

Final Thoughts... Why Canby?

Canby, Oregon, a town of 15,865 with strong agricultural roots, offers many of the amenities of a larger city. The community is proud of its friendly, pro-business attitude. The 300 acre industrial park is fully served with utilities including natural gas and ultrafast broadband. Sites from 1 to 60 acres are ready for development. It takes less than 10 minutes to reach two interstate highways. Attractive utility rates and a qualified workforce with training resources are at the ready. Please consider Canby as a compelling business expansion or relocation option!



Sequoia Parkway Extension Open!

By Renate Mengelberg

Canby leaders celebrated the completion of Sequoia Parkway with a ribbon cutting ceremony on June 9th. The final link of the Parkway in the 300 acre Canby Pioneer Industrial Park extends from Township Road south the 13th Avenue. A major part of the project included the construction of a bridge over the Oregon Pacific Railroad tracks. Now Sequoia Parkway winds through this premier Industrial Park from 99 E to 13th Avenue, providing state of the art industrial roads and extensive infrastructure. This park offers one of the largest inventories of ready to develop sites in the Portland Metropolitan Area.

Finishing the Sequoia Parkway has been a goal of the Canby Urban Renewal Agency for many years because it makes over 60 acres of prime rail served industrial land ready for development. Critical infrastructure that is now in place includes sewer, water, cable, natural gas and telephone utilities and conduit for power, ready for future development. Given the shortage of shovel ready industrial sites in the region - this project positions Canby well to attract new companies, jobs and investment. These sites are actively on the market at competitive rates in the region listing at \$5.25 to \$6.00 per square foot.

The yearlong \$4.2 million construction project came in \$400,000 under budget! The road is 2,000 feet long and 50 feet wide. It features a travel and bike lane in each direction and a center median for allowing access to adjoining properties without impeding traffic. The bridge spans 92 feet across Oregon Pacific Railroad with 23.5 feet of vertical clearance from the tracks— long enough to accommodate additional rail on the north side of the existing tracks.

Ideas, questions or interest in development?

Please Contact Renate Mengelberg at 503-266-0701 or mengelberg@ci.canby.or.us www.canbybusiness.com

Canby Economic Development Department

111 NW 2nd Avenue
Canby, Oregon 97013



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Summer 2014 Residential Real Estate Trends

By Gina Hosford



Canby's Real Estate market is holding firm. It continues to be a seller's market but inventory and days on the market are both trending higher recently.

As summer comes to a close we see the market start to cool a bit and prices have plateaued.

The median list price in Canby is \$324,200 as of 07/24/2014; the average price per square foot is \$150 while the average days on the market are 118 according to RMLS statistics.

Introducing Open Counter

By Renate Mengelberg

OpenCounter is an innovative online tool that provides fast, easy and comprehensive information on the Canby business location process 24/7. It asks the right questions, in the right order, so businesses and developers see the requirements, fees, and processing time for their business and proposed location. Try it at <https://canby.opencounter.us/en>

The program provides information on City, County and state permits, applications and fees needed all in one location. Users receive a customized report for their specific needs.

Each year more than half a million new businesses are formed. Often their first interface with local government visits to City offices that can seem overwhelming.

The City of Canby has taken a huge step forward in making our process easier, clearer, and more accessible. It is the first in Oregon to offer this cutting edge program that brings city development services into the digital age.

OpenCounter helps businesses and entrepreneurs scope out new opportunities in Canby, find available sites and buildings, learn about resources and incentives and have a clear understanding of the licensing and permitting process that is customized to them.

The program is designed to be very business friendly. It addresses basic questions about the time, costs, and requirements of opening their establishment in Canby.



OpenCounter

For More Information:
Call 503-266-0701 or E-mail Mengelberg@ci.canby.or.us.

- Try OpenCounter online at <https://canby.opencounter.us/en>.
- Drop by the Development Services office at 111 NW 2nd Avenue to use the work station in our lobby. Staff is available to assist you.



New Canby Developments



New Subdivisions

- Emerald Garden Townhomes, located between NE 3rd & 4th Avenue will offer five buildings with three townhomes each with double car garages.
- Beck Subdivision, located at 1732 N Pine Street on 4.47 acres, will build 19 lots suitable for single family homes.
- Eli Estates at 1550 S Ivy Street on 1.65 acres, will create 10 lots suitable for single family homes.

New Commercial Businesses in Canby

- Big 5 Sporting Goods will open shop in the Canby Square Shopping Center, bringing athletic gear, apparel and other gear to this very sports active community.
- Dutch Brothers Coffee will bring their popular coffee concoctions to the West end of Canby in Canby Place.

New downtown businesses include Especially For You clothing, Big White Goose and Retro Revival retail shops.



Annexations proposed

- 1546 N Pine Street on 4.47 acres is proposed for R-1, Low Density Residential zoning.
- North of SE 13th Avenue & West of Logging Road Trail on 32.10 acres is proposed for R-1 & R-1.5 Low & Medium Density Residential zoning and will include a small park.

New Library / Civic Center

Voters approved this project by a 70% margin in May. The Canby Urban Renewal Agency will construct a two story, 42,900 square foot building at NE 2nd Avenue near Juniper and Ivy Streets. Planning is underway now with completion anticipated in 2016.

Snapshot of Development in 2014 to date:

- New residential development: 21 homes
- Commercial Tenant Improvements: 8

High Quality Industrial Buildings Newly Available in Canby



Trend Business Center A For Lease

This 22,040 square foot (SF) free standing high quality, concrete tilt building has 17,690 SF of shell area and 2,000 SF of office space. The building features 18-21" clear span ceilings, 2 dock high and 2 grade doors and 42 parking spaces. There are 1200 amps of 277/480V 3 phase electrical service and a full fire protection sprinkler system. For more details contact Zach Francis 503.221.2290 or Peter Stalick at 503-221-2272.



2000 SE 4th Manufacturing Facility For Sale

This 11,360 square foot (SF) building offers two office spaces of 2,256 SF and 630 SF respectively, with an equal amount of Mezzanine storage. The concrete tilt building was built in 2006 on a 1.57 acre site with room for expansion. It is zoned for light industrial use. It has 850 amps of 120/208V 3 phase power, 22' free span ceilings & 2 grade doors and 24 parking spaces. The building is set up as a precision machine shop w/electrical & air line distribution in place and offers multi-tenant configuration with a 2,908 SF of separately-metered space. This property is for sale at \$1,275,000. Contact Jon Rubey at 503-499-0051 for more details.



Canby is one of the first in the Pacific Northwest to offer Gigabit ultrafast broadband services

By Merry Shepard, Canby Telcom

A leading provider of next-generation networking solutions, AdTran, recently announced that Canby Telcom will deliver Gigabit services. This is part of its "Enabling Communities, Connecting Lives" program. Canby is turning to Gigabit services to attract large brand name and high-tech corporations to the area.

With the deployment of ADTRAN's advanced Fiber-to-the-Home (FTTH) portfolio, Canby Telcom is helping the town become one of the first Gigabit communities in the region by providing the technology infrastructure needed to effectively support growing business opportunities. Through ultra-fast broadband speeds both existing businesses and those looking to relocate to Canby can now easily connect to the global economy, creating more jobs and supporting long-term growth for the area.

"Gigabit Internet service is an exciting development for the city and will set the community apart by making Canby a more attractive, future-proof location for manufacturers and businesses today. Faster Internet supersedes proximity and in many cases allows education and business to be conducted from any location – and Canby can now be that location," said Renate Mengelberg, economic development director with the City of Canby. "That is a game-changer for attracting new industry and jobs to the city. This development is a tremendous asset to existing businesses, education and the overall community economic health by retaining local jobs and attracting even

more industries and new job opportunities to our town."

Canby Telcom has developed a reputation as a forward-thinking service provider in the region and has remained ahead of the innovation curve by being the first to bring advanced technologies to the local community. As an early adopter of FTTH infrastructure, Canby Telcom has spearheaded multiple cutting-edge technology projects – including developing an over-the-top (OTT) video streaming service – to better assist the growing needs of local residents and business owners. Through its involvement with the local economic development committee, Canby Telcom has also seen firsthand the increase in demand for higher broadband speeds and is addressing this need through its Gigabit fiber infrastructure.

ADTRAN's Gigabit portfolio, including the Total Access® 5004, has enabled Canby Telcom to be among the first to deliver next-generation Gigabit services to more than 2,500 local residents and businesses. Since launching Gigabit Internet as part of its Fiber Optic Zone (FOz) service, the community has experienced an immediate positive economic impact. For example, real estate agents have seen a marked increase in homebuyers selecting Canby properties due to fiber access. Likewise, businesses are benefiting from a reliable, high-capacity connection to larger cities, enabling Canby to retain its small town charm while offering big city connectivity.

"By being one of the first Gigabit communities in the Pacific Northwest,

we're accomplishing our goals of not only bettering the lives of our residents, but setting the foundation for future technology innovation within our community," said Paul Hauer, president of Canby Telcom. "ADTRAN is enabling us to deliver the Gigabit services we need to provide the capacity and speed that bandwidth-hungry devices and streaming video services are demanding today, as well as scalability for the gadgets and services yet to come. It's now easier than ever for high-tech businesses or global corporations to come to Canby and enjoy the benefits of small town America while having all the advantages of a big city." "Canby Telcom has continuously proven that it is innovative and tech-driven when it comes to meeting the needs of its community. Its commitment to understanding the evolving market and anticipating customer demand has allowed it to be a leader in Gigabit services delivery and creates new opportunities for its customers," said Mitch Fleming, regional vice president, sales, ADTRAN Carrier Networks Division. "Canby is an excellent example of the role service providers can play in creating a new economic future for their communities."

ADTRAN's Enabling Communities, Connecting Lives program showcases how innovative technologies are being used in cities, towns and communities across the country to support economic growth, urban redevelopment, educational and municipal service support, and innovative residential service delivery. These communities are using ADTRAN's world-class Gigabit broadband, Wi-Fi and Cloud service offerings to reinvigorate downtown business and residential districts, connect classrooms with other learning centers around the world, and help attract new companies seeking to relocate out of crowded urban centers.

About Canby Telcom

Canby Telcom provides information, communication and entertainment services to more than 7,000 customers over an 84-square-mile foot print in the northern Willamette Valley of Oregon. The company is the 2013 recipient of the prestigious TelcoVision Service Provider of the Year Award for product innovation and customer service. The 110-year-old cooperative and its 104-year old subsidiary, Mt. Angel Telephone Company in Mt. Angel, Oregon, employ over 70 people. Visit www.canbytel.com for more information.

