



Metro



# NW Civic Drive Opportunity

February 15, 2023

# Background & context



Metro acquired 13 acres during Blue Line MAX planning

Plan for high density mixed-income neighborhood

The Crossings (market rate) opened in 2011

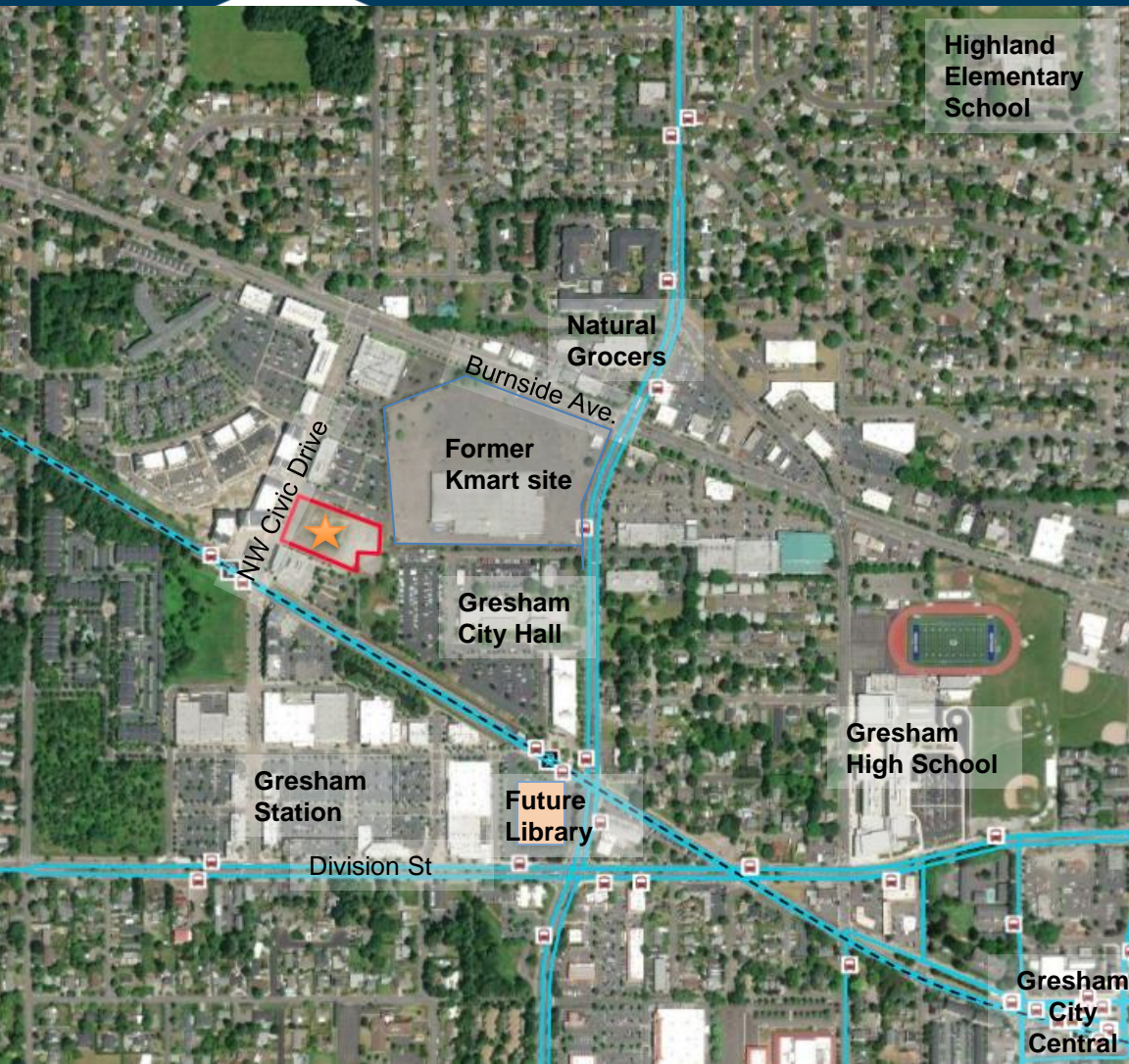
Alta Civic (market rate) opened in 2022

SW Parcel (mixed income) in development review





# Neighborhood



## Gresham Civic neighborhood

- Steps away from MAX station
- Blocks to future East County library
- Retail and restaurants
- Grocery 0.3 miles away
- Highland Elementary, Gresham HS less than a mile away
- Area master plan underway

# Site Overview

- 1.91 acres
- Currently vacant, but leased by Center for Advanced Learning as student parking until June 2024





# Design goals

- At least 60 units, including 2 or 3-bedroom units
- Active ground floor, preferably with community-serving use
- Engagement with city on district parking strategies
- Possibilities for affordable home ownership options



# Zoning & entitlements



Feasibility analysis prepare by MIG

- CNTH- Civic Neighborhood Transit High Density
- Civic Neighborhood Plan District
- Minimum residential density is 30 units per acre
- Conceptual site study achieves 94 units
- Half street improvements required on NW 15th and along NW Sleret Avenue
- Mid-block pathway on 16th will be required, though potentially can be addressed through articulations and pedestrian amenities



# Environmental

- Phase I and II ESA from 2006
- Past agricultural use, but no recognized environmental conditions
- Site has been used as parking lot over past decade





# Further site considerations



Prepared by MIG

- Commercial along NW Civic Dr
- Pedestrian open space over utility easement
- Corner owned by City of Gresham

# Additional funding available

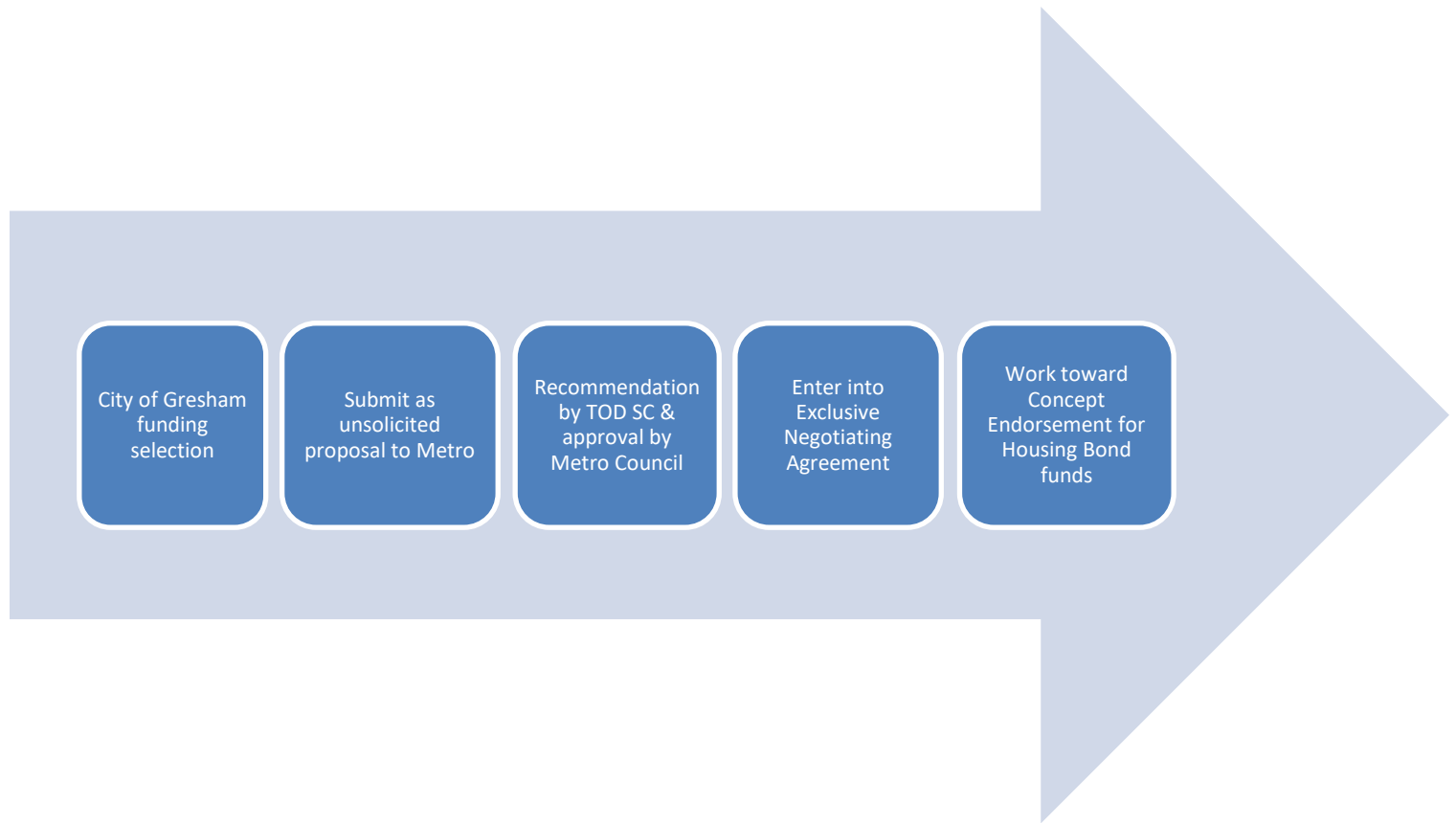
Site Acquisition Program: approx. \$2,956,435

Transit-Oriented Development grant: \$250,000

TOD Urban Living Infrastructure grant: \$250,000



# Process





# Questions?

Please contact [andrea.pastor@oregonmetro.gov](mailto:andrea.pastor@oregonmetro.gov)

[oregonmetro.gov](http://oregonmetro.gov)

