



# CERTAINTY IN DEVELOPMENT REVIEW

Gresham knows that predictability is key to a successful project. For qualifying developments associated with the Metro-owned Civic Properties RFQ, we're offering partnership tools to provide you with certainty in your decision making process. See reverse for details and criteria.

## Pre-development | Funding & Services

Help offset development costs with pre-development services including:

- Conceptual architectural and design services.
- Early Design Advice with Design Commission.
- Parking study evaluating potential ratio reduction.
- Pre-development conceptual cost estimates.
- Updated System Development Charge rates/ methodologies.

## Collaboration | Here to Help

Collaborate up front to take advantage of flexible options including:

- Potential to reduce parking ratios.
- Ability to allow for 5 over 1 construction flexibility.
- Simplified application and process materials.
- Code simplification updates.
- Public partnership opportunities.

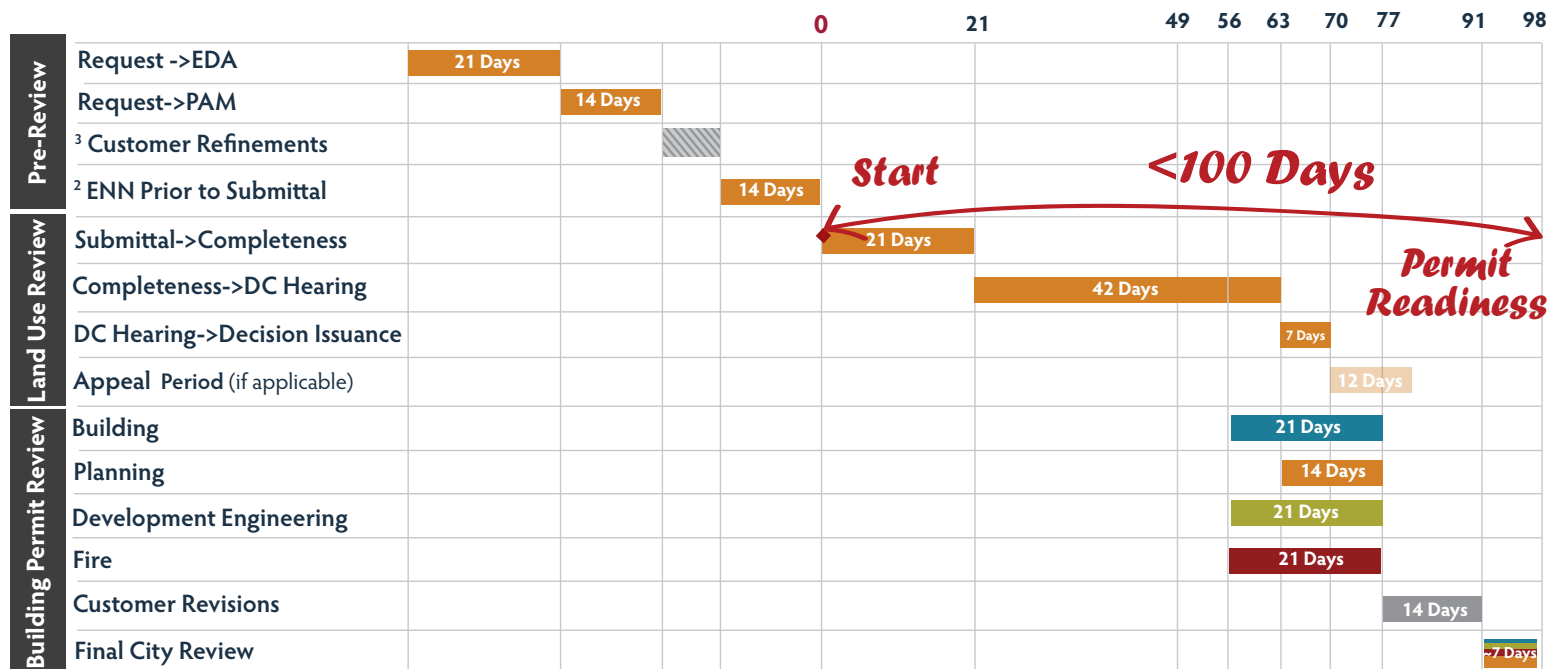
## Development Coordination | Rapid Response

The City provides a dedicated Rapid Response Commercial Development Team for qualifying projects that includes:

- Development and construction permit process facilitation.
- Expedited land-use and concurrent building permit review.
- A staff liaison to act as one point of contact throughout the project.
- Dedicated plan review and inspection staff from every City reviewing agency.
- Electronic Plan Review.
- Coordination with third party professionals or agencies.

## Expedited Development Review | Certainty & Predictability

We understand that time is money. In the spirit of public-private partnership, we are committed to a less than 100 day concurrent land use and building permit process that provides you with predictability to help you meet your project goals.<sup>1</sup>



<sup>1</sup>Must meet applicable criteria and commitment to timelines. <sup>2</sup>Optional Design Commission Consult may add 3 additional weeks.

<sup>3</sup>Based on customer timeframe.

EDA- Early Design Advice (with Design Commission)

PAM- Pre-Application Meeting

ENN- Early Neighborhood Notification

DR- Design Review

DC- Design Commission



# THREE HUBS...ONE GRESHAM

The One Gresham initiative is our economic and urban redevelopment strategy that strengthens and links our three core commercial centers, including Civic. In partnership with private sector development, the City seeks to support catalytic projects with quality architecture and community-oriented spaces that stimulate vibrancy and quality of life.

## CIVIC NEIGHBORHOOD



RFQ Site

## ELIGIBILITY CRITERIA\*

- The project site must be located within the designated area of the RFQ sites in Civic Neighborhood.
- The project must be new construction.
- Development must be catalytic, enhancing and connecting areas by increasing activity levels through density and/or urban amenities and promoting future quality development.
- Qualifying development types include: Commercial, office, mixed-use, market rate housing and other ownership housing options.
- Early Design Advice meeting required (Design Commission consult may be required if Pre-Application Meeting has occurred prior to submittal).
- Permit ready documents and structural plans must be submitted. City allows ability for phasing of building permits, grading, site utilities, foundation, shell, etc.
- The recipient must sign an agreement with the City certifying qualification, covering terms, obligations, commitment to timelines, etc.

The development must incorporate:

- The highest reasonable floor area ratio and the highest reasonable site coverage ratio allowed by the Development Code.
- Aesthetically pleasing architecture that exhibits both quality and permanence and includes the use of durable materials of higher quality than is typical in the area
- Greater ground floor height and urban living infrastructure amenities and/or active ground floor uses that catalyze economic development and stimulate job creation/growth.
- Innovative site and building design that creates a sense of place, makes the pedestrian realm visually attractive, active, vibrant and safe and enhances the pedestrian experience.

\* Additional criteria and non-eligibility applies.