

Chapter 2

Socioeconomic and Land Use Trends

Background

This chapter presents a 2009 update of socioeconomic and land use trends affecting Canby and its residents as one set of factors that can help determine future parks and recreation needs. These trends include: population, housing, construction, age composition, children and school enrollment, race and ethnicity, and income.

Methodology

Community Planning Workshop used a range of sources to collect current and accurate socioeconomic and land use data. While we used U.S. Census Bureau data as a primary data source, we also referenced additional data sources wherever possible; the most recent Census data is from 2000, and Canby is changing rapidly. In many cases, we compared multiple data sources. Data sources used include the following:

- U.S. Bureau of Census
- U.S. Bureau of Census Housing Starts
- PSU Center for Population Research and Census
- Oregon Economic Development Department
- Oregon Bureau of Economic Analysis
- Canby School District
- Oregon Department of Education
- Claritas, Inc. Market Data Services
- Oregon Prospector

Population

As shown in **Table 2-1**, Canby's population grew at a rapid pace between 1970 and 1980, far more rapidly than either the Portland metropolitan area or the State of Oregon overall. Canby's rapid population growth slowed significantly between 1980 and 1990 (to approximately the same rate metropolitan Portland was experiencing). Population growth in Canby increased again in the 1990s, with growth rates outpacing the Portland metropolitan area. Since 2000, Canby's population growth has continued to be significantly higher than the Metro region or the State of Oregon.

Table 2-1
Population of Canby, Portland, and Oregon: 1970-2008

Year	Canby	Percent Change	Portland Metro	Percent Change	Oregon	Percent Change
1970	3,818		824,926		2,091,533	
1980	7,659	100.60%	1,242,645	50.64%	2,633,105	25.89%
1990	8,983	17.29%	1,477,895	18.93%	2,842,321	7.95%
2000	12,790	42.38%	1,874,449	26.83%	3,421,399	20.37%
2008	15,165	18.57%	2,023,655	7.96%	3,791,075	10.80%

Sources: Oregon Office of Economic Analysis (www.oea.das.state.or.us/econ.htm)

PSU Center for Population Research and Census

U.S. Bureau of Census

*Note: 2008 Portland Metro area consists of: Multnomah, Clackamas, Washington, Yamhill, and Marion Counties

As **Table 2-2** shows, Canby's population continued to grow in the 2000s, but not as rapidly as in the 1990s. According to the Center for Population Research and Census at Portland State University, Canby's population was 15,165 in 2008. This reflects a 17.5 percent increase in Canby's population between 2000 and 2008. This compares to a 10.3 percent increase for the state of Oregon during the same time.

Table 2-2
Canby and Oregon Population Estimates

Year	Canby	Percent Change	Oregon	Percent Change
2000	12,910		3,436,750	
2001	12,790	-0.93%	3,471,700	1.02%
2002	13,440	5.08%	3,504,700	0.95%
2003	13,910	3.50%	3,541,500	1.05%
2004	14,110	1.44%	3,582,600	1.16%
2005	14,385	1.95%	3,631,440	1.36%
2006	14,705	2.22%	3,690,505	1.63%
2007	15,140	2.96%	3,745,455	1.49%
2008	15,165	0.17%	3,791,075	1.22%
2000 -2008 Change	2,255	17.47%	354,325	10.31%
2000 - 2008 AAGR	2.03%		-	1.23%

Source: PSU Center for Population Research and Census

Table 2-3 shows the 2000 Census population for Canby and the City's coordinated 2020 population forecast. Projections show that Canby is expected to grow significantly in the next 12 years, reaching 21,000 by 2020. This is a 38 percent increase from the 2008 population of 15,165, and represents a 2.75 percent average annual growth rate between 2000 and 2020.

**Table 2-3
Canby 20-year Population Forecast**

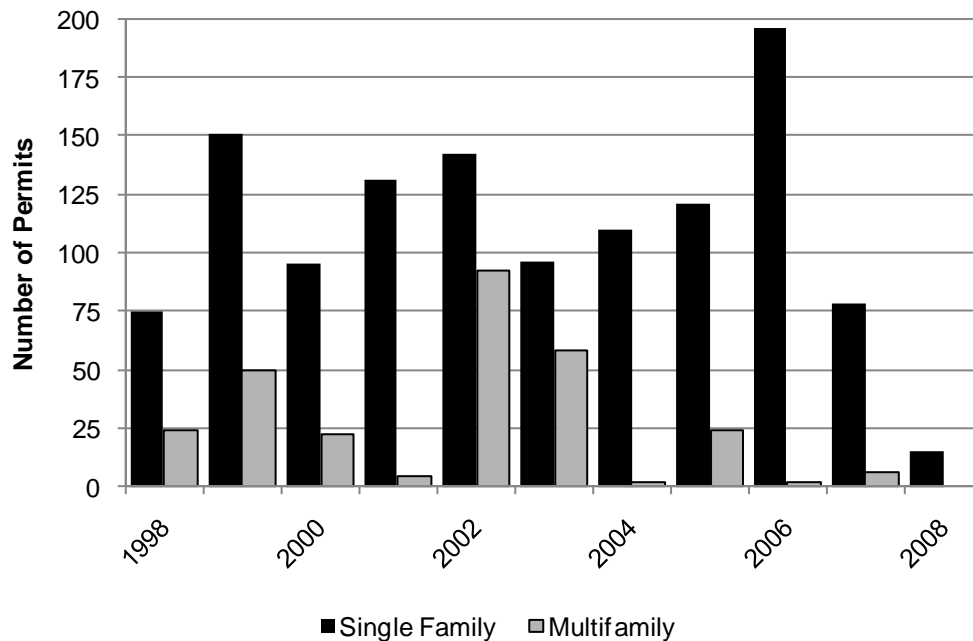
Year	Population
2000	12,910
2008	15,165
2020	21,000
Change (2008-2020)	5,835
Percent Change	38.48%
AAGR	2.75%

Source: PSU Center for Population Research and
Census Canby Land Needs Study (OTAK 1999)

Housing and Development

Figure 2-1 shows the number of dwelling units approved through residential building permits in Canby for the 1998 to 2008 period. Canby issued 1,216 building permits for new residential construction between 1998 and 2008. About 81 percent of the permits issued were for single-family residences (single-family includes manufactured homes). Consistent with state and national trends, single-family housing development in Canby peaked in 2006. The data show considerable variation in the number of permits issued in each year.

**Figure 2-1
Housing Units Permitted in Canby
1998-2008**

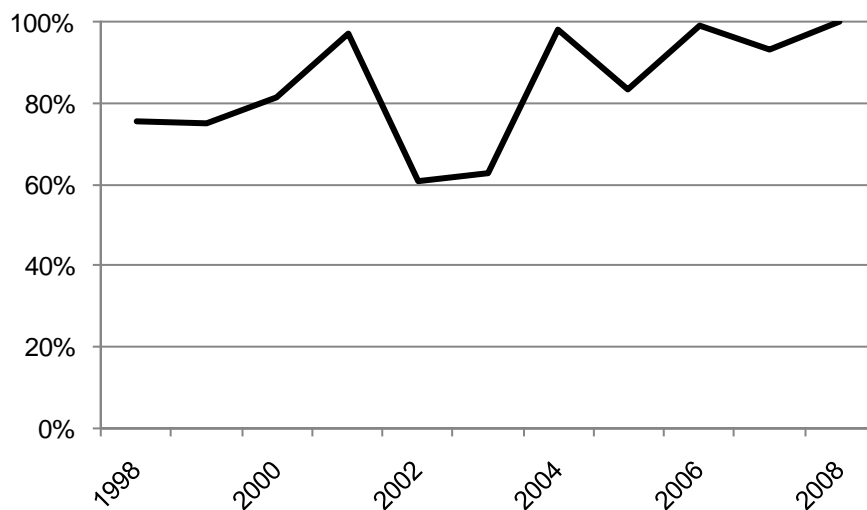


Source: U.S. Bureau of Census

Note: Single-family housing also includes manufactured housing permits

The mix of housing is changing in Canby. **Figure 2-2** shows that for the last ten years single-family housing has dominated new housing starts. The data show variability in the percentage of permits issued for single-family dwellings with large numbers of permits issued for multiple-family housing in 1999, 2001, 2002, and 2006. This trend is consistent with typical multifamily housing markets – new multifamily housing developments add a number of dwellings which increases vacancy rates and take time to be absorbed into the market.

Figure 2-2
Portion of Single Family Housing Unit Permits
1998-2008



Source: U.S. Bureau of Census

Note: Single Family housing includes manufactured homes

Portland Metro UGB

Canby will be affected by decisions made by Metro, the planning authority for the Portland metropolitan region. One of the biggest issues Metro is facing as part of the planning process for creating its comprehensive plan (the *2040 Plan*) is the placement of its Urban Growth Boundary (UGB) and the establishment of 50-year urban *and* rural reserves as required by Senate Bill 1010.

While Canby lies outside of Metro's UGB and is beyond its jurisdiction, the City will nonetheless be affected by Metro's boundary decisions. If little or no adjustment is made to the Portland metropolitan UGB, land values within the boundary are likely to appreciate more rapidly over time than with a looser UGB, where more buildable land exists. Canby, with its available land and proximity to the Portland metropolitan area, may over time become even more attractive to developers and prospective homeowners.

Age

As **Table 2-4** shows, Canby's population is growing older. There was a 100% increase in the 45 to 54 year old age group between 1990 and 2000 and a significant increase for the 55 to 64 year old age group. Services for an aging population will continue to be in demand. There is also an increase in 5 to 17 year olds, which might indicate an increased demand for educational and parks and recreation services.

Table 2-4
Age: Persons and Percent of Population in Canby

Age Groups	1990		2000		Change		Change in Percent 1990-2000
	Number	Percent of Pop.	Number	Percent of Pop.	Amount	Percent	
Under 5	715	8	1,080	7.6	295	41.3	-0.4
5 to 17	1,877	20.9	2,832	21.2	940	50.1	0.3
18 to 24	846	9.4	1,085	9.2	377	44.6	-0.2
25 to 34	1,330	14.8	1,796	13.1	411	30.9	-1.7
35 to 44	1,405	15.6	1,997	15.6	668	47.5	0
45 to 54	888	9.9	1,578	13.4	893	100.6	3.5
55 to 64	609	6.8	937	7.8	428	70.3	1
65+	1,313	14.6	1,485	12.3	322	24.5	-2.3
Total	8,983	100	12,790	100	4,334	48.2	

Source: U.S. Bureau of Census

Table 2-5 shows the age distribution of Canby residents in 2008. Numbers for 2008 were found in a different location and are divided into different age categories, but the population shows slight signs of aging with fewer young children and more older individuals than in 2000.

Table 2-5
Age: Persons and Percent of Population in Canby in 2008

2008		
Age	Number	Percent
Groups		of Pop.
Under 5	1,009	6.6%
5 to 9	1,125	7.4%
10 to 19	2,196	14.4%
20 to 29	2,219	14.6%
30 to 39	2,237	14.7%
40 to 49	1,731	11.4%
50 to 59	1,894	12.4%
60 to 64	779	5.1%
Over 65	2,039	13.4%
Total	15,229	100%

Source: Oregon Prospector,
[www.oregonprospector.com /profiles.asp](http://www.oregonprospector.com/profiles.asp)

The 1990 U.S. Census reports that one percent of Canby residents between 16 and 64 were mobility limited, while 11 percent of residents between 65 and 74, and over 25 percent of those over 75 were mobility limited. The 2000 Census reported that nearly 7% of Canby's total population was mobility limited. As Canby's population ages, meeting the needs of mobility-limited residents will become more important.

Children and School Enrollment

The number of children in Canby historically increased due to in-migration (families moving to Canby) and natural increase. Among school-age children, the Canby School District saw the "baby boom echo" in the mid-1990's, a population surge comprised of the children of baby boomers who were in grades 9-12, and reflected the high growth rates in grades 6-8 from 1994-1997 (see **Table 2-6**). Enrollment trends slowed down after that period, and enrollment for all grades declined around 2005-2006.

Table 2-6
Canby School District Enrollment by Level of Instruction, 1991-2008

Year	Grades K-5		Grades 6-8		Grades 9-12	
	Fall Enrollment	Percent Change	Fall Enrollment	Percent Change	Fall Enrollment	Percent Change
1991	2,111	-	1,058	-	1,291	-
1992	2,179	3.22%	1,080	2.08%	1,295	0.31%
1993	2,184	0.23%	1,079	-0.09%	1,347	4.02%
1994	2,243	2.70%	1,158	7.32%	1,322	-1.86%
1995	2,305	2.76%	1,195	3.20%	1,362	3.03%
1996	2,310	0.22%	1,248	4.44%	1,462	7.34%
1997	2,294	-0.69%	1,275	2.16%	1,494	2.19%
1998	2,327	1.44%	1,256	-1.49%	1,537	2.88%
1999	2,331	0.17%	1,266	0.80%	1,634	6.31%
2000	2,290	-1.76%	1,280	1.11%	1,700	4.04%
2001	2,282	-0.35%	1,259	-1.64%	1,645	-3.24%
2002	2,259	-1.01%	1,322	5.00%	1,670	1.52%
2003	2,229	-1.33%	1,292	-2.27%	1,728	3.47%
2004	2,237	0.36%	1,295	0.23%	1,770	2.43%
2005	2,242	0.22%	1,210	-6.56%	1,732	-2.15%
2006	2,201	-1.83%	1,155	-4.55%	1,688	-2.54%
2007	2,273	3.27%	1,148	-0.61%	1,703	0.89%
2008	2,173	-4.40%	1,169	1.83%	1,671	-1.88%

Source: Oregon Department of Education

The largest number of children will continue to be enrolled at the K-5 level. The Canby School District believes that elementary enrollment will continue to be fueled by immigration, especially by Hispanic families with young children, and by an increasing birth rate.

Race and Ethnicity

Canby is becoming a more ethnically diverse community. **Table 2-7** summarizes the ethnic composition of Canby since 1990. The total percentage of Black, American Indian and Asian residents and residents other than White was 6.8 percent in 1990 and increased to 11.7 percent in 2000. The Hispanic population is the largest and fastest growing minority population in Canby, as shown through the 2008 data and 2013 projections.

**Table 2-7
Race and Ethnicity in Canby**

	1990		2000		2008		2013 (projected)	
Race/Ethnicity	Persons	Percentage	Persons	Percentage	Persons	Percentage	Persons	Percentage
White	8,376	93.24%	11,309	88.33%	13,327	87.50%	13,770	82.80%
Black	6	0.07%	60	0.47%	101	0.70%	113	0.70%
American Indian, Eskimo, Aleut	58	0.65%	98	0.77%	208	1.40%	263	1.60%
Asian and Pacific Islander	145	1.61%	145	1.13%	242	1.60%	317	1.90%
Hispanic Origin*	N/A	N/A	N/A	N/A	3,447	22.60%	4,365	26.20%
Other	398	4.43%	956	7.47%	1084	7.10%	1764	10.60%
Multirace	N/A	N/A	235	1.84%	265	1.70%	403	2.40%

Source: U.S. Bureau of Census

Oregon Prospector, www.oregonprospector.com/profiles.asp

* The 1990 and 2000 Census indicate that people who declared themselves of Hispanic origin in some Census questions are often also considered white when asked about their race. This means that many people are included in the percentages for both the white and Hispanic origin categories.

The Canby School District reports that the number of Hispanic students is continuing to increase at a greater rate than the total student enrollment. Hispanic enrollment has increased from 267 in 1991 to 487 in 1998, a 39.5 percent increase. During the same period, total student enrollment increased only 14.9 percent, which is significantly slower.

As shown in **Table 2-8**, the Oregon Department of Education reports that minority student enrollment comprised 11.4 percent of total student enrollment in the Canby School District in 1998. Hispanic students alone represented nearly 9.5 percent of total enrollment. Table 2-8 also shows that while the school district boundaries extend beyond Canby, much of the minority population is concentrated in only a few schools, with the some experiencing large increases. For example, William Knight Elementary minority enrollment increased from 4.6 percent in 1996 to 16.8 percent in 1998. Other schools seeing large increases are Eccles elementary which increased from 17.2 percent minority enrollment in 1996 to 20.7 percent in 1998, most of that being new Hispanic students, and Canby High School which increased from 6.8 percent to 9.3 percent for the same time period.

Table 2-8
Total Enrollment & Minority and Hispanic Enrollment by School
Canby School District

	1996			1998			2008
School	Total Enrollment	Percent Hispanic	Total Minority Enrollment	Total Enrollment	Percent Hispanic	Total Minority Enrollment	Total Enrollment
William Knight Elementary	518	3.7%	4.6%	567	12.0%	16.8%	384
Carus Elementary	436	3.2%	5.3%	395	2.7%	4.8%	344
Ackerman Middle School	1,000	5.1%	6.5%	1,063	7.1%	8.6%	461
Eccles Elementary	547	12.6%	17.2%	508	18.7%	20.7%	402
Trost Elementary	536	14.0%	17.4%	567	15.5%	16.9%	418
Ninety-One Elementary	520	8.3%	8.8%	489	5.7%	7.0%	470
Canby High School	1,462	5.3%	6.8%	1,537	7.2%	9.2%	1,640
Total	5,019	7.0%	8.8%	5,126	9.5%	11.4%	4,119

Source: Oregon Department of Education

Note: 2008 numbers for minority enrollment were unavailable at the time of this report.

Income

As **Table 2-9** shows, Canby's median household income increased from almost \$18,000 to over \$30,000 between 1980 and 1990, and it grew even higher in 1999 to over \$45,000.¹ In 1999, Canby's median household income was approximately \$5,000 greater than the median household income in Oregon overall.

Canby also has a lower percentage of its residents living in poverty than in Oregon overall. While Canby's poverty rate scarcely increased between 1990 and 1999, the statewide poverty rate increased 0.9 percent, from 12.4 percent in 1990 to 13.3 percent in 1999.

¹ Not corrected for inflation.

Table 2-9
Median Household Income and Poverty Rate in
Canby and Oregon

	1980		1990		1999	
	Median Household Income	Persons In Poverty	Median Household Income	Persons In Poverty	Median Household Income	Persons In Poverty
Canby	\$17,707	8.40%	\$30,230	8.60%	\$45,811	8.61%
Oregon	\$16,781	10.70%	\$27,250	12.40%	\$40,916	13.30%

Source: U.S. Bureau of Census
PSU Center for Population Research
Note: income figures not adjusted for inflation

Table 2-10 shows average household income in Canby for 2008 and 2013. Average household income (an aggregate of total and projected household income in Canby divided by total and projected households) is projected to increase just over \$2,000 between 2008 and 2013.

Table 2-10
Average Household Income in Canby,
2008 and 2013 (projected)

	2008	2013 (projected)
	Average Household Income	Average Household Income
Canby	\$62,385	\$64,638

Source: Oregon Prospector,
www.oregonprospector.com/profiles.asp

Findings

Canby's landscape and population is changing rapidly, and its park and recreation system will need to respond to these changes. Canby is quickly leaving its agricultural roots behind and becoming more similar to its metropolitan neighbors to the north in its affluence, ethnic diversity and rate of growth. Some of the major socioeconomic and land use trends affecting the future provision of park and recreation services in Canby are as follows:

- Canby is experiencing population growth at a significantly higher rate than the statewide average. By the year 2020, the City's coordinated population projection indicates Canby will have 21,000 residents, resulting in a 63 percent increase from 2000. This influx of residents will create additional community demand for quality park and recreation facilities and services.

- Canby is growing at a rate faster than the Portland Metropolitan area. Portland's land use policies could increase the demand for additional housing in and around Canby in the future as people seek homes in less dense urban areas.
- Canby's population is aging following statewide and nationwide trends. Many sections of Canby's population are growing, especially those under 18 and over 45. People between 45 and 64 years old continue to be one of the fastest growing segments of the population. Because there is a correlation between age and mobility limitations, meeting the needs of mobility-limited residents as they age will become increasingly important.
- The number of children in Canby is not increasing as it has in previous years. There have been recent decreases in elementary, middle, and high school enrollment levels, and only high school enrollment has increased significantly in the last 17 years, where the others have only slightly increased.
- Canby is growing more ethnically diverse. The Hispanic population is the largest and fastest growing minority population in Canby. Hispanic children comprise 9.5 percent of Canby School District's enrollment. Because of this growth, understanding and meeting the park and recreation needs of minority residents is becoming increasingly important.

Chapter 9

Recommendations

Background

As Canby plans for growth impacts on City parks, goals provide a future vision for how the park system should look. Goals are broad based statements of ideal outcomes. Goals are expressed in general terms to encompass many potential approaches to the future vision of the park system. These potential approaches are projects. There are many different ways that projects can be crafted so that identified goals are met.

Seventeen goals resulted from this master planning process to guide the City of Canby in its long-term development of park and recreation facilities and services. CPW recommends eight projects to implement the vision for the Canby park system. CPW tried to provide wide-ranging yet practical recommendations to help Canby plan for its future by focusing on ideas with broad public support. These goals or projects are further subdivided into three main sections:

- Improvement and Maintenance
- New Acquisition and Development
- Operations

Methodology

CPW refined recommendations by comparing recommendations in the 1997 Parks Master Plan Update with current needs and carrying forward those goals that have not already been addressed. The list of recommendations was further refined through discussions with staff to determine if each of the projects was still applicable or if other projects needed to be added to the list. Public input from the August 2000 Community Forum also helped determine recommendations.

Improvement and Maintenance Goals and Opportunities

Goals 1 – 5 pertain to the overall improvement and maintenance of Canby's park and recreation facilities. Specific park and recreation improvements include:

Goal 1: Improve level of maintenance in current city parks and recreation facilities

A well-maintained park and recreation system reflects positively on the City's image and promotes respect for public amenities. The 1997 Update captured strong public support for improving and maintaining park and recreation facilities before spending money on significant new facilities. This sentiment is still true today but the City has made significant progress in meeting this goal.

Goal 2: Move towards standardized park and recreation amenities for ease of maintenance and aesthetics

While the design of each park and recreation facility should take advantage of unique site characteristics and particular needs, high-quality standardized amenities should be used whenever appropriate. Standardized amenities, like those in Locust Street park would make maintenance easier and more cost effective. Potentially standardized amenities may include and are not limited to benches, garbage receptacles, drinking fountains, picnic tables, lighting, rest rooms, irrigation and some play equipment. The City has made progress on this goal but still strives for standardized equipment wherever appropriate.

Goal 3: Improve park and recreation signage for identification and direction

Improved park and recreation signage is an easy way to increase awareness, and possibly use, of Canby's public parks and recreation facilities. Signage should be improved at entrances to Canby's parks, where they are obscure or in poor condition. Adding directional park and recreation signage along main arterial streets would help direct motorists and pedestrians to Canby's parks, as well as simply reminding residents of local park and recreation opportunities. The City has improved some of their signage but more work is needed.

Goal 4: Improve universal access

Canby's parks and recreation facilities are meant for the enjoyment of the entire community. While Canby has made considerable progress on this goal, the bathrooms in some parks may still need upgrading to come into compliance with the Americans with Disabilities Act. Currently, all Canby Parks are accessible for persons with disabilities.

Goal 5: Maintain perception of safety in Canby's parks and recreation facilities

Canby has made necessary safety improvements, like repairing lighting where needed, and repairing or replacing unsafe playground equipment. Routine police patrols through all of Canby's parks increase the perception of safety. Increased public use of parks may limit vandalism and increases safety.

A complete inventory of each of Canby's park and recreation facilities can be found in Chapter 3.

Acquisition and Development Goals and Opportunities

Goals 6 through 17 pertain to a future vision of what the Canby park system should look like, based on information in this master plan and public input.

Goal 6: Develop between 53 and 127 additional acres of park and recreation facilities over the next 20 years to meet the community standard of 10 acres of parkland per 1,000 residents.

Projecting a population of 21,000 residents in 20 years shows that additional parkland will be needed in Canby to meet the demand created by incoming residents. Given Canby's current 82.9 acres of parkland, this means that between 38.2 and 127.0 new acres of parkland and facilities need to be developed. The rationale for 53 acres comes from a projection of the current Level of Service of 6.48 acres per 1,000 residents over the next 20 years while the 127 acres is derived from projecting a future Level of Service of 10 acres per 1,000 residents and using the future population of 21,000 people.

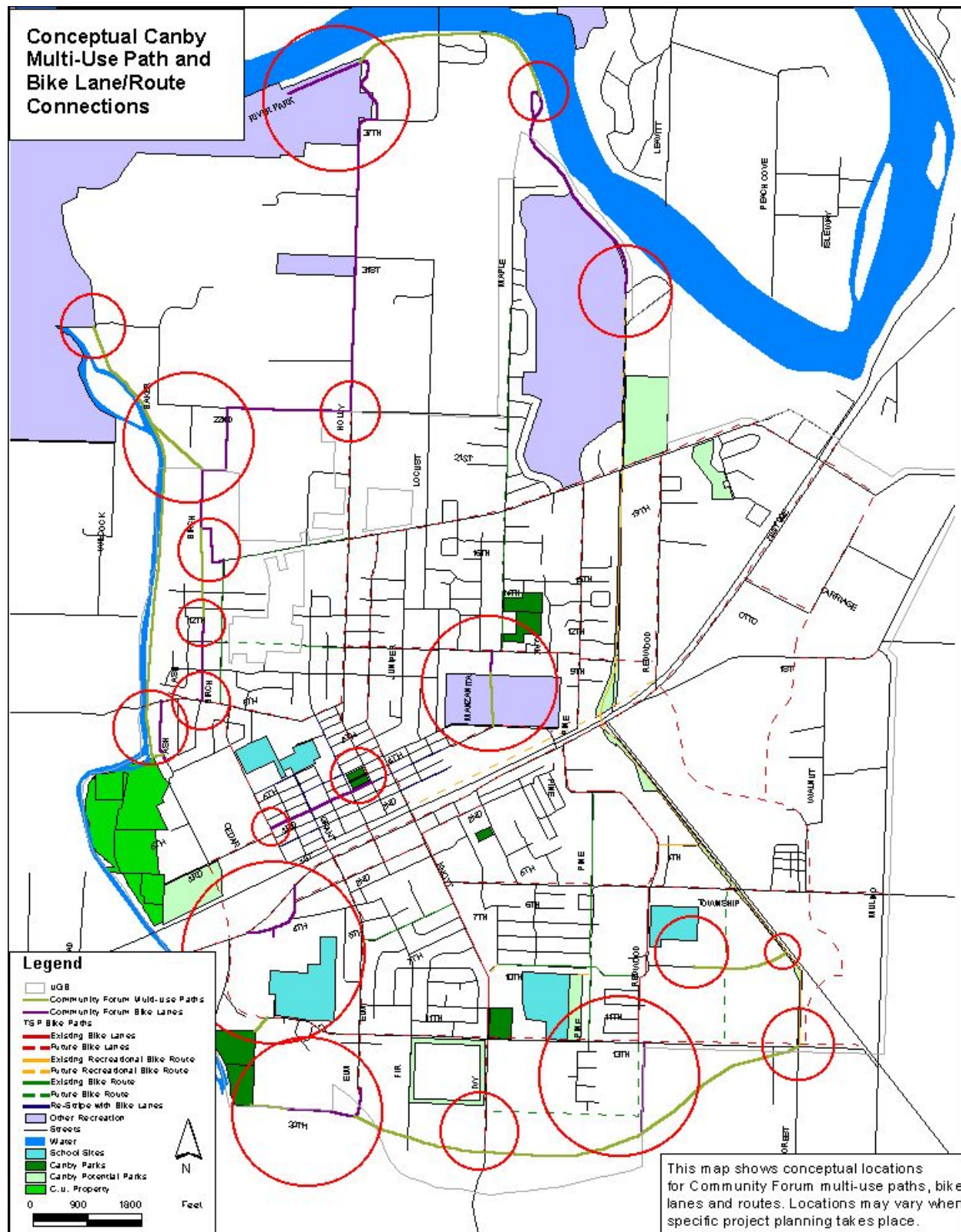
Goal 7: Allocate land for neighborhood parks in rapidly developing areas on edges of City.

As a rapid rate of growth is projected to continue in Canby, new residents will increase the use of current park and recreation facilities, and new housing development will decrease the available land for future parks. Residents living in the southeast area within the urban growth boundary are most underserved by Canby's current parks (see Figure 8-5). The subdivision ordinance amendment should rectify this problem by requiring a dedication of parkland in new developments. This ensures that new development impacting the park system will simultaneously provide land for parks and recreation.

Goal 8: Use the map generated in the August 2000 Community Forum (Figure 9-1) that identifies Canby Transportation System Plan recommendations and recommended bike and multi-use trails as a conceptual planning tool to identify potential trail connections and linkages to schools, parks and other recreational sites in the Canby vicinity.

The Community Forum that took place in August 2000 identified likely routes for trail extensions and connections. When depicted with the Transportation System Plan recommendations, likely trail connections and linkages to schools, parks and other sites emerge as possible future acquisition and improvement projects. This map is advisory in nature and provides a conceptual idea of potential projects; location may vary when specific project planning takes place.

Figure 9-1. Bicycle and Multi-use Trail Connections



Goal 9: Develop bike lanes identified in the Canby Transportation System Plan to connect bicyclists to parks, natural areas and off-road bicycling opportunities like the Logging Road Trail.

Multi-use trail path opportunities are an important recreational resource. The single most common recommendation at the August 2000 Community Forum is to link parks, open space, and other recreational opportunities, like the Logging Road Trail, together via bike lanes and multi-use paths. Not only do multi-use paths create safe, enjoyable places to ride and walk, but they also provide residents with alternative transportation options. Bicycle and pedestrian-friendly pathways may also increase tourism by attracting bicyclists to the Canby area. Adequate provision of bike lanes could allow Canby to become part of county / regional bicycling network, as envisioned in the Molalla River Pathway Plan. Development of multi-use paths should be coordinated with the guidelines of Canby's Transportation Plan and the Molalla River Pathway Plan, under the auspices of the Bicycle and Pedestrian Advisory Committee. A specific recommendation from the August 2000 Community Forum was to develop a bike lane along Maple Street, to and through the Fairgrounds, along 3rd Street to Wait Park and connecting with the Skate Park. Community members felt this route was commonly used by people of all ages and was the most direct connection between developed parks and the fairgrounds.

Goal 10: Partner with Clackamas County and/or state agencies and private property owner(s) to connect Eco Park and the Willamette Wayside Natural Area with the Molalla River State Park via a multi use trail.

There was strong input at the August 2000 Community Forum for a connection between these recreation areas. This type of recreation opportunity would further enhance Canby's park system.

Goal 11: Develop a hub for Canby in cooperation with Canby Business Revitalization and the Chamber of Commerce, the Clackamas County Fairgrounds, and City of Canby Economic Development Department.

Wait Park is recognized as a place that is easily accessible and visible for people coming into town. It also has the only public restroom in the area; offers summer concerts; is comfortable and shady; and Wait Park is located in the City center. Pioneer Plaza downtown (which is not technically a park) is recognized as a hub of sorts to connect with trails and parks in the vicinity. Encourage a connection between Wait Park, Pioneer Plaza, and the railroad parking lot as recommended in the Canby Downtown Redevelopment Plan and First Avenue Redevelopment Plan.

Goal 12: Develop a systematic connection between the Willamette River and Canby.

Community members at the August 2000 Community Forum noted that although there are access points, people either don't know about them or don't know how to get to them. The river is a beautiful recreational resource, yet many residents don't feel there is an easy connection between the built environment and the river for them to take

advantage of recreational opportunities. The newly paved section of the Logging Road Trail provides more visible access to the Willamette River for Canby residents. New trails are planned through the Willamette Wayside Natural Area adjacent to the river.

Operations

CPW subdivided operations recommendations into three policy areas within this category: (1) Special Events and Festivals; (2) Publicity and Outreach; and (3) Coordination and Cooperation.

Special Events/Festivals

Goal 13: The City of Canby and Canby Main Street Manager should continue to work with recreation partners and volunteers to program special events or festivals within the Canby area.

Special events and festivals create a sense of community, bringing diverse groups of people together in a relaxed, enjoyable atmosphere. Activities in Canby's parks increase use, thus they increase perceived awareness and safety. There may also be spin-off economic development benefits if activities attract visitors from outside of Canby.

Publicity and Outreach

Goal 14: Utilizing recreation partners and volunteers, increase publicity of services and activities offered to the public at the Adult Center, Swim Center and other park and recreation facilities.

It is important for the City to publicize park and recreation activities, provided by the City and cooperative agencies, so the maximum numbers of residents are served. The City could create a monthly brochure or newsletter about the activities and programs in Canby's parks and recreation facilities. Brochures could be distributed at local businesses around town and kept in weather-tight boxes in parks, or laminated on information boards. A weekly or monthly "Park Beat" type newspaper column in the *Canby Herald* promoting park and recreation-related activities may provide a less costly alternative. No revenue is currently budgeted for park and recreation publicity.

Goal 15: Identify the needs of and better serve the Latino community.

Latino residents are a significant and growing population in Canby. As with the provision of other public services, efforts should be made to print park and recreation-related information in Spanish and involve members of the Latino community in planning and development efforts.

Coordination and Cooperation

Goal 16: Continue to work cooperatively with the Canby Area Parks and Recreation District (CAPRD) to provide park and recreation facilities and services to Canby-area residents.

The entire Canby area is growing rapidly; growth is not limited to within the Canby City Limits. However, the provision of parks and recreation is limited to Canby, as there is no agency providing a broader focus. Currently, residents outside the city limits use Canby's park and recreation facilities and services for free, while city residents help fund parks and recreation through their tax dollars. Parks and recreation should serve all community members equally: Instead of working competitively, the City and the Canby Area Parks and Recreation District (CAPRD) should work together to create a strategy for the provision of park and recreation opportunities for all area residents. BHRD has a committed volunteer base whose enthusiasm should be encouraged to help fund and implement the provision of park and recreation facilities and services.

Goal 17: Establish a park foundation /funding arm of the Parks Department

Funding for capital improvements and maintenance is a limiting factor in the implementation of the vision established by the Canby Parks Master Plan. While the City has a systems development charge (SDC) ordinance and a dedication ordinance, funding gaps still exist for both capital improvements and maintenance. Many jurisdictions have established parks foundations – nonprofit 501(c)(3) organizations – to provide additional avenues for funding. A nonprofit organization could accept private and foundation gifts that could then be used to support the development and maintenance of the park system.

Goal 18: Continue to partner with Canby Schools and State and local agencies and organizations to restore the wetland and riparian areas in Canby's Community Park to provide high quality wildlife habitat and provide nature-based recreational and educational experiences to the community.

The City obtained a habitat restoration grant from Metro to begin phase I of a wetlands restoration project in Community Park. The Canby School District was also awarded an educational grant for the same site. The City and the School District are partnering on this project and hope to continue to do so on the future phases. Both partners will seek additional community support for this project, and hope to use this partnership as a model for future collaborations.

Table 9-1 summarizes the Canby park and recreation system goals.

Table 9-1
Recommendations Resulting in Goals

Improvement and Maintenance Goals:
Goal 1: Improve level of maintenance in current city parks and recreation facilities.
Goal 2: Move towards standardized park and recreation facilities for ease of maintenance and aesthetics.
Goal 3: Improve park and recreation signage for identification and direction.
Goal 4: Improve universal access.
Goal 5: Improve perception of safety in Canby's parks and recreation facilities.
New Park and Recreation Development Goals:
Goal 6: Develop 53 and 127 additional acres of park and recreation facilities over the next 20 years to meet the community standard of 10 acres of parkland per 1,000 residents.
Goal 7: Allocate land for neighborhood parks in rapidly developing areas on edges of city.
Goal 8: Use the map generated in the August 2000 Community Forum (Figure 9-1) that identifies Canby Transportation System Plan recommendations and recommended bike and multi-use trails as a conceptual planning tool to identify potential trail connections and linkages to schools, parks and other recreational sites in the Canby vicinity.
Goal 9: Develop bike lanes identified in the Canby Transportation System Plan to connect bicyclists to parks, natural areas and off-road bicycling opportunities like the Logging Road Trail.
Goal 10: Partner with Clackamas County and/or state agencies and private property owner(s) to connect ECO Park with the Molalla River State Park via a multi use trail.
Goal 11: Develop a hub for Canby in cooperation with Canby Business Revitalization and the Chamber of Commerce.
Goal 12: Develop a systematic connection between the Willamette River and Canby.
Operations Goals:
Goal 13: The City should continue to work with recreation partners and volunteers to program special events or festivals within the Canby area.
Goal 14: Utilizing recreation partners and volunteers, increase publicity of services and activities offered to the public at the Adult Center, Swim Center and other park and recreation facilities.
Goal 15: Identify needs of and better serve the Hispanic community.
Goal 16: Continue to work cooperatively with CAPRD to provide park and recreation facilities and services to Canby-area residents. Explore opportunities to reduce district boundaries and rename the district in order to increase community support for park district funding.
Goal 17: Establish a park foundation /funding arm of the Parks Department
Goal 18: Continue to partner with Canby Schools and State and local agencies and organizations to restore the wetland and riparian areas in Canby's Community Park to provide high quality wildlife habitat and provide nature-based recreational and educational experiences to the community.

Source: City of Canby and Community Planning Workshop (2000)

Parkland and Recreation Projects

Many of the recommendations from the 1997 Parks Master Plan Update for new park and recreation development were associated with the provision of additional natural areas and trails for walking, jogging and bicycling. This is because community members indicated a strong desire for these recreational amenities in Canby. Since 1997, the City has made considerable progress with these goals by purchasing and improving the Logging Road Trail. These eight projects are critical to the development of the overall park system and also emphasize linkages, as many of the new park and recreation sites connect to each other, with the purpose of ultimately creating a park and recreation system throughout the Canby area.

Project 1: Develop an Acquisition Plan and policies to be incorporated into the Canby Parks Master Plan.

This is a project that is of critical importance to the future of Canby's parkland acquisition and development. This component of the Parks Master Plan relates specifically to Goals 6 through 13 because it provides authority for the City to identify likely areas of acquisition and development in order to satisfy community demand. Population is growing rapidly in Canby and the overall population is expected to be approximately 21,000 people in the next fifteen years. It is crucial for the City of Canby to plan for the acquisition of parkland in sufficient quantities to satisfy inevitable growth. An acquisition component in the Parks Master Plan allows the City to acquire land as development occurs in order to keep ahead of the demand curve for park and recreational land. The acquisition component ties directly to the ordinance that will specify development regulations and will provide a mechanism for the City to discuss the when, where and how of parkland acquisition.

This project was completed in 2003.

Project 2: Work with recreation providers including CAPRD, School district to identify locations for a potential sports fields and the community center.

The City, CAPRD and School district conducted a feasibility study of a potential community center/sports field complex (University of Oregon Community Planning Workshop, July 2010). The project has two elements (1) a community center with an aquatic facility, and (2) a sports field complex. The sports fields could be co-located with the community center, developed at a single separate site, or dispersed throughout the community. The Canby Swim Center is currently at or near maximum capacity. Its highest use is during the summer months when school is out of session. With the addition of another swimming pool, the Canby Swim Center would have a competition pool and a "fun" pool. Adding an outdoor water feature to the adjacent 13th Avenue Park (see Project 2), would allow the City to develop a facility with a variety of water recreation experiences that would encourage greater use and revenue-generating potential than the current Swim Center. Evaluate including a new pool in the proposed Community Center.

Project 3: Develop the Legacy Park site into a neighborhood park with a variety of activities for area residents of all ages, possibly as part of a proposed recreation complex in partnership with the Canby School District.

There is a significant need on the south edge of Canby for additional neighborhood parks; the area is growing rapidly and no neighborhood parks currently exist there. Since the Swim Center, Adult Center and Ackerman Middle School provide recreational opportunities nearby, the development of this neighborhood park as part of a larger recreational complex will provide amenities not currently offered. Facilities will provide recreation opportunities for toddlers through adults, such as: passive park uses (benches, group grill/picnic area); toddler activities (tot lot, wading pool); school-aged children's activities (play equipment); active recreation for a range of users (tennis

courts), and parking. The site is flat and has few constraints, except for its long, narrow shape and lack of nearby parking.

This project is now complete.

Project 4: Implement the Willamette Wayside Master Plan and develop the Eco Park site as a nature park for recreation and nature enjoyment, possibly in conjunction with the newly acquired extension of the Logging Road Trail.

Periodically review and update the Willamette Wayside Master Plan.

Project 5: Develop currently owned public property designated for parks, recreation and open space and acquire new property as opportunities arise.

City-owned property identified for parkland or property the City should consider acquiring, like remaining portions of the Willow Creek Wetland not currently in public ownership, should be acquired and utilized as opportunities present themselves. Whether as developed parkland or as undeveloped open space for passive recreation, the City should pursue expansion opportunities that would benefit the overall park system.

Project 6: Investigate additional natural areas and parkland via a Parks Acquisition Plan.

Canby has a wealth of natural beauty and potential recreational opportunities. It is surrounded on three sides by riparian waterways. On clear days, it has spectacular views of Mt. Hood. Surrounding farmland provide open vistas and a connection to the area's agricultural roots. The Comprehensive Plan's Finding No. 8-R in the Environmental Concerns element states that "as the City expands in size and development densities increase, open space is likely to grow in importance and value. The City should therefore take care that quality open space and valuable view sheds are retained for future enjoyment." By investigating all opportunities for additional natural areas and parkland, especially along the Willamette and Molalla Rivers, the City will help protect its natural resources as well as alleviate the impact rapid growth could have on Canby's quality of life.

Project 7: Develop the Faist Park Lots into a combination tennis/basketball (half-court) facility

The Faist Park lots are two small lots that were dedicated as part of the Faist development. This project would develop those lots into a mini-park with a combination tennis/basketball court facility.

Project 8: Prepare development concepts for Simnitt Park.

The City acquired the 2.4 Simnitt property in 2009. The long-term intent is to develop the property. This project would result in development concepts for the property. Those concepts would build from community input and would result in generalized

development concepts. The process would identify a preferred development concept which would then be turned into a development plan and cost estimates.

Table 9-2 lists each of the recommended projects.

Table 9-2
Canby Parks Capital Improvement Plan

Project
<i>Canby Park and Recreation Development Projects:</i>
Project 1: Develop an Acquisition Plan and policies to be incorporated into the Canby Parks Master Plan.
This project was completed in 2003
Project 2: Work with recreation providers including CAPRD, School district to identify locations for a potential sports fields and the community center.
Project 3: Develop the Legacy Park site into a neighborhood park with a variety of activities for area residents of all ages, possibly as part of a proposed recreation complex in partnership with the Canby School District.
This project is complete.
Project 4: Implement the Willamette Wayside Master Plan and develop the Eco Park site as a nature park for recreation and nature enjoyment, possibly in conjunction with the newly acquired extension of the Logging Road Trail.
Project 5: Develop currently owned public property designated for parks, recreation and open space and acquire new property as opportunities arise.
Project 6: Investigate additional natural areas, view sheds and parkland via a Parks Acquisition Plan.
Project 7: Develop the Faist Park Lots into a combination tennis/basketball (half-court) facility.
Project 8: Prepare development concepts for Simnitt Park.

Source: City of Canby and Community Planning Workshop (July 2010)

Chapter 10

Preliminary Cost Estimates

Background

CPW developed a list of cost estimates for project recommendations. The cost estimates are intended to help the City plan and budget for park improvements as population grows. These project estimates are preliminary but are meant to provide a general estimate of costs for budgeting purposes. The Parks Capital Improvement Plan (CIP) consists of the project description, estimated project cost, and project priority (to be determined by the Parks and Recreation Board). The Parks Capital Improvement Plan will be integrated into the overall Canby Capital Improvement Plan when appropriate during the City budgeting process.

Methodology

CPW consulted with other communities and public agencies in order to develop a comprehensive estimate of costs for Canby's Parks Capital Improvement Plan. Where costs are more than one year old, we made adjustments for inflation.¹

Limitations

There are a significant number of limitations involved in gathering cost estimates for park and recreation development.

- Because detailed site designs for features such as trail and sidewalk length, feet of irrigation, and so on, will be developed in the future, quantities are highly generalized. Such design details depend on further planning and public input after the Park and Recreation Master Plan recommendations are approved.
Trail building, site preparation, surfacing and irrigation are the most difficult to estimate accurately without site-specific details. Accurate cost estimates are dependent on site-specific variables.
- Site preparation cost estimates are not included, because they require significant technical expertise and on-site consulting. Such level of detail is outside of CPW's scope of work and should take place later in the process. In many cases, this will require the involvement of landscape architects and engineers.

¹ We used a consumer price index (CPI) inflation factor of 1.08 to adjust 1997 cost estimates (in 1997 dollars) to year 2000 dollars.

- Where recommended, new development will occur on publicly owned land, so land value is not included in cost estimates. Nonetheless, land value should be factored into the true cost of site development.

Cost estimates are intended to be *general* guidelines for establishing priorities, staffing levels and budgeting. Before any recommendations are implemented, the City should re-evaluate these figures with more detailed site-specific cost estimates.

Per Item Costs

When gathering cost estimates, CPW found a wide range of prices for different facilities and equipment. CPW tried to gather cost estimates for modest equipment from vendors and contractors known for high quality and durable products, preferably in Oregon.

In accordance with recommendation Goal 2, *“Move towards standardized park and recreation amenities for ease of maintenance and aesthetics,”* CPW gathered estimates for facilities similar to those in Locust Street Park. In general, Locust Street Park’s facilities are attractive and of high quality. **Table 10-1** shows Locust Street Park’s development cost breakdown. Costs are from 1995 and are adjusted for inflation.

**Table 10-1
Common Park Amenities Price List**

Amenity	Description	Price Range	Source
<i>Design</i>	Architecture and Engineering	10-15% of project cost	City of Gresham and other phone interviews ¹
<i>Basic Park Furnishings</i>			
Benches	Recycled plastic with metal supports	\$540	Locust Street Park
Picnic Tables	Recycled plastic with metal supports	\$540-\$864	Northwest Recreation
Garbage Can & Holders	Pole-mounted plastic cans	\$432	Locust Street Park
Drinking Fountains	Disabled accessible, higher price is for frost-free model	\$1,21,296-\$1,944	Northwest Recreation
Raised Picnic Grills	Cast-iron firebox, 272 sq. inch; adjustable grate, embedded steel post	\$323	Kerr's Cost Data for Landscape construction
Park Signs (entrance)	Cost varies widely depending on size	\$756 - \$1,296	Northwest Recreation
<i>Structures</i>			
Covered Picnic Areas	Depends on size, does not include installation	\$16,200-\$37,800	Northwest Recreation
Rest rooms: Basic Portable ADA compliant portable Unisex with urinal Standard one toilet/sink each	Portable Prices include weekly servicing Standard facilities include installation costs	\$82/mo. \$157/mo. \$28,080 \$37,800	Clinkscapes-Molalla Restroom Facilities
<i>Infrastructure</i>			
Parking Lots	Approximately 40 spaces, 10,000 sq. ft. @ \$2,25/sq.ft.	\$24,300	Parker Northwest
Trail development and gravelling	Prices vary widely, accurate estimates require site visit	\$28,512 to \$108,000/mile	Parker Northwest/Gresham
Sidewalks	Asphalt concrete paving, 3" thick on 4" base, over 1,000 sq. ft.	\$31/ sq. yard	Kerr's Cost Data for Landscape construction
Irrigation	For commercial freezing areas	\$7,435/ acre	Kerr's Cost Data for Landscape construction
<i>Play Equipment</i>			
Fountain/toddler pool	Includes equipment and construction	\$19,440-32,400 ²	Hall Fountains
Toddler Playground	Locust Street Park	approx. \$31,320	Landscape Structures, Inc.
Children's Playground	Locust Street Park	approx. \$31,320	Landscape Structures, Inc.
<i>Recreation Facilities</i>			
Tennis Courts	2 courts, park grade installed including nets, posts, fencing and painting	\$51,840	Atlas Tracks

Amenity	Description	Price Range	Source
Outdoor Volleyball	Includes nets, posts, ground sleeves, footings. Does not include installation	\$540	Northwest Recreation
Soccer Field	Includes grading and goals; varies depending on whether seeded or sodded	\$17,172 - \$43,848	Kerr's Cost Data for Landscape construction
Baseball Field	Includes grading and backstop; varies depending on whether seeded or sodded	\$20,412 - \$47,844	Kerr's Cost Data for Landscape construction
Swimming Pool	Total project cost, 5,000 sq. ft. outdoor pool; median estimate	\$499,770	Kerr's Cost Data for Landscape construction
Frisbee Golf Course	Nine holes; includes disk baskets and poles, tee pads, signs, no installation	\$3,208 - \$8,100	OR Disk Golf Assoc; David Vargas
Skate Park	Includes facilities for in-line skating	\$37,800	City of Gresham ³

Lighting

Parking Lot Lighting	Steel poles; 20-30 ft. high	\$7,560 - \$9,936	Kerr's Cost Data for Landscape construction
Sports Field Lighting	Steel poles; 45' high	\$15,336	Kerr's Cost Data for Landscape construction
Tennis Court Lighting	Two court battery	\$13,608	Kerr's Cost Data for Landscape construction
Site and Walkway Lighting	Ornamental poles; 10-15 ft. high	\$5,594 - \$6,696	Kerr's Cost Data for Landscape construction

Source: Community Planning Workshop 2000

¹CPW research indicates park design costs average between 10% and 15% of the total project cost. The Locust Street Park development budget shows a significantly lower figure, which may not reflect a full range of design related costs, such as community input measures.

² Hall Fountains representatives estimate maintenance costs of about \$54/month and electricity costs of \$27/month when in use.

³The City of Eugene provided an estimate of \$21,600 for development of a skateboard facility, which does not include in-line skating. CPW used the Gresham estimate because it includes both types of skating.

Parks Capital Improvement Plan

Not all recommendations made for the Canby parks system are for specific projects. Some recommendations are better described as goals and objectives. Goals are broad-based statements that provide a future vision for how parks should look. Objectives are potential approaches for reaching overall goals. Objectives tend to be less broad than goal statements and there may be more than one objective to satisfy a particular goal.

Lastly, projects are particular improvements that are specified to achieve the goal, or future vision of how parks should look. Projects typically include an identified piece of property and

are highly detailed. Table 10-2 shows the recommendations from Chapter 9 that represent goals rather than actual recommended projects. These goals pertain to improvements, new park and recreation development, and maintenance and operations.

Table 10-2
Recommendations Resulting in Goals

<i>Improvement and Maintenance Goals:</i>
Goal 1: Improve level of maintenance in current city parks and recreation facilities.
Goal 2: Move towards standardized park and recreation facilities for ease of maintenance and aesthetics.
Goal 3: Improve park and recreation signage for identification and direction.
Goal 4: Improve universal access.
Goal 5: Improve perception of safety in Canby's parks and recreation facilities.
<i>New Park and Recreation Development Goals:</i>
Goal 6: Develop 127 additional acres of park and recreation facilities over the next 20 years to meet the community standard of 10 acres of parkland per 1,000 residents.
Goal 7: Allocate land for neighborhood parks in rapidly developing areas on edges of city.
Goal 8: Use the map generated in the August 2000 Community Forum (Figure 9-1) that identifies Canby Transportation System Plan recommendations and recommended bike and multi-use trails as a conceptual planning tool to identify potential trail connections and linkages to schools, parks and other recreational sites in the Canby vicinity.
Goal 9: Develop bike lanes identified in the Canby Transportation System Plan to connect bicyclists to parks, natural areas and off-road bicycling opportunities like the Logging Road Trail.
Goal 10: Partner with Clackamas County and/or state agencies and private property owner(s) to connect ECO Park with the Molalla River State Park via a multi use trail.
Goal 11: Develop a hub for Canby in cooperation with Canby Business Revitalization and the Chamber of Commerce.
Goal 12: Develop a systematic connection between the Willamette River and Canby.
<i>Operations Goals:</i>
Goal 13: The City should continue to work with recreation partners and volunteers to program special events or festivals within the Canby area.
Goal 14: Utilizing recreation partners and volunteers, increase publicity of services and activities offered to the public at the Adult Center, Swim Center and other park and recreation facilities.
Goal 15: Identify needs of and better serve the Hispanic community.
Goal 16: Continue to work cooperatively with Canby Area Park and Recreation District to provide park and recreation facilities and services to Canby-area residents. Explore opportunities to reduce district boundaries and rename district in order to increase community support for park district funding.
Goal 17: Continue to partner with Canby Schools and State and local agencies and organizations to restore the wetland and riparian areas in Canby's Community Park to provide high quality wildlife habitat and provide nature-based recreational and educational experiences to the community.

Source: City of Canby and Community Planning Workshop (2000)

Table 10-3 represents the Capital Improvement Plan for the Canby parks and recreation system. The Parks Capital Improvement Plan includes only specified projects, and not park goals.

Table 10-3 lists each project, its estimated cost and the project priority. The Parks and Recreation Board will determine project priority. The costs listed in Table 10-3 are broad yet they give an idea of project scope and allow the City to plan for each project and to wisely allocate resources.

Table 10-3
Parks Capital Improvement Plan

Project	Estimated Cost	Priority
Project 1: Develop the Eco Park site as a nature park for recreation and nature enjoyment, possibly in conjunction with the newly acquired extension of	\$145,000	
Project 2: Construct new swimming pool. Explore sites for location of the additional indoor pool.	\$5-10 million	
Project 3: Develop currently owned public property designated for parks, recreation and open space as opportunities arise.	\$1.6 million	
Project 4: Investigate additional natural areas, view sheds, and parkland via a Parks Acquisition Plan	\$15,000-\$20,000	
Grand Total	\$6.8-11.8 million	

This Parks Capital Improvement Plan contains approximate costs for each of the specific recommended projects. These figures will be modified in the future when more detailed project planning takes place. Accurate project costs will ensure Canby of efficiently planning and allocating resources as each project is implemented.