



Civic Neighborhood Vision and Design District Update

Project Description

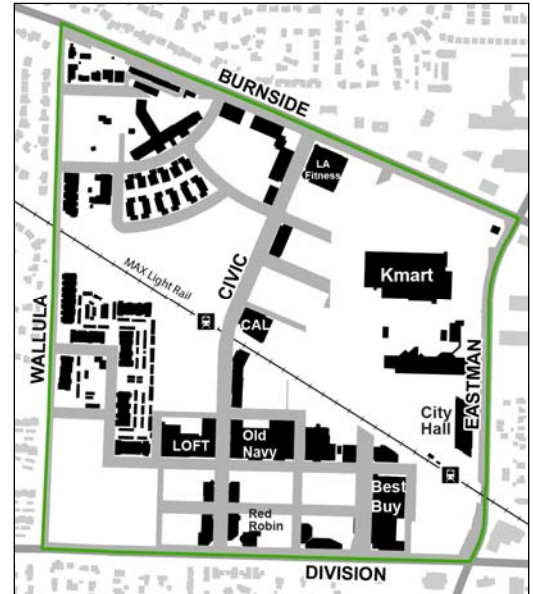
This project will:

- Revisit the vision and goals for Civic Neighborhood, which is the district bounded by Burnside, Eastman, Division and Wallula.
- Update development rules to remove obstacles to development and create design guidelines and standards specific to Civic Neighborhood that are consistent with the vision/goals.
- Develop new rules and processes that are clear to staff, applicants and the general public.
- Create rules that balance the need for clarity, flexibility, quality design and financial feasibility.

The project will be complete by fall 2017.

Why is this project needed?

The current vision/goals and development rules for Civic Neighborhood are more than 20 years old. This project provides an opportunity to update the vision and ensure rules and processes match the vision and encourage desired and well-designed development.



Civic is bounded by Burnside, Eastman, Division and Wallula.



Development opportunity near Civic Drive MAX station.

That includes creating design guidelines and standards for Civic Neighborhood that are customized for the district's conditions and context.

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Updating the vision and development and design rules for Civic Neighborhood

Upcoming events

Citizen Involvement Committee: Feb. 4

Transportation Subcommittee: Feb. 4

Community Forum: Feb. 16

Design Commission: March 16

Planning Commission: March 28

Check the website at GreshamOregon.gov/events for the latest meeting information.

Process

As shown in the table at right, the project will begin by creating a shared understanding of the current vision and the existing issues and opportunities in the district. The community will be invited to help update the vision and work with staff to update development and design rules.

Public engagement will be included at each phase.

Issues and opportunities

Issues identified include:

- The need for an updated district vision.
- The lack of Civic design standards and guidelines.
- An inflexible required street grid on key sites.
- Some rules for height, development intensity and setbacks may be obstacles to desired development.
- Parking minimums may make dense residential development difficult.

Opportunities include:

- A chance to revisit the vision based on current conditions so the City can craft development rules that support the vision.
- Civic-specific design guidelines and standards that take into account existing conditions and context as well as the updated vision.
- Clearer development rules.
- Public can participate in what's next for Civic.

More information is available at www.GreshamOregon.gov/Civic.

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Sign up for project updates

Visit www.GreshamOregon.gov/Civic to sign up for email updates.

CITY OF GRESHAM

Project process

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| 1. Research and Analysis
(through May 2016) | <ul style="list-style-type: none">• Evaluate current rules• Identify issues and opportunities• Research history/new ideas |
| 2. Vision & Goals Update
(June to Sept.) | <ul style="list-style-type: none">• Discuss community aspirations, development feasibility and existing conditions• Work with community to establish vision and goals |
| 3. Alternatives
(Sept. to Dec.) | <ul style="list-style-type: none">• Consider alternative strategies for development and design rule changes to implement vision/goals• Select preferred approach(es) |
| 4. Development Code
(Jan. to Aug. 2017) | <ul style="list-style-type: none">• Draft rule changes• Review with public/hold hearings• Seek Council approval |



Existing retail in Gresham Station Shopping Center



Kmart