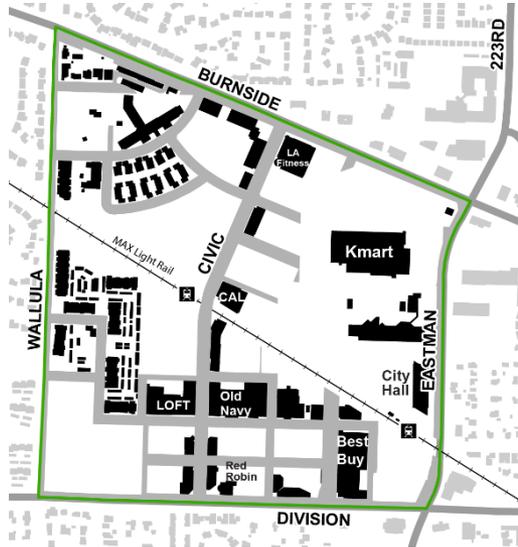


Civic Neighborhood 1995-2017 Studies and Diagrams

**Some dates estimated*



Civic Neighborhood Civic Neighborhood Plan Illustrations - 1995



View of the central north-south main street looking north to the plaza and station.

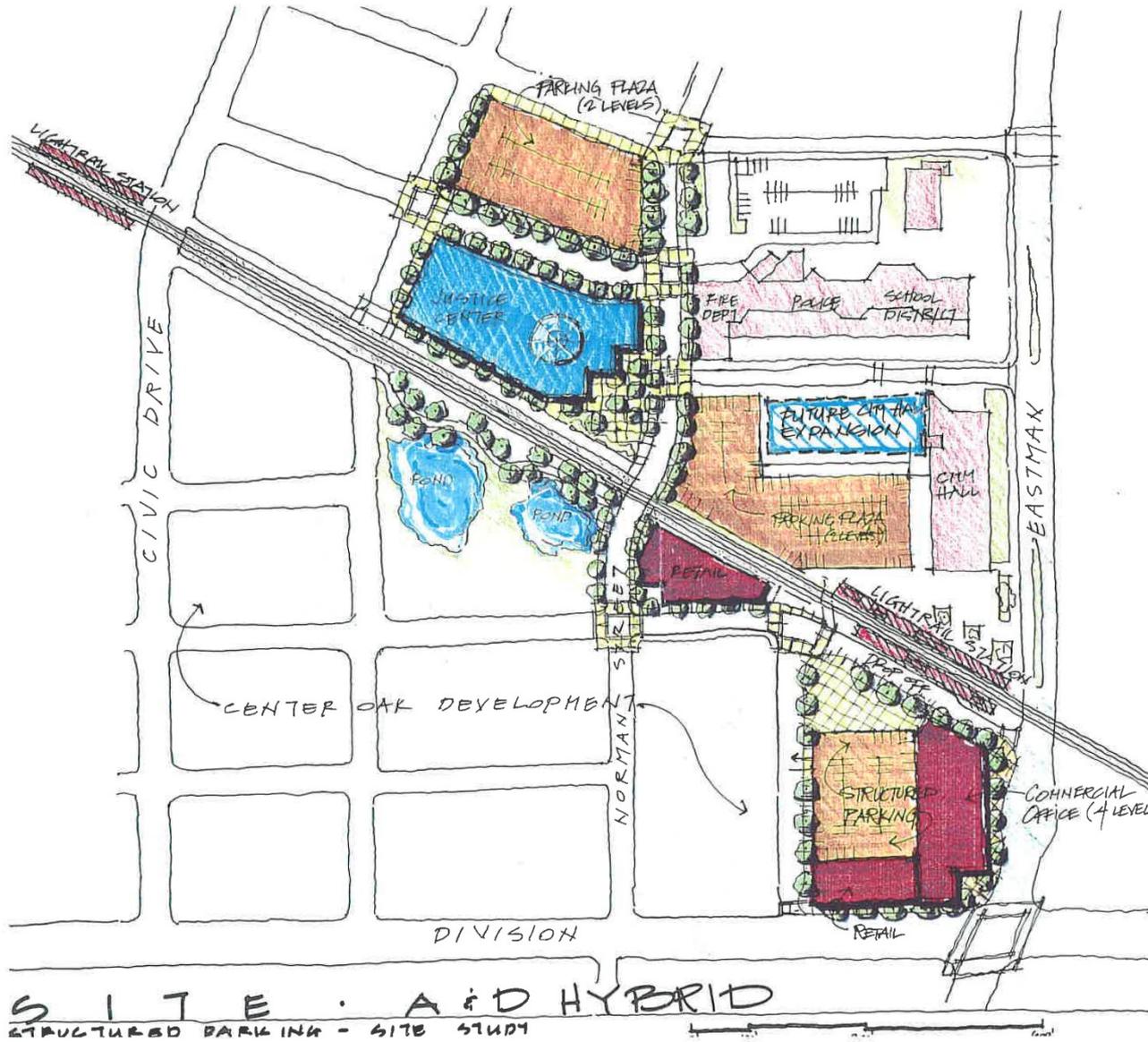


View of the plaza and station looking north across the light rail tracks.

Civic Neighborhood Zimmer Gunsul Frasca Diagram – No Date



Civic Neighborhood Oak Parking Structure Study— 1999



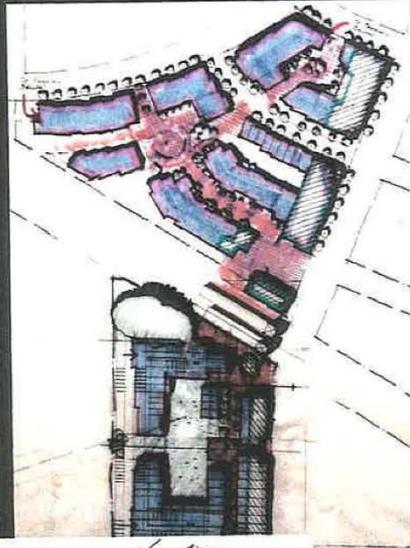
S I T E : A & D HYBRID
STRUCTURED PARKING - SITE STUDY

Civic Neighborhood Metro Studies – 2001

TOD IMPLEMENTATION PROGRAM



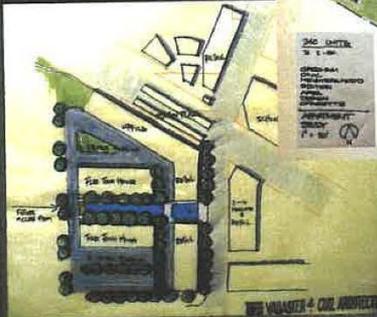
Sierra Architecture Company, left, explored creating a linear public space that circulates with Mt Hood views.



The Meridian Architecture, Inc. plan, right, contemplates small lots to ensure a mix of interesting architecture.



Hennrichy-Ladd focused on connecting the station to adjacent buildings.

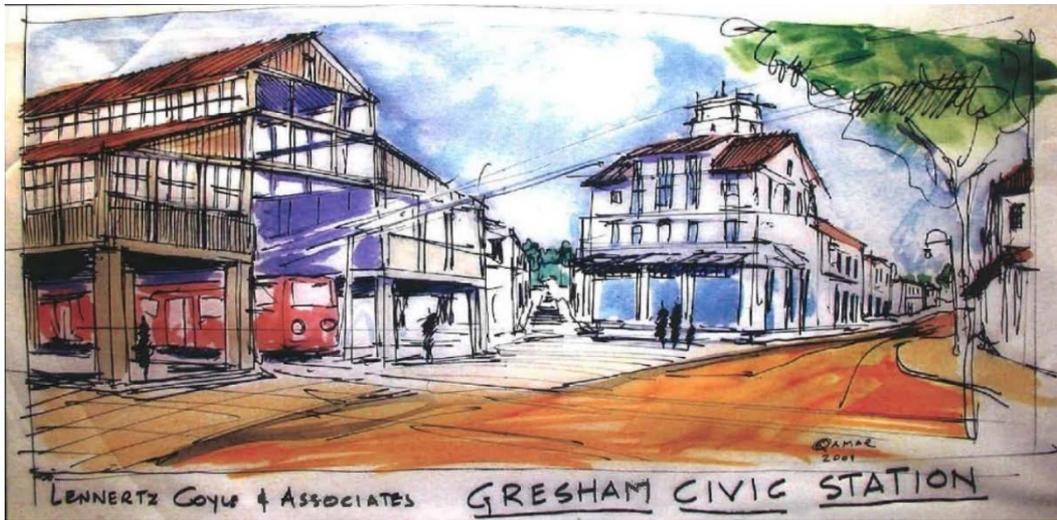


Vallaster & O'Connell studied moving the storm sewer alignment.



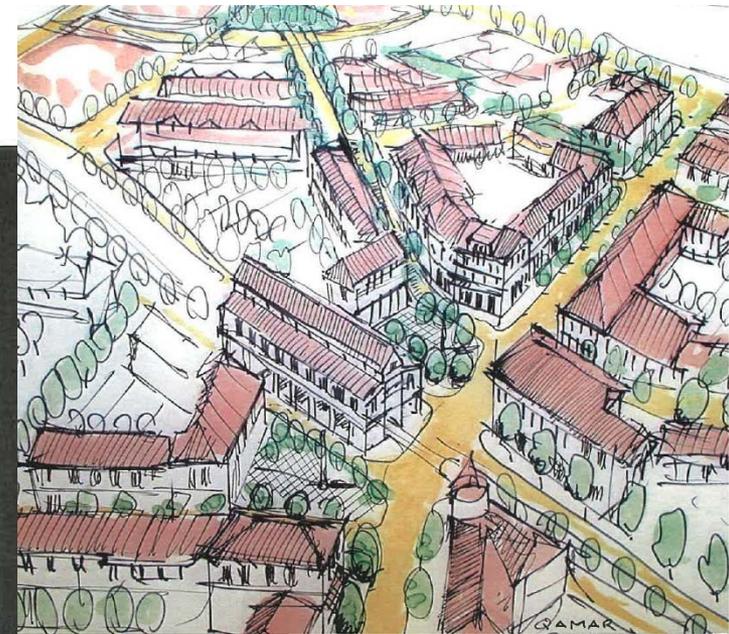
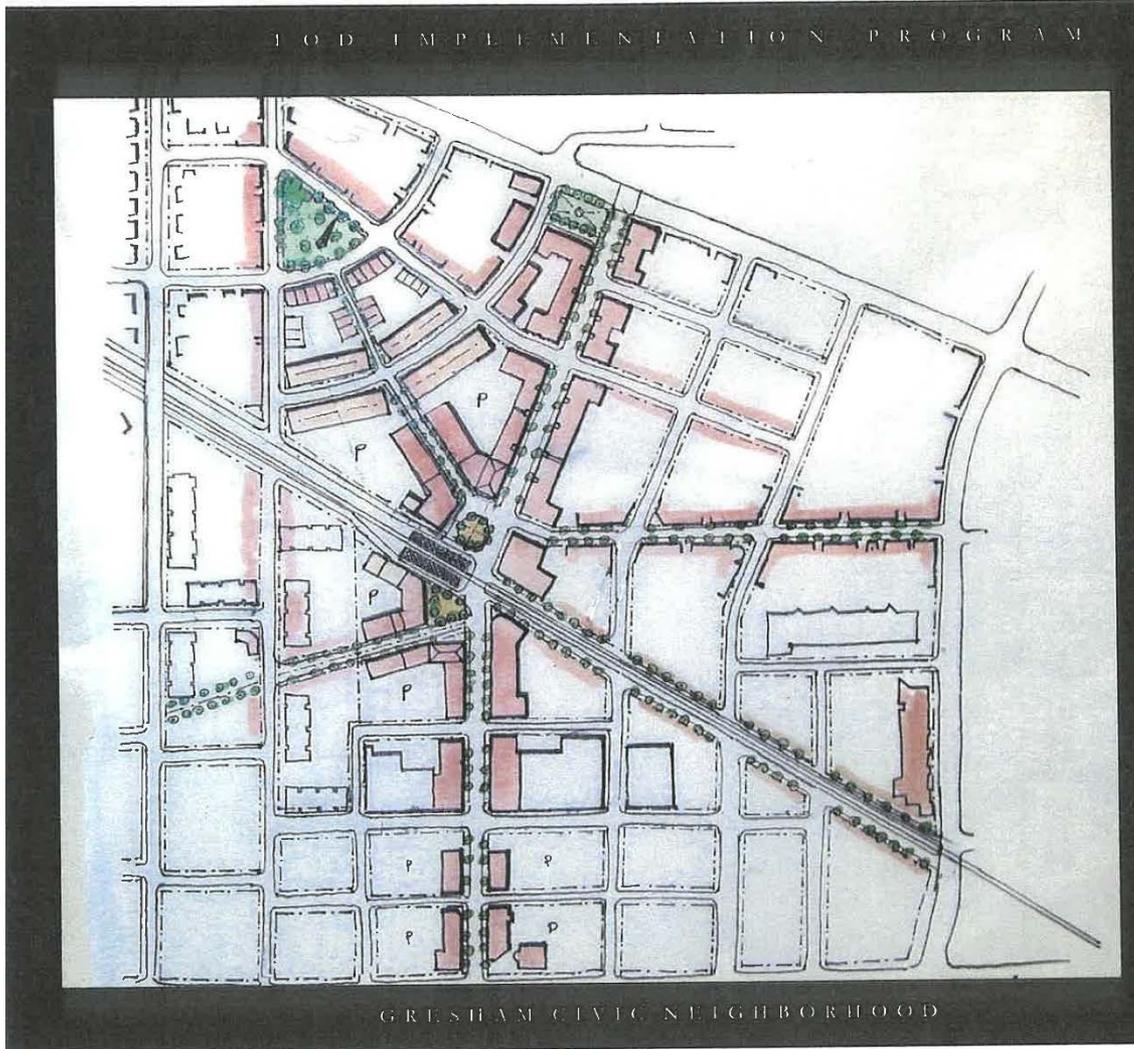
Edmunds & Cook advocated that public space take on a wide variety of shapes, sizes and intents.

Civic Neighborhood Metro Studies – 2001



Civic Neighborhood

Metro Studies: Lennertz Coyle & Associates – 2001

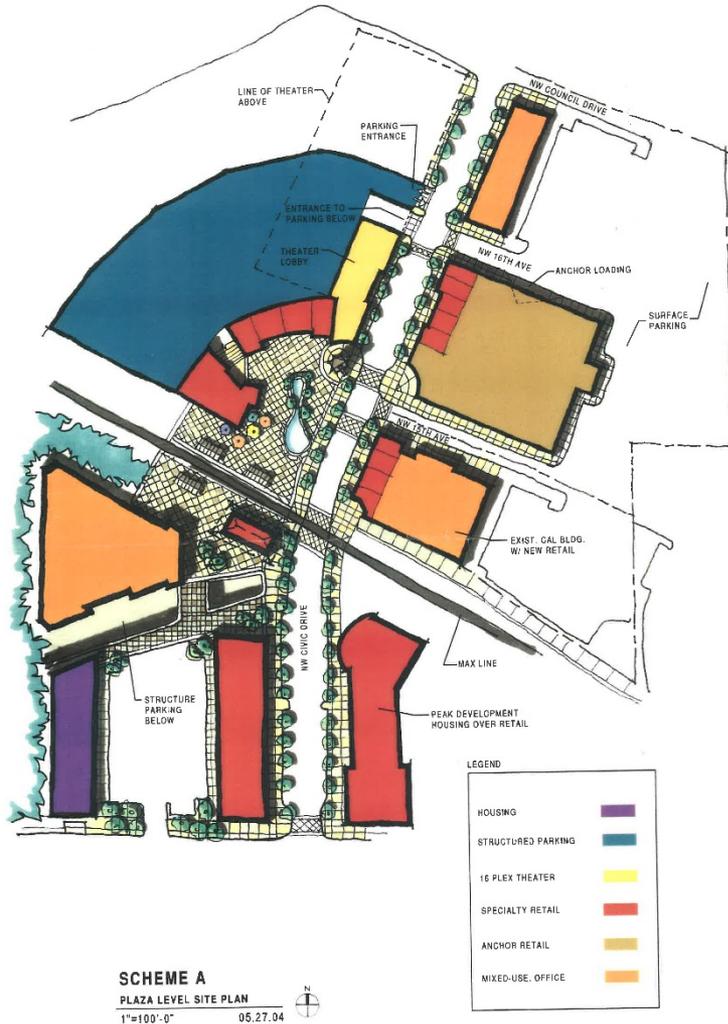


Lennertz & Coyle

In this alternative, radial streets provide direct pedestrian access to MAX, make the station a focal point and create multiple visual termini—perfect locations for landmark mixed use buildings.



Civic Neighborhood Sienna Site Study – May 2004



GRESHAM CIVIC STATION

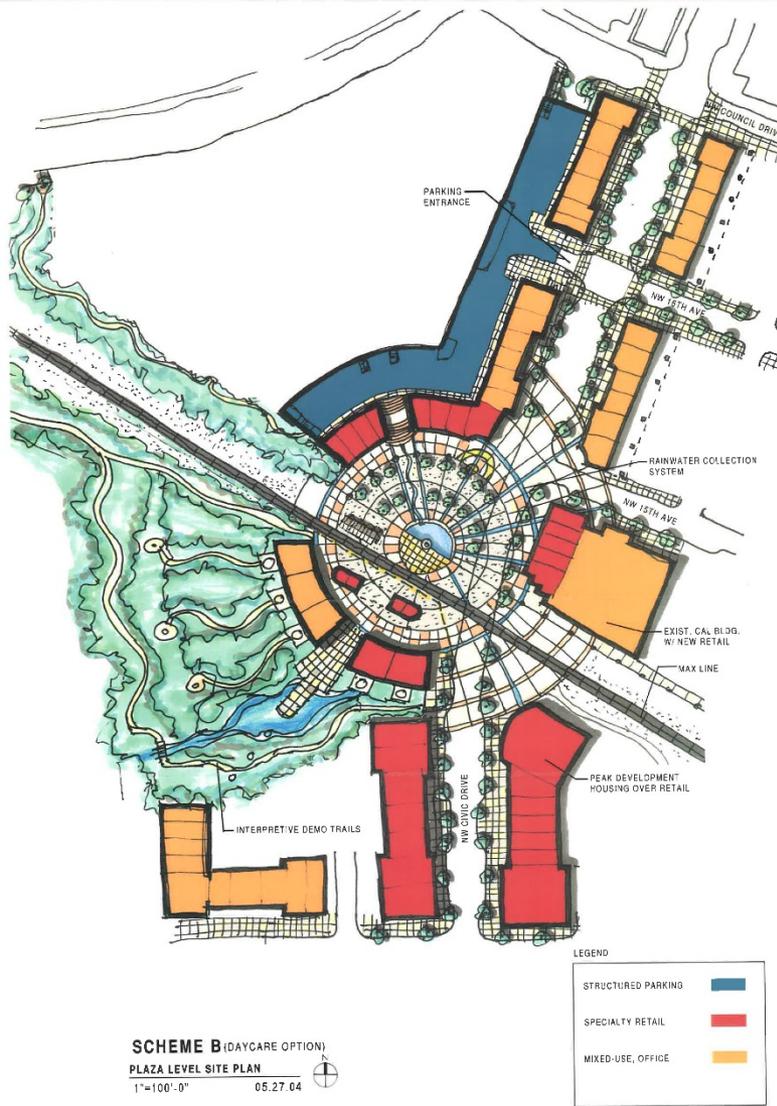
sienna
architecture company



GRESHAM CIVIC STATION

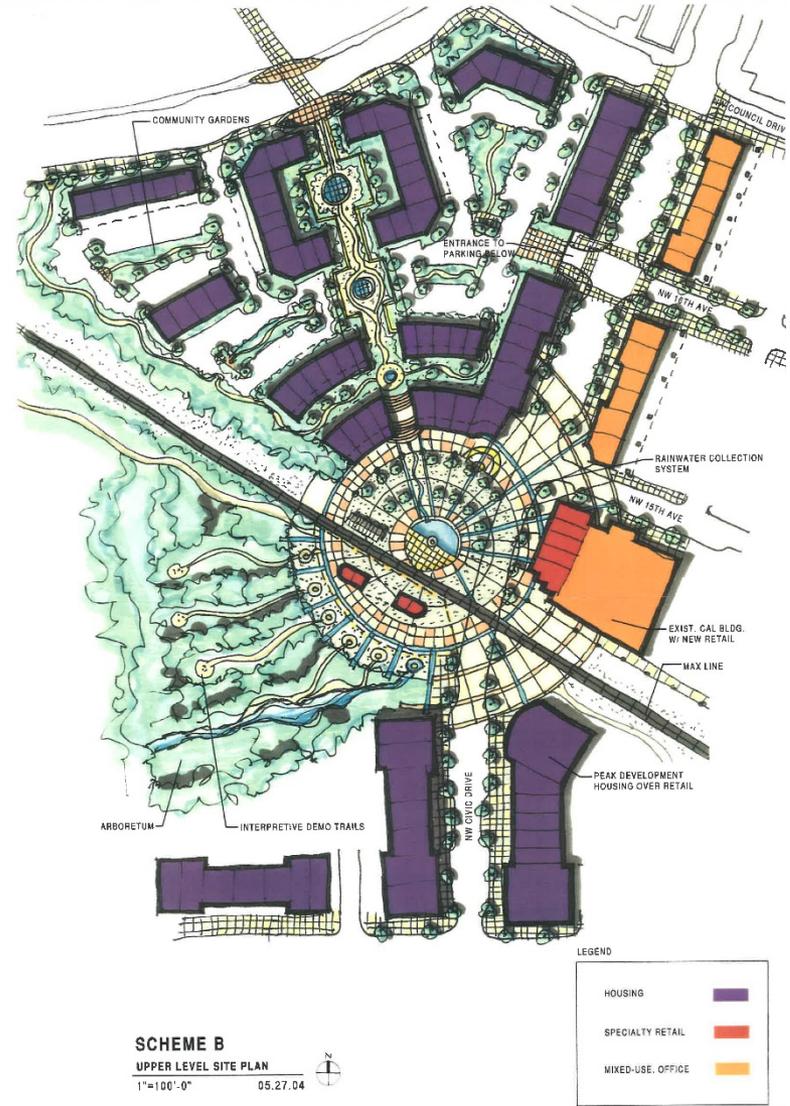
sienna
architecture company

Civic Neighborhood Sienna Site Study – May 2004



GRESHAM CIVIC STATION

sienna
architecture company



GRESHAM CIVIC STATION

sienna
architecture company

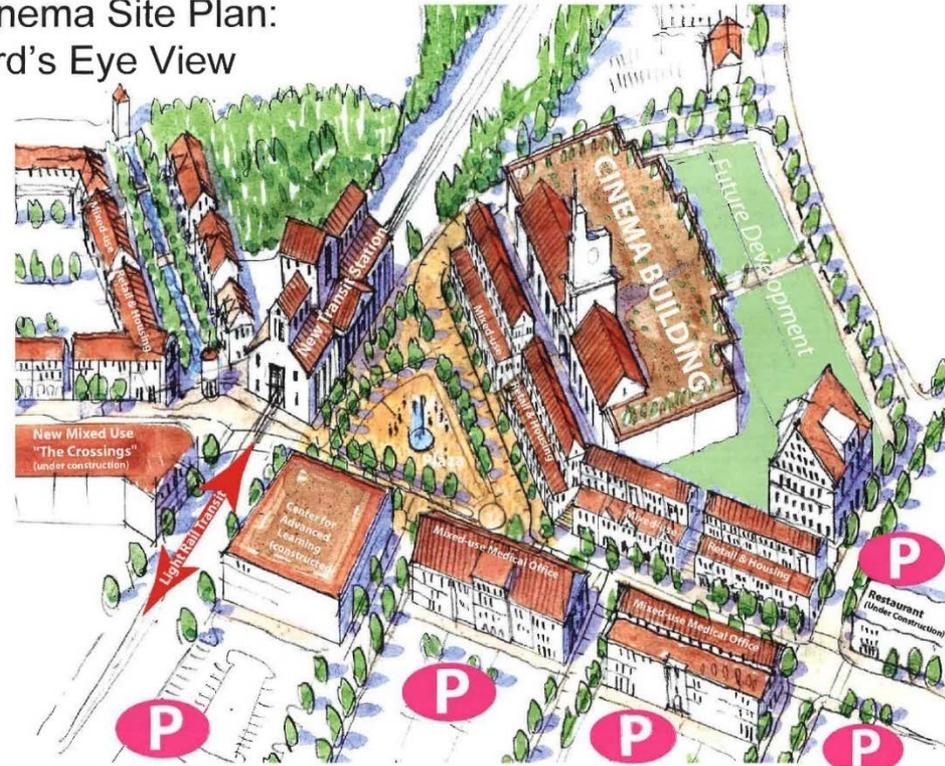
Civic Neighborhood Sienna Site Study – May 2004



Civic Neighborhood Metro TOD Study – June 2004



Cinema Site Plan:
Bird's Eye View



Civic Neighborhood Myhre Group Architects Study Rendering – No Date

Mike Rossman, Dvp. & Myhre Group Architects

EXHIBIT 2



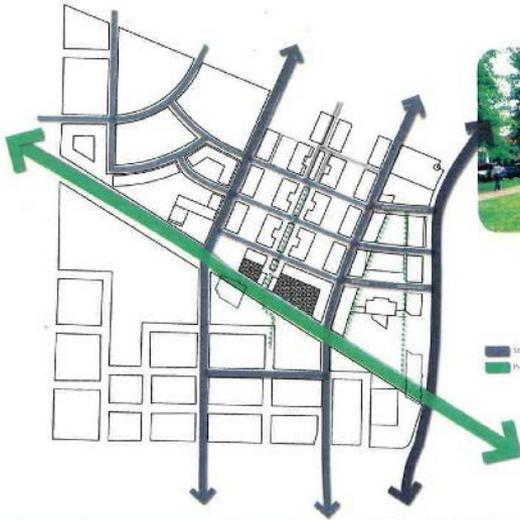
MYHRE GROUP
architects

Civic Neighborhood SERA Charrette Boards – 2005

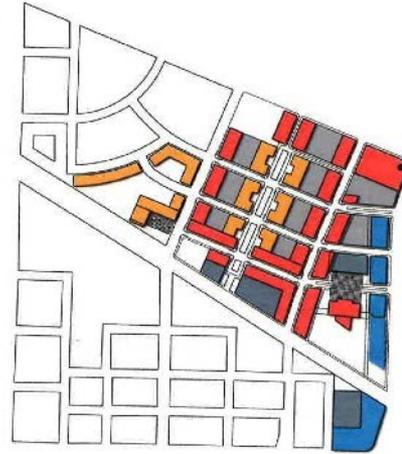
framework diagrams



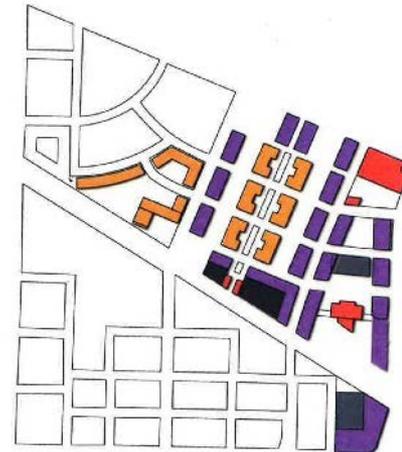
Community Green and Open Space



Community Green and Open Space

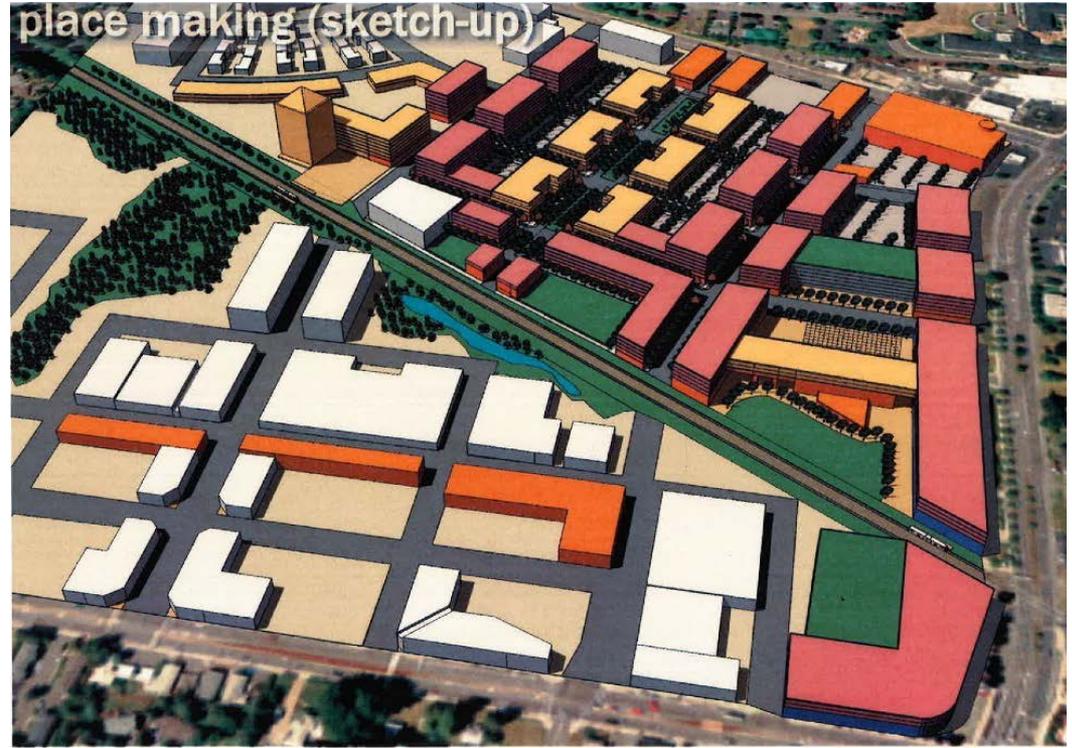
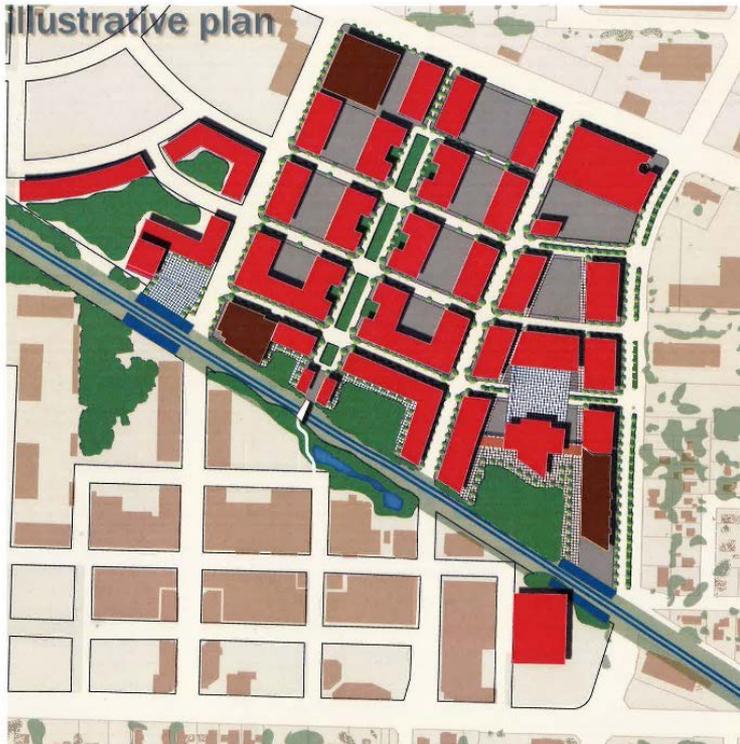


Land Use - Ground Level



Land Use - Upper Levels

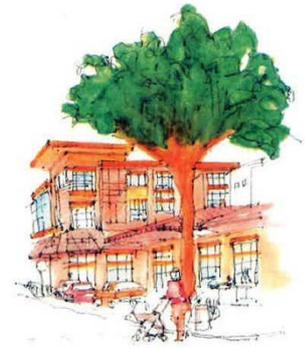
Civic Neighborhood SERA Charrette Boards – 2005



Neighborhood Housing

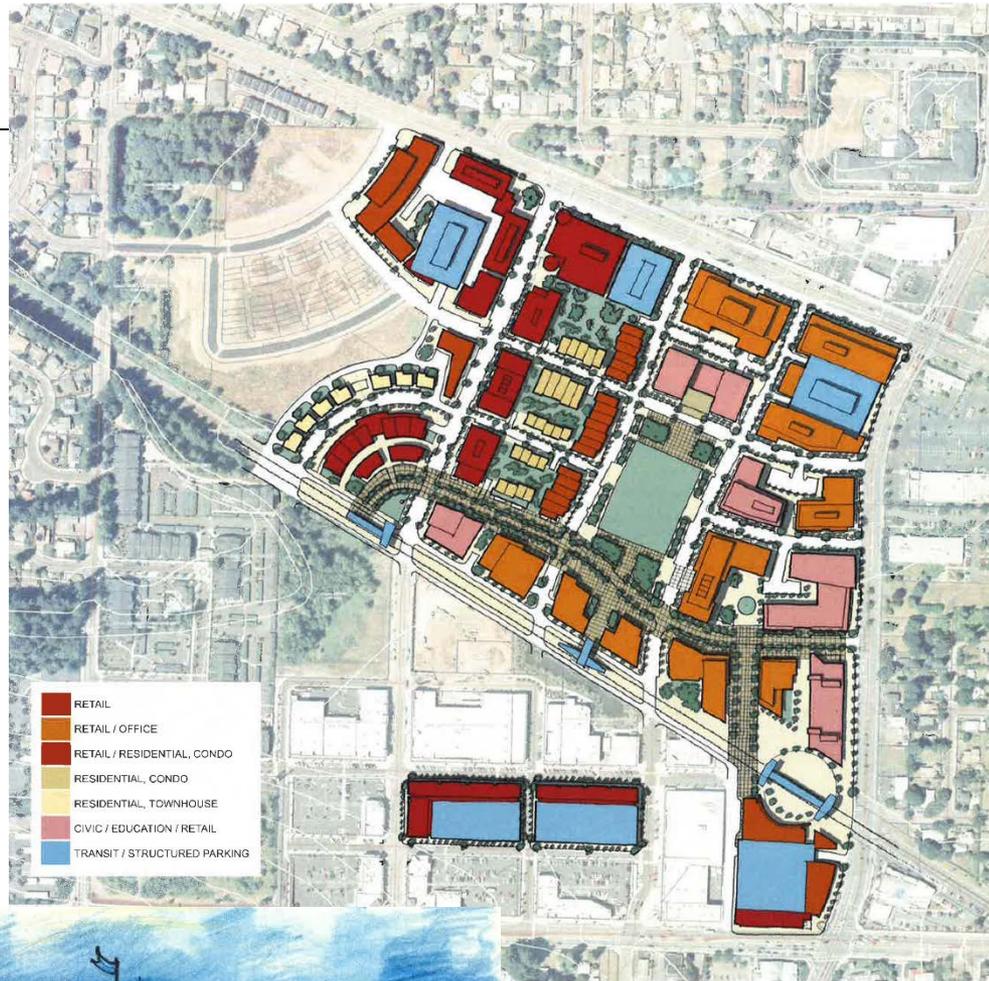


Neighborhood (Lifestyle) Retail



Neighborhood Cafe

Civic Neighborhood YGH Charrette Boards – 2005



Civic Neighborhood Perkowitz + Ruth Architects – 2006

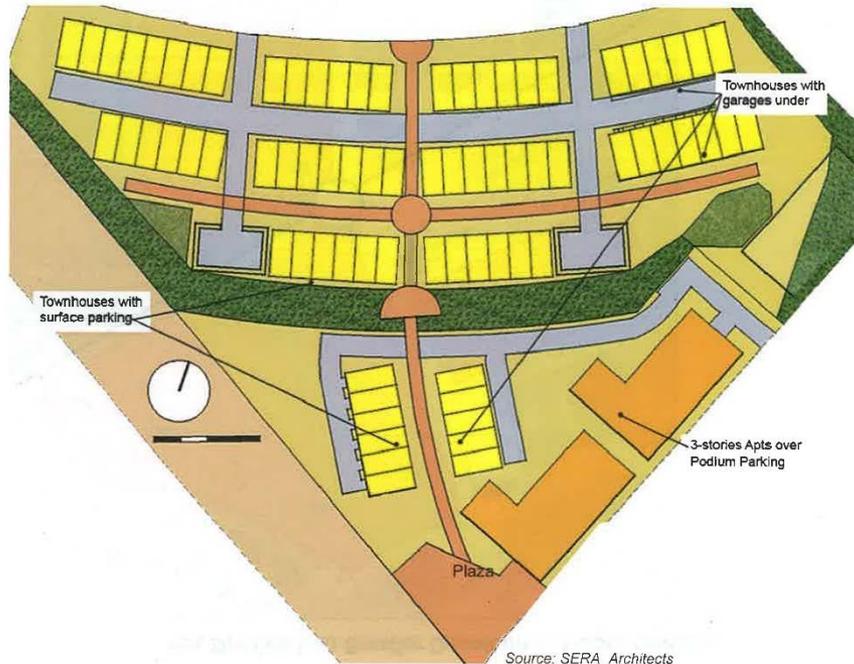


Civic Neighborhood Leland Consulting Development Strategy – 2009

Northwest Site – Alternative 1

Program

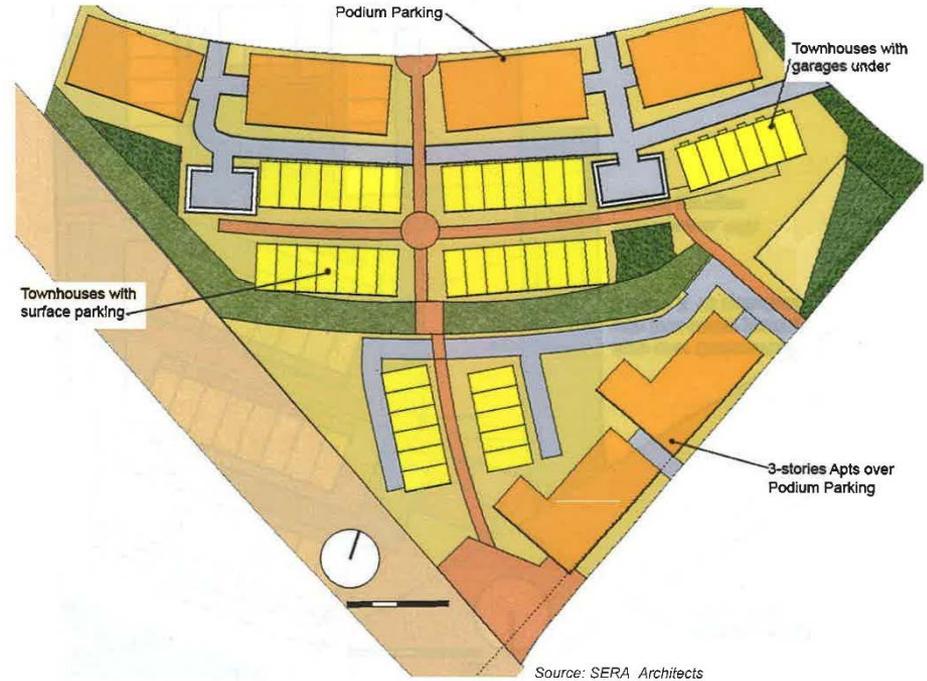
	Development	Parking Demand	Parking Supply
Townhouses	76 d.u.	76	76 self-parked
Multi-Family	54 d.u.	54	56
Commercial	1,000 gsf	3	
Totals	130 d.u.	57	56



Northwest Site – Alternative 2

Program

	Development	Parking Demand	Parking Supply
Townhouses	46 d.u.	46	46 self-parked
Multi-Family	150 d.u.	150	154
Commercial	1,000 gsf	3	
Totals	196 d.u.	153	154

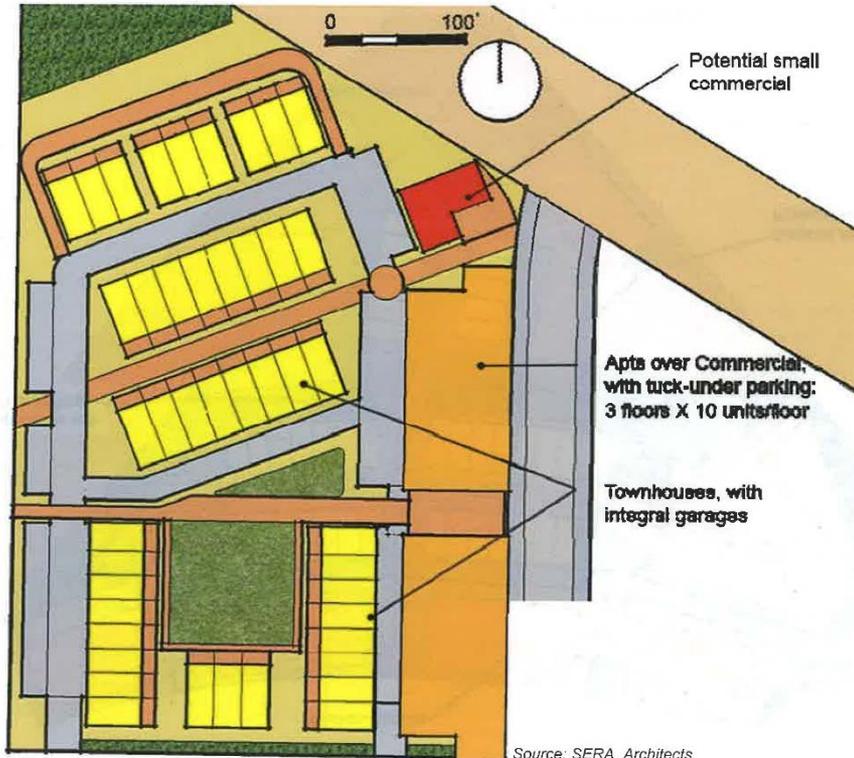


Civic Neighborhood Leland Consulting Development Strategy – 2009

Southwest Site – Alternative 1

Program

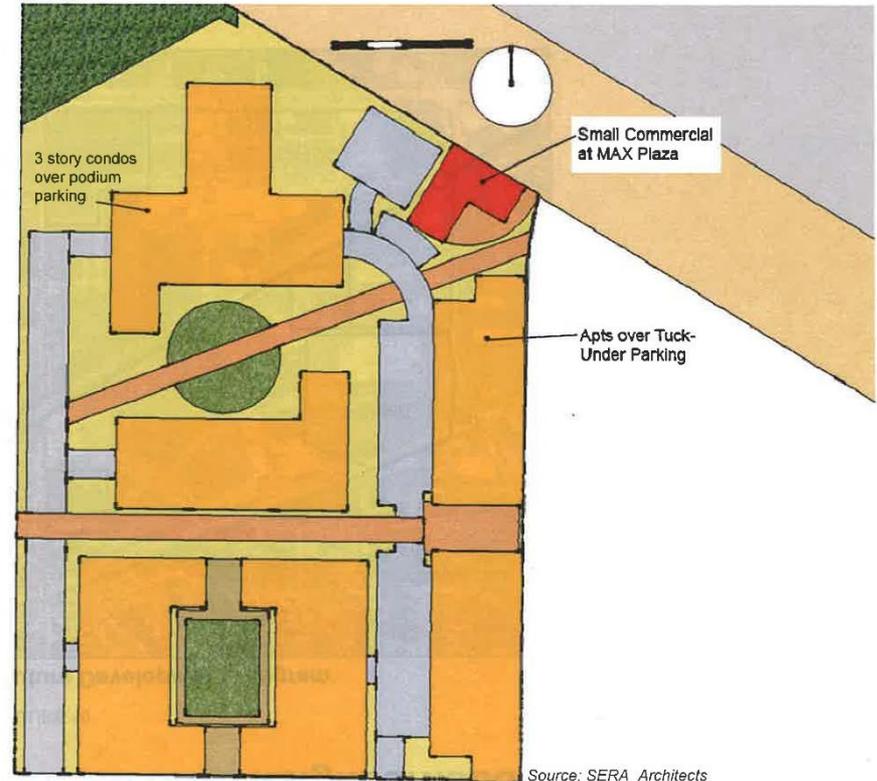
	Development	Parking Demand	Parking Supply
Townhouses	44 d.u.	44	44
Multi-Family	60 d.u.	54	
Surface			44
Tuck-Under			26
Garages			
Commercial	5,000 gsf	15	
Totals	104 d.u.	113	114



Southwest Site – Alternative 2

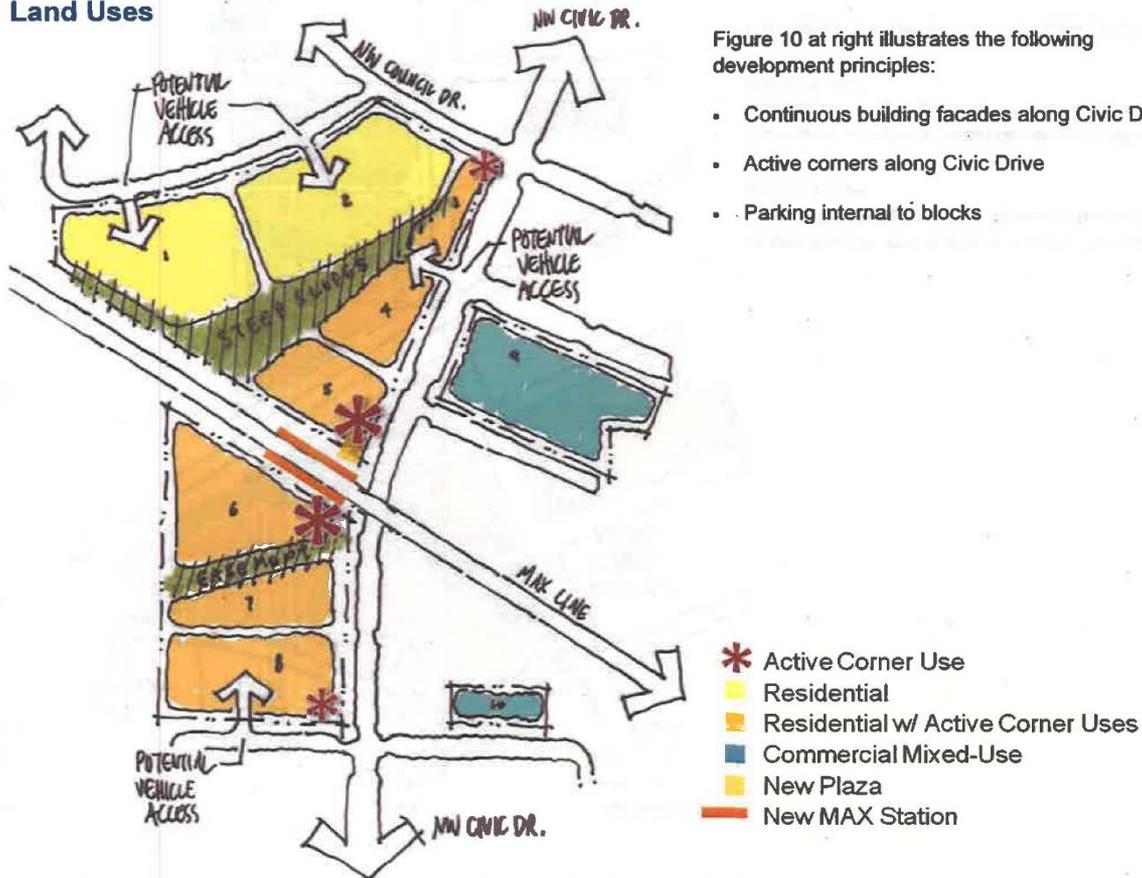
Program

	Development	Parking Demand	Parking Supply
Townhouses	0 d.u.	0	
Multi-Family	195 d.u.	195	
Surface			41
Tuck-Under			25
Podium			141
Commercial	5,000 gsf	15	
Totals	195 d.u.	210	207



Civic Neighborhood Leland Consulting Development Strategy – Jan. 2010

FIGURE 10
Land Uses



Source: Myhre Group Architects
(Development Scenario A)

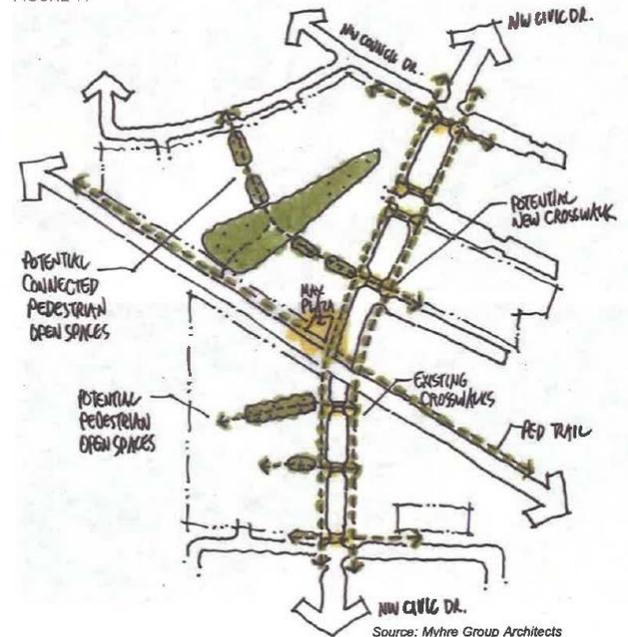
- * Active Corner Use
- Residential
- Residential w/ Active Corner Uses
- Commercial Mixed-Use
- New Plaza
- New MAX Station

Figure 10 at right illustrates the following development principles:

Figure 11 at right illustrates the following development principles:

- Central open space along the steep slope in the NW site
- Connected smaller open spaces
- Link to multi-modal trail and plaza along MAX line
- Utilize existing crosswalks and add new crosswalk along Civic Drive
- Open space corridor along utility easement in SW site

FIGURE 11



Source: Myhre Group Architects
(Development Scenario A)

Civic Neighborhood Kidder Mathews Park and Ride Redevelopment Study – May 2014

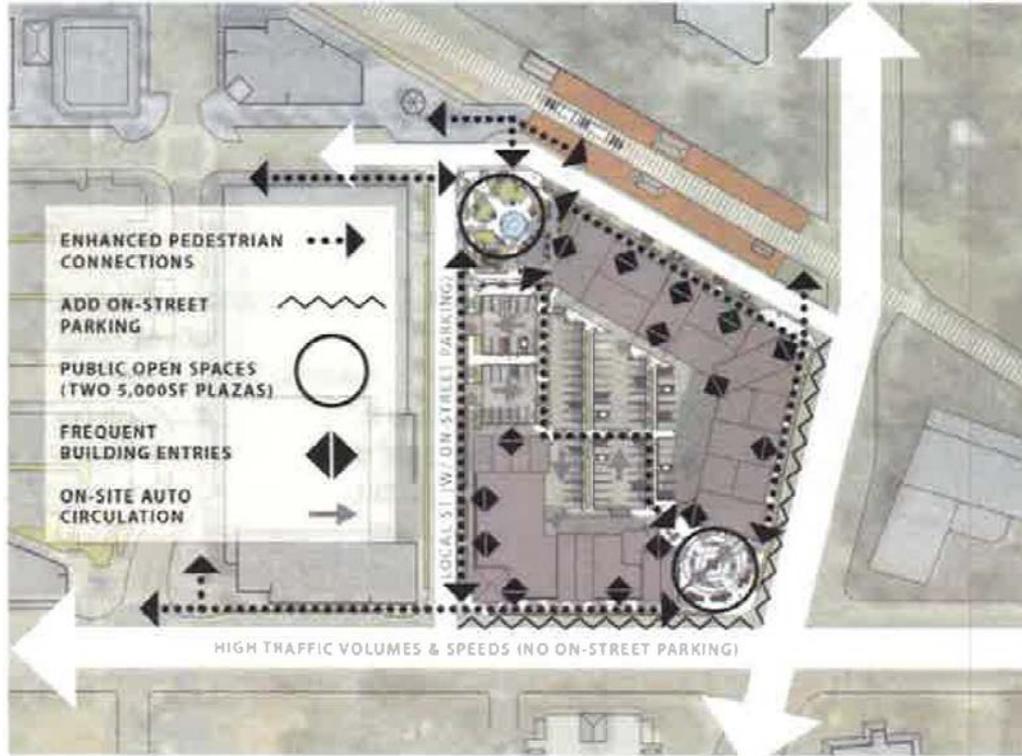


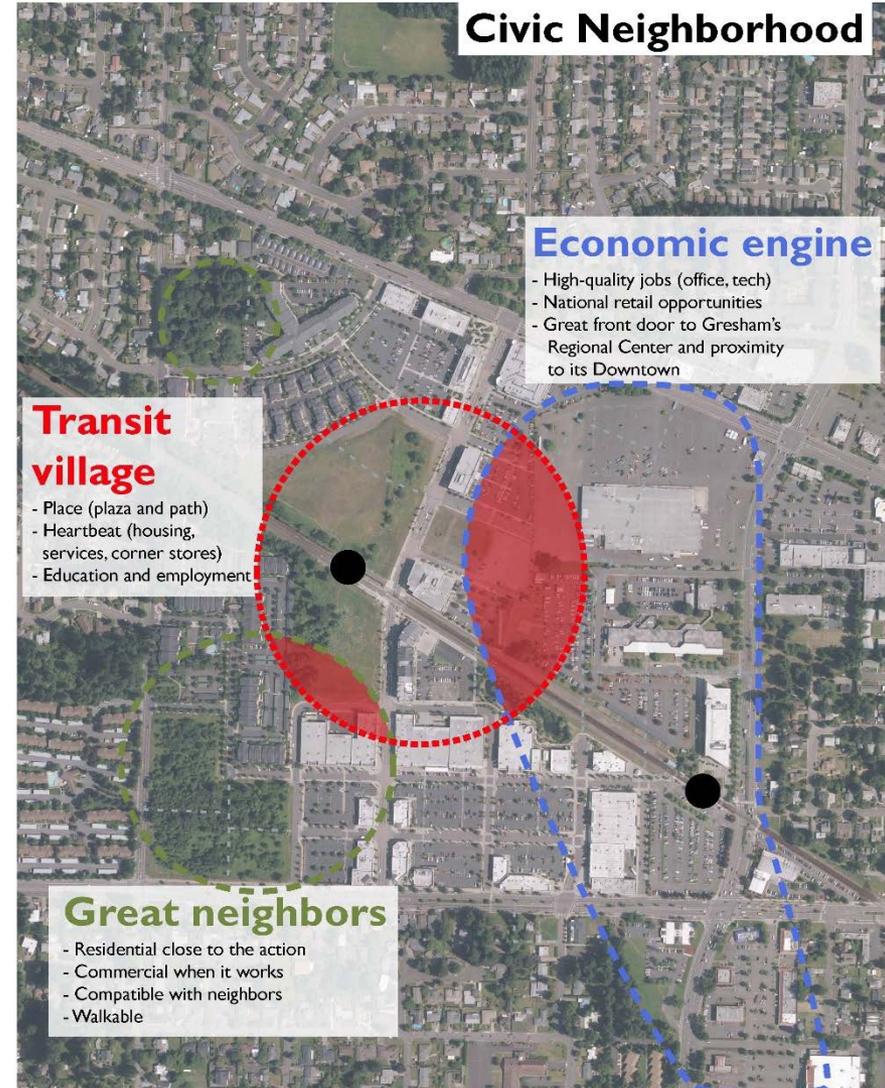
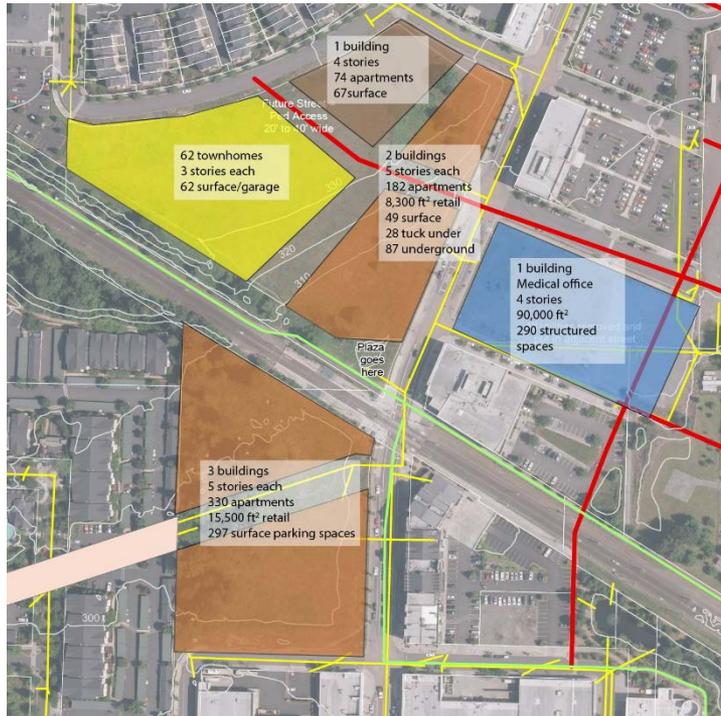
Exhibit E1 - Multi-Family Development Scenario



Exhibit E2 - Office Development Scenario



Civic Neighborhood Miscellaneous City Staff Diagrams – 2015-2016



Civic Neighborhood GBD Development Scenarios – July 2015



Civic Neighborhood GBD Development Scenarios – Aug. 2016

5

CIVIC NEIGHBORHOOD - CONCEPT MASTERPLAN - 10 AUGUST 2016
GRESHAM CIVIC CENTER



Civic Neighborhood MIG Vision Concept Diagram – June 2017

LEGEND

Connectivity

- Existing Primary Connection
- Existing Local Connection
- Proposed Primary Connection
- Proposed Local Connection
- Existing Streets
- Existing/Proposed Path

Design Elements

- Major Gateway
- Minor Gateway
- Green Edge/Tree Canopy

Public Spaces

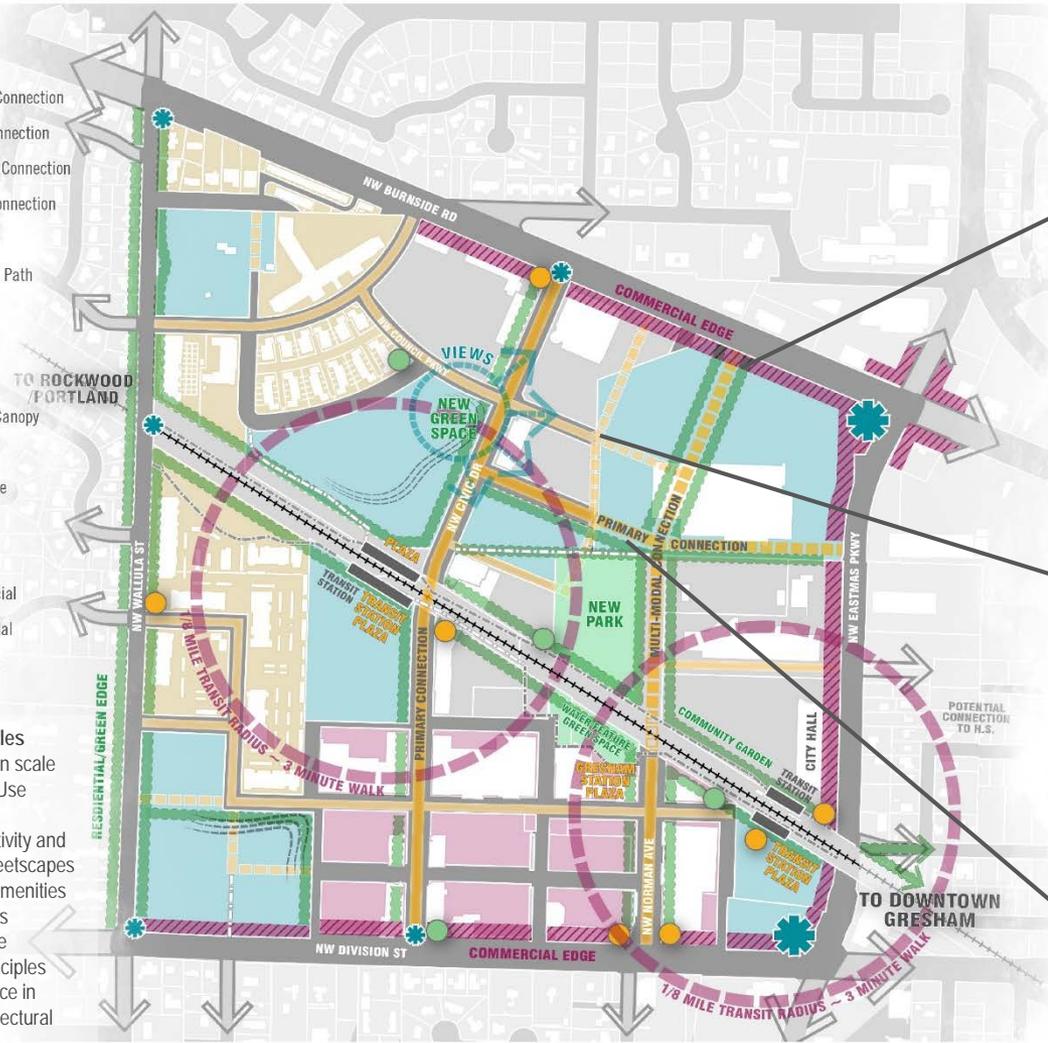
- Small Green Space
- Plaza

Land Uses

- Existing Commercial
- Existing Residential
- Commercial Edge
- Opportunity Sites

Development Principles

- Design at a human scale
- Support a Mixed-Use Community
- Enhance Connectivity and Create Active Streetscapes
- Integrate Public Amenities and Green Spaces
- Utilize Sustainable Development Principles
- Promote Excellence in Design and Architectural Expression



Gresham Civic Neighborhood | Vision Concept



The Vision Concept Diagram was created as part of the development of a new neighborhood vision and policy framework for the upcoming update to the development standards for the neighborhood.