

To: Design Commission, City of Gresham
From: Joshua Williams, Senior Planner, Urban Design & Planning
Date: May 9, 2018
Subject: EADA 18-26000199 – Civic NW Phase II – Background Information

The Early Advice Design Assistance (EADA) application presented for your review in the attached packet is located on the property north of the Civic Max Station, west of Civic Drive. With implementation of the new Civic Neighborhood Plan District (effective May 17, 2018), the project will be subject to the updated standards outlined in the Civic Neighborhood Plan District Design Manual, which are being emailed to you.

For your reference, as you review this EADA submittal and the Design Manual, the Civic Neighborhood Transit High Density (CNTH) land use district is the applicable zoning for this site.

As part of the development process for this site, Metro and the City are requiring the applicant to meet with the Design Commission to discuss and receive feedback on the big picture design ideas for the site – specifically, how the development can best address the design principles outlined in the Civic Neighborhood Plan District Design Manual.

For your reference, Staff has also included a copy of the RFQ provided to the applicant, outlining specific City and Metro conditions and constraints for development of the site.