

November 15th Canby Vision Meeting Community Input

DEVELOPMENT - (*Growth and Economic Development*)

THEME: Focus and Expand Downtown

Keep a vital, active, centralized downtown avoiding commercial sprawl throughout Canby, specifically along 99E.

ASSETS

- Historic Downtown
- Recent improvements to N. 1st and 2nd Aves.
- Pedestrian friendly downtown
- Central park (Wait Park)
- Good pedestrian access for most residents living in north Canby

PRIOR AND *SUGGESTED* (in italics) ASSETS

- *Main Street program and plan*
- *Façade Improvement Program*
- *Urban renewal program to support beautification and redevelopment efforts*
- *Canby revolving loan program for capital investment and building improvements*
- *Tourism attractions like wineries, agriculture, event center, Farmer's market, car show, Dahlia show.*

GAPS

- Urban Reserves – specifically identify undesignated land to the north (to Willamette river) of Canby as Residential Urban Reserves, land to the south of Canby (to Molalla river), excluding gun club, as rec. or residential. Identify undesignated land east of Industrial park as Industrial Urban Reserves.
- 99E and railroad limits cross access.
- Clear design standards to retain and develop cohesive downtown look.
- Integrate mixed use office and/or residential over retail within Downtown zone.

Prior Gaps

- More small businesses, restaurants at a variety of price points, brew pub and Chamber of Commerce in Downtown.
- Connect Downtown and the event center (fairgrounds).
- Expand farmers market to year round and more public art.
- Lodging: Hotel, B&B, RV overnight and camping (could be at the fairgrounds for events and sports tournaments).
- Night life in Downtown.
- Destination site statue, fountain, water feature and public art.

Yellow highlight with italic print indicates facilitator suggestion or interpretation. Needs to be reviewed by the group.

THEME: Unified Look Downtown and throughout City

Develop and enforce design standards for 99E Commercial that reflects the look and feel of Downtown so that we have a more attractive 99E area.

ASSETS

- Gateway Plan
- Good planning in the works
- *Historic ag look of Bricks & Minifigs building*
- *Recent Downtown enhancements*
- *Culture identity of Canby...fair, rodeo, farming, dahlias, nursery, wineries, rivers, nature, railroad, etc.*

GAPS

- Challenges of Hwy 99E
 - Controlled by ODOT
 - Limited width of 99E
- Railroad
- Signage clutter (looks like McLoughlin Blvd)
- Looks like a strip mall.
- Lack of funding and will take a long time to change.
- Provide safer pedestrian access across and along 99E *and railroad*
- *Missing the needed design standards that reflect the cultural and historic identity of Canby and their consistent enforcement along 99E*

THEME: Residential

*Pleasant, livable neighborhoods with tree lined, wide, safe street; well designed homes on various sized lots and not submitting to Metro's pressure for higher density **throughout Canby**.*

ASSETS:

- Wide streets in parts of town
- Various sized lots
- Not too expensive to build due to relatively flat topography and good soils.
- New design standards regarding street trees to provide healthier street trees.

GAPS

- Require some larger lot sizes
- Resist Metro pressure for high density and small lots.
- Restrict development of flag lots

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- Deal with increased traffic generated by new growth
- Master plan undeveloped areas *with community input so that developers know what the community wants and supports.*
- Better connectivity in street designs between neighborhoods.
- Missing sidewalks throughout Canby
- Bring County roads into City's control
- More neighborhood parks
- Preserve historic residential buildings
- Provide a variety of lot sizes and housing types (some affordable)
- Control residential growth so it's not too fast
- Plan for future residential growth in the north undesignated area of Canby and to the south.
- Allow residential development between N. Maple/Holly extending down to Willamette river, also north of 2700, so residential growth can occur leaving the larger remaining portions of Canderly Sandy Loan for faring as long as possible. This would allow for the connection of the Logging Trail to Molalla State Park.

THEME: Maintain Small Town Characteristics

Retain the small town characteristics of Canby that make it a desirable place to live.

PRIOR ASSETS:

- Activities such as festivals, concerts, farmer's market, parades, youth sports, fine arts, theater
- Not high density.
- Agriculture heritage
- Cohesive planning
- Canby has wide streets with good street connections, is bike and pedestrian friendly and has sidewalks
- Parks and recreation and programs for youth
- Housing is well planned, there is a wide range of options, has larger lots and is affordable
- Local small businesses focus on downtown and few strip malls in town.
- *One centralized area where we all gather to shop and socialize.*

PRIOR GAPS:

- Improve connectivity in street designs, finish sidewalks throughout Canby and bring County roads into City's control
- Continue to promote neighborhoods and community,
- Jobs housing imbalance. We need more family wage jobs.
- Need more and better park and recreation amenities/district

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THEME: Employment / Business

Industrial and business growth affording economic prosperity and quality job creation while maintaining quality of life and improving the overall tax base for the community.

PRIOR ASSETS:

- Canby Pioneer Industrial Park with room to grow
- Agricultural advantages include: good soils, Farm Loop and Rural Reserves.
- Leadership and good people
- Canby is located close to I-5 and the Metro area

PRIOR GAPS:

- More family wage jobs and white collar jobs.
- Imbalance of jobs to residents. We do not want to be solely a suburb.
- High tech, green, clean industries.
- More positive business and building environment
- Voter approved annexation limits residential growth.
- Limited funding
- No urban reserve for future industrial area east of the industrial park.
- Encourage expansion of Medical facility – 24/7 and/or Med Complex.