



The Dahlia – Frequently Asked Questions

- **What about parking?**

A total of 140 Parking spaces will be available, both on site and adjacent to the property. This number consists of 43 spaces on site, an additional 43 spaces immediately adjacent to the site, 37 spaces across the street from the development, and 17 spaces in the 1st Avenue parking lot between Ivy and Holly Streets.

Because there will be different demands for parking needed at different times during the day and evening, the immediate and ongoing competition for parking should be lessened somewhat. The increased demand for daytime parking for retail customers for businesses in the 8,000 square feet of new retail space will be at least partially offset from the parking habits of the Apartment residents who are more likely to be away from their homes during the day. In the evening, at night and on weekends, apartment residents of the 69 units will be parking nearby. Since the units will be studio and one bedroom units, they are likely to attract singles and couples that generate less demand for parking.

- **How will at least 69 new residents and new retail space affect other businesses downtown?**

We anticipate that they will create more demand and sales for Canby businesses. The apartments will be market rate apartments designed to attract tenants that like living downtown within walking distance of restaurants, entertainment, shopping and services. These new residents are likely to be regular customers of Canby's downtown businesses. They will help create market demand for more business activity as well. The new retail space in the Dahlia, Former City Hall and former Police Department buildings will create attractive, modern future homes for new businesses or a place for local businesses to expand. This new development will raise the bar in downtown Canby and make it more of a magnet for the community and surrounding areas to shop and dine.

- **This will be the tallest building in downtown... I have concerns about the height and scale.**

It may become the tallest building in downtown, but not by much. The 4 story building will be 16 feet taller than the new library / civic center which is 360 feet tall (or 34.5 feet if measured from the roof mechanical screens). It is the same height as the new Sequoia Grove apartments under construction near Arneson Park. The top of the Dahlia will be 46.6 feet tall – well below the 60 feet maximum building height allowed in our zoning code. The design features of the building are intended to make the Dahlia seem even shorter and more pedestrian friendly. The architect kept the scale in mind while designing the building. We estimate that it will be 10 – 12 feet taller than the City Hall Tower.

- **What are the plans for the former City Hall and Police Department Buildings?**

As part of the development agreement, the developer will improve the former city hall and former Police Department building as well. The outside of the former City Hall will be preserved as a beloved city landmark, but the interior space will be updated for a restaurant or shop that meets the needs of the community. The former Police department will get a major face lift with large new windows, an open floor plan and awnings to give the building more character. Marketing of the buildings will launch soon to attract new businesses to downtown that fill niches that the community has been wanting for years. Targets for recruitment include brewpubs, an Italian restaurant, wine bar or coffee shop

hangout spot, etc.

- **How will this project help downtown?**

The Civic Block Development will bring new downtown housing, retail stores, jobs and investment to our downtown. It takes a strategic part of the City's Downtown Core business district and breathes new life and energy into it. Mixed use development and upper story housing has been a vision of the community for many years and was specifically identified in our 2013 Community Visioning Process. This development will prove the market for downtown mixed use development. We are hopeful that this development will be a catalyst to energize our Downtown.

- **What is the city contributing to make this development happen?**

Mixed use developments in an untested market like Canby are risky and do not happen without partnership with a public agency such as Canby's Urban Renewal Agency. Once completed, the new \$15 million development will be back on the tax rolls, creating jobs and bringing new ongoing revenue to the City. The city has made a strategic investment in the project by contributing the land as well as the former City Hall and Police Department buildings at nominal cost. The City's Urban Renewal Agency will fund the Project's System Development Charges estimated at \$610,000 and contribute funding of \$700,000 toward the project.

Based on projected property values at the completion of the project, we estimate that overall value of the property will increase by an amount in excess of 600% and that the Urban Renewal Agency will recover 100% of its financial contribution within 11 years.

- **How will construction affect downtown traffic and businesses?**

While some impact is inevitable in any major construction project, the developer will be sensitive to the impacts of the project on business and traffic in areas adjacent to the construction zone. The contractor has committed to actively work to minimize the adverse impacts to traffic and parking.

The bulk of the staging for the project will occur on site. While some of the sidewalk and adjacent parking stalls on 2nd Avenue will be fenced off to protect the public, 2nd Avenue itself will remain open to traffic. Construction will take place between 6 AM and 8 PM weekdays.

- **I am interested in being a resident or tenant – who can I contact?**

Mary Dillon, Hanlon Development

101 SW Main Street, Suite 825

Portland, OR 97204

Phone: (503) 442 4750

Fax: (503) 224-4200

mdillon@hanlondevelopment.com

www.hanlondevelopment.com



DAHLIA MIXED USE BUILDING SIZE – (Approximate)

Building length along NW 2nd Ave. – 205 feet

Building length along N Ivy St. – 85 feet

Building height – 46.6 feet

Building Footprint – 10,500 square feet

BUILDING HEIGHT AND SIZE LIMITATIONS PER CODE

Maximum allowable building height in Downtown Overlay District is 60 feet. Maximum Building footprint is 30,000 square feet.

FOR Comparison:

Canby Library/Civic Building is approx. 225 feet long and 30.5 feet high, or 34.5 feet high if roof mechanical screens are included.

Canby Library/Civic Center footprint is approximately 24,000 square feet.



PARKING – (Approximate)

Number of on-site Parking – 43

New on-street parking – 5

Current on-street parking adjacent to CCB Project – 92

Total Parking – 140

ON-SITE PARKING REQUIREMENT PER CODE

No off-street parking requirement for new development in
Downtown Overlay District.