

Major Mixed-Use Development Planned to Transform Downtown Canby



Canby City Hall may soon be designated as a historic

The Historic Review Board will soon consider an application to add the former Canby City Hall, located on the corner of N. Holly St. and NW 2nd Ave. to the Local Register of Historic Resources.

City Hall was originally constructed in 1937 and served as a Public Works Administration (PWA) project in the midst of the Great Depression in 1937.

From a historical perspective, City Hall has served as the focal point of municipal government from 1937 to 2016.

Hanlon Development plans to build a new 54,409 square foot apartment and retail building in downtown Canby. The four story brick and stucco building will offer 8,000 square feet of new retail space and 69 upscale studio and one bedroom apartments.

It will feature high end finishing touches, balconies, bay windows, exercise room, a plaza and attractive common areas. This is the first mixed use building in Canby and the largest and most complex project the community has seen to date.

About one-third of a strategic central block in the heart of Downtown Canby will be occupied by the four-story building. Most of the property, including three city buildings are owned by the Canby Urban Renewal Agency. City staff recently moved just one block away to the new Civic Center offices above the Canby Library (see front page story about Canby Library Civic Center Grand Opening)

The former City Hall (see inset at left) and Police buildings will be renovated for new retail, restaurant, microbrew or commercial space **bringing even more vitality to Canby's downtown.** Onsite and on street parking is ample to accommodate new residents and tenants.

The project has already received land use approvals and is working through the many other steps in the development process. If all goes according to plan, construction could begin as early as Spring 2017. The project should be ready to welcome new residents and tenants by mid-2018. The developer welcomes discussions with prospective tenants.

For more information about the project please contact Renate Mengelberg at 503-266-0701 or mengelberg@canbyoregon.gov.

Ideas or questions? Contact:
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Canby

In the spotlight

Semi-Annual Insights into Canby's Real Estate Market

ISSUE SEVEN



FALL 2016

The Dream Comes True



Canby Civic Center Grand Opening Celebration



A crowd of over 300 well-wishers packed the lobby of the new Canby Library and Civic Building for the mid-October grand opening festivities as the city proudly unveiled its new library facility. The celebration capped a yearlong construction project that consolidates city administration and library staff in a new 35,000 square foot building at 220-222 NE 2nd Street. Judging by library circulation numbers, residents already love and use our new library. Last year at this time 9,325 people visited the library. Partial counts from October 4th - Oct. 29th show that 16,790 people have visited the library ... impressive for a community of 16,010.

Canby Library Director, Irene Green shares her thoughts, "It's obvious from the number of people coming into the library the people of Canby see us as a valuable resource. We are the new community center. The role of libraries is changing and the



Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,010 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 gigabit 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!

Grand Opening (continued)

new Canby library reflects their changing role. We offer so much more than books. Our library provides high speed Internet access



with over twenty computers, thousands of DVDs for you to enjoy, a variety of programs for all ages, meeting spaces including a space specifically designed for teens, eBooks, free passes to cultural venues, as well as a pleasant place to enjoy, relax, and meet friends and neighbors."

The two story brick building cost \$9,400,000, the majority of which was contributed by the Urban Renewal Agency. The new facility was completed on time and on budget and is a huge success in the eyes of the community. The city used a CM/GC contract to maximize efficiencies and reduce costs. SEA Architects and Triplett Wellman



Construction Contractors were instrumental in developing the building.



Unique features include a decorative "eyebrow" awning, new council chambers, chalkboard paint walls to unleash the creative talents of Canby's budding artists, large felt



room dividers to add color, mute sound and let light pass through and lots of floor to ceiling windows to let in natural light.

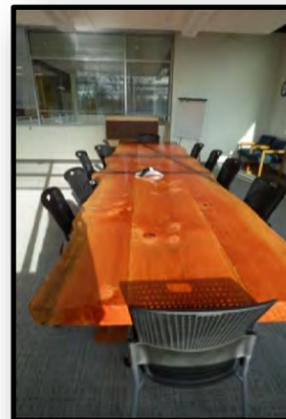
The upper civic offices feature stunning Mt. Hood and sunset views, conference rooms for meetings with the public, energy efficient lighting and solar panels on the roof.

A \$1 million grant from the county and approximately \$200,000 in generous donations added to the project to help fund a quiet reading area with a gas fireplace, a filtered drinking fountain, teen room furniture, a mural and furnishings in the children's' area, new public

computers, a civic plaza and other embellishments throughout the building. Please stop in and visit or contact Amanda Zeiber at 503-266-0635 for details.



Large trees harvested from the site during the construction process have been creatively repurposed as unique conference room tables.



New Canby Business Developments

Canby Secure Storage, 1753 SE 1st Ave



Sequoia Grove Apts, 259 S Sequoia Pkwy



Canby Secure Storage is nearing completion of it's nearly 47,000 sq. ft. storage facility. A grand opening is planned for Dec. 2.

Trend Business Center Building C, a 33,248 sq. ft. facility is on track for completion of its exterior this month.

Sequoia Grove Apts. Four of the building slabs have been poured for this 174 apartment complex. Framing for the four buildings is expected to be completed in a few weeks.

Emerald Garden Townhomes broke ground this week on the first of five identical buildings, which consist of three townhomes each.

The underfloor is being built and framing is expected to be vertical by mid-November.

Trend Business Center, 341 S Sequoia



Emerald Garden Townhomes, NE 4th Ave



New Restaurants planned for Canby

Sabores Bar & Grill, 102 N Ivy St, a family-owned Mexican restaurant with a full service bar is shaping up for a December opening.

Pizza Schmizza Pub & Grub, 851 SE 1st Ave, is one of two eating establishments which will be located in the newly built nearly 4,000 sq. ft. multi-tenant building at Canby Crossing when it opens in Spring of 2017. The establishment will include a full menu and a full service bar.

Jimmy John's Sandwiches, 851 SE 1st Ave, will also be tenant in the new Canby Crossing building. This popular sandwich restaurant chain, specializing in delivery, will also open in Spring 2017.

Cascade Pizza Company plans to open in the Canby Square Shopping Center. Their menu will feature a selection of gourmet pizza.

Fall 2016 Residential Real Estate



Canby's Fall Real Estate market has been strong and steady. Inventory continues to be low and the market favors the sellers side. Buyers are still out in force ready to purchase and are excited about low interest rates. From August thru October 2016 the median sales price of a residential home in Canby was \$360k. Average time on the market was 34 days and the number of home sales in Canby was 45.

