

# Canby Visioning Development Focused Group Discussion Highlights

**Overview:** 5 small groups developed more details around 5 themes and then identified assets and gaps for each at their meeting on October 24th. Themes include: Focus and Expand Downtown, Unified look to Downtown and throughout City, Small Town Characteristics, Employment/ Business, Preserve Rural Farmland, Residential and Need a Cultural / Arts Core, and Garden Spot Promotion – Garden Club. Verbatim details from the discussion can be found at [www. http://www.ci.canby.or.us/visioning.htm](http://www.ci.canby.or.us/visioning.htm) Below are summaries of the consistent ideas, assets and gaps for deeper discussion at the Large Group Meeting at 7 PM on November 15<sup>th</sup> at Cutsforth Thriftway Town Hall.

## Summary of Themes and Group Input

**Focus and Expand Downtown:** This theme encompasses suggestions to:

- Development patterns should focus industrial to the east, residential to north and south and enhance the downtown core
- Promote conversion of downtown housing on 2<sup>nd</sup> and 3<sup>rd</sup> to commercial – consider incentives
- Downtown would benefit from having more small businesses, restaurants at a variety of price points the Chamber of Commerce, a brew pub
- Amenities could include an expanded year round farmers market, public art, an event center
- Beautify downtown in a cohesive look, celebrate its history and tidy it up and require maintenance (Pioneer Plaza mentioned)
- Connect downtown and the fairgrounds.

**Unified look to Downtown and throughout City:** This theme encompasses suggestions to:

- This can be accomplished through design standards, enforcement of standards, preservation of architecture and signage, and art that supports the Garden Spot theme.
- Focus on making highway 99 E more attractive and adopt the gateway plan
- Build on existing events and promote more cultural and artistic activities downtown such as the farmers market, car show, dahlia show, concerts, general Canby days, Fair, etc.
- Upgrade oldest section of Canby will upgrade the entire cities reputation.
- Don't allow strip malls

### **Assets:**

- Tourism attractions line wineries, agriculture, Fair and event center, Dahlia Show
- Well-connected streets

### **Gaps:**

- Adopt the Gateway Plan
- Conference center

- Lodging: Hotel, B & B and RV park and camping (could be at the fairgrounds for events and sports tournaments)
- Night Life
- Destination site statue, fountain and water feature, and art.

**Maintain Small Town Characteristics:** This theme encompasses:

**Assets:**

- Activities such as nightlife, festivals, concerts, farmers markets, parades, athletics, fine arts theater
- Not high density
- Agriculture heritage
- Cohesive planning
- Canby has wide streets with good street connections, is bike and pedestrian friendly and has sidewalks
- Parks and recreation and programs for youth
- Preserve rural farmland
- Housing is well planned, there is a wide range of options, has larger lots and is affordable
- Local small businesses focus on downtown and few strip malls in town.

**Gaps:**

- Maintain connectivity in street designs, finish sidewalks throughout Canby and bring County roads into City's control
- Continue to promote neighborhoods and community , jobs housing balance, parks and recreation amenities, the Garden Spot
- More events
- Need an arts and events center downtown

**Employment / Business:** This theme encompasses these suggestions:

- Industrial focus including high tech, green and clean industries but not heavy manufacturing.
- Complete build out of the Canby Pioneer Industrial Park
- Entertainment, restaurant and night life options
- Hotel or other places to stay

**Assets:**

- Canby Pioneer Industrial Park with Room to Grow
- Economic Income from businesses in the Canby Pioneer Industrial Park such as Fred Meyer American Steel

- Agricultural advantages include good soil and the Farm Loop and the area near North Territorial and 2700 Block to Molalla River (Canderly Sandy Loam)
- Leadership and good people
- Canby is close to I-5 and Downtown

**Gaps:**

- Encourage Expansion of Med. Facility - 24/7 i.e. Med. Complex
- More family wage jobs
- Business and building environment
- Voter approved annexation
- Trust of government communication
- Funding
- Expand Industrial Park (adjoining CPIP to east), not into north or southern undesignated areas

**Residential:** This theme encompasses suggestions to:

- Provide a variety of lot sizes and housing types that are affordable.
- Provide street trees and sidewalks
- Control residential growth so it is not too fast
- Plan for future residential growth in the north undesignated area of Canby and to the south
- Allow residential development between N. Maple /Holly extending down to river, also north of 2700, so residential growth can occur leaving the larger remaining portions of Canderly Sandy Loam for farming as long as possible. Would allow connection of Logging Trail to Molalla State Park.
- Preserve historic residential buildings and historic Canby

**Gaps:**

- Maintain connectivity in street designs, finish sidewalks throughout Canby and bring County roads into City's control and more bike/ped connections with downtown
- More street trees with parking strips
- More neighborhood parks
- Preserve historic residential buildings

**Need a Cultural / Arts Core:** This theme encompasses suggestions to:

**Assets:**

- Brown Fine Arts Center
- Play off the main street program for cross promotion.

**Gaps:**

- Lack of focus on the arts – need Arts Commission

- Statues and a variety of arts features in and outside buildings

**Garden Spot Promotion – Garden Club:** This theme encompasses suggestions to:

- Support events and tourism
- Youth activities and events

**Assets:**

- Good things grow in Canby
- Fairgrounds around the clock and season events
- Embrace tourism

**Gaps:**

- Cross promotion of events between agencies and businesses