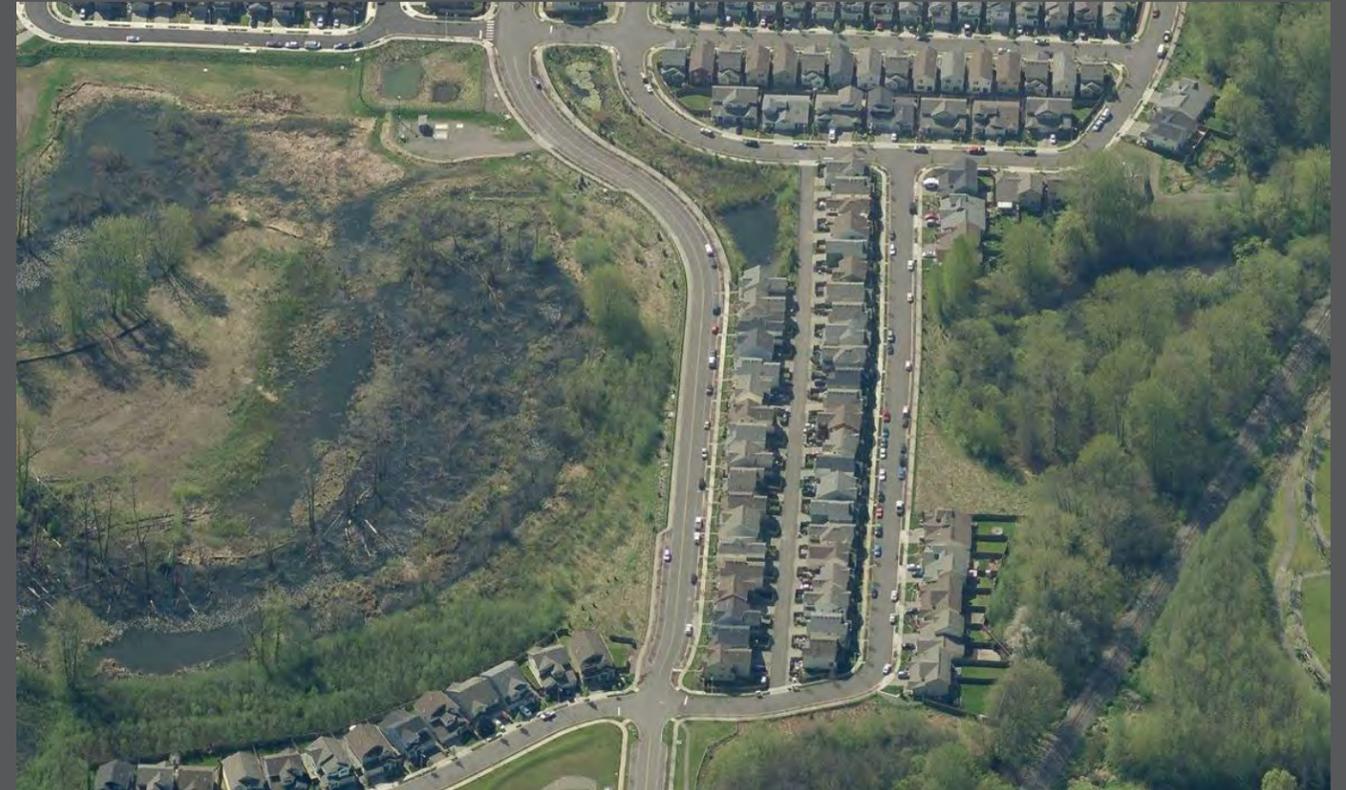
Emergency Access



Railroad Emergency Access



Open Space Edges



Concept 2

“Riverside”

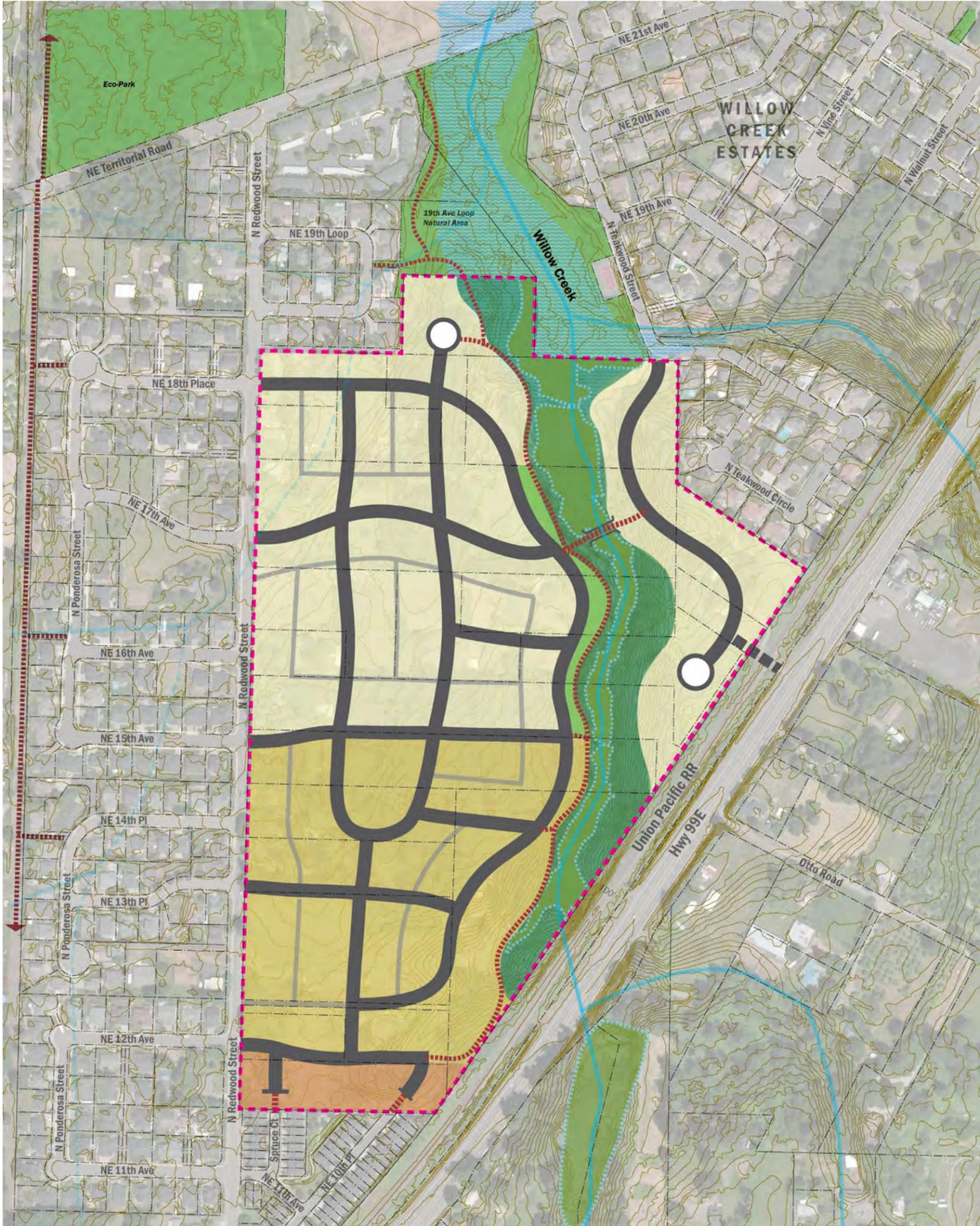
Total Road Acreage: 16.6 acres

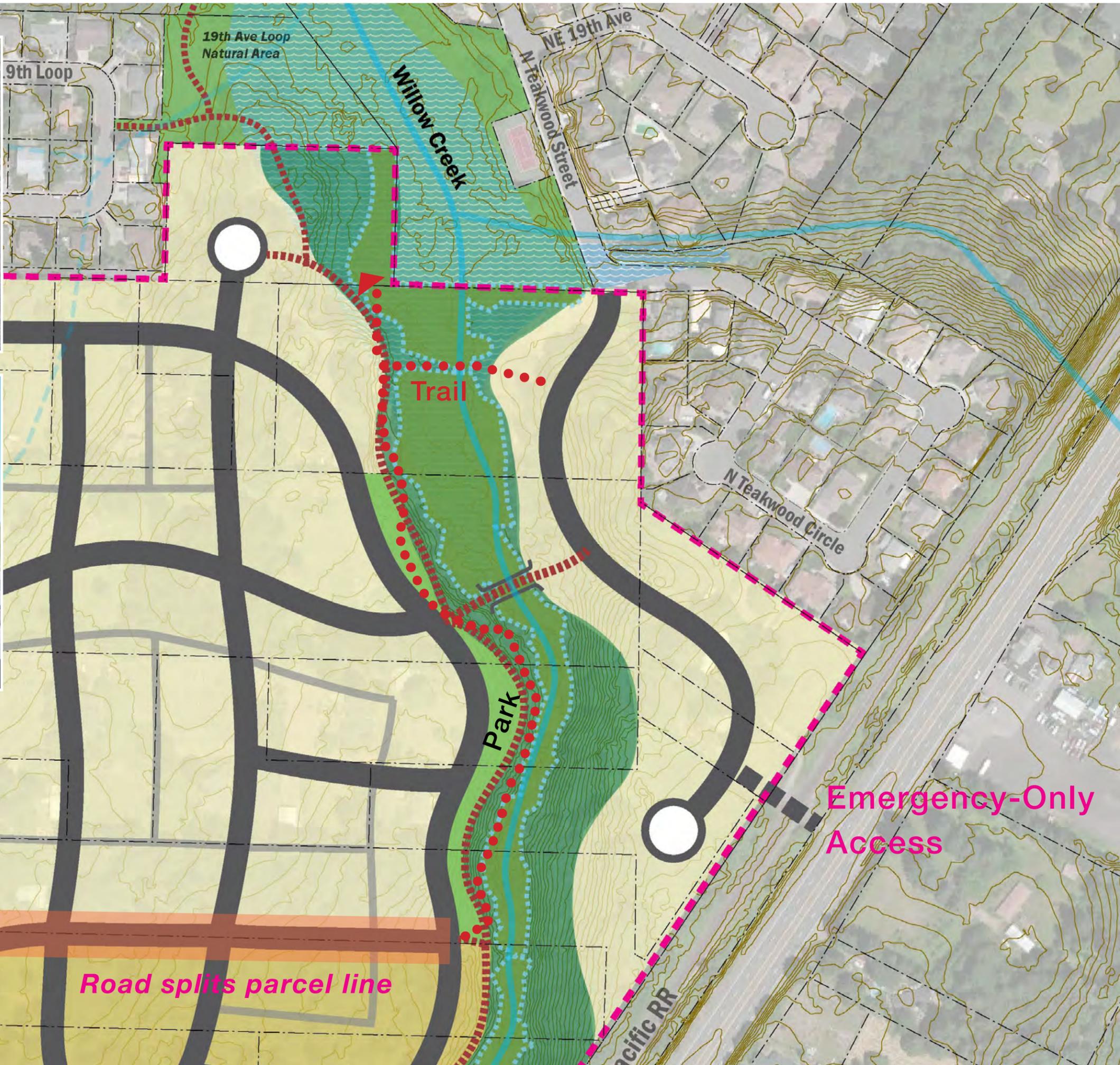
Total Park Acreage: 10.3 acres

LDR: 45.4 ac

MDR: 18.8 ac

HDR: 2.2 ac





19th Ave Loop Natural Area

9th Loop

Willow Creek

NE 19th Ave
N Teakwood Street

Trail

Park

N Teakwood Circle

Emergency-Only Access

Road splits parcel line

N Pon

NE 16th Ave

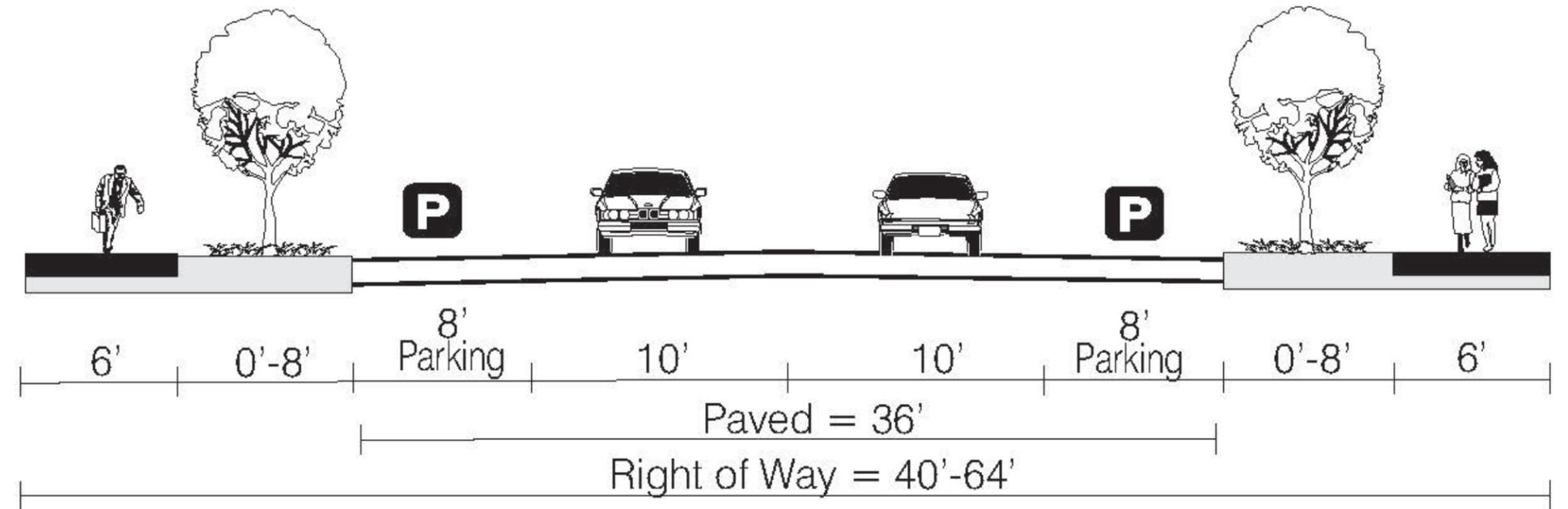
NE 15th Ave

N Redwood Street

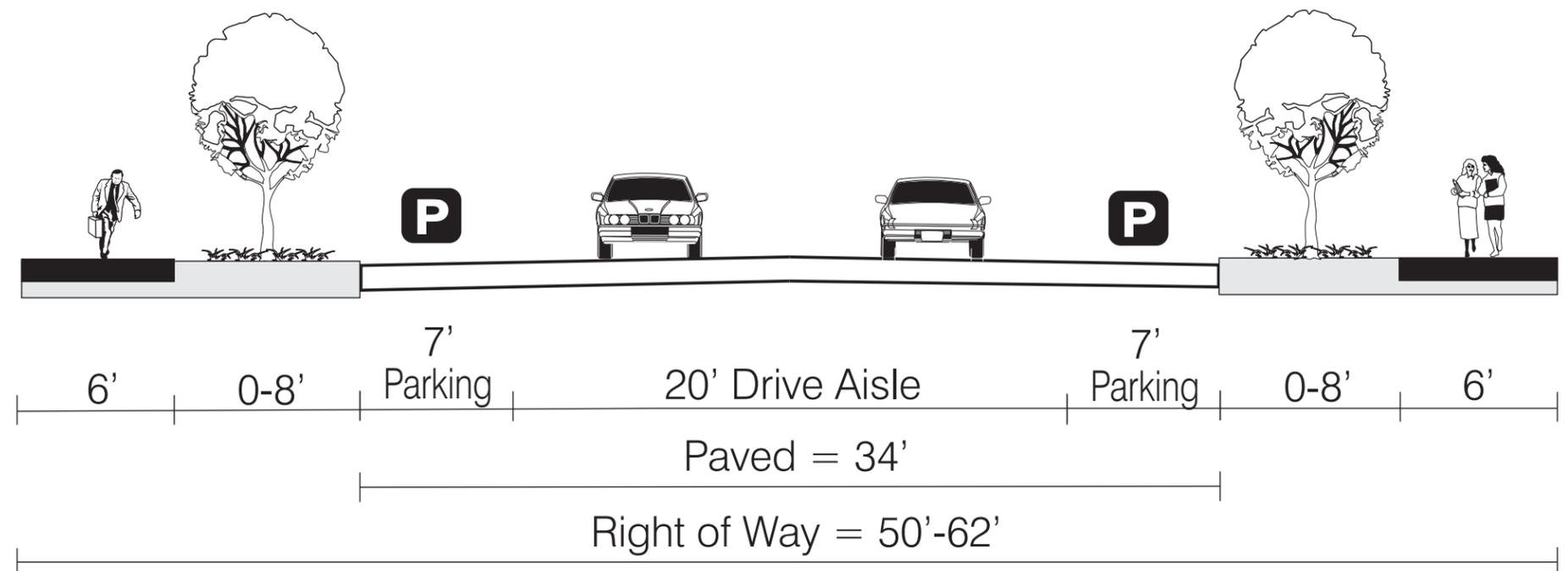
Pacific RR

Streets

NEIGHBORHOOD ROUTE



STANDARD LOCAL STREET



Streets



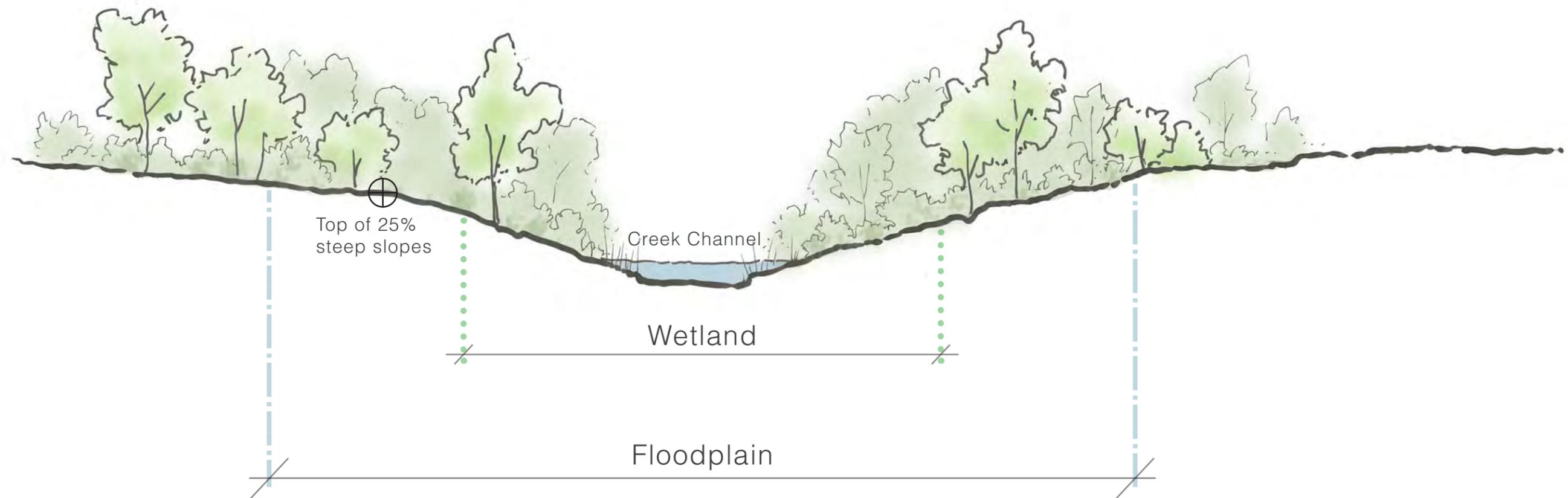
**Alleys reduce
curb-cuts**

**Add plant
strip & trees**

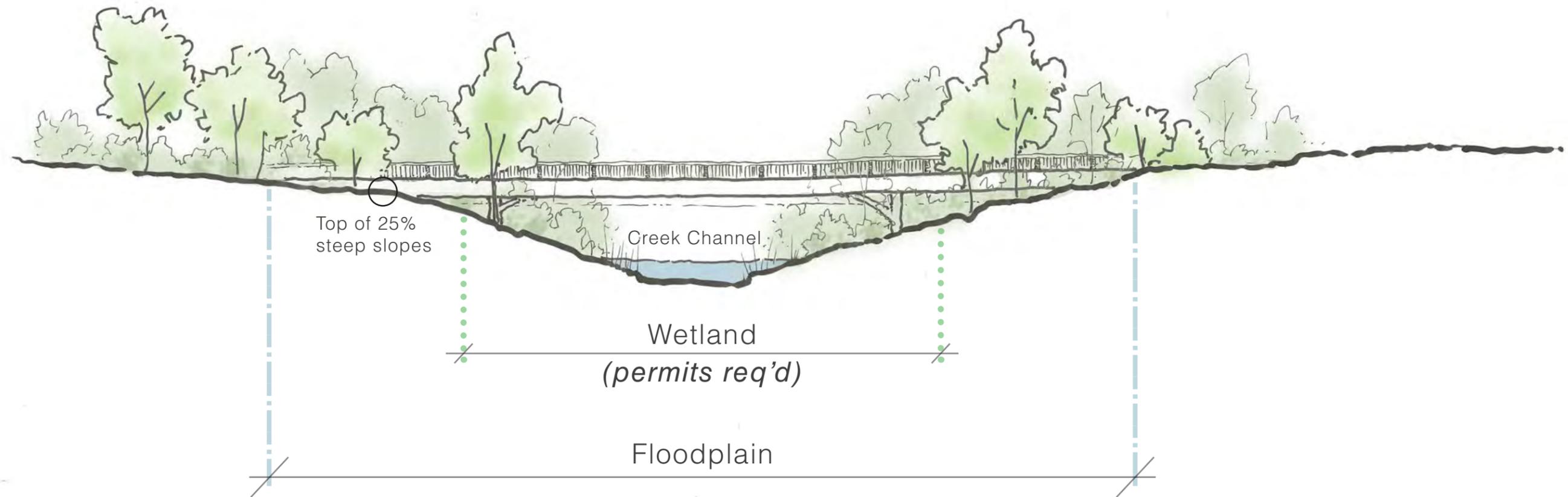
**Wider
sidewalks**

Willow Creek

(typical condition)

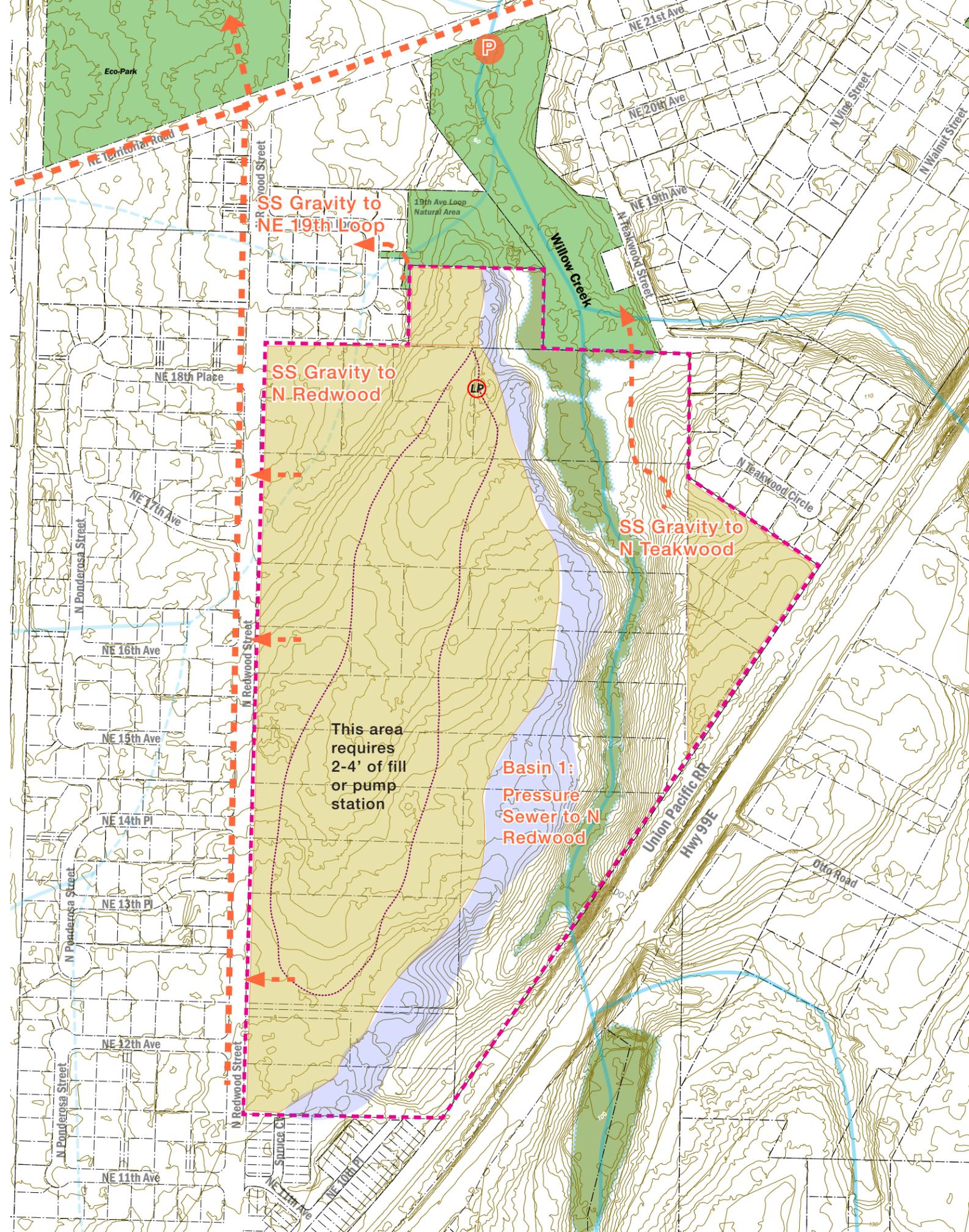


Willow Creek Bridge

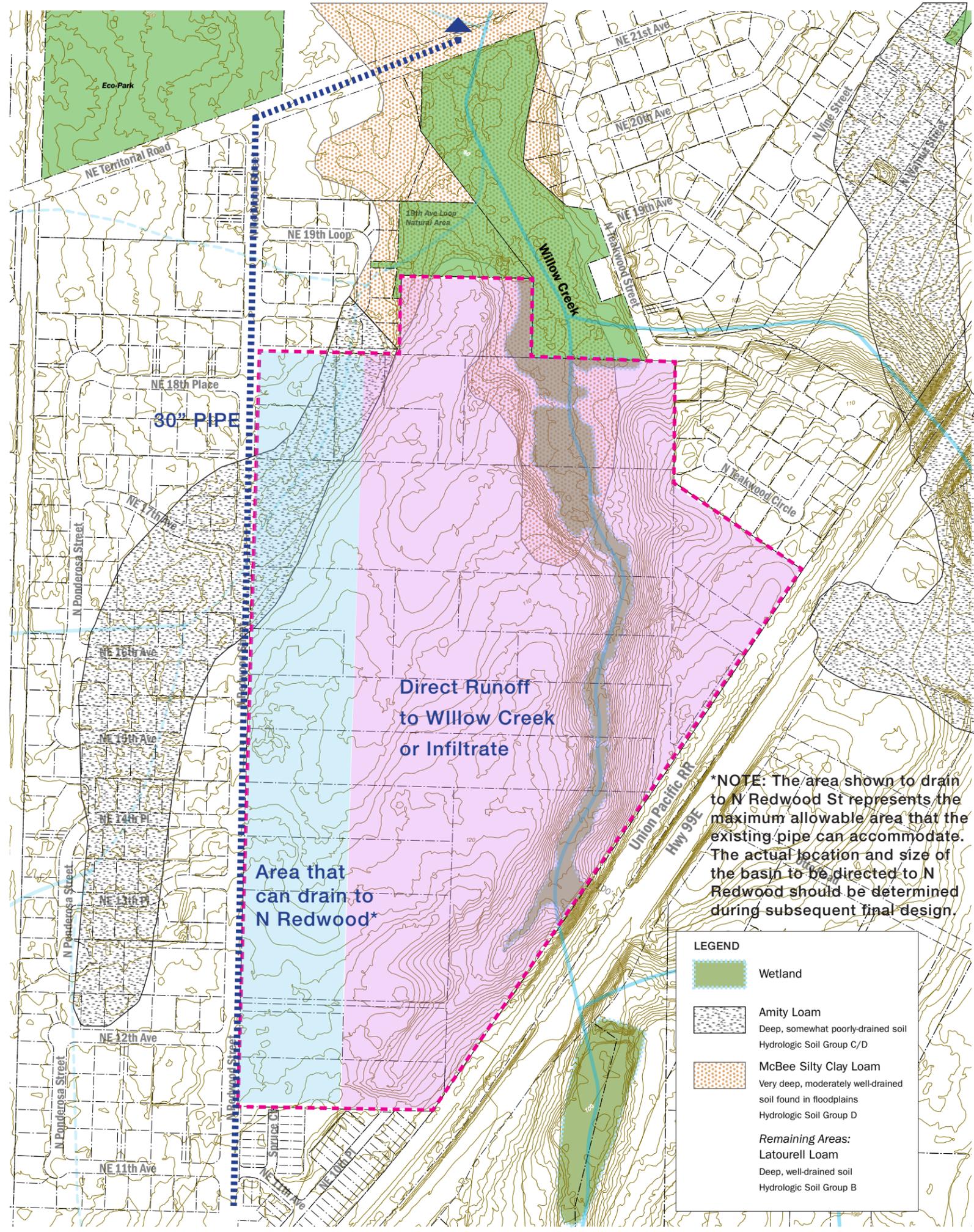


(110' long: Rough cost ~\$1.2 million)

Sewer



Stormwater Approach



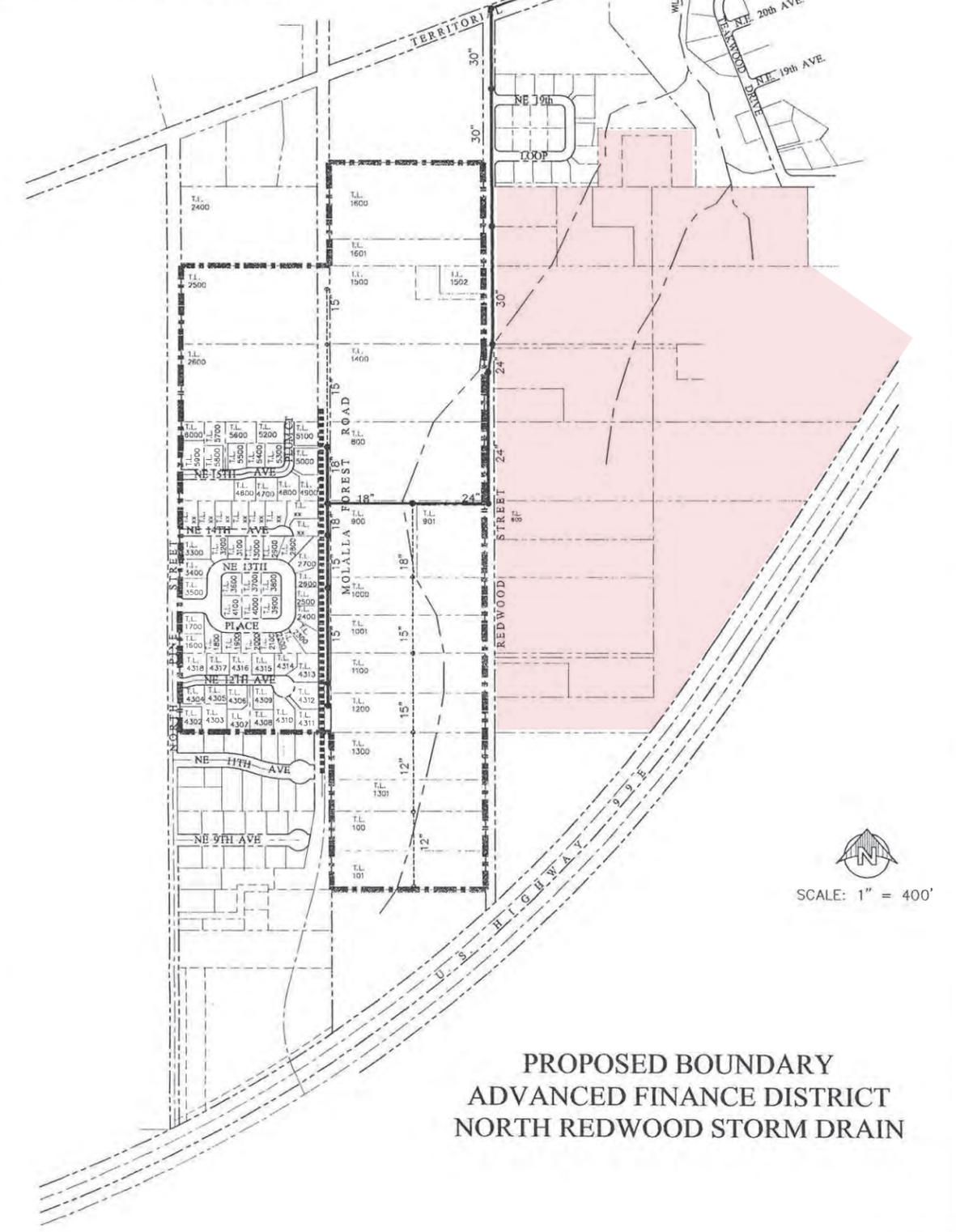
Tools to Share Costs and Benefits of Growth

- **Transfer of Development Rights** *-not recommended*
- **Density Transfers** - lot size averaging, alternative lot layouts allowed now; additional code provisions possible
- **Density Bonuses** -not currently allowed (except through height bonuses); additional code provisions possible
- **Planned Unit Developments** - allowed now; good tool for consolidated properties
- **Property Consolidation, Master Planning** - Concept Plan helps mimic this process without sale, consolidation of property
- **Advance Financing Districts** - used previously; allows for sharing infrastructure costs (*Canby Code 4.12*)
- **Local Improvement District**

Advance Financing Districts

LEGEND

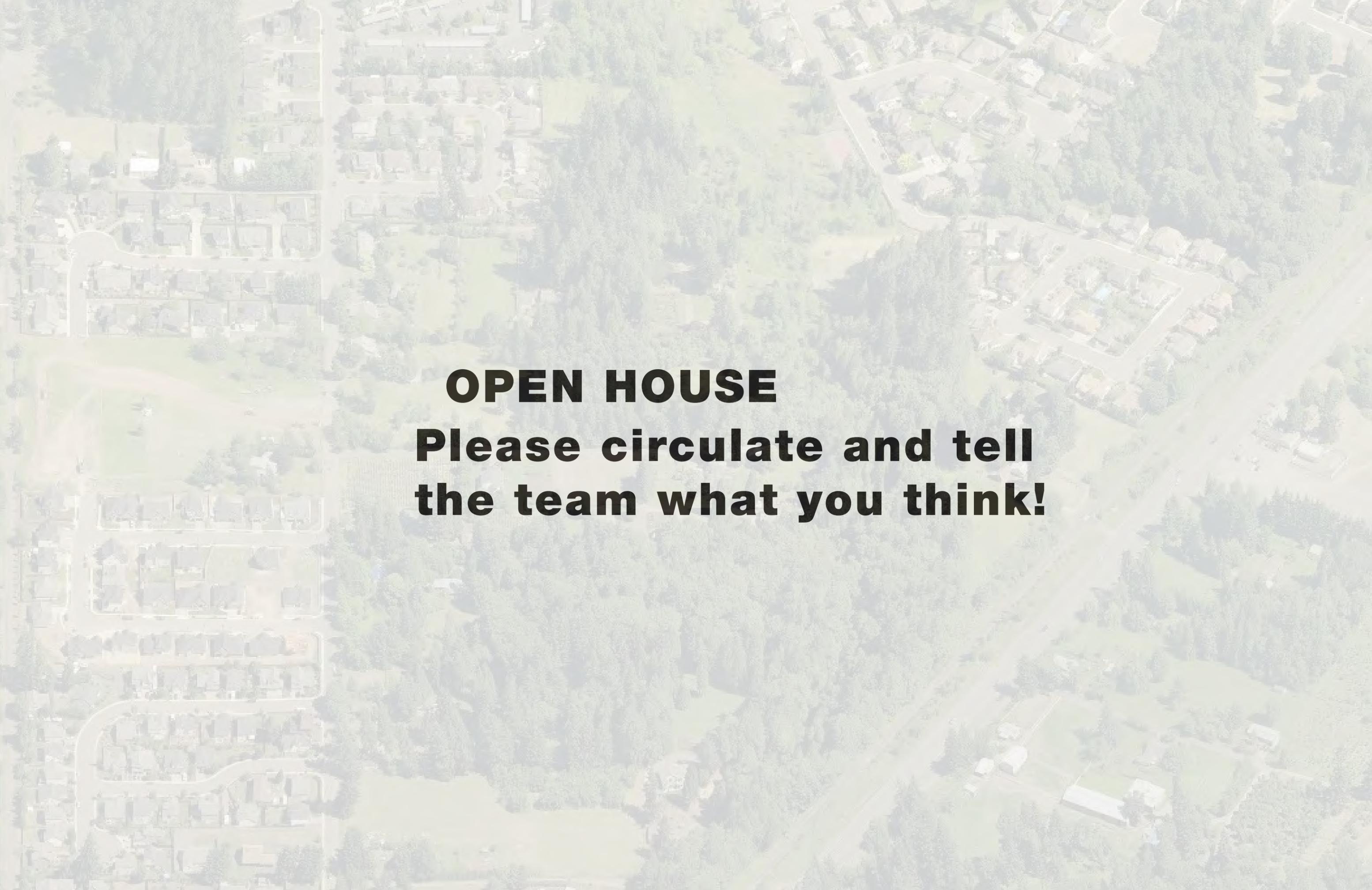
-  ADVANCED FINANCING DISTRICT BOUNDARY (NET AREA = 72.16 Acres)
-  FIRST PHASE STORM DRAIN MH & PIPES
-  SECOND PHASE STORM DRAIN MH & PIPES
-  EXISTING STREAMS
-  PROPERTY LINES



**PROPOSED BOUNDARY
ADVANCED FINANCE DISTRICT
NORTH REDWOOD STORM DRAIN**

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

6655 SW. HAMPTON ST., SUITE 210
PORTLAND, OREGON 97223
PHONE (503) 684-3478

An aerial photograph of a residential neighborhood, showing a mix of houses, green lawns, and dense trees. The houses are arranged in various patterns, some in rows and others more scattered. The overall scene is a typical suburban or rural residential area.

OPEN HOUSE
Please circulate and tell
the team what you think!

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