

North Redwood

Development Concept Plan

TAC & SAC Meetings

April 27, 2015



Project Schedule

North Redwood

Development Concept Plan

Canby, OR

2014

NOV

DEC

JAN

FEB

MAR

APR

2015

MAY

JUN

JUL

AUG

SEP

I. Project Kickoff



II. Develop Project Foundation



III. Confirm DCP Framework



Milestone



IV. Develop Alternative DCPs

Today →



V. Present Alternative DCPs



Contingent

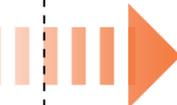
VI. Recommended DCP



VII. Adoption



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

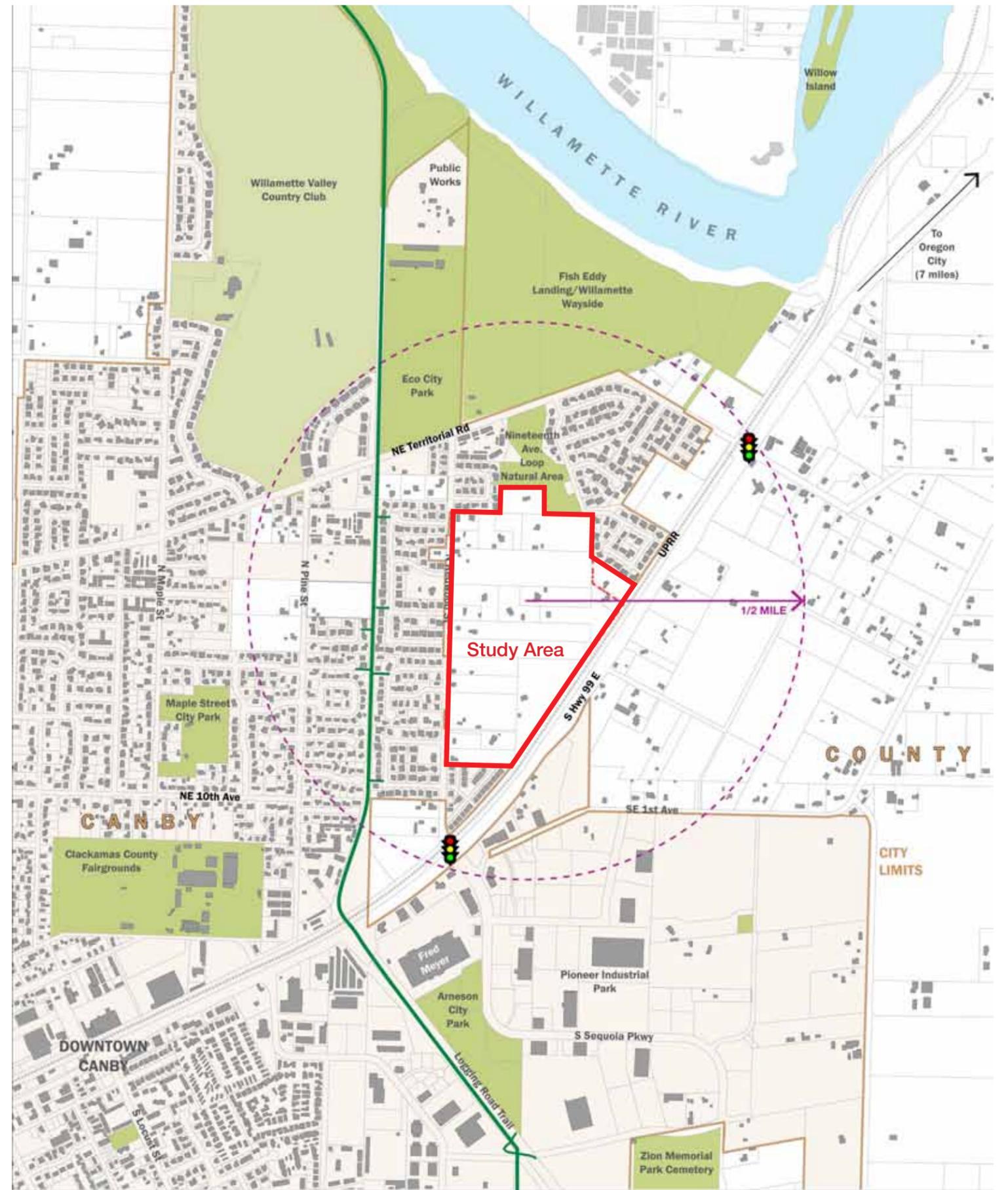


Committee Rules

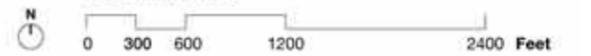
SAC members:

- **Share the available speaking time so that all SAC members can be heard**
- **Be respectful of a range of opinions**
- **Focus on successfully completing the agenda**
- **Avoid side discussions when others are speaking**
- **Strive for consensus**

Context

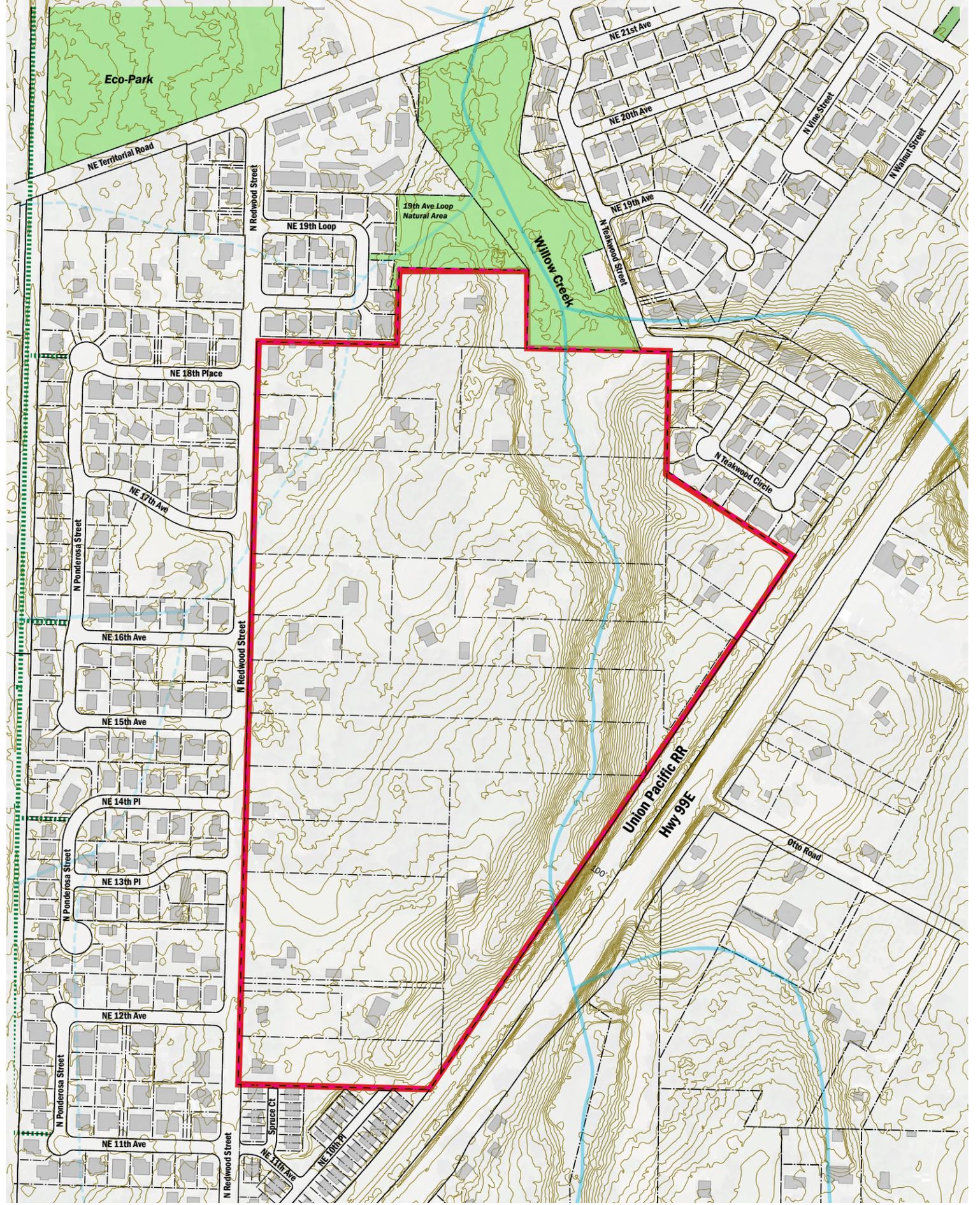


NORTH REDWOOD DEVELOPMENT CONCEPT
CONTEXT MAP

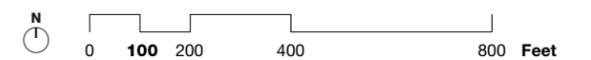


Property Ownership

23 taxlots
18 owners



NORTH REDWOOD DEVELOPMENT CONCEPT



What's Happened So Far

- **Existing Conditions Inventory**
- **Stakeholder Interviews**
- **TAC and SAC #1**
- **Public Event #1**
- **City Council/Planning Commission**

What We've Heard

- **Comments**



Concept Plan Criteria

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

NEIGHBORHOOD DESIGN PRINCIPLES



Walkable



NEIGHBORHOOD DESIGN PRINCIPLES



Disconnected



Connected and Safe

NEIGHBORHOOD DESIGN PRINCIPLES



Integrated Stormwater Treatment



Access to Open Space & Nature

NEIGHBORHOOD DESIGN PRINCIPLES



Trees Enhance Livability



Sense of Community

NEIGHBORHOOD DESIGN PRINCIPLES



Integrated Parks

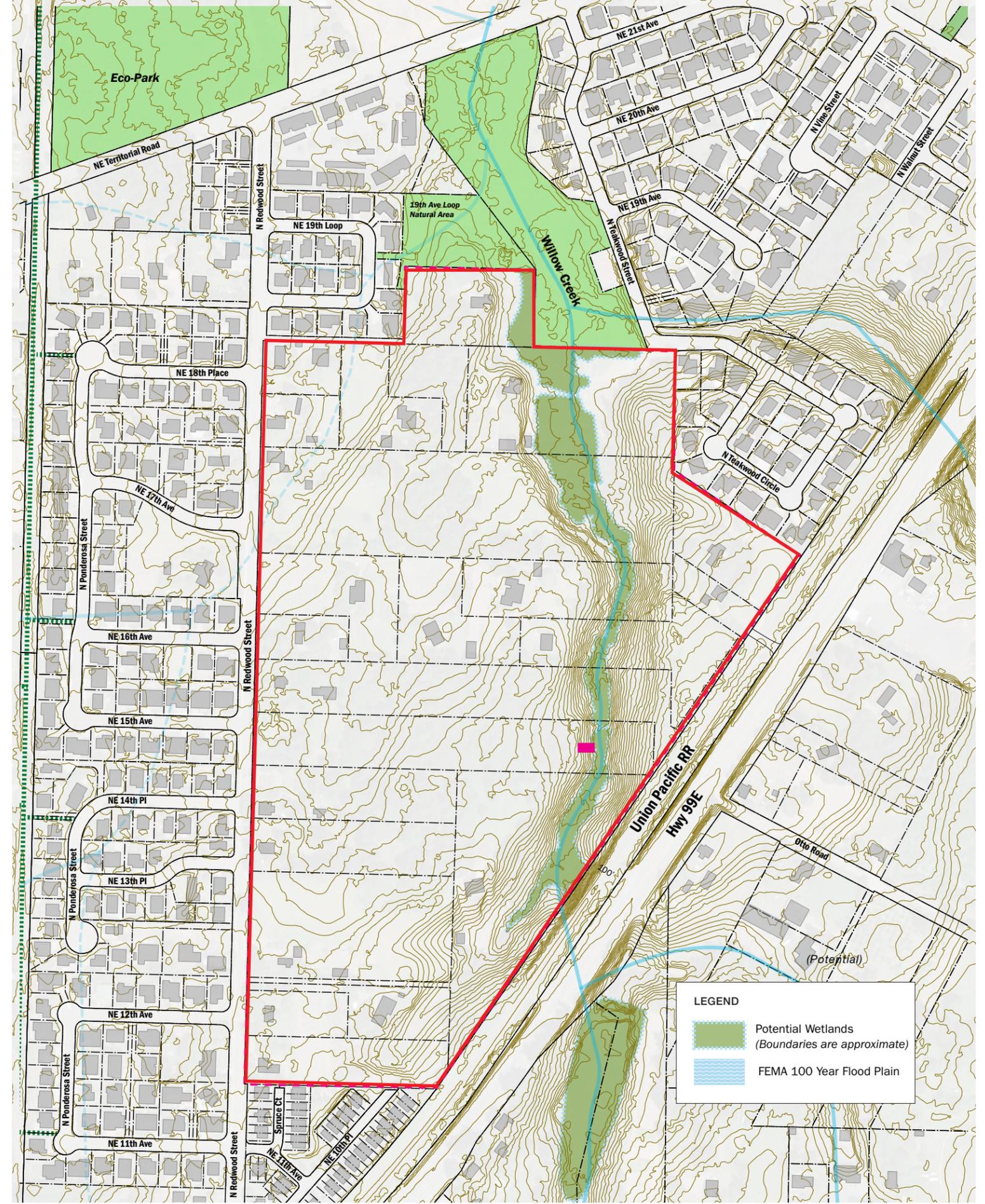


Provide Housing Choices

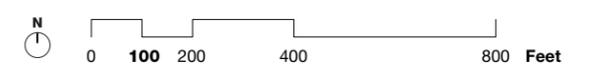
Natural Conditions

Reconnaissance-level review

- Willow Creek ponding, poorly-defined channel
- Springs and seeps
- Well-drained soils
- Water quality relatively high, well vegetated slopes in the watershed
- Habitat quality moderately high
- Riparian understory infested with ivy, threat to habitat and trees
- Reed canarygrass in wetlands



NORTH REDWOOD DEVELOPMENT CONCEPT

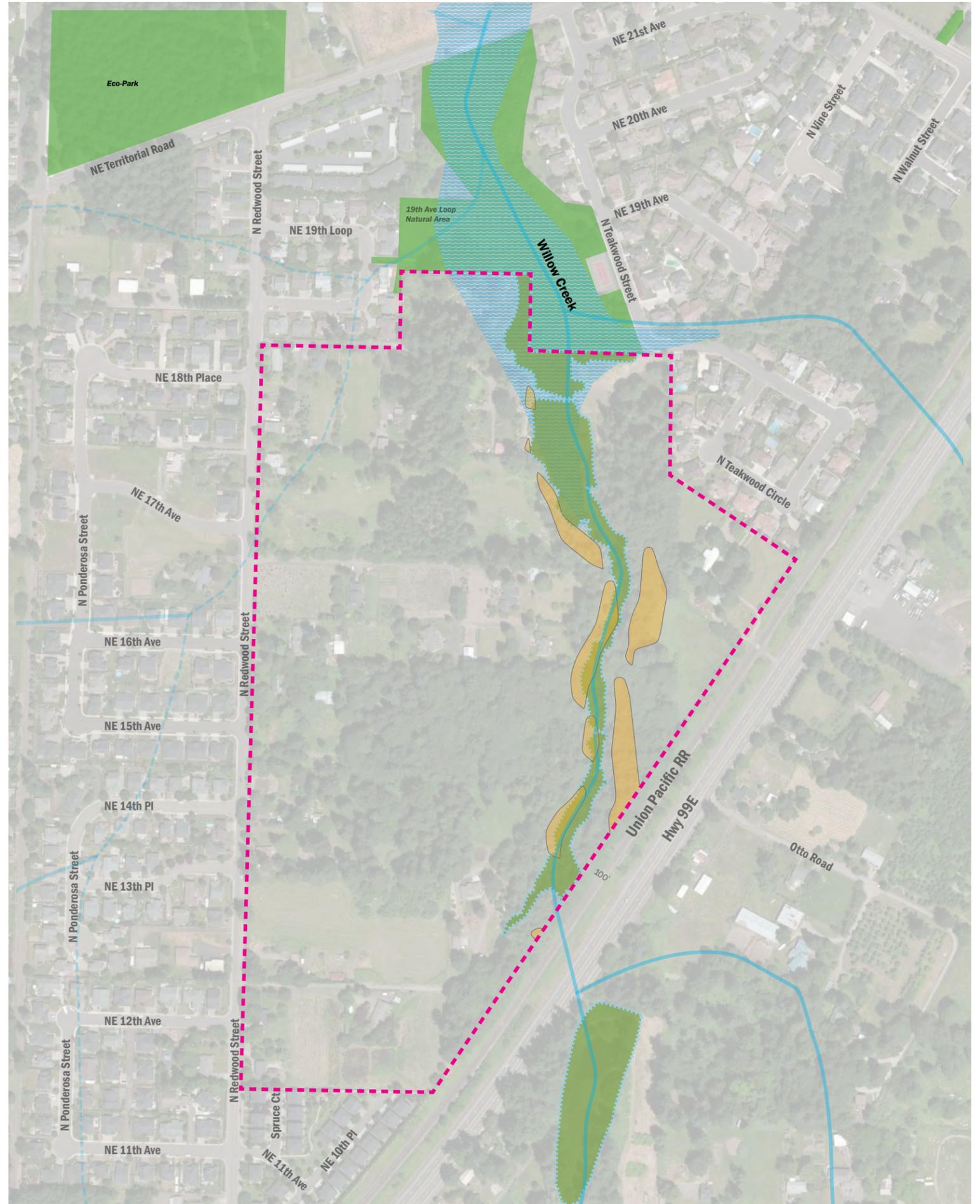


Environmental Factors

 >25% Slope:
~2.6 ac

 Wetland
~3 ac

 FEMA Flood
~3 ac

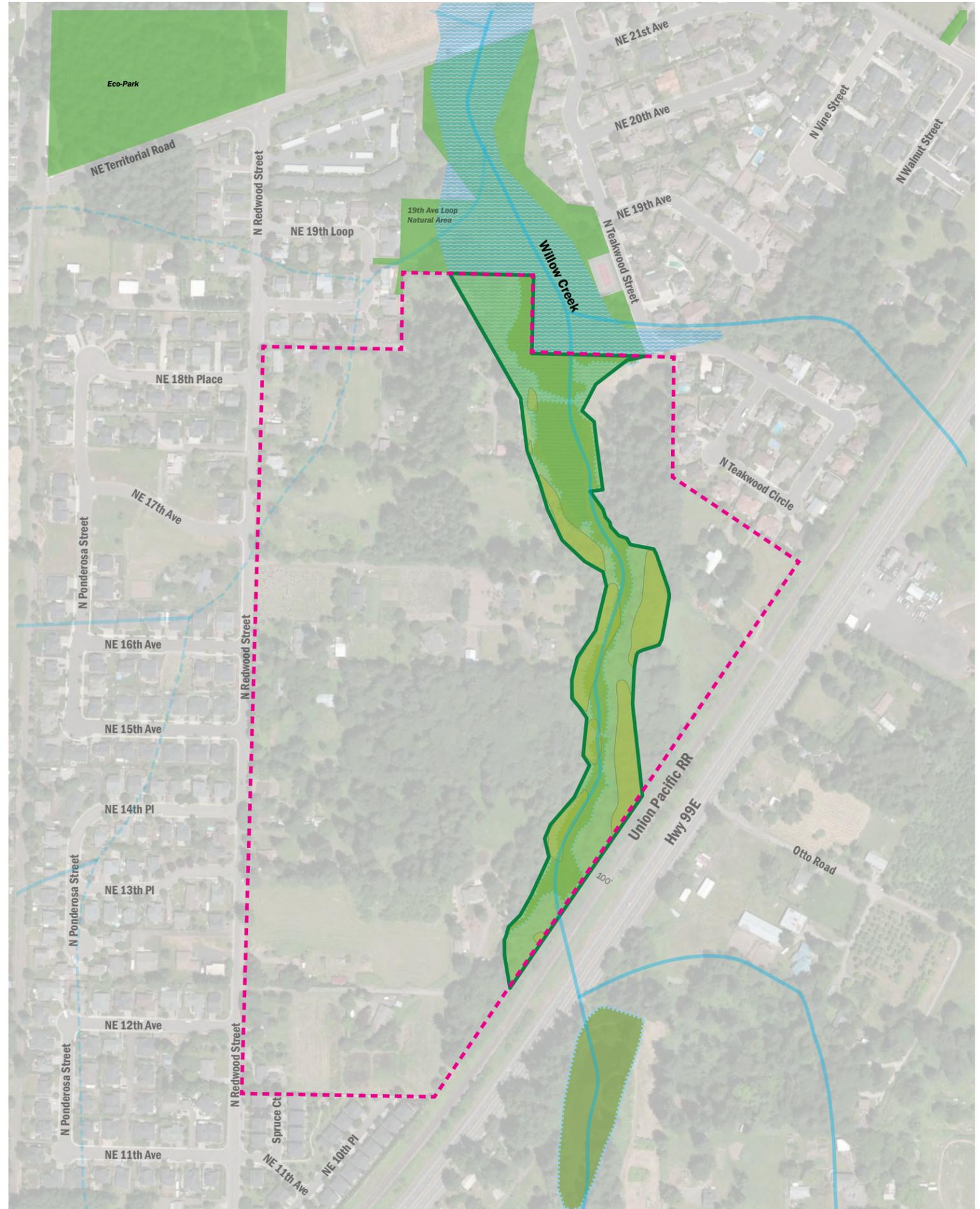


Environmental Factors



Combined Willow Creek Environmental Areas

~9 ac



NORTH REDWOOD DEVELOPMENT CONCEPT
BASE MAP



Park Formula

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

LDR/R-1: 36.3 ac (45.4 ac with streets)

36.3 ac / 7000 sf minimum lot size = 226 units

226 x 2.7 people per unit = 610

610 x 0.01 = 6.1 park acres.

MDR/ R1.5: 15 ac (18.8 ac with streets)

15 ac / 5000 sf minimum lot size = 131 units

131 x 2.7 people per unit = 353

353 x 0.01 = 3.5 park acres.

HDR R-2: 1.8 ac (2.2 ac with streets)

1.8 ac / 3000 sf minimum lot size = 26 lots

26 x 2.7 people per unit = 71

71 x 0.01 = 0.7 park acres.

TOTAL PARK ACREAGE: 10.3 acres

Canby - Traditional Block



~320'

NW 4th Ave

~260'

NW 3rd Ave

N Douglas St

N Elm St

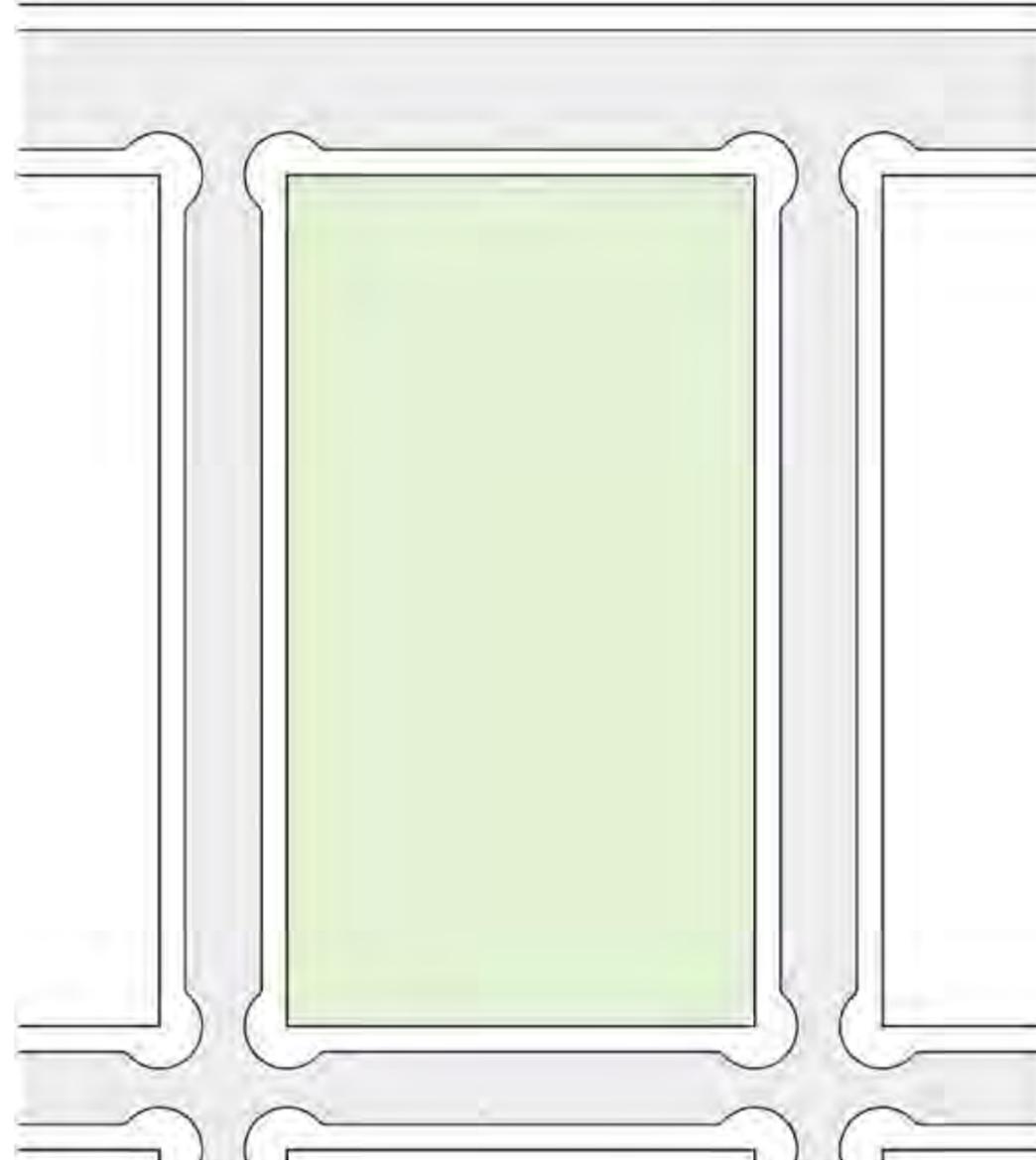
West of N Redwood - Typical Block



New Community - 280' blocks

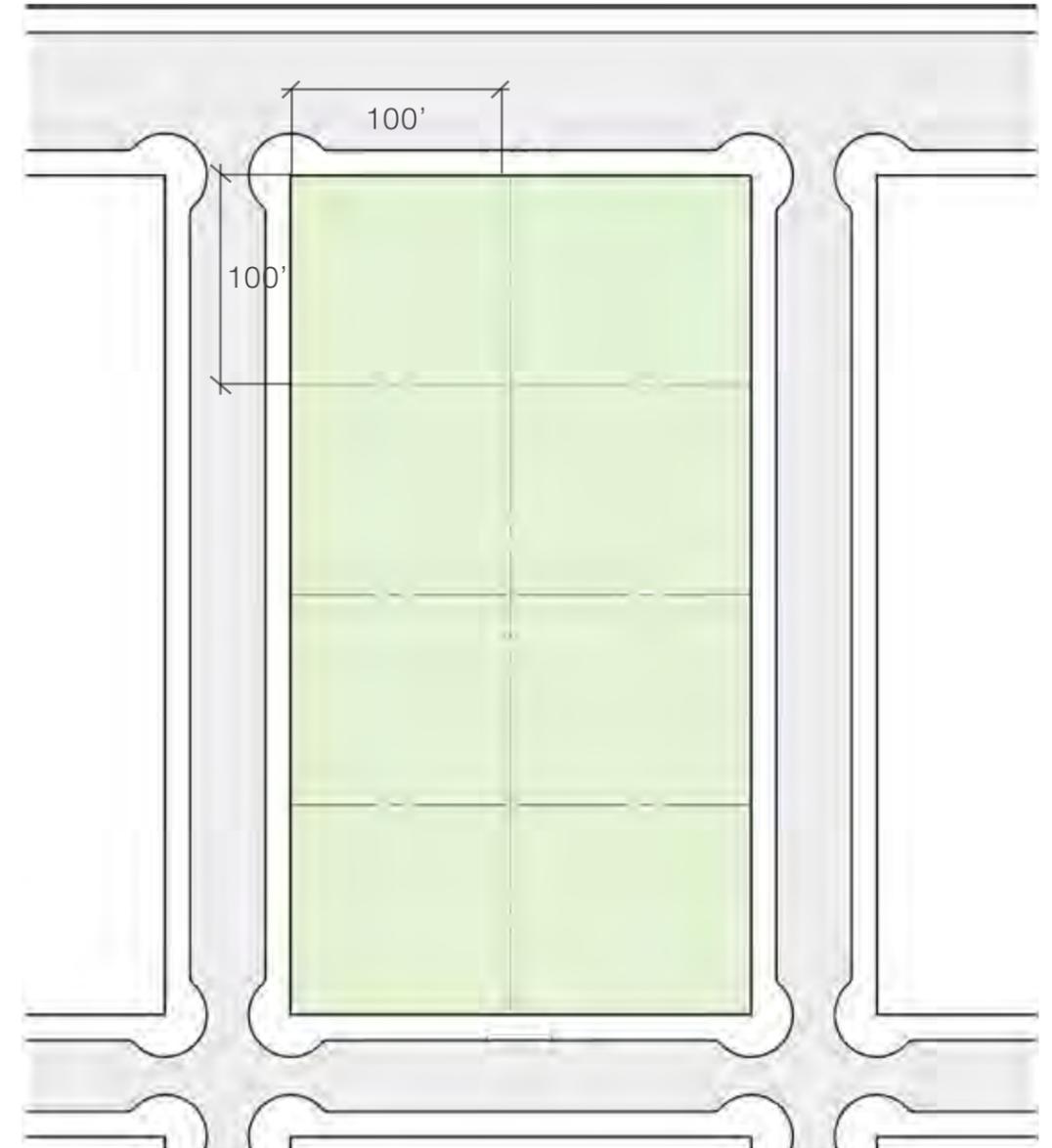
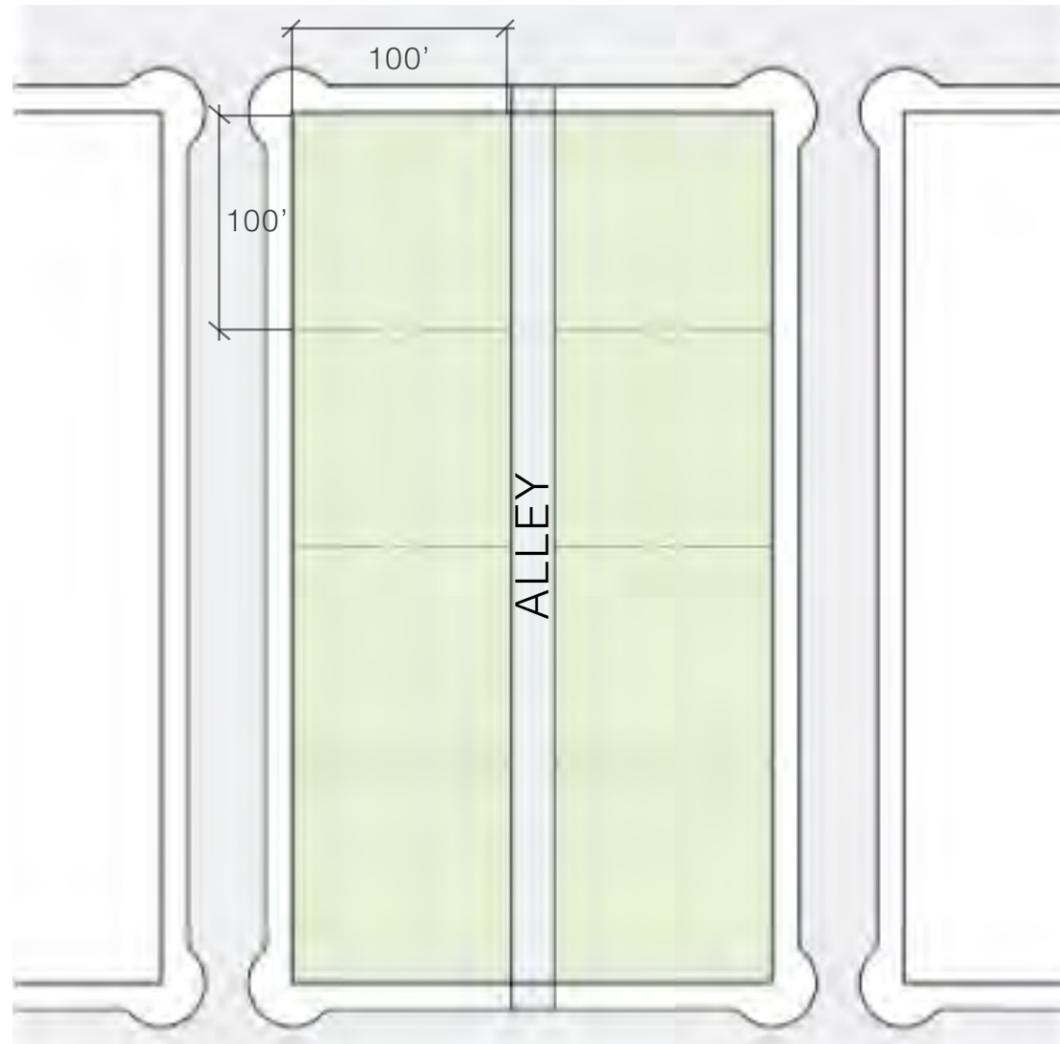


280' Block



Large Lots (LDR)

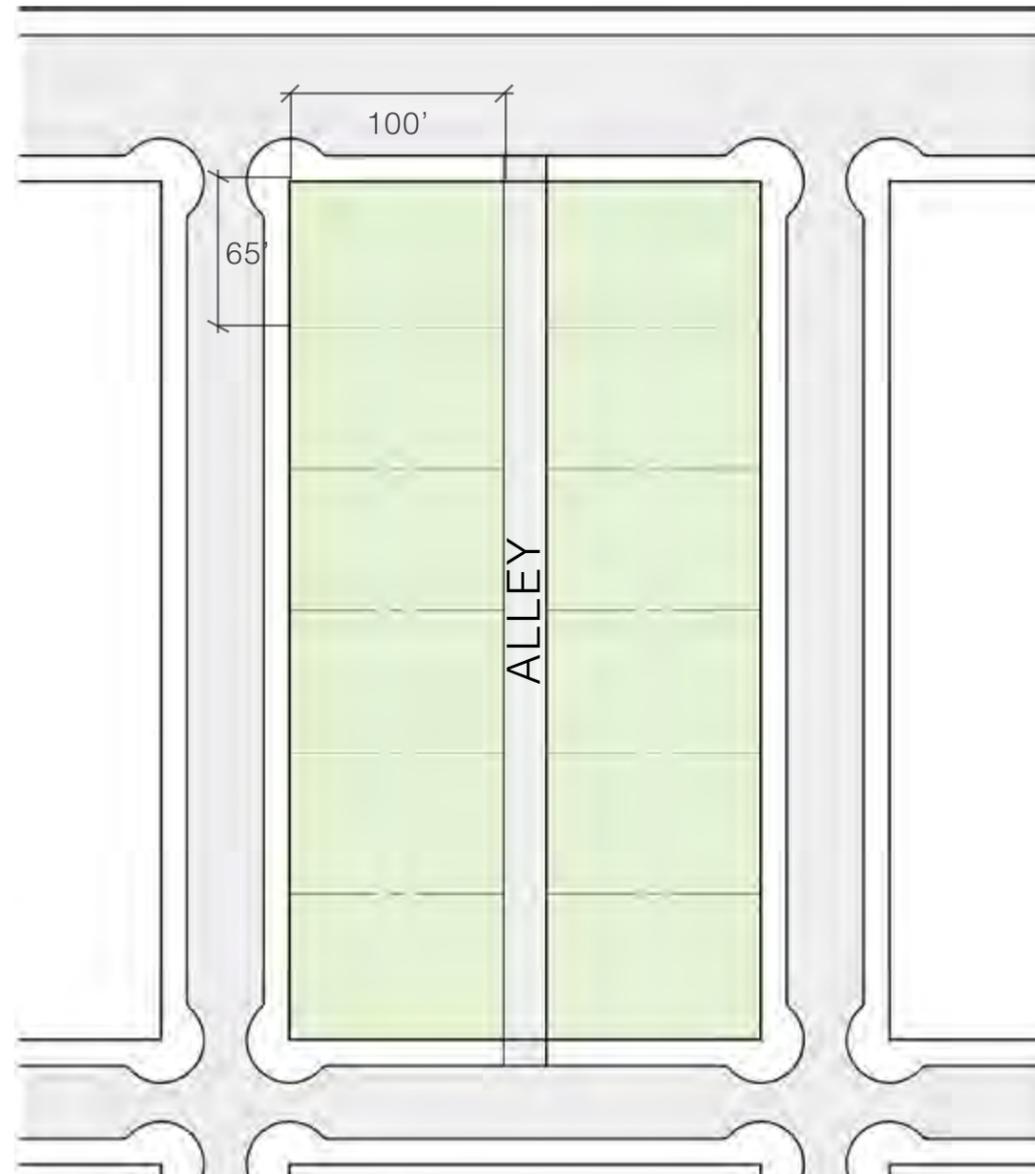
- 8 lots
- 7,000 - 10,000 sf



Medium Lots (MDR)

- 12 lots
- 5,000 - 7,000 sf

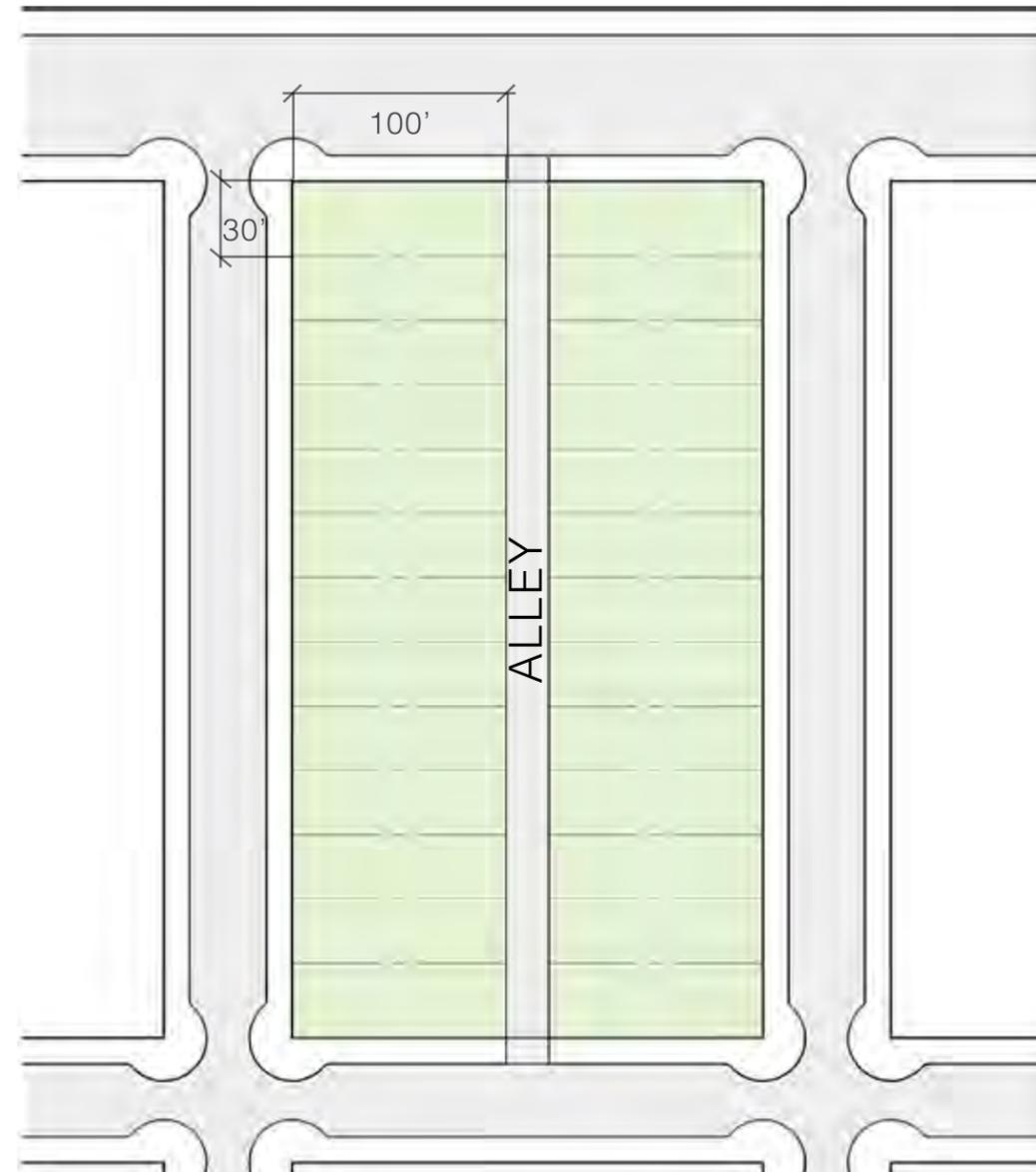
- + images



Small Lots (HDR)

- 16 lots
- ~ 3,000 sf
(min. 14 du/ac)

- + images



Canby New Home Sales, Lot and Home Size

The average size of new homes built in Canby between 2003 and 2014 average as much as 2,400 square feet for a two story detached home to as little as 1,400 square feet for a two story townhome.

Lot sizes average less than 3,000 square feet for duplexes and townhomes and as much as 7,900 for detached single family homes.

Housing Type	Home Size (sf)			Lot Size (sf)		
	Min	Avg	Max	Min	Avg	Max
One Story Detached	1,400	2,000	3,200	5,100	7,900	9,700
Two Story Detached	1,200	2,400	4,400	3,200	7,000	46,900
Duplex	1,500	1,500	1,500	1,700	2,300	3,400
Townhome - 2 Story	1,100	1,400	2,000	1,600	2,300	4,600
Townhome - 3 Story	2,100	2,100	2,100	2,600	2,900	3,100

Source: Metrostudy, Leland Consulting Group

Housing Demand of Current Canby Residents by Price Range

Given the household income distribution of current Canby residents, the chart below shows an estimated range of new home purchase prices. An annual household income of greater than \$75,000 is needed to afford the average price of new homes being sold in Canby.

The primary market opportunity and demand going forward is likely to be for single family detached housing of 5,000+ SF lots being purchased by households in the \$75,000+ income categories.

There is likely a market opportunity for developers to develop additional small-lot and attached housing, since none has been built since 2008, and there demand exists in the lower-middle household income categories.

Household Income Category			Percent of Households	Number of Households	Est Percent Owners	Number of Owner HHs	Home Purchase Price Range	
							(Low)	(High)
\$0	-	\$15,000	10%	559	10%	56	\$0	\$55,000
\$15,000	-	\$25,000	10%	571	25%	143	\$55,000	\$95,000
\$25,000	-	\$35,000	8%	457	50%	228	\$95,000	\$135,000
\$35,000	-	\$50,000	14%	805	60%	483	\$135,000	\$190,000
\$50,000	-	\$75,000	20%	1,130	70%	791	\$190,000	\$285,000
\$75,000	-	\$100,000	15%	850	80%	680	\$285,000	\$380,000
\$100,000	-	\$150,000	17%	947	85%	805	\$380,000	\$570,000
\$150,000	-	\$200,000	4%	245	90%	221	\$570,000	\$760,000
\$200,000	+		3%	148	95%	141	\$760,000	+

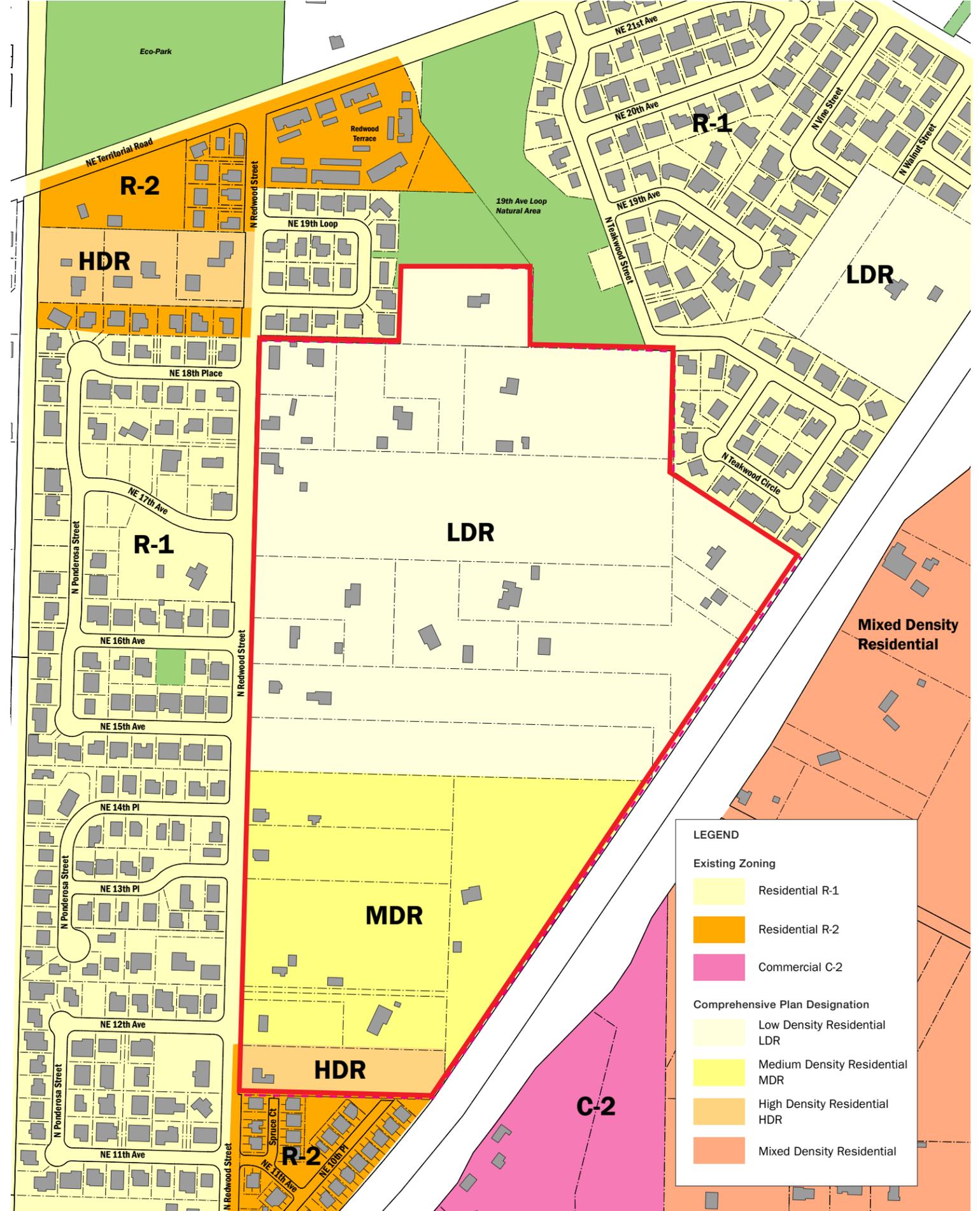
Source: ESRI, Leland Consulting Group NOTE: Assumes a 10% down payment, and a 30 year mortgage at 4.25% interest rate, and a maximum mortgage payment to gross income ratio of 25% including home insurance and property taxes.

Zoning

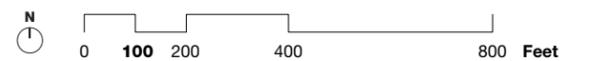
LDR: 45.4 ac

MDR: 18.8 ac

HDR: 2.2 ac



NORTH REDWOOD DEVELOPMENT CONCEPT ZONING



Potential Connections

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



NORTH REDWOOD DEVELOPMENT CONCEPT
BASE MAP

0 100 200 400 800 Feet

Concept 1

“Grid”

LDR: 42-45 ac

MDR: 18-22 ac

HDR: 2-3 ac

Total Road Acreage: 14.9 acres

Total Park Acreage: 10.3 acres

(Environmental Areas plus 1 acre pocket neighborhood park)





19th Ave Loop
Natural Area

NE 19th Loop

Willow Creek

NE 19th Ave

N Teakwood Street

NE 18th Place

Trail

Emergency-Only
Access

N Teakwood Circle

NE 17th Ave

N Ponderosa Street

Park

Emergency-Only
Access

NE 16th Ave

N Redwood Street

NE 15th Ave

Pacific RR

NO
PARKING
FIRE LANE
TOW AWAY
ZONE

NO
PARKING
FIRE LANE
TOW AWAY
ZONE

WARNING

NO PARKING
ANYTIME

29 FALLON ST



Concept 2

“Relaxed Grid”

LDR: 42-45 ac

MDR: 18-22 ac

HDR: 2-3 ac

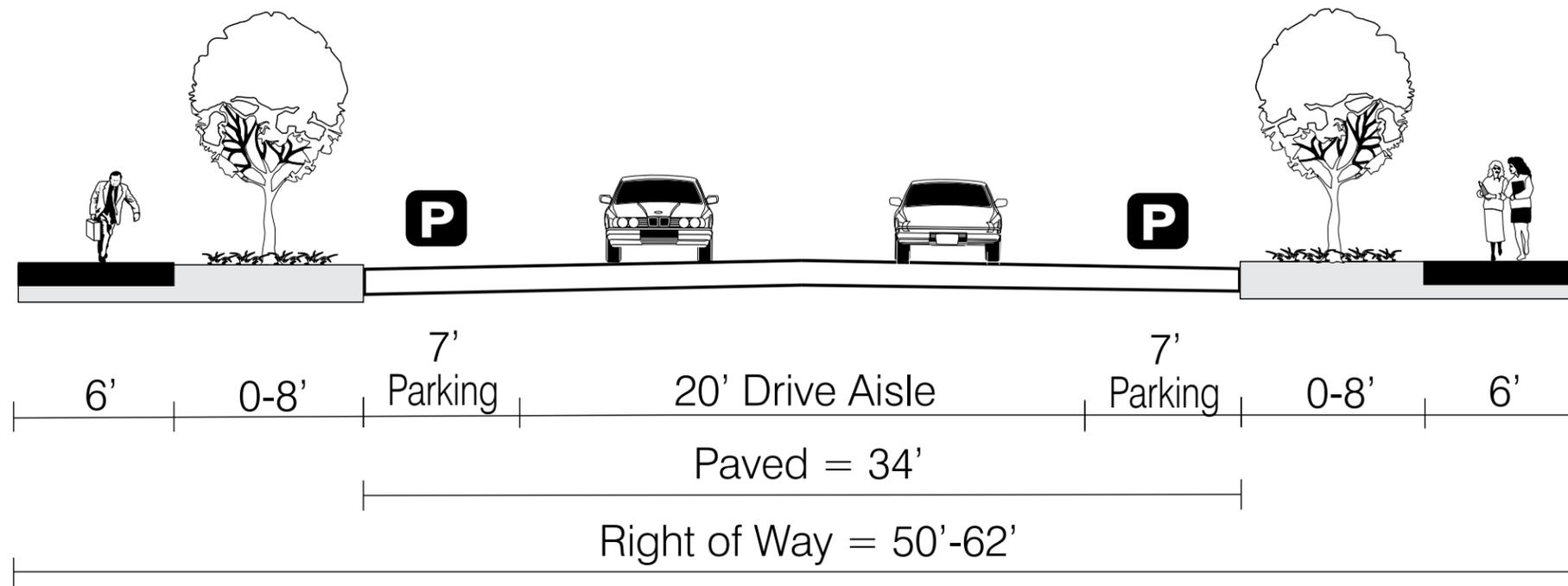
Total Road Acreage: 16.6 acres

Total Park Acreage: 10.3 acres

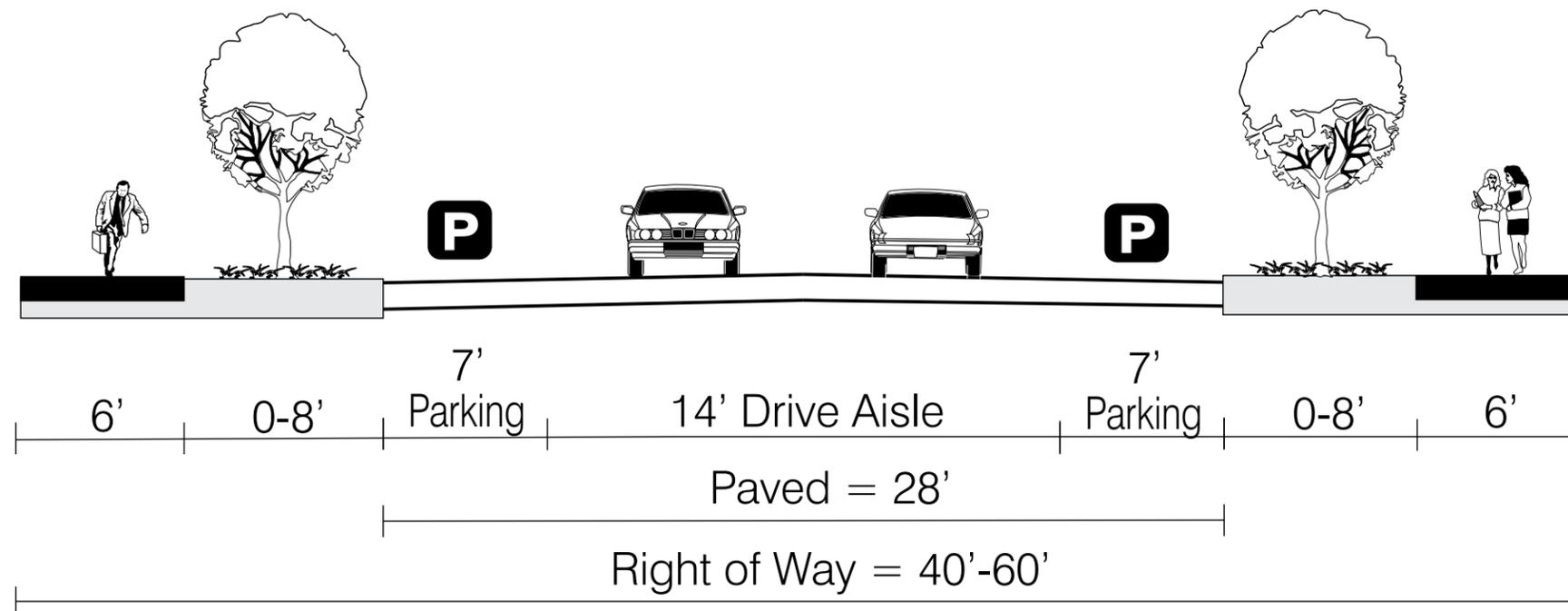




STANDARD LOCAL STREET



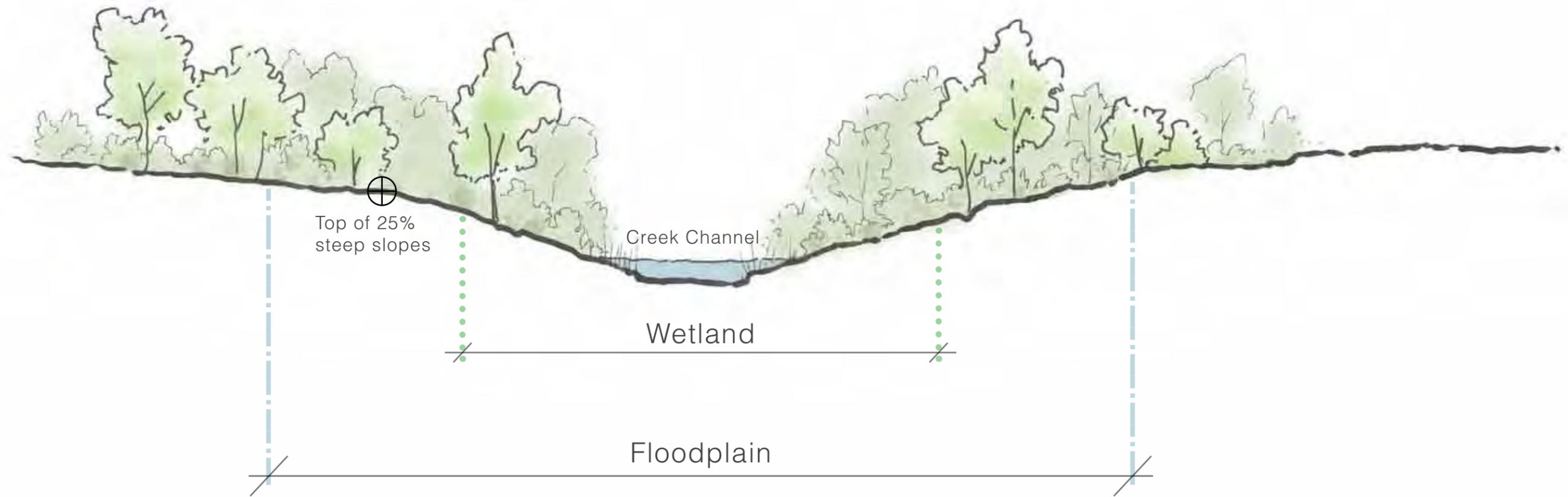
LOW-VOLUME LOCAL STREET (<500 Vehicles Per Day)



Proposed Streets



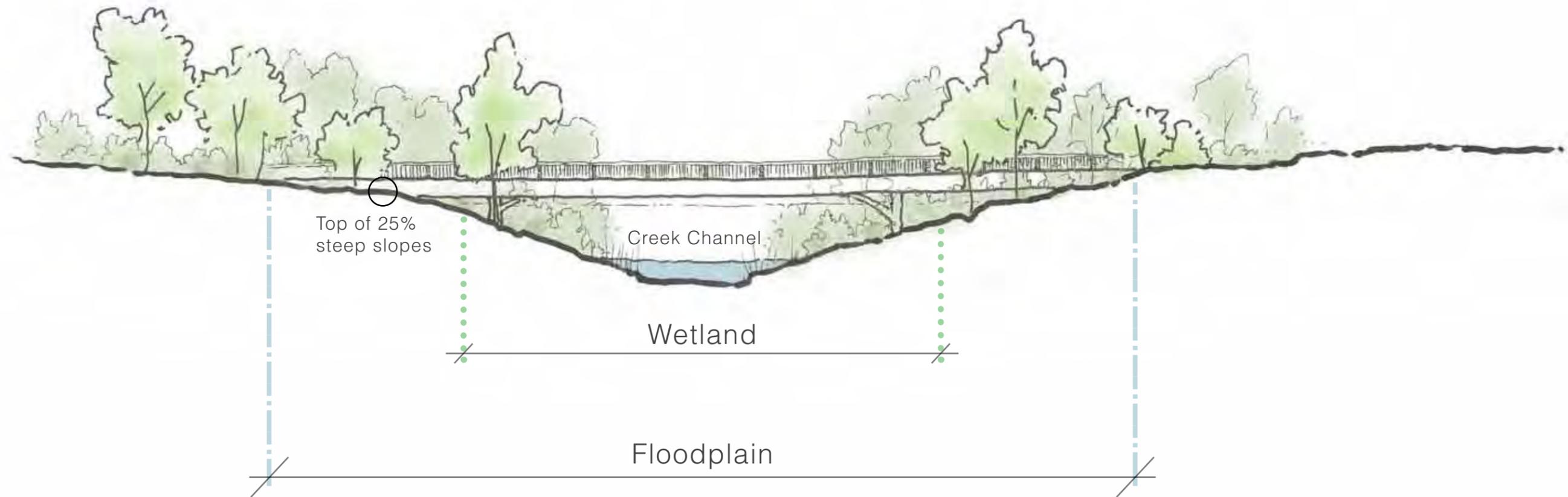
Willow Creek



Willow Creek Bridge

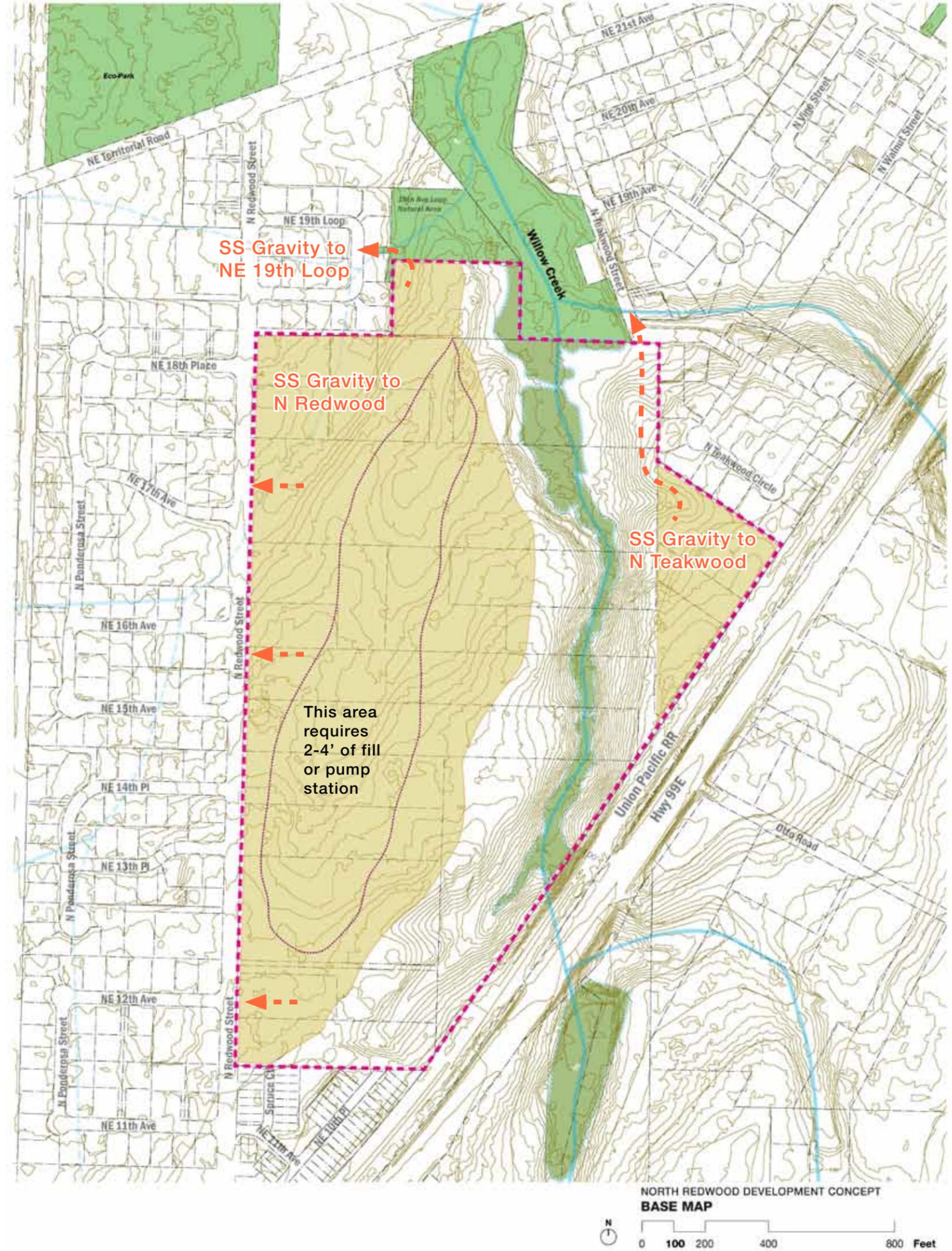


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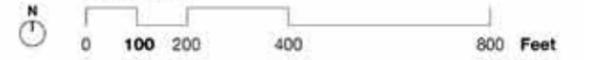


(110' long: Rough cost~\$1 million)

Sewer



NORTH REDWOOD DEVELOPMENT CONCEPT
BASE MAP



Discussion:

Density Bonuses

Advance Financing District (*Canby Code 4.12*)

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