

# Canby has a lot to look towards in 2016

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Clearly, it's a great time for Canby heading into 2016. So said Renate Mengelberg, Canby's economic development director, in a recent email to city officials updating them on recent business leads, larger developments that are underway and other local business news.

"Canby is getting lots of attention now," she said. "Our years of preparation and investment in the Canby Pioneer Industrial Park is paying dividends now. Growth and new business activity is happening on all fronts from small, retail businesses to large, industrial interest. It's a great time for Canby."

## **Stratus Development**

A project known among city officials as the Stratus Development finds a developer planning to create a 60,240-square-foot, build-to-suit facility for "a long-standing, Portland-based precision metals manufacturer, which would add to Canby's existing metals industry cluster that includes American Steel, Pioneer Pump, JV Northwest and many others, according to a city report.

The company, whose name has yet to be revealed, currently employs 45 workers, many of whom are skilled machinists, and plans to move into a 5.94-acre property on Sequoia Parkway during winter 2017 with a 20,250-square-foot expansion already planned. The project will go before the Canby Planning Commission on January 11 for approval, Mengelberg said.

## **Canby Commons**

City staff anticipates Vancouver, Wash.-based IDM Development, which plans to build a 166-unit apartment complex just south of Arneson Park at the front of the Pioneer Industrial Park, tentatively called Canby Commons, will submit a complete application for planning commission review in February.

Plans for Canby Commons call for IDM to develop a condo-style apartment community with studios, and one-, two- and three-bedroom units. Rent is expected to range from \$800 to \$1,300 per month. The complex will house some residents who work at good-paying jobs in the industrial park, and add to Canby's rental market inventory, where the vacancy rate hovers around 1 percent and the average wait time to get into an apartment is a year and a half, IDM's Jason Larson previously told the Herald.

## **Fred Meyer gas station**

Canby residents have been discussing in the Facebook group Canby Now the construction of this new gas station at the corner of Highway 99E and Knott Street. Fred Meyer has not returned repeated telephone calls and emails from the Herald seeking comment on the new station, but Mengelberg said plans are to build trellises and jasmine vines to beautify the street frontage.

## **Bowco Industries expanding**

Bowco, a manufacturer of precision-engineered parts for the pre-cast concrete industry, plans to begin site clearing for a 25,400-square-foot space just to the east of the company's existing facility on Hazel Dell Way. The new building primarily will be used for production and storage. The building is leased to Oldcastle and Thermomass, both plastics injection molding firms, and a pre-construction meeting with the planning commission is anticipated to take place soon, Mengelberg said.

## **Highway 99E laundromat purchased**

The laundromat situated between Taco Bell and Burgerville on Highway 99E that burned in early 2015 was purchased by Canby-based Scott Investments, which plans to demolish what is left of the existing structure. Mengelberg said plans are to construct a retail-office space, but at this time Scott Investment is waiting to see what kind of demand there is for space in the building.

### **Shell station to reopen**

The Shell gas station located at the corner of Highway 99E and Grant Street, which has been shuttered for several years now, is going to reopen under new ownership. Canby's planning commission anticipates soon receiving a site plan application. The new owners have no plans to remodel the existing facility — except for installing a new refrigeration unit — and city staff plans to reach out to share information about the city's façade improvement program, Mengelberg said.

### **Sugar Plum bakery rises**

Based on Facebook posts, many Canby residents already have tried dining at Sugar Plum Bakery, which took over the space formerly occupied by the Min Chef restaurant. Sugar Plum owner Bonnie Barasch previously told the Herald the new restaurant will have a grand opening sometime after the first of the new year.

### **New business leads since November**

Several companies are eyeing a move to Canby with many scoping out the Pioneer Industrial Park and its ready-to-go infrastructure and shovel-ready land. Mengelberg declined to reveal the names of the prospects because early-stage information is considered sensitive by the owner-developers.

For instance, a compression gas production company that would invest as much as \$15 million and employ 25-50 workers has a broker looking at a 7-12-acre site in the park. The company requires access to rail and outside storage, and is considering several site options, Mengelberg said.

In another prospective deal, called by code name "Project AK," a clean-tech manufacturer is searching for 6-8 acres to build a \$30-\$40 million, 100,000-square-foot facility. The company plans to employ 60 workers and increase the number of available jobs to 150 within three years. The city has a proposal with several site options being considered, according to city documents.

Project Crimson involves Clackamas County helping a manufacturing and distribution company, which plans to employ 250-500 workers, locate an 800,000-1 million-square-foot building with rail access.

Mengelberg said Canby is "well-positioned for this project," and that this long-term prospect expects to make a decision by the end of 2017 at the latest.

Finally, Project Chat, which involves a Portland-based call center, sent an executive to Canby who toured the former police department and current library buildings, showing interest in the latter, which will close when the new library-civic center building opens in late 2016, Mengelberg said.

### **Active business leads**

As reported previously by the Herald, Project Blue Ice, Project Everest and Project Borealis stand to bring more than \$200 million in new investment to Canby, as well as more than 600 new jobs.

The Project Blue Ice prospect has postponed its decision until April or May, needing more time to shore up investors and additional equipment lines. An Oregon Department of Transportation commission meeting regarding a \$500,000 to \$800,000 grant request from the company also was pushed back to later in January. The company plans to invest \$40 million in a 400,000-square-foot facility at Sequoia Parkway and SW Fourth Avenue, and would hire more than 100 employees within its first two years of operations, Mengelberg said.

Project Everest involves a heavy-truck assembler from the Midwest that wants to build a 250,000-square-foot facility on 20-40 acres with a \$40 million investment and employ 300 workers, she said.