



WHAT'S AN AREA PLAN?
SOUTHEAST AREA PLAN ADVISORY COMMITTEE
DECEMBER 13, 2018

WHAT IS AN AREA PLAN?



A plan for a specific area, such as an expansion area, developed through a community process, that:

- includes a community vision for growth in the area
- refines land uses, infrastructure, and public facilities
- ensures future growth is coordinated and efficient
- includes specific elements for public facilities (schools, parks), transportation, and water and sewer infrastructure
- includes tools for implementation, such as zoning map changes and infrastructure funding plans

INTENT AND PURPOSE

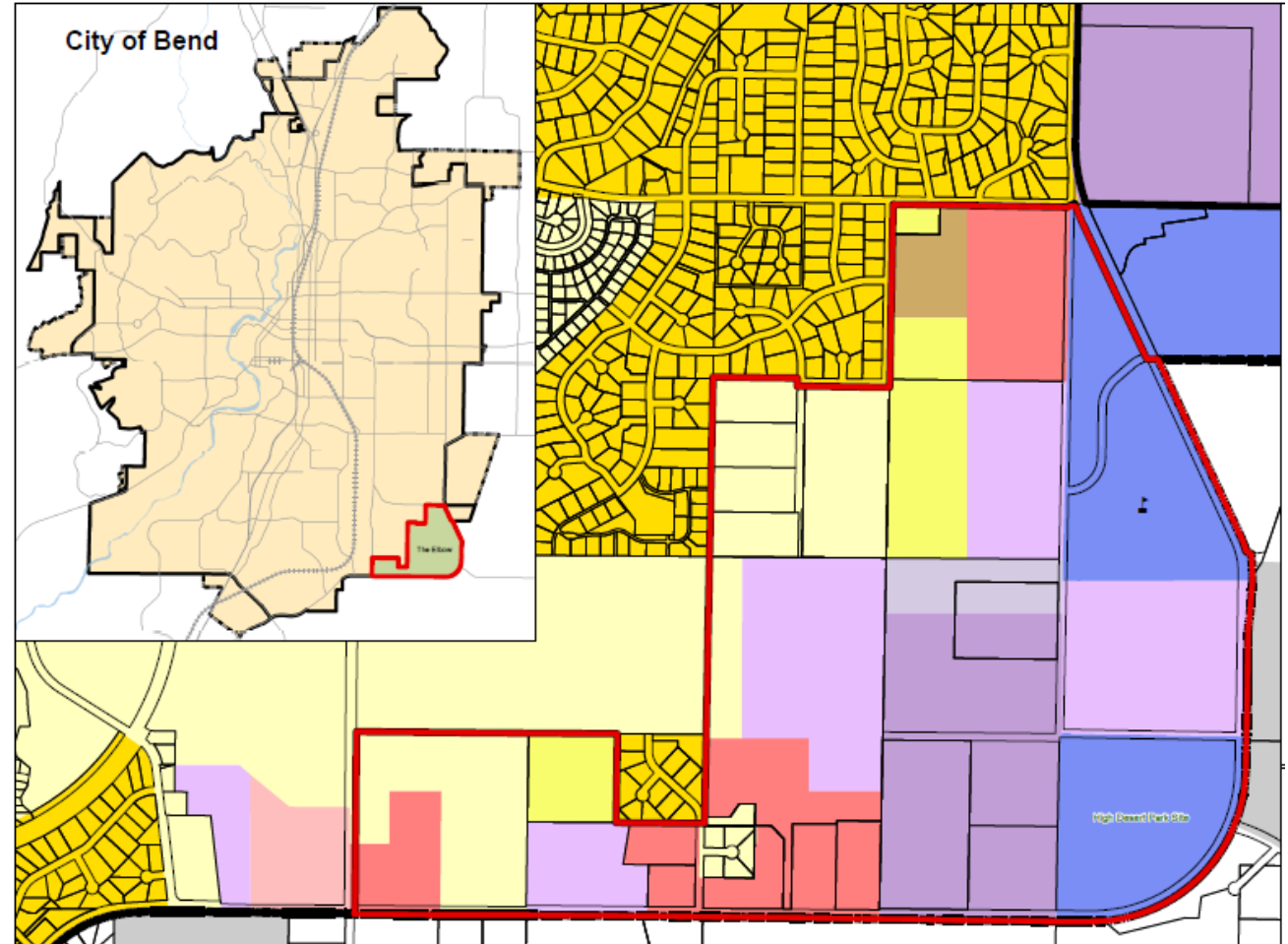


- Coordinate development and provide flexibility to tailor land use regulations and/or infrastructure to area or site specific conditions
- Ensure land is planned for needed housing and jobs
- Identifies final locations for transportation and infrastructure networks
- Identifies locations for existing and future public facilities such as schools, parks
- Provide clear path for annexation, entitlement, and future development

COMPREHENSIVE PLAN – ELBOW/SOUTHEAST



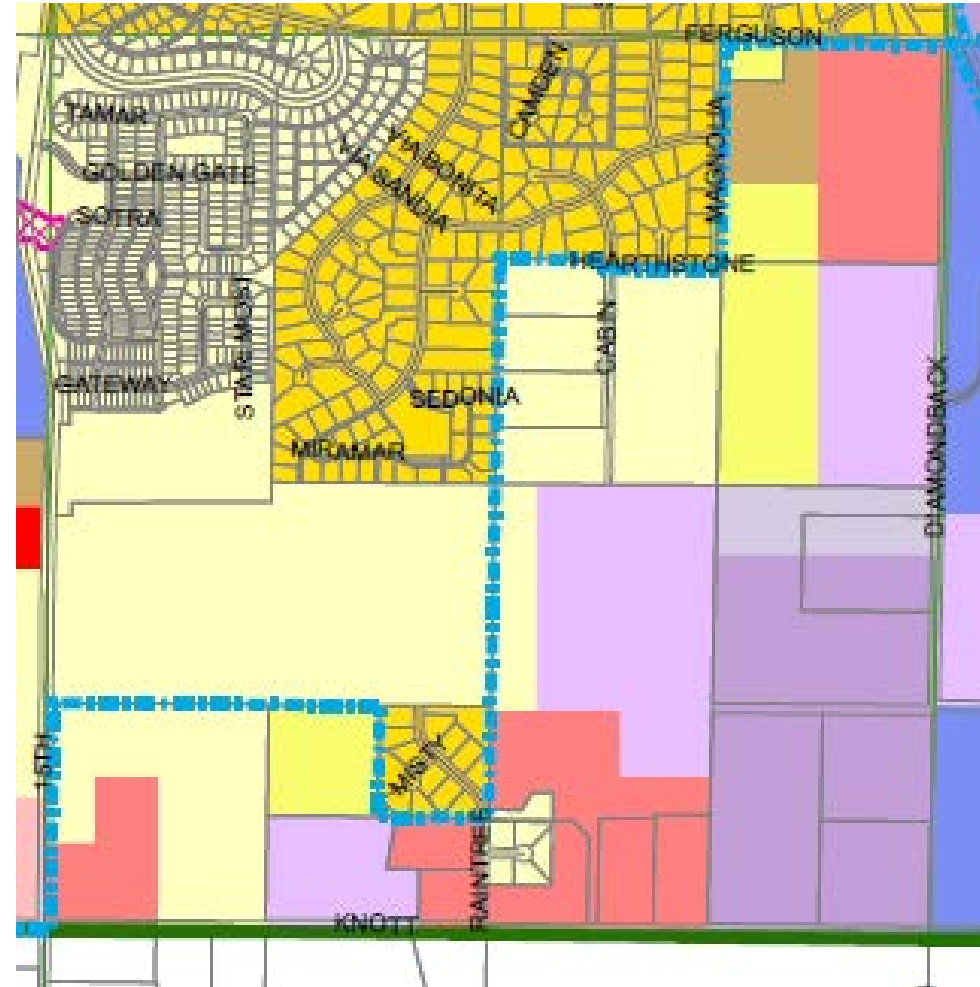
- Employment uses to take advantage of good transportation access
- A mix of residential uses to provide a compatible transition from the employment lands to existing neighborhoods to the west.
- A mix of residential, commercial, industrial and mixed uses.
- Sufficient capacity for housing units and a mix of units



COMPREHENSIVE PLAN - HOUSING



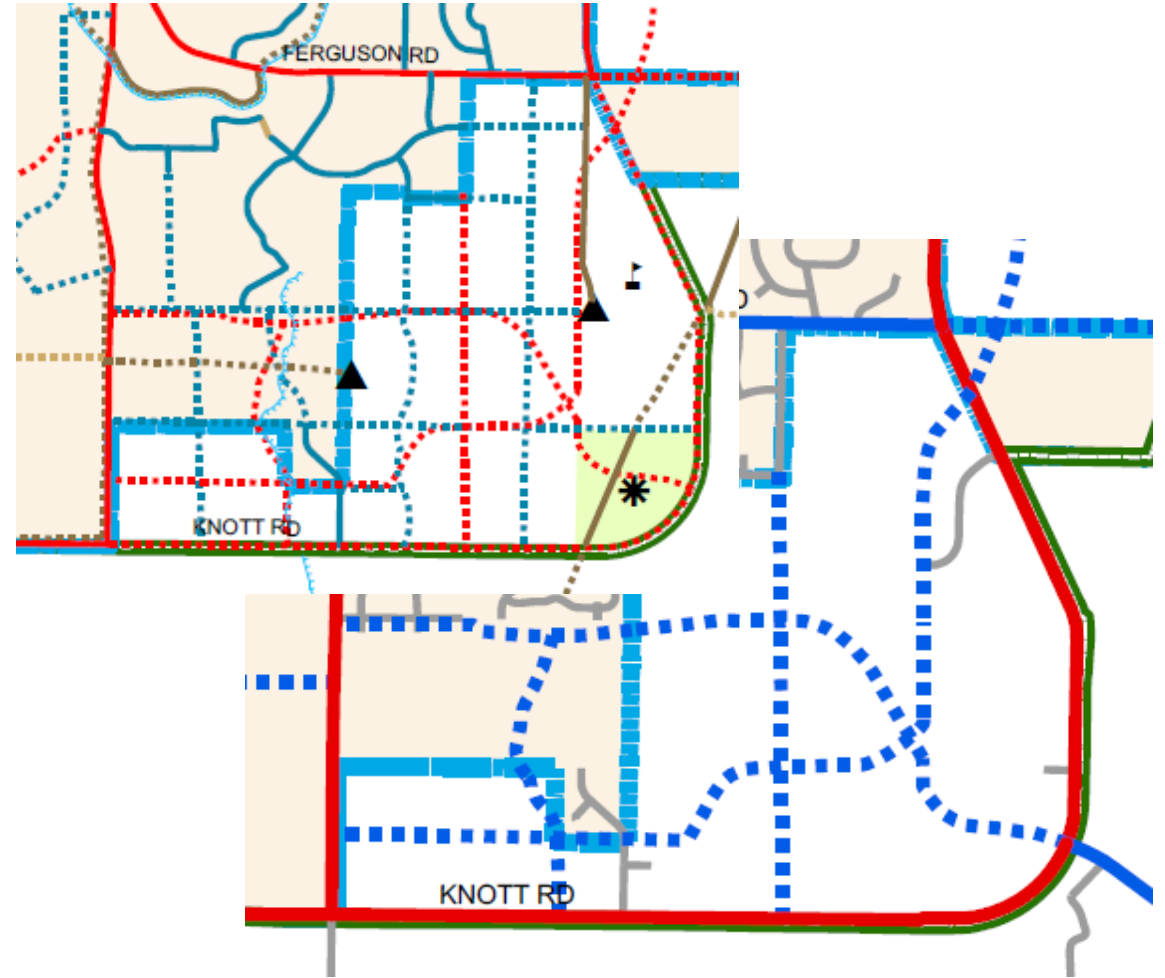
- Two options for housing
 - 77 acres of RS
 - 36 acre of RM
 - 9 acres of RH
- or
 - Capacity for 820 units
 - 17% of units single family attached
 - 47% of units multifamily and duplex/triplex housing
- Area plan may rely on plan designations, zones, special plan districts to demonstrate compliance



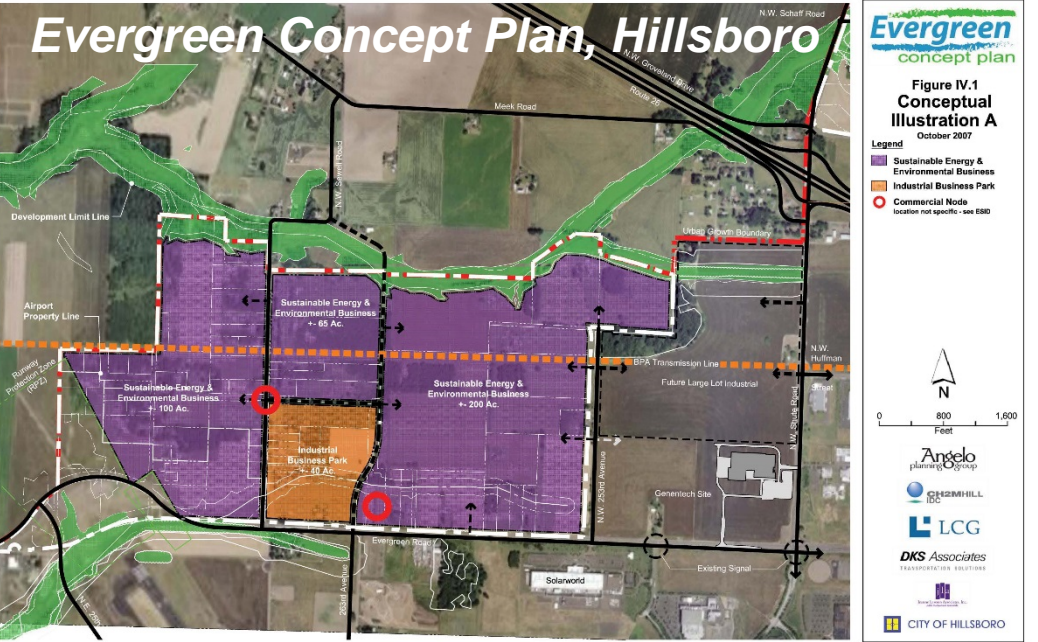
COMPREHENSIVE PLAN – PUBLIC FACILITIES AND SERVICES



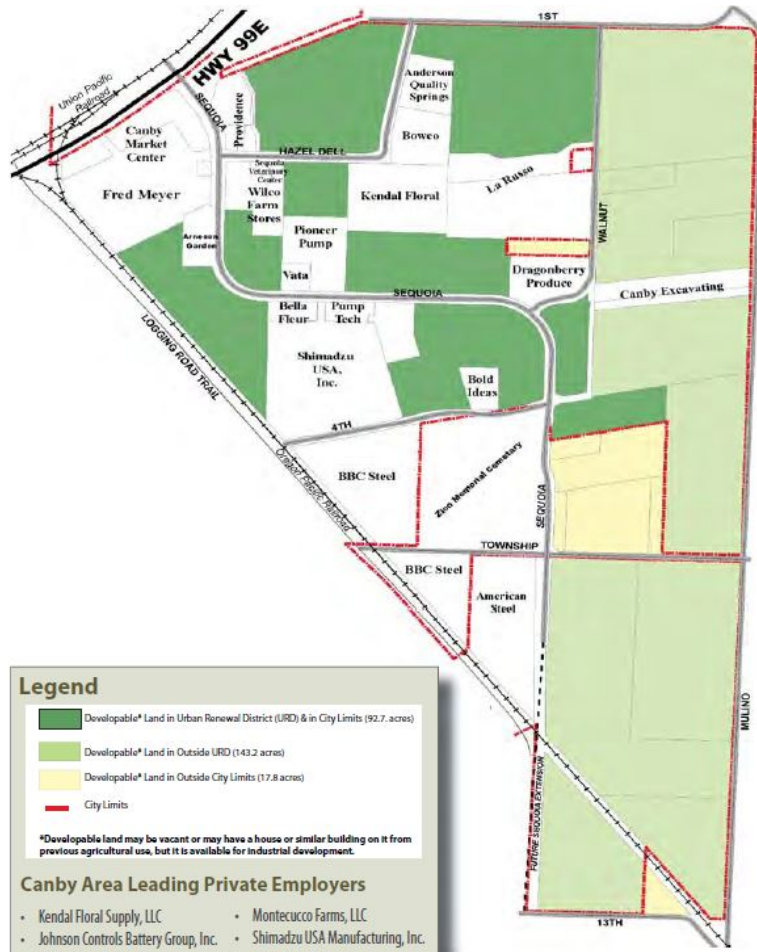
- Provide for an alignment of a new collector between 15th and 27th/Knott Road
- Address funding for the Murphy Road extension from Brosterhous to 15th
- Provide street, path, and bikeway network connectivity throughout the area, including connecting to existing roads that abut the area
- Coordinate with the school, parks and recreation, irrigation district, and utility providers



AREA PLAN EXAMPLES



Pioneer Industrial Park, Canby



- Canby Area Leading Private Employers**
- Kendal Floral Supply, LLC
 - Johnson Controls Battery Group, Inc.
 - Canby Fred Meyer
 - Willamette Egg Farms, LLC
 - Wilson Construction Company
 - Cutsforth Thriftway
 - Marquis Companies, Inc.
 - JV Northwest, Inc.
 - MEC Northwest
 - J. Frank Schmidt & Son Company
 - Canby Denny's, Inc.
 - Montecucco Farms, LLC
 - Shimadzu USA Manufacturing, Inc.
 - American Steel
 - Pioneer Pump, Inc.
 - SR Smith, LLC
 - First Student Management LLC
 - G F Management Company
 - Terra Nova Nurseries, Inc.
 - Ruan Transport Corporation
 - Canby Telcom
 - Roth Heating and Cooling



Canby's Pioneer Industrial Park



Hawksoft, Inc.



Anderson Quality Spring



JV Northwest



Shimadzu USA