

II. Written Narrative

I. Introduction

Since its founding in the 1980s, Hope Village has spent many years expanding the availability of housing on its south Canby site. As of August 2025, Hope Village includes 174 garden and cottage homes and 100 apartments of income-qualified housing. In addition, the Hope Village campus has 104 assisted living and memory care apartments, and 50 post-acute care beds owned and operated by Marquis Companies.

The Hope Village campus covers approximately 48 acres south of SW 13th Avenue and west of S Ivy Street. The southern portion of Hope Village, the “South Campus”, was approved by the City of Canby in 2020 as a seven-phase development. Currently, South Campus Phases 1 through 3 consisting of thirty-six single level duplex style units have been completed. There are no immediate plans to move into building Phase 4. Per a development agreement between Hope Village and the City of Canby, South Campus Phase 4 is anticipated to be completed by January 30, 2028, and Phase 7 is anticipated to be completed by January 30, 2034. Phases 4 through 7 would add 124 residential units in four mid-rise buildings in the coming years.

I. REQUESTS

Hope Village requests approval of a consolidated land use application for an amendment to the Hope Village Conditional Use Permit (CUP) and Planned Unit Development (PUD) to allow for several renovations within the campus and for the expansion of the Community Center. The projects being proposed are within the “original campus” area of the overall Hope Village site plan. The requested approvals will allow Hope Village to further fulfill their mission, to enable successful aging for residents, and to serve more people, better.

II. PROJECT DESCRIPTION

The project includes additions to three structures and redevelopment of the main parking area within the campus to include new green space and outdoor amenities. No new housing is proposed with this amendment.

1. **Community Center.** The most significant improvement will be a remodel and expansion of the Hope Village Community Center in the heart of the campus. Hope Village intends to add supportive services to ensure that residents have the on-site resources to live their best lives. Many of the services will be delivered within a reimagined community center space which will come alive with socialization, activities, food and refreshments. The goal is to support the aging process in a variety of meaningful ways and to enable healthy living of the residents. To provide additional services and resources from the Community Center, the existing building will be expanded on multiple sides. Expansion of the Community Center will require redevelopment of pedestrian pathways around the building, relocation of certain utilities, removal of some trees, and a reconfiguration of the access and parking area on the southeast side of the building. The expansion will grow the Community Center from roughly 13,000 sq. ft. to roughly 17,560 sq. ft.

2. **Community Center Game Room.** The existing Wood Shop and Storage building to the rear of the Community Center will be remodeled to remove the storage area and turn it into a game room. The game room will foster more interaction and socialization between residents within the area to the rear of the Community Center.
3. **Community Center Rear Plaza.** The area between the Community Center and the Wood Shop / Game Room Building will be remodeled with overhanging roofs from the rear of the Community Center that will provide 3-season outdoor space on the rear patio. At least one new outdoor fireplace will be constructed to bring residents together for evening socialization around a warming fire.
4. **Apartment Buildings New Covered Areas.** To improve the experience for residents living within The Meadows and Cascade House apartment buildings, Hope Village intends to construct a pantry and a covered rear patio on the rear side of each apartment building. In addition, Cascade House will receive a new drive through portico at the entrance near the SE corner of the building, similar in scale and design to the existing drive through portico on The Meadows building.
5. **Central Outdoor Parking and Amenity Area.** Hope Village intends to redevelop the main parking lot on the campus that is placed in between the Community Center, the Row 1 Garden Homes, the Cascade House Apartment building, the South Campus, and the Marquis care facility. The reimagined parking area will reduce the number of driveways, will reduce the overall number of parking stalls, and will add new green space, raised gardens, outdoor seating, dog runs, and community gardens. Two small accessory buildings are proposed in this area, a covered Event Center, and a Delivery Intake Building, where new appliances and other bulk deliveries can be temporarily stored indoors. This centralized outdoor amenity area will also promote socialization, community activities, and outdoor exercise. The project will remove underutilized parking and pavement and convert the space to uses that will enable healthy living for residents. To compensate for some of the parking being eliminated in between Cascade House and Marquis, new parking stalls will be added south of the Row 1 Garden Homes. A new emergency fire access will be installed near the Ivy Street entrance to improve access to Garden Home Rows 1, 2, and 3 for Canby Fire District.

Staging of projects to be completed as part of the CUP / PUD amendment.

The planned improvements must be staged in order to allow the Administrative Offices and the overall campus to continue to function while the site is being renovated. Below is a breakdown of significant improvements to be completed by phase, so that the City of Canby may understand the anticipated order for the improvements to be completed.

Phase OC 1:

Building Improvements

Game Room Interior Improvements
Cascade House Covered Areas
The Meadows Covered Area
Community Center Administration Wing
Community Room Addition
Community Center Flex Room 2

Site Improvements

Row 1 Parking Area Additional Spaces
New Emergency Access Entrance

Phase OC 2:

Building Improvements

Community Center Professional Wing
Community Center Gym

Site Improvements

Marquis Side of Central Parking Lot

Phase OC 3:

Building Improvements

Community Center Front Entry
Community Center Bistro

Site Improvements

Community Center Main Approach
Drop off / Pickup & Food Cart Area

Phase OC 4:

Building Improvements

Community Center Auditorium
Community Center Rear Plaza Roof

Site Improvements

Cascade House Side of Central Parking Lot
Rear Plaza Hardscape Improvements

Phase OC 5:

Building Improvements

Event Center
Delivery Intake Building

Site Improvements

Central Outdoor Amenity Area

Floor plans, renderings and elevations have been prepared by Pinnacle Architecture, Hope Village's architect for this project. Infrastructure and utility plans have been prepared by Sisul Engineering. The Hope Village Campus is already served by six driveways on the surrounding streets of S Fir Street, S Ivy Street, SW 13th Avenue and SW 18th Avenue. New public improvements will be limited to new installation of a new fire hydrant and upsizing the water meter for the Community Center. New storm drainage, sanitary sewer, and driveway, parking and sidewalk improvements will be private.

According to the signed Development Agreement between Hope Village and the City of Canby, frontage improvements along the S Fir Street frontage of the South Campus will be completed with construction of a new mid-rise building along S Fir Street, expected with Phase 6 of the South Campus improvements.

Based on the recent Pre-Application Conference, the following regulatory actions will be required:

- A Type III Conditional Use; (for revision and expansion of the existing PUD)
- A Type III Major Modification to the approved PUD;
- A Type III Site and Design Review of the proposed new projects.

These regulatory actions are discussed further in the following sections of this narrative.

II. Background and Site Information

The first units at Hope Village were constructed in 1997. The current campus covers approximately 46 acres between S Ivy Street and S Fir Street and another 2 acres west of S Fir Street where 12 “cottages” were constructed in 2018. Over the years, the Hope Village campus has developed and matured to the point where it has become one of the pre-eminent senior housing facilities in the region.

Over the past 4 years, Hope Village has been expanding southward from the original campus. The “Southern Expansion” that was approved by the City of Canby in 2020 will eventually include 36 single level cottages and 124 units in (4) mid-rise buildings of 31 units each. The last of the 36 single level cottages in the southern campus was recently completed in April 2025.

The overall topography of the campus and the surrounding area is flat. Elevations on and around the campus range from a high point of 180 MSL along Ivy Street roughly midway between SE 16th Avenue and SE 18th Avenue to 169 MSL near the intersection of S Fir Street and SW 16th Avenue. Overall, there is little change of topography throughout the site with most of the site being between 178 and 174 MSL. The terrain is ideal for a senior housing community.

The zoning of the original campus and the “cottages” west of Fir Street is R-1.5, while zoning on the portion of the campus south of 16th Avenue, is a combination of R-2 and C-R.

Land use and development around Hope Village includes:

- North – SW 13th Avenue and single-family residential homes with R-1 zoning;
- East - S Ivy Street. Near 13th Avenue, lots on the east side of S Ivy Street include larger undeveloped lots that are either in the County or are zoned C-R. Lots further south near SE 16th Avenue and between SE 16th Avenue and SE 18th Avenue are developed single family residential lots or developing residential lots within the Mark’s Place neighborhood;
- West – West of the main campus is S Fir Street. Properties on the west side of S Fir Street include single family residential construction, developing single family residential construction, and 12 Hope Village Cottages. Most of these lots are zoned R-1.5;
- South – Developing residential area south and directly adjacent to the southerly boundary of Hope Village, the Ivy Ridge Estates subdivision. This subdivision is zoned R-1 & R-1.5.

Past Land Use Actions.

The original Hope Village campus, located south of SW 13th Avenue and bounded by S Fir Street to the west and S Ivy Street on the east, was approved as a “planned development”. Several land use applications were related to the early approvals for Hope Village and other land use actions have been submitted more recently related to expansions to the original campus. Below is a partial list of City of Canby file numbers related to Hope Village:

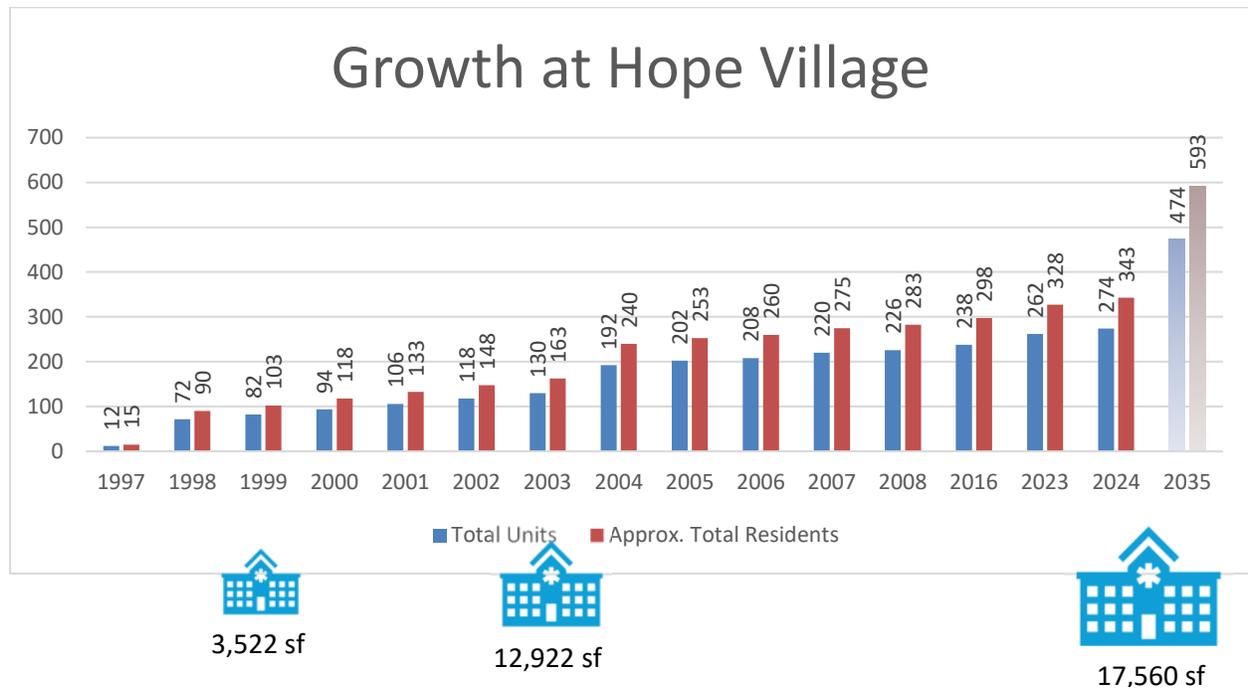
- CPA 91-03 Comprehensive Plan Amendment to revise the Comprehensive Plan designation for the site from Low Density Residential Use to Medium Density Residential Use.
- ZC 91-01 Zone Change from R-1 Low Density Residential to R-1.5 Medium Density Residential on a 32.57-acre site.
- CUP 91-05/
PUD 91-01 Conditional Use & Planned Unit Development for Occupancy by Senior Citizens or the Handicapped on a 32.57-acre site.
- MLP 95-04 Partition of 32.67 Acre site into two parcels prior to Phase 1 development
- DR 95-13 Design Review for Phase 1 (5 acres) of the Hope Village PUD
- CUP 96-05/
PUD 96-01 Conditional Use & Planned Unit Development to amend an approved Master Plan. Included creation of a linear park along the outer perimeter of the campus, entry at SE corner of the site to be emergency entrance only, to phase parking for the Community Center until the center is built, and to include the health facility as a part of the assisted living facility, using the original health facility for rental housing.
- DR 96-16 Design Review for Marquis Building.
- SUB 97-013 Subdivision approval to subdivide two parcels, 5.02 acres and 22.58 acres, respectively into 9 lots.
- DR 97-04 Design Review for Hope Village Cascade House Apartments.
- DR 98-02 Design Review for 22 garden homes (Rows 1 & 2) and a community center
- CUP 15-02/
PUD 15-01/
DR 15-02 Development of 12 cottage units on the west side of S Fir Street from the original Hope Village campus. This project was a “separate, independent project” and these units were not included as part of the original planned development.
- CUP 18-04/
PUD 18-02 CUP and PUD Amendment for 24-bed Memory Care Addition to Marquis Assisted Living and Post Hospital Care Facility

In 2020, Hope Village applied to the City of Canby to amend the approved PUD through the addition of the “South Campus” area. Amendment of the original PUD was intentional to reflect that the added area to the south of the original campus was to be integrated and blended into the original Hope Village campus and that it was not to be a separate independent project. The

City of Canby Land Use File Numbers for the Southern Expansion to Hope Village are: DR/CUP/PUD 20-01, & MOD 20-02 HOPE VILLAGE SOUTH CAMPUS.

The original Community Center building was 3,522 sf, and it was constructed in 1999 when the campus had 100 residents. An expansion to the original Community Center was completed in 2003 brought the Community Center area to its current size of 12,922 sf. The campus had 160 residents in 2003, and the same Community Center now serves 350 residents.

The existing Community Center is undersized for the existing campus, let alone to serve the nearly 600 residents anticipated with the complete buildout of the campus. The proposed expansion will be slightly more than 8,000 sf which will increase the area of the Community Center to 17,560 sf. The diagram below shows the growth of the campus and the Community Center over time.



III. Chapter 16 of the Municipal Code of the City of Canby

The regulatory requirements for the various applications, reviews and approvals required by the Hope Village PUD Amendment project are contained within the various subchapters and sections of Chapter 16 of the Canby Municipal Code (“Code”).

As previously stated in the **I. Introduction** section of this narrative, there will be three (3) land use actions required for this project. These specific applications will be judged against subchapters and sections within **Chapter 16**, all of which are addressed within this application narrative.

CONDITIONAL USE PERMIT

As with previous improvements at Hope Village the proposed improvements are allowed as a Conditional Use within R-1.5 Medium Density Residential Zone. The following information provides the required approval criteria and explanations as to how the proposal meets the applicable criteria which will allow the City of Canby Staff and the Canby Planning Commission to approve this request and allow for the construction of the proposed addition.

Approval Criteria –

A. *The proposal will be consistent with the Policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the city; and*

Comment: Hope Village has been deemed to be consistent with the Policies of the Comprehensive Plan and the requirements of the Development Code through its many land use actions outlined in Section II of this narrative. The goal of the renovation and new improvements is to support the aging process in a variety of meaningful ways and to enable healthy living for campus residents and the overall project will continue to be consistent with the applicable Policies and the requirements of this title.

The most significant component in this proposal is to construct an addition to the existing Community Center, which was approved as part of the Hope Village Master Plan CUP 91-05 / PUD 91-01 as amended by CUP 96-05 / PUD 96-01 and DR 98-02. The existing Community Center is undersized for the current number of residents and Hope Village intends to add supportive services to ensure that residents have the on-site resources to live their best lives. Many of the services will be delivered to residents within a reimagined community center space which will come alive with socialization and additional activities and services.

Behind the Community Center, the storage area within the Wood Shop building will be renovated to become a Game Room and the roof line will be extended out beyond the exterior walls to create 3-season outdoor area between the Community Center and the Wood Shop / Game Room. Having flex rooms on the rear of the building together with an adjacent covered exterior space will provide Hope Village with much needed flexibility to hold campus events for

groups of varying sizes and during a wider range of seasons. One exterior fireplace will be located along the rear wall for evening gatherings around a warming fire.

Other building improvements will include the addition of covered outdoor spaces on the rear of The Meadows and Cascade House Apartment buildings to provide residents of those units with a convenient space for 3-season outdoor socialization. Cascade House will also have a Porte Cochere added onto the front of the building at the SE corner.

A third main component to this proposal is to reconstruct the large parking area on the campus located in between the Marquis Care Facility, the South Campus, Cascade House, the Community Center, and the Row 1 Garden Homes. The proposal will reinvent this parking area to create more efficient access and parking, and to provide added green space, raised gardens, vegetable gardens, a hazelnut orchard, two dog runs, and passive outdoor recreation areas with seating. The goal of this improvement is to remove underutilized parking that currently divides the campus and to turn this area into a space that enables healthy living and will bring residents from various buildings and areas of the campus together. This centralized outdoor recreation and gathering area will promote socialization, outdoor recreation, and exercise.

B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features; and

Comment: All the improvements associated with the proposed modifications are sited centrally within the Hope Village Campus, away from the perimeter of the site and the surrounding neighborhood. The topography of the site is very flat and nearly ideal for the improvements being proposed. Pinnacle Architecture is the architectural consultant for the renovations and Master Planning of the site, the same architectural firm that has designed most of the buildings within Hope Village. The exterior style of the remodeled Community Center will bring more of a Northwest style to the building and more prominence that will help identify the building as the hub of campus activity. The style of the building will be new to the campus, but the design will complement the other existing buildings. Please reference plans submitted with the application materials for additional details about location, scale, and design style.

C. All required public facilities and services exist to adequately meet the needs of the proposed development; and

Comment: All required public facilities and services exist to adequately meet the needs of the proposal. Domestic water and fire protection to the Community Center will be upgraded but no improvements outside of the site boundary will be necessary. Access to the site will continue through the existing access points on the adjacent roadways.

D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

Comment: The proposed improvements will not change any use onsite and will not add any residential units. The architectural style of the newly remodeled Community Center will be more

modern and will have more of a Northwest style than the existing buildings on the campus, but its design will be compatible with the existing buildings within Hope Village. The building improvements for the Community Center, Cascade House, and The Meadows will be ancillary to the existing site buildings, facilities and amenities. All building improvements will be located internally within the campus and will generally not be visible from beyond the campus boundaries.

Hope Village is undertaking these projects to better meet the needs of their residents and to provide additional onsite amenities to improve the aging experience for their residents, not to alter the character of the site or the surrounding neighborhood in any way. The proposal will not limit or preclude the use of any surrounding properties, most of which are fully developed at this point. The areas being improved are solely within the Hope Village campus.

Chapter 16.08 – General Provisions

16.08.020 – Zoning map

Comment: The zoning on the subject site, as well as the balance of the Hope Village campus, is illustrated on the city’s official zoning map (“Zoning Map of the City of Canby”). As such, the zoning of the various parcels that are a part of the Hope Village Campus conforms to the zoning represented on the official zoning map, and Hope Village (“the Applicant”) concurs with these designations. The Original Campus development area is comprised of R-1.5 Medium Density zoning, however, because the project involves a Planned Unit Development (PUD) approach, the zoning becomes less of an issue in terms of overall development of the site.

16.08.030 – Zone boundaries

Comment: Based on discussions with city staff, the boundaries of the various zones represented for the subject site on the city’s zoning map are not in question.

16.08.040 – Zoning of annexed areas

Comment: All parcels within the Hope Village Campus have been in the City of Canby for several years. The South Campus area was annexed a few years prior to the approval of the South Campus Expansion. As part of the annexation process, the city’s zoning was applied to the area as represented presently on the city’s zoning map.

16.08.070 – Illegally created lots

Comment: There are no illegally created lots within the Hope Village Campus. Therefore, this subsection does not apply.

16.08.100 – Height allowances

Comment: No part of the design of the structures that will be part of this PUD amendment are exempt from the height allowances allowed by the Code under this subsection. There are no wireless telecommunications systems facilities on the site.

16.08.110 – Fences

Comment: Fences do not represent a feature that serves the best interests of the Hope Village residents. Because Hope Village is a planned unit development (“PUD”), uniformity is a desired feature and it is, and will continue to be, uniform throughout the development site that fencing will not be a development feature. A fence is located along the southerly property boundary separating the South Campus development area from the adjacent Ivy Ridge Estates single family development to the south. This fence was constructed jointly between Hope Village and the developer of Ivy Ridge Estates. The only fencing proposed with this application is the safety fencing that will surround the proposed dog runs within the new outdoor recreation and amenity area.

16.08.115 – Arbors

Comment: While arbors are a desirable feature, no arbors have been planned as part of the landscape plan where revised landscaping is proposed. A pergola is planned adjacent to the Community Center where campus residents will wait at the new location for the CAT bus stop. The pergola will be far from a property line where it will not cause conflict with site lines or public sidewalk accessibility.

16.08.130 – Standard transportation improvements

Comment: Transportation improvements proposed within the Hope Village Campus development area will be private improvements owned and maintained by Hope Village. The existing public street frontages along the Original Campus are fully developed with pavement, curbs, and public sidewalks. Over the past few years, Hope Village has developed much of the South Campus and has completed public street improvements along S Ivy Street and SW 18th Avenue. Additional improvements for the South Campus are scheduled for S Fir Street with Phase 6 of the South Campus expansion when a mid-rise building is scheduled to be constructed near S Fir Street. The Canby Transportation System Plan (TSP) does not contain references to, or the identification of, new public facilities within the Hope Village Campus.

New private transportation improvements will include a reimagined central parking area between the Community Center, Cascade House, the South Campus, the garden homes in Row 1, and the Marquis Care facility. A conditional use permit application has been included as one of the applications being reviewed as a part of this PUD Amendment.

16.08.150 – Temporary Vendor

Comment: From time to time when they are hosting an event, Hope Village will have a food truck on the campus. With the remodel, a location for a food truck has been provided across the driveway from the Community Center main entrance. The food truck is typically onsite for less than two hours. Temporary vendors engaged in delivery,

exhibition, sale or offering of food on a site for a period of time not to exceed 2 hours during any 24-hour period are exempt from needing a Temporary Vendor Permit;

16.08.160 – Traffic Impact Study (TIS)

Comment: Because this project has a limited scope and is unlikely to generate new trips, the City Traffic Engineer, DKS Associates, determined that neither a full Traffic Impact Analysis nor a Traffic Analysis Letter is warranted. A transportation memorandum from DKS is included with the application.

16.08.170 – Safety and Functionality Standards

Comment: As is standard practice for similar projects in the City of Canby, all proposed private transportation facility improvements will comply with the various safety and functionality standards set forth in this subsection. No new public transportation improvements are planned. Safety and functionality standards include: adequate street drainage, safe access and clear vision at intersections; adequate public facilities; access onto public streets; adequate frontage improvements; and compliance with mobility standards identified in the TSP.

Chapter 16.10 – Off-street Parking and Loading

Comment: Off-street parking will be impacted by the proposed PUD amendment with the redevelopment of the central parking area located between the Community Center, the Row 1 Garden Homes, Cascade House, the Marquis Care Facility and the South Campus into an outdoor amenity area. Because this site is a PUD, off-street parking requirements will be calculated and managed differently for the different uses and areas within the campus. A detailed parking analysis for this portion of the campus is included later in this section of the narrative.

With regard to loading, such spaces are limited in terms of need. The Marquis Care facility has drive-through loading areas at the front and rear entrances. A third loading area is on the west side of the building near the trash enclosure. The Meadows and Cascade House apartment buildings each also have a drive-through area on the front of each building for the picking up and dropping off of residents. A new Porte Cochere is planned for the Cascade House drive-through loading area.

The Community Center currently has two loading areas, one behind the Wood Shop on the rear side of the Center and another along the southwest side of the Center that will be eliminated with addition of the Community Room to the Community Center. The new Community Center will feature 60-foot-long loading spaces on both sides of the main entry way. The spaces closest to the building will typically be used for Pick Ups and Drop Offs, however, it can also be used for deliveries if needed.

Most deliveries are expected to be routed to a new Delivery Intake Storage Building that is proposed in the southern portion of the new outdoor amenity area. One

new loading space will be created to serve this storage building. The building and the loading space will primarily be used by appliance delivery vehicles as a location to drop off new appliances until they can be moved into the appropriate unit by the Hope Village crew.

16.10.010 – Off-Street Parking Required - exceptions

Comment: Off street parking is proposed as identified in the applicable sections addressed below. No exceptions to the parking requirements of this Code are proposed.

16.10.030 – General Requirements

Comment: The proposed off-street parking within the Hope Village Campus serves all users of the Hope Village Campus such as those identified in 16.10.030.E. No other uses for off-street parking are proposed.

In accordance with **16.10.030.G.**, parking may be shared among users of adjacent parcels within the Hope Village Campus, without restrictions or conditions. Parking spaces are spread throughout the Hope Village Campus without regard for property lines. All parking spaces will be connected by virtue of the internal private roadway network.

Under 16.10.030.H., the proposed number of parking spaces is based on the use of the entire campus area for senior living, and the interconnected nature of the dwellings to the Community Center. The entire campus area is an area that is largely focused on the movement and activities of seniors, with as little internal circulation of vehicles as possible.

16.10.040 – Prohibited near intersections

Comment: As can be seen on the site development plan, no parking, whether on-street or off-street, is proposed within the vision clearance areas of any intersection of streets, public or private.

16.10.050 – Parking standards designated

Comment: Hope Village is a senior living community with a care facility and a community center. The existing housing provided on the campus is a combination of attached garden home dwelling units, attached cottages, and apartment buildings.

As discussed with the City of Canby Planning Department, because the proposed campus improvements include only the central portion of campus, and only the Community Center is being expanded, our parking analysis will focus only on the portion of the campus that includes the two apartment buildings, the Community Center, and the Marquis Facility that surround the central parking area.

Sheet C1.2 is a Parking Calculation Plan that reflects the parking stalls calculated below:

The Meadows and Cascade House Apartment Buildings:

As provided in Table 16.10.050, Residential Use is applicable to all residential uses on the Hope Village campus, including The Meadows and Cascade House apartment buildings.

d. Retirement or Assisted Living 1.0 space / unit

Each apartment building has 50 residential units. Although not necessarily required by the code, in addition to the 1.0 space per unit, we will also apply the guest parking provisions of c. Multi-family dwellings in complexes with private internal driveway to both apartment buildings, for additional allotted parking.

c. Multi-family dwellings in complexes with private internal driveways 1.0 space / 5 units

The Meadows and Cascade House Apartment Parking:

Existing Residential Units	100 units	1.0 space per unit	100 spaces
Guests	100 units	1.0 space per 5 units	<u>20 spaces</u>
Total Required			<u>120 spaces</u>

A total of 120 parking spaces are required for the two buildings, with The Meadows and Cascade House each requiring 60 parking stalls.

Marquis Care Facility:

The Planning Staff Report for CUP 18-04 / PUD 18-02, an application for the Expansion of the Marquis Care facility, addressed the parking requirements for that portion of the Hope Village Campus:

Conditional Use 96-05 (CUP 96-05/PUD 96-16/DR 96-16) approved 69 parking spaces for the existing Hope Village Assisted Care facility. In this particular case, the proposed building is intended as a memory care wing of the Assisted Care facility and is attached by a service entrance. Subsequently, the "Institutions" category listed under off-street parking provisions Table 16.10.050 applies and requires one space for every two beds, and one space per employee. The applicant proposes 24 beds and seven employees, so nineteen spaces are required for the addition. The applicant will develop 20 new spaces to meet the provision and that increases the total number of spaces from 69 to 89 for the whole facility.

89 spaces

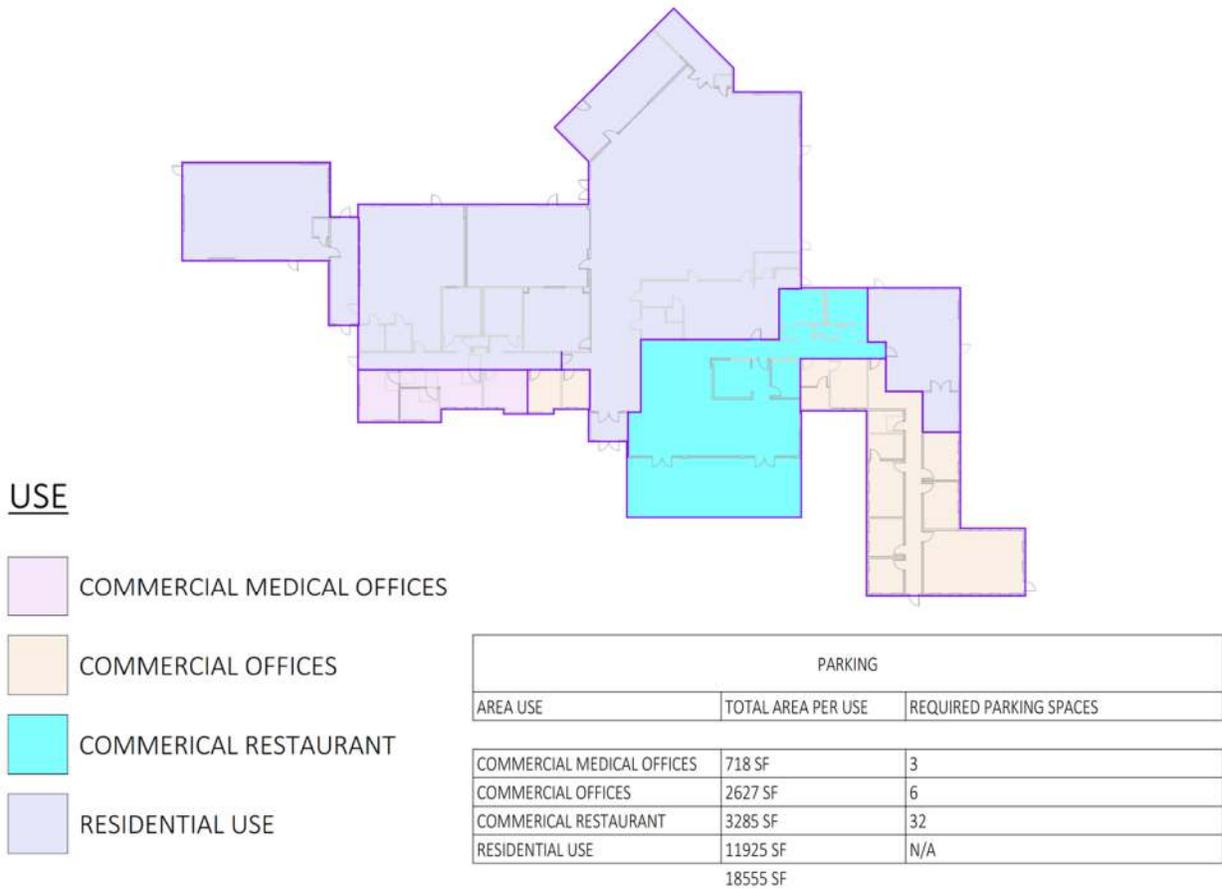
Community Center:

The existing Community Center at Hope Village currently consists of a lobby, administrative offices, meeting rooms, a community room, a kitchen, a fitness area, a quilting room, a crafting area, a stage, and restrooms. A Wood Shop is located within a separate building to the rear of the Community Center. The addition of a game room within the Wood Shop Building and the expansion of the Community Center will add new spaces, amenities, and uses within the Community Center complex that don't exist today. Although most of the uses and spaces are solely for the use of Hope Village residents and employees, some of the spaces and uses could potentially generate trips from offsite.

The areas within the expanded Community Center that will be primarily for the use of residents, and employees of Hope Village include the spiritual area, the quilting and crafts room, the auditorium and the kitchen and restrooms for the auditorium, the wood shop, game room, gym, flex spaces, Community Room, storage, and mechanical spaces. Except for rare circumstances, these portions of the Community Center will be used only by Hope Village residents and employees. Parking for these spaces of the Community Center have been provided within and around the various residential units that exist on campus. It is assumed that residents using these portions of the Center will walk to the Community Center and that additional parking near the Community Center is unnecessary to support these areas of the building.

Community Center "Residents Only Use Area" Parking 0 spaces

Other uses within the Community Center could draw in traffic from outside of the campus and therefore, in analyzing for parking needed around the Community Center, parking for these uses will be based on Commercial Use parking requirements from the Community Development Code. The portions of the Community Center building that will be assumed to generate the need for additional onsite parking include the administrative offices, the professional offices, the bistro, outdoor seating for the bistro, and the restrooms for the bistro. A map showing the breakdown of the areas within the Community Center is on the following page:



Parking required for administrative and professional offices, the bistro, and the professional center will be calculated using the Commercial and Commercial Amusement Categories from Table 16.10.050 of the Community Development Code.

General Offices parking is designated as 2.0 spaces per 1000 gsf. This will be applied to the Administrative Offices and other non-medical offices portion of the Center.
 Building area = 2,627 sq ft.
 Parking required = (2,627 sq ft / 1000 sq ft) x 2.0 spaces = 5.25 spaces

Medical/Dental Offices parking is designated as 3.0 spaces per 1000 gsf. This will be applied to the Professional Offices area of the Center.
 Building area = 718 sq ft
 Parking required = (718 sq ft / 1000 sq ft) x 3.0 spaces = 2.15 spaces

Commercial Restaurant parking is designated as 8.0 spaces per 1000 gsf. This will be applied to the bistro, including the outdoor seating space & the nearest restrooms.
 Building area = 3,285 sq ft
 Parking required = (3,285 sq ft / 1000 sq ft) x 8.0 spaces = 26.28 spaces

Total parking required for Community Center:
= 5.25 + 2.15 + 26.28
= 33.68 → 34 spaces

Sheet C1.2 indicates the parking for the buildings above and notes the additional parking spaces beyond the total required. Hope Village plans to provide parking beyond the minimum requirements because they do host a few community events each year, such as their “garage sale”, and it’s desirable to have the additional parking for those annual events. See Sheet C1.2 for a visual representation of the provided parking.

16.10.060 – Off-street loading facilities

Comment: With regard to loading, such spaces are limited in terms of need as off-street loading facilities requirements are more applicable to non-residential uses. The Meadows apartment building has a covered drive-through Pick-up / Drop-off space for residents. Cascade House currently has a drive-through Pick-up / Drop-off space, which will be covered with a Porte Cochere with the proposed renovations. These buildings are residential and the loading and unloading being done at these buildings typically involves loading and unloading of people and not cargo.

The Marquis Care Facility has a circular drive through loading lanes at the front and rear entrances. These loading areas are typically used for loading and unloading people and not cargo. These two facilities will not be impacted by the proposed renovations. On the west side of the building, a third loading space, which is used for deliveries, will be created by the trash enclosure.

The Community Center currently has one loading space to the rear of the Wood Shop and a second loading area along the south side of the Community Center that will be eliminated with the proposed Community Room addition. One loading space is sufficient to accommodate up to 25,000 sf of commercial space, which will exceed the size of the renovated Community Center. A 60-foot-long “Food Truck” space will be created at the front entrance to the Community Center, that can double as a loading space.

A new Delivery Intake Building is proposed at the southern end of the central parking area. This building will be used for temporary storage of new appliances and other bulk deliveries. A loading space is placed adjacent to this building.

16.10.070 – Parking lots and access

Comment: No new parking lots are proposed; however the existing site access drives and parking areas will be reconfigured within the central parking area. This area

of the campus, between the Community Center, Cascade House, the South Campus and the Marquis Facility will be reconfigured to add more parking near the Community Center and less parking between Cascade House and Marquis where the existing parking lot typically is nearly empty. The redesigned parking areas will improve the efficiency of land use as the central parking area currently has 4 driveway aisles used to serve only 6 rows of parking. The reconfigured access and parking layout will make the parking area more efficient by creating two double-loaded driveway aisles. A more efficient parking lot will reduce impervious surfacing and will open up a large area of what is currently a paved parking lot to become a new outdoor amenity area and gathering space for residents. This reimagined space will improve campus pedestrian connectivity by reducing the size of the parking area and creating new pedestrian links between Marquis, Cascade House, the South Campus, and the Community Center. This new area will link buildings and areas of the campus together, rather than separate them with a large expanse of pavement.

Driveway access to parking areas will be constructed to current standards and as needed to meet the requirements of the Canby Fire District. All driveways will be paved. Site access points to public streets will remain unchanged.

16.10.080 – Street tree plan

Comment: The Original Campus PUD has street trees located behind the sidewalk along S Ivy St, S Fir St, and SW 18th Avenue. The improvements being planned as part of this application are internal to the campus and except for the emergency access for Canby Fire near S Ivy Street, none of the improvements are near the street frontages. Disturbance to existing street trees and the need to plant new street trees is not anticipated. Some existing trees within the site will be removed and new trees will be planted within the reconfigured central parking area and the newly created outdoor amenity area.

16.10.100 – Bicycle parking

Comment: Biking is not wildly popular within the Hope Village Community, but provisions for bicycles will be made. The improvements proposed by this application do not change uses onsite or add residential units. All existing bicycle parking on the campus will remain. Because the Community Center is expanding, additional bike parking will be needed for the Community Center. Required bicycle parking for applicable commercial uses within the Community Center and the use of the areas within the Community Center are as noted below:

Restaurant	1 space	per 1000 sq ft
Offices	2, or 1 space	per 1000 sq ft

Medical Offices and Commercial Offices will be assigned as “Offices”.

PARKING	
AREA USE	TOTAL AREA PER USE
COMMERCIAL MEDICAL OFFICES	718 SF
GENERAL OFFICES	2627 SF
COMMERCIAL RESTAURANT	3285 SF
RESIDENTIAL USE	11925 SF
	18555 SF

Restaurant 3285 sq ft * 1 space / 1000 sq ft = 3.3 spaces
Offices 3345 sq ft * 1 space / 1000 sq ft = 3.3 spaces

Total Required Bike Parking = 3.3 + 3.3 = 6.6 spaces → **7 spaces.**

A total of 8 bicycle parking spaces are provided at the entrance to the Community Center. These are shown on the submitted Site Plans.

Chapter 16.18 – R-1.5 Medium Density Residential Zone

Comment: The Original Campus site is zoned as R-1.5 Medium Density Residential, while the Southern Campus contains a combination of the R-2 Zone and the C-R Zone. The portion of the Hope Village PUD that is being amended lies within the R-1.5 Zone.

No existing uses are being changed or created. The proposed renovations within the R-1.5 portion of the campus are all related to the use of the campus for senior living. The improvements around the Community Center, Cascade House, and The Meadows will be ancillary to the existing site facilities and amenities located internally within the campus. Hope Village is undertaking improvements to improve the aging experience for their residents by offering new services and amenities onsite that will provide more opportunity areas to support healthy aging and socialization for residents, without the residents having to leave the campus.

The proposal will expand the Community Center, which is an Accessory Structure. The PUD designation, and specifically Chapter 16.74.020 allows accessory, incidental retail, and other nonresidential uses within a residential zone as part of a PUD. Accessory and incidental retail and other nonresidential uses may be specifically and selectively authorized as to the exact type and size to be integrated into the project by design. Accessory uses shall serve primarily as a convenience to the inhabitants of the project. The accessory and retail uses proposed within the expanded Community Center at Hope Village will primarily be there to serve the residents of Hope Village. However, in order to attract vendors to this facility, certain professional and retail services within the Community Center may be open to the public. These nonresidential uses within the Community Center are permitted as a Conditional Use as part of the overall PUD.

New improvements to existing buildings will not increase the overall height of any of the existing buildings; this includes the Community Center, the Wood Shop, The Meadows and Cascade House apartment buildings. New buildings proposed, including the Event Center and the Delivery Intake Building will be well below the maximum permitted building height.

Impervious area with the proposed revisions is calculated at 58 percent, well below the 70 percent maximum permitted.

Density for the Hope Village Campus will not be altered.

Chapter 16.20 – R-2 High Density Residential Zone

Comment: The South Campus portion of Hope Village contains R-2 Zoned land. No changes to the approved PUD will be located within the portion of the site zoned R-2 and therefore, this Chapter does not apply to the proposed PUD amendment.

Chapter 16.21 – Residential Design Standards

16.21.010 – Purpose

Comments: The purpose of the residential design objectives are to promote community livability through the creation of attractive design housing and streetscapes, to create compatibility (in height, bulk, setback and overall design) between infill housing and adjacent established housing, to the extent practicable. Additionally, the standards are intended to promote compatibility and transitions between multifamily housing and adjacent uses, to foster community safety for neighborhood streets and front yards by providing “eyes on the street”, to enhance community interaction by designing neighborhood streets, front yards and open spaces so that they are attractive and inviting places for neighbors to interact, to create good design through design standards that improve residential design within reasonable cost parameters, process, and with options for how to meet the standards, and to manage stormwater through the use of on-site features, preserve natural conditions and open space, minimize impervious surfaces, and use land efficiently.

The Hope Village Campus is a community to itself within the broader southwestern Canby neighborhood and the overall Canby community. The campus currently has an attractive mix of buildings having larger and smaller footprints that are a mix of one and two stories in heights. The cottages, garden homes, and the Community Center are single story buildings, while Marquis and the two apartment buildings are two stories tall. The community livability is enhanced through the attractive design of structures and private and public streetscapes. Private streets and sidewalk connectivity have been specifically designed to be an integral part of the campus for senior living where interaction between residents is a goal for Hope Village. The reimagining of the

central parking area is intended to create more efficient use of the land through the elimination of an excessive amount of drive aisles, creating a natural outdoor amenity area in the heart of the campus that will bring residents and buildings together to foster socialization, rather than separate them with a large parking lot. The use of onsite features for storm water management is a goal of the overall landscape plan for the entire Hope Village Campus. Through these goals, Hope Village hopes to effectively integrate these additions into their campus, the Southeast Canby Development Area, and to be a benefit to the City of Canby.

Compatibility will be assured through the architectural design and the use of color. Both apartment buildings were painted in summer 2025 and the new colors used will also be used on the remodeled Community Center. The Community Center will feature a more Northwest front façade with prominent wood elements being featured. Wooden elements will also be featured on the new covered patios to be placed on the rear of The Meadows and Cascade House apartment buildings. The covered drive-through on the front of the Cascade House will be similar, but taller than the driveway through on The Meadows apartment building. In a nutshell, the new improvements will all be compatible but will have more northwest style. The architectural firm on the project is Pinnacle Architecture, a firm that has a long history with Hope Village.

Section 16.21.070 includes multi-family design standards based on a point system and a Multi-Family Design Menu, Table 16.21.070. The proposed renovations will not create any new multi-family units, and therefore Table 16.21.070 is not applicable. The proposed renovations to the buildings and areas within the campus will be judged per the Design Menu within the Site and Design Review chapter, Chapter 16.49.

Chapter 16.24 – C-R Residential/Commercial Zone

Comment: As with the R-2 zone, the South Campus portion of Hope Village contains C-R Zoned land in the southeasterly corner of the campus. This area of C-R zoning was originally placed on properties that fronted on Ivy Street, likely with the thought that a small commercial node could be established there. No changes to the approved PUD will be located within the portion of the site zoned C-R and therefore, this Chapter does not apply to the proposed PUD amendment.

Chapter 16.42 – Signs

Comment: The only new signage proposed will be traffic control and wayfinding signs. Traffic control signs will comply with standard regulations, while any new wayfinding signs will match the current wayfinding signage for the Hope Village campus. Wayfinding signage will be designed by the project architect, meaning that it will be compatible with the building style for the project. There will be no commercial signage of any type, nor will any signage conflict with signage within Hope Village or with any city

signage. No signage is submitted at this time. However, wayfinding and monument signage, if used, will be submitted to the city as part of the building permit review process.

Chapter 16.43 – Outdoor Lighting Standards

Comment: The entire Hope Village Campus is designed to have outdoor lighting throughout. Light poles are along private streets and pedestrian scale lighting is integrated along pedestrian walkways. Much of the Hope Village Campus is now more than 25 years old and some of the lighting fixtures installed in the early phases of the development are no longer allowed. New lighting fixtures being installed within the central parking area will be more efficient and will meet the current outdoor lighting standards of the City of Canby. The goal of outdoor lighting is not only to provide an element of safety and security, but to add to the overall ambiance of the project.

Outdoor lighting is an asset to Hope Village. New lighting will be current in terms of efficiency and energy use and will attempt to reduce glare. Newly installed lighting fixtures will be internal to the campus, far from property lines, and therefore light trespass and spillover is not a concern from new fixtures. A photometric study has been prepared for the portion of the parking area to receive new lighting fixtures, which is the portion of the site near the Community Center where the parking and access is being reconstructed. When the outdoor lighting package has been fully prepared and submitted, all outdoor lighting will be reviewed and approved by the City of Canby.

Hope Village will not install or allow any lighting that would be prohibited in accordance with 16.43.060. To the contrary, all outdoor lighting will comply with the standards set forth in 16.43.070.A. through F. The outdoor lighting fixtures themselves, and any building surface mounted lighting will be in accord with existing lighting within the Hope Village campus. As required by 16.43.110, a lighting plan will be prepared and submitted with each building permit application.

Chapter 16.46 – Access Limitations on Project Density

Comment: Within the Hope Village campus, all “streets” are private. The private streets within the campus are constructed to a narrower width than City streets. Some curbing is vertical, and some is mountable in order to reduce tripping hazards. With this being a senior living community residents tend to own fewer vehicles, drive less overall, and require less roadway for the well-being of the community. The private accessways will meet the standards of the City and Fire District. Curbside parking on the internal streets will be limited and will not interfere with the movement of vehicles or emergency equipment. Turning radii of all private drives and intersections will meet City standards.

Hope Village has six existing connections to public streets. The main entrance is on S Ivy Street and there is also a second ingress access point on S Ivy Street for the Marquis care facility. There are two access points on S Fir Street, one access point on

SW 13th Avenue at the northern end of the site, and one access point to SW 18th Avenue at the southern end of the site. Using the City's formula for two-lane access drive, the six points of access will serve up to 585 dwellings

The City's formula is based on standard dwelling units. The number of trips per unit within a senior housing community are significantly less than typical housing. Therefore, the number of dwellings that can use 6 driveways would be higher than the 585 dwellings calculated. Neither the number of dwellings nor the number of driveways will be altered by the proposal.

The improvements will not impact the vision clearance requirements of Section **16.46.020.A**.

Section **16.46.030, Access connection**, sets for the requirements for access spacing. No new access connections will be created with this proposal and there will be no need for any restricted access, as required in 16.46.035 nor joint or cross access as identified in **16.46.040**. Section **16.46.080** and **16.46.090** do not apply because the site is not located on a state highway, nor does it have any direct connection or intersection with any state highway.

Chapter 16.49 – Site and Design Review

Comment: The Hope Village senior housing community is unique within the City of Canby. Hope Village is a well-constructed and well-maintained facility that has existed since the mid-1990's. The renovation projects being proposed within the Hope Village PUD by this amendment will be positive enhancements to the campus that will improve the aging experience for the residents. Each individual project will achieve the purpose and objectives as set forth in 16.49.010.A. and B. Each individual project will be of high-quality design and construction and will be unique. Landscaping will be included where appropriate to enhance each improvement, as well as the entire Hope Village campus. Each project is intended to take advantage of the value of the natural setting of this neighborhood, and to remain an integral part of the southeast Canby area.

Where possible, the project incorporates Low Impact Development (LID) techniques to manage stormwater through the use of landscaping, vegetation, use of available natural features, and underground injection as set forth in **16.49.010.B.10**.

The project will include a new Intake Storage Building, a covered event area, and new building additions, Hope Village, recognizes that **16.49.030.A**. requires site and design review approval. Once the project is approved, all construction, site development, and landscaping will be done in accordance with approved plans and the various applicable codes (**16.49.030.C**).

16.49.035, Application for Site and Design Review, requires the applicant to pursue a process through which site and design review will be conducted. In accordance with **16.49.035.B.**, Hope Village recognizes that a Type III process will be necessary and required. As such, the current application for Site and Design Review is for a Type III process.

16.49.040.B., Criteria and Standards, contains six (6) requirements or standards that must be met for any application to be approved.

1. The application and plans prepared for this project, including architecture, site civil engineering, landscaping, and all other graphic design are in conformance with the standards, criteria, and requirements of the Canby Municipal Code;
2. The design of the Hope Village Campus is unique, and thus, different from other designs in the city. Because this is a unique area for senior housing in Canby, the design and plans for the Hope Village Campus are compatible with the design and use of the existing campus. This area of southwest Canby is residential in nature, as is most of the Hope Village campus. Non-residential uses, such as the Community Center, are located centrally within the site, several hundred feet away from adjacent properties. So, the improvements to the campus are compatible in terms of general land use with other developed and developing areas of the general vicinity;
3. As part of the overall design of the renovations, the established character of the existing Hope Village campus will be maintained, with some improvements in materials, texture, and colors as a result of updated styles and products. Building additions are proposed to be compatible with existing onsite and offsite uses within this area of southwest Canby. New façade improvements to the Community Center will create a northwest style that will update the architectural style of the campus. The new Intake Storage Building will be accessory buildings that will be similar in scale to other accessory buildings within the neighborhood. The new event center will have a roof only, except for a partial wall along one side.
4. Hope Village recognizes that the LID best management practices are good for Hope Village and the City of Canby. Hope Village has, and will continue, to make use of these practices while addressing impervious surfaces and on-site stormwater management. The project proposes to reconstruct the central parking area of the campus. This improvement will reduce the impervious parking & driving surfaces within the central parking area, and it will create a new outdoor amenity area that will tie multiple buildings in the heart of campus together. The existing vegetation on campus will be retained to the extent possible, and new vegetation will be used to mitigate for vegetation that must be removed;
5. The matrix in **Table 16.49.040** has been consulted as part of the design process. Being as though the proposed improvements are renovations and additions, rather than

new construction, the table is not fully applicable. However, the applicant team has addressed the scoring, as they believe it applies. Certain specific criteria may not be relevant to the proposed project, thereby reducing the possible point total.

Table 16.49.040 Site Design Review Menu
Total Possible Points = 71

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Total Points					4/7
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 – 10 feet from adjacent property line	11 – 25 feet from adjacent property line	>25 feet from adjacent property line	-	-
Utility equipment, including rooftop equipment, is screened from view.	Not screened	Partially screened	Fully screened	-	-
Total Points					5/5
Access	0	1	2	3	4
Distance of access to nearest intersection.	< 70 feet	71 - 100 feet	>100 feet	-	-
Pedestrian walkways from public streets/sidewalks to building entrances.	One entrance connected.	-	Walkways connecting all public streets/sidewalks to building entrances..	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building	Walkways connecting all parking areas to building entrances.		
Total Points					6/6

Tree Retention	0	1	2	3	4
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Total Points					4/4
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Total Points					0/0
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity) Assume 1 point		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	-	Either 1 or 2 points may assigned at the discretion of the Site & Design Rev. Board Assume 2 points		-	-
Size of building (smaller is better)	>20,000 square feet	<20,000 square feet	-	-	-
Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)	No	-	-	-	Yes
Total Points					9/11
Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping.	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Total Points					3/3

Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area	None	-	Open space (Generally not for public use)	-	Park (public or public use)
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities (existing buildings only)	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	≥75%
Total Points					13/25

Explanation of Signs: No new signage is proposed; therefore this category has not been included in the total possible.

Explanation of Building, Provision of Public Art: Public art will include a mural on Cascade House, two fountains in front of the Community Center, and at least one sculpture within the outdoor amenity area. Other art pieces will be featured but have not yet been finalized.

Explanation of Landscaping, Amount of Grass: Of the new landscaping, grass will account for <25%.

Explanation of Disconnection of downspouts: All building drain to private stormwater facilities, not City facilities.

Total Points Possible = 66, Total Points Achieved = 44, 44 / 66 = 67%

The project can earn 67% of the total points achievable and 13 are from the LID category exceeding the required 10%. The requirements of the Site Design Review Matrix are met.

The design of buildings, landscaping, and civil infrastructure will meet the required minimum of 60% of the total possible points from Table 16.49.040 in accordance with the requirements set forth in **16.49.040.B.5.a**. Also, as required, at least 10% of the points will come from the list of LID elements in that same **Table (16.49.040.B.5.b)**.

6. The accessways within the Hope Village campus will continue to be private in nature, and lighting for these streets will be an integral part of the design for safety and security purposes for all residents and visitors. Public streets surrounding the site are fully lit. As required by **16.43.110**, a lighting plan will be prepared and submitted with a Site Plan permit application.

The design of the Hope Village Campus and the proposed renovations certainly achieves compliance with the intent of the standards in the Canby Municipal Code, as demonstrated throughout the application package (**16.49.040.D**). Hope Village is proud to have a distinguished team that has participated in this planning and design process.

The campus as a whole, and the development area specifically, contain several trees, some of which will have to be removed to redevelop the parking lot and to expand the Community Center. Many new trees will be added to the landscape as part of the site development process (**16.49.040.G**). Based on the proposed Landscaping Plan (Sheets C5.0 & C5.1), approximately 92 trees and large shrubs will be planted in the redevelopment area.

In accordance with **16.49.050**, Hope Village recognizes that conditions may be placed on the approval of the development plans through the site and design review process. Hope Village will work closely with the city in the formulation of any conditions of approval, as well as the implementation of and compliance with any conditions.

16.49.050.B provides certain types of conditions that may be placed on the approval of the proposed project. Regarding a development schedule (**16.49.050.B.1**), all improvements will be designed concurrently, however, construction is anticipated to be phased over an 18-to-24-month period to allow the Hope Village Administrative Staff to move their offices as the Community Center expansion progresses and for the campus to continue to operate throughout construction.

Because the surrounding street right-of-ways are fully dedicated, additional dedications are not anticipated (**16.49.050.B.2**). The internal streets and facilities will be entirely private. Easements for utilities are not anticipated, but could be necessary depending upon the needs of the utility service providers. Hope Village will work closely with service providers and the City to provide any necessary easements. Rather than providing construction and maintenance guarantees, Hope Village will build the required improvements for service infrastructure, and will allow for maintenance as may be necessary (**16.49.050.B.3**).

It is anticipated that there may be some need for modification of plans as the project moves forward, as usually occurs with projects of this size and complexity. As need for any modifications arise, Hope Village will work closely with the City to define the scope and extent of those modifications, and the impact on the overall project, and the City, as a result of any modifications (**16.40.050.B.4.**).

Extension of public water and sanitary sewer mains will not be needed, as water and sewer are already available within the site. One new fire hydrant will be required adjacent to the Community Center and a new fire service line for the Community Center is an anticipated requirement. Roadway and stormwater facilities will be private facilities owned and maintained by Hope Village. Hope Village will be responsible for all improvements (**16.49.050.B.5.**).

Other approvals as may be necessary by other agencies (i.e., Canby Fire, Canby Utility, etc.) will be obtained at the appropriate times as required by **16.49.050.B.6.**

Hope Village currently has six access points to surrounding public streets and no additional access points will be necessary to serve the proposed development improvements (**16.49.050.B.7.**).

As all improvements included with this application will be internal within the campus, no screening is proposed. Hope Village uses landscaping and distance between uses when possible, rather than fencing, although safety fencing will be placed around the two proposed dog runs in the new outdoor amenity area. "Visual clutter" such as outdoor storage areas, garbage/recycling areas, mechanical equipment, etc., will be held to an absolute minimum by designing these areas to be "hidden" as part of the building design (**16.49.050.B.8.**).

16.49.065, Bicycle and pedestrian facilities, will be provided as part of the development plan. Because internal accessways are private, sidewalks and bike pathways will be based on the overall plan rather than the strict alignment with the internal driveways. Pedestrian pathways connect with city facilities in public rights-of-way that bound the site. These pathways are hard surfaced and will be appropriate to use by seniors who live in Hope Village thereby providing a comprehensive and useful system of pedestrian movement, primarily for the use and enjoyment of the residents of Hope Village (**16.49.065.A., B., and D.**).

With regard to landscaping as identified in **16.49.070** and **16.49.080**, the landscape design of the redevelopment area within the campus area will achieve the intent and purpose of the standards found therein. The redevelopment area will have many trees and other landscaping features. Lawn areas have become a less dominant landscape feature at Hope Village over the last several years and some lawn will be included, but it will dominate the landscaping less than in the past. Hope Village has

always taken pride in its landscaping, and the grounds are always well maintained, replacing and upgrading where necessary and desirable. Low impact development (LID) has always been a goal of Hope Village, and the use of specific best management practices (BMPs) is a long running theme of Hope Village's campus, where achieving the goals of preservation, protection, and enhancement of the environment is in keeping with the purpose of the standards set forth in **16.49.080.B**.

The "original" Hope Village campus, not including Marquis, or the South Campus, including the new improvements, achieves the standard of 30% for residential areas. Overall landscaping within the consolidated lot will be 42 percent, with 58 percent of the site being impervious.

LID facilities have always been in use by Hope Village throughout the campus. Because the internal street network will be private, all LID facilities are counted towards the minimum landscaping requirement. With the process of site and design review, this "system" of LID mechanisms will be approved by the city as part of the total process (**16.49.080.D**).

The landscape plans (Sheets C5.0 and C5.1) for the project include revisions of the central parking area between Cascade House, the Community Center, the South Campus, and the Marquis Care Facility. Up to 26 existing trees are anticipated to have to be removed, to be replaced by new trees planted to enhance the area and to define the revised parking and circulation system being created. The reimagining of this area will remove a significant amount of impervious parking and create new landscaping and other landscape amenities such as a fir forest, vegetable and herbs gardens, fruit trees, and a hazel nut tree orchard that will pay homage to the history of the land, prior to Hope Village being developed. To the greatest extent possible, existing trees and vegetation will be retained in accordance with **16.49.080.E**.

During the construction process throughout all the phases, the standards set forth in **16.49.080.F. through P**. will be met to the greatest extent possible. While some modifications to these standards may be necessary in specific instances, the intent, purpose, and standards of **16.49.080.F. through P**. will be satisfied.

The specifications for tree and plant materials spelled out in **16.49.090** are not uncommon specifications and they have been utilized by Hope Village in all its landscaping to date for the existing campus. These specifications for deciduous trees (**A.**), coniferous trees (**B.**), evergreen and deciduous shrubs (**C.**), ground covers (**D.**), and lawns (**E.**) will continue to be utilized by Hope Village. A walkthrough of the existing campus will show that meeting these specifications has been a practice of Hope Village throughout the campus.

In accordance with **16.49.100, Landscaping installation and maintenance**, landscaping will be completed by Hope Village crews. Landscaping will be completed as

building and site improvements are completed and the landscaping will be completed at the time of occupancy, unless ground conditions, weather, or any other factor generally beyond the control of Hope Village adversely impacts the ability to complete the landscaping. Any landscaping that may not be completed prior to occupancy will be completed on a schedule provided to the city and approved by city staff (**B.**).

Hope Village is recognized for the care and maintenance that it provides for the overall grounds of the campus. Such care and maintenance of the new landscaping in the development area will continue to follow the current practices of Hope Village for its campus (**C.**).

Regarding landscape credit referenced in **16.49.110.C.**, Hope Village will accept any reasonable level of credit the city wishes to grant, as some trees near the development area will be retained.

In accordance with **16.49.120**, the renovated central parking area will require new landscaping for the interior landscape islands and for the new outdoor amenity area being created. The outdoor amenity area will include farm, forest, playground, and event areas. The farm area will have herb gardens, raised planter beds, espalier fruit trees, a hazel nut orchard, corn fields, and a birding area. The forest will be a fir forest within the small dog and big dog run areas for the four-legged members of the campus. The playground will include swings and other equipment for visiting family (or residents) to enjoy. At the north end of this new landscape area, a covered event area will be created that will be used to protect people from the elements during campus events. The intent of this new landscaped area is to promote gathering, socialization, and recreation in the outdoor environment and to improve the again experience through the provision of additional campus amenities.

Most trees and shrubs will be like other areas of the campus, however, new amenities such as the hazel nut orchard, corn field, and fir forest are planned. Less grass will be used in this area of the campus than the existing landscaping in the “original campus”, as Hope Village is reducing the percentage of grass that they use in their onsite landscaping. Lawn is expensive to maintain and requires a lot of water. While **16.49.120.D.** requires a minimum threshold of 15% of the parking area to be landscaped, the overall computation of landscaped area provided for the campus will exceed any minimum requirement imposed by the city. However, because this project is a PUD, the standards may be somewhat flexible, yet the general minimum requirements will continue to be met.

16.49.120.E. requires that parking areas of more than 16 spaces be “broken up” into no more than groups of eight (8) contiguous spaces each, with landscaping separating the groupings. This standard is met throughout the central parking area. Trees included in the landscaping around these parking areas will generally satisfy the requirements of **16.49.120.F.** Where deemed necessary and desirable based on the

type of landscaping installed, permanent irrigation will be provided, but temporary irrigation will at least be used while trees are being established. Hope Village uses a well for site irrigation (**16.49.120.H.**).

16.49.130, revegetation in un-landscaped areas, will not apply because there is no portion of the original campus that is un-landscaped and no portion of the campus that will be un-landscaped at the completion of the project.

As required in **16.49.150**, any new parking areas or paved areas of 2,500 square feet or more will meet the city's requirements for storm drainage. Parking areas, driveways, sidewalks, and buildings will be part of the overall drainage plan that will include LID elements together with catch basins and drywells. The completed drainage system will meet the city's requirements for storm drainage.

Chapter 16.50 – Conditional Uses

Comment: The renovations and the expansion to the Community Center being proposed will be an alteration to the existing PUD under which the existing 48-acre campus has been previously approved. The review and approval of this project falls within the standards and requirements of a Conditional Use, under Chapter 16.50 of the Canby Municipal Code. As a Conditional Use, it is governed by the various sections of this Chapter, particularly **16.50.010**, **16.50.020**, **16.50.040**, and **16.50.060**. These specific sections are addressed below.

16.50.010 – Authorization to grant or deny conditional uses

Comment: Hope Village recognizes the authority of the city to review, grant, or deny the application for conditional use permit, as well as the authority to attach conditions to any approval. This section includes four subsections, A., B., C., and D. that must be addressed with specific information and materials that demonstrate compliance.

A. In reviewing the city's comprehensive plan, there are numerous policies throughout that may be appropriate and applicable to this project.

From the **Citizen Involvement Element:**

Goal: To provide the opportunity for citizen involvement throughout the planning process

Response: The required neighborhood meeting, plus the notification to local vicinity property owners, and the public hearing before the Canby Planning Commission provides the opportunity for citizens to input to the process of review of the application(s). Hope Village held a public neighborhood meeting on July 24, 2025, fulfilling this city requirement for citizen involvement. Notices to surrounding property owners and the public hearing to be held before the Canby Planning Commission will complete that process. In addition to the meeting with the surrounding neighbors, Hope

Village also hosted a meeting for Hope Village Campus residents only on June 4th, 2025. Over 100 residents turned out for the resident meeting.

From the **Urban Growth Element**:

Policy No. 3: Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services

Response: All portions of the Hope Village campus have been annexed to the City of Canby, at which time it was found that necessary urban services and facilities were or could be made available to the site. This availability would allow the future urban development of the subject site for an expansion of the Hope Village campus.

Implementation Measure C) supports the proposed development of this annexation.

From the **Land Use Element**:

Goal: To guide the development and uses of land so that they are orderly, efficient, aesthetically pleasing, and suitably related to one another

Response: Hope Village has already been developed as a senior housing community. The proposed renovations will allow Hope Village to further fulfill their mission, to enable successful aging for their residents, and to serve more people better.

Proposed renovations include construction of new pantries and covered patios on the rear of The Meadows and Cascade House apartment buildings. These rear yard covered patios will promote socialization for residents and provide a needed amenity. Cascade House will also receive a new vehicle drive under canopy at the main entrance that will provide year-round weather protection for pick-ups & drop-offs.

The Community Center needs to be expanded to properly serve the existing campus community and the future residents who will live on the South Campus as that portion of the campus is fully built out. Expansion of the Community Center will allow Hope Village to provide more amenities and services onsite for residents so that they won't have to leave campus for recreation, socialization, or personal services. It's anticipated that the expansion will have a minimal impact on offsite trip generation as the provision of more amenities and services onsite for residents will reduce the number of trips that residents must take offsite.

The central parking area between the Community Center, Cascade House, and Marquis will be reconfigured to add more parking spaces near the Community Center and to improve the efficiency of land use. Currently, the central parking area has 4 driveway aisles serving only 6 rows of parking. The site plan revision will make the parking lot more efficient through the creation of two double-loaded driveway aisles, and it will reduce impermeable surfacing. The revised site plan will free up a large area for

new outdoor amenities and social spaces that will bring residents from multiple areas on campus together.

All the improvements will be tied together architecturally and will be aesthetically pleasing, as is demonstrated in the renderings submitted with the land use application.

Policy No. 1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses while grouping compatible uses

Response: The area of southwest Canby where Hope Village is located is an area which is mostly newer residential housing. The proposed projects within Hope Village are definitely not a conflicting or incompatible use, but instead, a compatible use with the local residential development in all directions. **Implementation Measures A), B), C), D), G), and H)** support this Policy and apply to the proposed PUD use of Hope Village.

Policy No. 2: Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl

Response: No additional density is being created by the proposed improvements; however, the expansion of the Community Center will allow Hope Village to continue to develop more housing within the boundaries of their campus into the future. By and through this additional density, there may be a minimization of local urban sprawl through less pressure on the local urban growth boundary. **Implementation Measures A) and C)** support this Policy.

Policy No. 3: Canby shall discourage any development which will result in overburdening any of the community's public facilities or services

Response: The proposed project will make use of the local public facilities and services at levels that are within the capacities of those public facilities and services. Construction of private recreation facilities onsite for the residents of Hope Village will eliminate some use of similar public facilities by Hope Village residents that could allow for more use by other community members. **Implementation Measures A), B) and C)** all contribute to the achieving and success of this Policy.

Policy No. 5: Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions

Response: This project requires no changes in the city's land use map, but instead, complies fully with the zoning on the land use map. Implementation Measure A) supports this Policy, and the proposed project.

Policy No. 6: Canby shall recognize the unique character of certain areas and will utilize the following special requirements, in conjunction with the requirement of the land development and planning ordinance, in guiding the use and development of these unique areas

Response: Hope Village is not within an Area of Special Concern.

Policy No. 7: Canby shall strive to ensure the efficient and effective provision of infrastructure to serve newly annexed areas

Response: The portion of the Hope Village campus being amended is not located within an area that was newly annexed.

From the **Environmental Concerns Element:**

Goal:

- **To prevent air, water, land, and noise pollution**
- **To protect lives and property from natural hazards**

Response: The proposed renovations of the Hope Village Campus will utilize the best management practices in the design of the buildings and grounds. While it may be nearly impossible to absolutely “prevent” all types of pollution, the project will seek to reduce any pollution to the minimum possible levels. New design techniques for the building additions, lighting, HVAC, and civil infrastructure will assist in reducing the carbon footprint of the project to the least possible levels, thus keeping any pollution from the site from adversely harming the local, regional, and world environment.

Because there are no identified natural hazard areas within or near Hope Village, including but not limited to flooding, earth movements, and the like, the proposed adjustments within the campus should not cause increased hazard levels to the residents of Hope Village, the local vicinity, and the City of Canby.

Policy No. 7-R: Canby shall seek to improve the overall scenic and aesthetic qualities of the city.

Response: The renovation of the Hope Village campus will be done in a tasteful manner in which the scenic and aesthetic values of the campus and the city are maintained. The new street facing façade of the Community Center will prominently feature aesthetic architectural elements with Northwest style, creating a pleasant skyline while maintaining views and vistas. This policy will be achieved and addressed through **Implementation measures A), B), and C).**

Policy No. 8-R: Canby shall seek to preserve and maintain open space where appropriate and where compatible with other land uses.

Response: Open space is an integral part of the Hope Village campus. One of the goals of Hope Village is to design projects whereby the residents of Hope Village might enjoy the open space areas, and benefit from the ability to use these open spaces. Open spaces within the Hope Village PUD will be an asset to the local area, and certainly to Hope Village and its residents. Open spaces within Hope Village are also an asset to the local residents and to the City of Canby. Although some open space is being lost to expand the Community Center, new open space area is being created within the central

parking area that will create new outdoor spaces and amenities for campus residents. New covered patios behind the apartment buildings and the Community Center are proposed in order to allow more residents to enjoy three season access to the open space of the campus.

Policy No. 10-R: Canby shall attempt to minimize the adverse impacts of new development on wetlands.

Response: There are no identified wetlands within Hope Village nor within ¼ mile of Hope Village. Appropriate and proper design of the civil infrastructure, as well as the buildings themselves, will help reduce any potential adverse impacts of urban development on local wetlands that may be adjacent to the campus.

From the **Transportation Element:**

Goal: To develop and maintain a transportation system which is safe, convenient and economical.

Response: Hope Village has an internal street network that is connected to the city's network of streets. This internal street network will be improved with a more efficient driveway layout and an emergency access improvement that will provide Canby Fire District with improved fire access to Rows 1, 2, and 3 on the east side of the campus. Streamlining the parking lot and reducing the number of driveways will reduce the number of potential conflicts between pedestrians and vehicles and will make the transportation system safer.

Policy No. 1: Canby shall provide the necessary improvement to city streets, and will encourage the county to make the same commitment to local county roads, in an effort to keep pace with growth.

Response: Hope Village supports the City of Canby in this effort and recognizes the city's Implementation Measures for this Policy. Hope Village constructed the necessary public street improvements surrounding the campus as the campus developed in phases. The only remaining public street improvements to be constructed is the widening of S. Fir Street along the South Campus, which will be constructed with development of housing on that portion of the campus.

Policy No. 2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the city's growth needs.

Response: Hope Village has improved the public street around the perimeter of the campus as the campus has developed. The only street improvements remaining to be completed are along the S Fir Street frontage of the South Campus, which will be completed as housing is constructed on that portion of the campus. All transportation improvements associated with the current application will be private improvements within the confines of the Hope Village Campus.

Policy No. 4: Canby shall work to provide an adequate sidewalk and pedestrian pathway system to serve all residents.

Response: Hope Village has played a role in achieving this Policy by constructing public sidewalks along the public street frontages and by developing a pedestrian pathway network throughout the entire campus. The proposal will include new private pedestrian sidewalks and cross walks that will further enhance the private pedestrian network within Hope Village and will facilitate pedestrian movements throughout the campus. The sidewalks within Hope Village are enjoyed by other members of the southwest and southeast Canby neighborhoods. This Policy relative to Hope Village is supported by **Implementation Measures D), and E).**

Policy No. 6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.

Response: Hope Village has worked with Canby Fire District to develop a site plan that will better meet their access needs within Hope Village. New drive aisles will be 30-feet in width, which will provide a wider than typical drive aisle. In addition, per the request of Canby Fire District, Hope Village will construct a new Emergency Fire Access near the main entrance from S Ivy Street to provide Canby Fire District with better emergency access to Rows 1, 2 and 3 along the northeastern side of the campus. All development plans within the development area will be reviewed with the fire district to assure that the needs of the Fire District are met. **Implementation measure C)** is applicable to the Hope Village Development as some commuters choose to use Hope Village as a short cut to avoid the traffic signal at S Ivy and 13th Avenue.

Policy No. 7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving energy efficient vehicles.

Response: It is the intent of Hope Village that the internal private road network will be appropriate for bicycles and slower moving vehicles. It is noted that Ivy Street is designated as an arterial, a truck route and a bicycle route in the City of Canby Transportation System Plan. Hope Village will also support Fir Street as a bicycle route, thus providing good access to the entire Hope Village campus. **Implementation measures A), B), C), D), and E)** support this Policy.

From the **Public Facilities and Services Element:**

Goal 1: To assure the adequate provision of water services to meet the needs of the residents and property owners of Canby.

Policy No. 1: Canby shall maintain, repair or replace all current water system elements to continue providing an adequate level of water services.

Policy No. 2: Canby shall maintain, repair, replace, and/or expand its water system to meet future adequate water service needs.

Policy No. 3: Canby shall adopt and periodically update a capital improvement program for major water projects and utilize all feasible means to finance needed water system improvements in an equitable manner.

Goal 2: To assure the adequate provision of waste water services to meet the needs of the residents and property owners of Canby.

Policy No. 1: Canby shall maintain, repair or replace all current wastewater system elements to continue providing an adequate level of wastewater services.

Policy No. 2: Canby shall maintain, repair, replace, and/or expand its wastewater system to meet future wastewater service needs.

Policy No. 3: Canby shall adopt and periodically update a capital improvement program for major wastewater projects and utilize all feasible means to finance needed wastewater system improvements in an equitable manner.

Goal 3: To assure the adequate provision of storm drainage services to meet the needs of the residents and property owners of Canby.

Policy No. 1: Canby shall maintain, repair or replace all existing storm drainage system elements to continue providing the current level of storm drainage services.

Policy No. 2: Canby shall maintain, repair, replace, and/or expand its storm drainage system to meet future storm drainage service needs.

Policy No. 3: Canby shall adopt and periodically update a capital improvement program for major storm drainage projects and utilize all feasible means to finance needed storm drainage system improvements in an equitable manner.

Goal 6: To assure the provision of a full range of public facilities and services to meet the needs of the residents and property owners of Canby.

Policy No. 1: Canby shall work closely and cooperate with all entities and agencies providing public facilities and services and ensure that public facilities and services are provided concurrently with future development.

Policy No. 3: Canby shall utilize all feasible means of financing needed public improvements and shall do so in an equitable manner.

Response: Hope Village supports the Goals and Policies of the City of Canby as set forth in the Comprehensive Plan. The planned renovations will require little in the way of new public services, as no new housing or changes in use are being proposed. No public water main or public sewer extensions will be needed to serve the proposed renovations. Storm drainage within Hope Village is privately maintained and therefore renovations within the site will have no impact on the public storm drainage system. The proposed renovations will not exert an unreasonable or excessive demand for public

facilities and services of the city, including water, sanitary sewer, storm drainage, and the like. Hope Village supports the City of Canby in its efforts to maintain, repair or replace elements of the infrastructure system that will keep the systems at or above current levels in order to provide for the residents and property owners of the city, of which Hope Village is a part.

From the **Economic Element:**

Goal: To diversify and improve the economy of the City of Canby.

Policy No. 3: Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

Response: The growth of the Hope Village Campus will provide temporary construction jobs for a wide range of personnel and skills, although some of this employment may not involve residents of the Canby region. Following construction, there will be a few additional jobs available for some Canby residents in the expanded Community Center. This includes positions in the bistro and one or more positions in the Administrative Offices for persons with specific skill sets.

From the **Housing Element:**

Goal: To provide for the housing needs of the citizens of Canby.

Policy No. 1: Canby shall adopt and implement an urban growth boundary which will adequately provide space for new housing starts to support an increase in population to a total of 20,000 persons.

Response: The goal of the Hope Village renovations is to improve the aging process for the residents of the Hope Village Community. Hope Village provides opportunities for housing for senior living that might not exist elsewhere in Canby. The expansion of the Community Center is needed to provide adequate space for the needs of the Hope Village Campus at full buildout. And because the campus is within the city's urban growth boundary, the project will assist the city in achieving this Goal and specific Policy.

Policy No. 3: Canby shall coordinate the location of higher density housing with the ability of the city to provide utilities, public facilities, and a functional transportation network.

Response: The renovations within Hope Village will not create higher density housing itself, but some of the improvements, including the pantry, rear patio covers, and the drive through cover at the Cascade House Apartment will provide needed amenities for the existing high-density housing within this senior living community, which is a critical element of the city's housing structure. The Hope Village Campus is a location where utilities, public facilities, and a functional transportation network come together to provide a viable and valuable opportunity to provide much needed senior housing.

Implementation measure A) supports this project.

From the **Energy Conservation Element:**

Goal: To conserve energy and encourage the use of renewable resources in place of non-renewable resources.

Policy No. 1: Canby shall encourage energy conservation and efficiency measures in construction practices.

Policy No. 5: Canby shall continue to promote energy efficiency and the use of renewable resources.

Response: The renovation of the Community Center will follow the most up-to-date and best management practices for energy use and efficiency. Original lighting fixtures will be replaced with modern low energy fixtures and HVAC systems will be upgraded with new modern systems. In the central parking area, original exterior lighting will be replaced with new LED fixtures. In terms of construction practices, contractors will use best management practices in the construction of the improvements, and the use of renewable resources will prevail during all design and construction activities. Buildings will be built to meet or exceed all local and state energy practices and goals and will be part of the energy efficiency program for Hope Village.

16.50.020 – Application for conditional uses

Comment: This section requires that “Application procedures shall be as described in Chapter 16.89.” **Chapter 16.89** notes that the purpose is to “establish standard decision-making procedures that will enable the City, the applicant, and the public to review applications and participate in the decision-making process in a timely and effective way (**16.89.010 – Purpose**).

In **16.89.020 – Description and Summary of Processes**, the various process types are described. Because this application package, particularly the Conditional Use, is a Type III quasi-judicial/legislative procedure, this process will be followed by the city. **Table 16.89.020** identifies Conditional Use as a Type III procedure.

16.50.030 – Public hearing required &

16.50.040 – Placing conditions on a permit

Comment: The applicant, Hope Village, fully understands that a public hearing is required for the applications submitted, and that the Canby Planning Commission has the right, as part of the decision, to place specific conditions on the approval of any part of the application package.

16.50.060 – Standards governing conditional uses

A. Building Height – It is stated in this section, “[T]he height limitations of any zone may be exceeded by a conditional use to a maximum height of seventy-five feet; provided that each yard is increased over the yard requirement by the addition of five

feet for every five feet or fraction thereof of additional height over the maximum height allowed in the zone.”.

The existing Community Center has a ridge height that is higher than the proposed renovations. New additions and renovations to the Community Center will not exceed a height of twenty-one and one-half feet. None of the other building renovations or new buildings will have a height exceeding the 22-feet permitted by the base zone.

Because the renovations are neither utility substations nor pump stations, and no signs are involved in the height consideration, sub-items **B. and C. of 16.50.060** do not apply.

Division V. – Planned Unit Development and Condominium Regulations

Chapter 16.70 – General Provisions

16.70.010 – General provisions

Comment: The proposed Planned Unit Development (PUD) for Hope Village will be a modification of the existing PUD for the overall Hope Village campus. This PUD is not a subdivision and no new tax lots will be created, but the renovations will involve multiple existing tax lots. Hope Village has recently been given approval to reduce the number of existing tax lots virtue the approval of a lot consolidation for the original campus portion of the site. A partition plat to consolidate the lots will be submitted to the Clackamas County Surveyor’s Office for review prior to this application being heard by the Planning Commission.

16.70.020 – Purpose

Comment: **16.070.020.A.** The proposed renovations will “. . . . *enable the development of planned unit development in order to permit a degree of flexibility and diversification in the use of land through grouped buildings or large-scale land planning and the arrangements of specific structures and open spaces within such development.*” Hope Village suggests that the plan for renovations and the entire campus is consistent with the purpose stated above, thus meeting the general purpose of the PUD chapter.

16.070.020.B. describes perfectly the intent and purpose of the PUD process for the Hope Village Campus area. Hope Village is a PUD having a mixture of senior housing facilities within a campus of open spaces, circulation facilities, and off-street parking areas. The proposed renovations will help Hope Village utilize the potential for the site and promote healthier again for their residents.

The proposed renovations will preserve the natural environment on the surrounding public ways and across most of the existing Hope Village campus. Water quality will be addressed through a variety of LID stormwater facilities where they are practical and appropriate and will use underground injection systems in other areas that

will replenish groundwater resources. Therefore, Hope Village satisfies, and exceeds, the concept set forth in 16.70.020.C.

Chapter 16.72 – Applications

Comment: In accordance with this Chapter and its sub-items, the required application procedures of Divisions III and IV, the current application for a PUD meets the current standards (16.72.010). As the owner of all properties involved in these applications, Hope Village has submitted all applications within this consolidated application package (16.72.020). As required by 16.72.030.A., B., and C., all required and necessary information both written and graphic, have been submitted. Therefore, all aspects of this Chapter have been satisfied and fulfilled.

Chapter 16.74 – Uses Permitted

Comment: The Hope Village Campus is a residential campus; however, no new residential units are being created with this proposal. No change of uses are associated with the proposed renovations. The proposal will expand the existing Community Center and create new onsite amenities and more usable outdoor spaces around the Community Center, including modifying the existing Wood Shop building to remove a storage area and add a game room. In addition, new smaller accessory buildings and structures will be added for the delivery and intake of appliances and to hold outdoor events under cover. A Community Room will also be added for a dedicated space to store clothing and other items for the annual Hope Village Garage Sale.

In addition to new amenities such as the bistro, and the spiritual area, new services not currently available within the existing building will be added including medical flex space. Hope Village has found that some practitioners would only be interested in providing services at Hope Village if they could also see patients or customers who are not residents of Hope Village. So, while the new services and amenities will primarily serve as a convenience and an amenity to the residents of Hope Village, some of the proposed services and facilities will also be available to the public. This is permitted by **16.74.020.B**.

The PUD is neither a mobile home subdivision (**16.74.020.C.**) or a recreational facility (**16.74.020.D.**).

16.74.030 does not apply because no zones within the Hope Village campus, or as part of the proposed modified PUD, are part of any zone recognized as a non-residential zone.

Chapter 16.76 – Requirements

16.76.010 Minimum Requirements

Comment: Under A., a requirement of 15% of the gross land area shall be devoted to open space. Apart from the units themselves and small landscaping areas around the unit entrances, all the landscaping and open areas across the entire Hope Village Campus are common areas that are open to all residents of the community. Landscaped/open space area within original campus portion of the site totals approximately 42% of the total site area, far exceeding the requirement of 15%.

Under B., *“the average area per dwelling unit shall not be less than that allowed within the zoning district, unless alternative lot layout is used pursuant to 16.64.040(B).”* However, **16.64.040(B)** is language used for a subdivision in which individual lots are created. No such lot creation will be utilized for this PUD project. Because this PUD extends over three (3) different zoning districts, the varying “average area per dwelling unit” is unrealistic to apply for this project on a zone-by-zone basis. The proposed modifications to the existing PUD will not alter the current average area per dwelling unit.

16.76.010.C. seeks to achieve the goals of low impact development through clustering, which is also a goal of Hope Village. The improvements in this application will not create any new residential structures, and therefore, the ability to cluster units is not applicable to this phase of the project. Because the use of low impact development practices is a goal of Hope Village, low impact development practices will be incorporated in yards near the proposed campus renovations as required under **16.76.010.D.** All stormwater runoff will be directed to underground injection systems that will recharge groundwater.

16.76.020 General Requirements

Comment: The Hope Village campus was initially constructed in the mid 1990’s and most of the campus is well established. The South Campus addition has been the area of the campus that has been developed most recently. A master plan of that area was submitted to the City and approved by the Planning Commission in 2020.

16.76.020.A.

Comment: No areas such as public parks, schools, or playgrounds are planned for public use. A small playground is proposed within the new outdoor amenity area, but the playground is generally intended for the families of residents. While the public is welcome to use the grounds of Hope Village’s campus for the same purposes as the residents will use them, these grounds are not specifically dedicated to public use.

16.76.020.B.

Comment: All open space within the campus area is available for enjoyment by all the residents of Hope Village. Some of the campus renovations will include new outdoor

amenities so that more of the outdoor open space can be enjoyed more often. The public is welcome to use the open space in the same manner as the residents use them, and as Hope Village intends them to be used.

16.76.020.C

Comment: This requirement, because it is intended for use with lot-by-lot subdivisions, does not apply to this PUD. The use of the campus will not be altered, except as noted in the submitted plans.

16.76.020.D.

Comment: No new dwellings are proposed; the provisions of this section are not applicable.

16.76.020.E.

Comment: All off-street parking areas that are being modified by the current proposal are illustrated on the plans. These off-street parking spaces are intended for use by Hope Village residents and guests. All internal roadways will be private, with private off-street parking.

16.76.020.F.

Comment: Pedestrian walkways are illustrated on the submitted plans. These pathways are intended to be interconnected with existing walkways within the existing campus, thus providing residents with a full and complete internal walkway system.

16.76.020.G.

Comment: Hope Village intends to complete the renovations in stages over an 18- to 24-month period. The stages are necessary in order so that the Administrative Staff can keep the campus functioning as construction is ongoing. The general progression of construction will be as follows:

Phase OC 1:

Building Improvements

Game Room Interior Improvements
Cascade House Covered Areas
The Meadows Covered Area
Community Center Administration Wing
Community Room Addition
Community Center Flex Room 2

Site Improvements

Row 1 Parking Area Additional Spaces
New Emergency Access Entrance

Phase OC 2:

Building Improvements

Community Center Professional Wing
Community Center Gym

Site Improvements

Marquis Side of Central Parking Lot

Phase OC 3:

Building Improvements

Community Center Front Entry
Community Center Bistro

Site Improvements

Community Center Main Approach
Drop off / Pickup & Food Cart Area

Phase OC 4:

Building Improvements

Community Center Auditorium
Community Center Rear Plaza Roof

Site Improvements

Cascade House Side of Central Parking Lot
Rear Plaza Hardscape Improvements

Phase OC 5:

Building Improvements

Event Center
Delivery Intake Building

Site Improvements

Central Outdoor Amenity Area

16.76.020.H.

Comment: All local utilities for the South Campus development area are shown on the various plans prepared for the project by members of the project team.

16.76.020.I.

Comment: The overall density of the project is not changing. Lot coverage is not defined in the Development Code. If lot coverage is the same as the impervious area, the impervious area for the original campus (minus Marquis) has been calculated at 58 percent. The impervious area for the South Campus is incomplete at this point because the South Campus area of the site is only partially completed.

16.76.020.J.

Comment: The plans and supporting information prepared for this project, and this application narrative, contain the information needed in order for the Canby Planning Commission to approve the total application package.

16.76.020.K.

Comment: Because the proposed revisions will create little to no additional traffic, and could potentially reduce offsite trips from the site, the City of Canby Transportation Engineering Consultant, DKS Associates, has determined that a Traffic Impact Analysis

is not warranted for the proposed improvements. A memo from DKS Associates has been included in the application packet.

16.76.030 Standards and Criteria

Comment: All Standards and Criteria (**A. though L.**) contained in this section are those that apply to the review and approval of the total application package by the Canby Planning Commission. The Planning Commission may make separate findings that the proposed project meets each and every individual Standard and Criteria. While each individual Standard and Criteria is not addressed separately by the applicant, not all individual Standard or Criteria apply to the proposed renovations. For example, J. and K. refer to “*the conversion of existing residential units to condominiums,*”, which does not apply to this PUD proposal. On the other hand, **F.** applies because it states, “*Each planned unit development shall be a complete development considering all previous requirements.*” In this case, it can be found that the proposed PUD does, in fact, meet this Standard or Criteria because it is a complete development that meets all requirements.

No fencing or walls are proposed that would wall off the Hope Village Campus from the surrounding neighborhood (**16.76.030.L.**).

Chapter 16.82 – Special Housing Projects for the Elderly or Handicapped

16.82.010 Generally

Comment: Hope Village is a senior only housing facility that merits consideration for the special requirements. The planned renovations will include the development of several smaller projects within the “original campus” area of the Hope Village site plan. The requested approvals will allow Hope Village to further fulfill their mission, to serve more people better and to enable successful aging for the residents.

The proposed renovations and additions will be centered around the existing Community Center and the apartment buildings within the heart of the campus. No new housing is being created, and no change of use is occurring with any of the existing buildings on campus. The proposed improvements will promote socialization on the campus through the provision of new indoor and outdoor amenities.

The central parking area will be reimagined to reduce impervious surface and the create a new large outdoor amenity area with trees, gardening, bird watching, dog runs, and other features. The modification of the driveways and parking within this part of the campus will reduce the number of parking stalls by twenty-two, but more parking will be created near the Community Center and the campus will continue to have significantly more parking than is required by Code. Having the large central parking lot removed will create a more efficient parking layout, will provide for a safer pedestrian system, and will create a large usable outdoor space that will bring residents from several different buildings on campus together for social activities.

16.82.030 Standards and Criteria for Review

Comment: Because the proposed project requires Conditional Use, but not a subdivision approval, the requirements for a Conditional Use have been addressed through the standards, requirements, and criteria of 16.50 of the Canby Code.

16.82.040 Modification of Standards

Comment: As noted in the section, development standards normally apply to a PUD for senior housing such as Hope Village may be modified by the Canby Planning Commission based on a request by Hope Village. The six (6) items that may be modified do not all apply to the application(s) by Hope Village.

16.82.040.A. Increased density

Comment: Because the proposed PUD for Hope Village does not plan to alter the project density, this standard will not apply.

16.82.040.B. Decrease the amount of required parking

Comment: Parking for the campus is proposed to meet and exceed the regulations of Section 16.10. Parking for residential units is calculated as 1.0 spaces per unit based on the Retirement/assisted living residential use.

16.82.040.C. Decrease the area required for outdoor recreation

Comment: The outdoor areas within the campus will far exceed the city's requirements for open space and outdoor recreation. Because a senior living campus does not require places for organized activities such as volleyball courts or ball fields, the outdoor recreation areas within Hope Village involve more passive activities such as walking, gardening, and biking. New amenities being created outdoors will include new covered patios for the apartment buildings and the Community Center, an outdoor fire place, dog runs, a bird watching area, a playground for family members, a hazel nut orchard, and additional gardening spaces. A new covered Event Center area will be created within the northern tip of the outdoor amenity area where residents and guests can be protected from the elements during campus events, such as the annual cruise-in.

16.82.040.D. Increase the amount of permitted lot coverage

Comment: Lot coverage is not proposed to be increased beyond what is allowed by the base zone. Following the modification of the site, 42 percent of the site will be pervious.

16.82.040.E. Require special emergency access drives

Comment: The entire private street system within Hope Village is private. Project representatives have worked with Canby Fire District to design wider drive aisles through the new central parking area that will provide improved access for Canby Fire. In

addition, a new emergency access drive will be constructed near the S Ivy Street entrance that will improve fire department access to Rows 1, 2 and 3 in the northeastern portion of the campus. The other improvement that is important to Canby Fire is the installation of a new fire hydrant in between the Community Center and Cascade House that can be utilized for both structures.

16.82.040.F. *Impose such special conditions*

Comment: While it is the Planning Commission’s prerogative to impose any special conditions for the health, safety and enjoyment of the senior residents and guests to Hope Village, no specific conditions are apparent or have been highlighted as part of the application process.

16.82.050 *Higher than Normal Densities*

Comment: Any densities that are higher than normally permitted are blended into the overall PUD for the entire Hope Village Campus. The PUD density is not being adjusted by the current application.

16.82.060 *Restrictions on Occupancy*

Comment: Hope Village supports the idea of restrictions on occupancy of the Hope Village campus because it is intended to be a place for seniors to live. Hope Village has its own set of occupancy rules and restrictions, and those will continue to apply.

Division VIII. – General Standards

Chapter 16.88 Standards and Procedures: General Text Amendments, Comprehensive Plan Amendments, and Transportation Planning

16.88.030 *Applications and Fees*

Comment: This section calls for applications for “conditional use permits and design review”, amongst other actions that are not applicable to this application being submitted by Hope Village. The applications to the City of Canby are made on the city’s standard application form, signed by a representative for Hope Village, and accompanied by the appropriate fees.

This total application package does not include any requests for zone change, comprehensive plan amendments, or any other requests related to the Canby Municipal Code or the Canby Comprehensive Plan.

16.88.190 *Conformance with Transportation System Plan and Transportation Planning Rule*

Comment: While this project does not involve a “. . . .proposed comprehensive plan amendment, zone change, or land use regulation change”, it does request a conditional use permit and a modified planned unit development (PUD). The proposed changes to the PUD will create more amenities, services, and recreation opportunities within the Hope Village campus and by doing so, the need for residents to leave the campus will be reduced. The City of Canby Transportation Engineering Consultant, DKS Associates, has determined that the project will have little or no negative impact on the existing transportation system and therefore, there is no need for a Transportation Study to be performed. A memo from DKS Associates regarding this is included with the submitted materials.

Chapter 16.89 Application and Review Procedure

16.89.020 Description and Summary of Processes

Comment: This application package, including a “Conditional Use Permit” and a “Modification of an Existing PUD”, as well as “Site and Design Review” for various new structures and the expansion of the Community Center building will be a Type III Procedure (Quasi-Judicial/Legislative) where such decision(s) “are made by the Planning Commission after a public hearing, with appeals reviewed by the City Council.”

According to **Table 16.89.020 “Land Use and Development Application Procedures”**, a “Conditional Use Permit” is a Type III process that requires a Notice Radius of 500 feet but does not require a Neighborhood Meeting. A “Planned Unit Development (Modification)” is a Type III process with a Notice Radius of 200 feet but requires a Neighborhood Meeting. “Site and Design Review – Type III” is a Type III process with a Notice Radius of 500 feet and requiring a Neighborhood Meeting. For these applications, the city will complete local public notifications within the notice radius required.

As required for this project, a neighborhood meeting was held by Hope Village on July 24, 2025, at the Hope Village Community Center to brief all those in attendance of the proposed renovations. A virtual meeting option was also available.

16.89.050 Type III Decision

Comment: As is required by **16.89.050.A**, a Pre-Application Conference was held on June 11, 2025, at the City of Canby City Hall. Similarly, the required Neighborhood Meeting (**16.89.050.B.**) was held on July 24, 2025, in the Community Center at Hope Village. A summary of that neighborhood meeting, and a sign-in sheet of those who attended the meeting in person are attached to this application.

As required in Section **16.89.050.C.**, the standard application form for the City of Canby has been completed and signed by a representative for Hope Village. The signed application form is accompanied by the appropriate fee(s). Also, as part of the application form is a package including, but not limited to, an application narrative,

architectural drawings and renderings of the proposed structures, site plans, and certain civil engineering drawings as required by the City of Canby and its utility service providers.

The City of Canby will provide notification in accordance with **16.89.050.D.1.**, and will fulfill the requirements of **16.89.050.2., 3., 4., and 5.**, while the applicant (Hope Village) will post notice on the property, as required by **16.89.050.D.6.**

The city shall be responsible for conduct of the public hearing in accordance with **16.89.050.E.**, and the decision-making process shall be conducted in accordance with **16.89.050.F.** Finally, a Notice of Decision shall be completed in accordance with **16.89.050.G.**