

Civic Station Plaza

Vision: The Civic Station Plaza will serve as a focal point for the neighborhood, contributing to its identity and sense of place. The main portion of the plaza will be located on the north side of the Civic Drive MAX Station, adjacent to Civic Drive. This area will be an active urban space with edges partially defined by adjacent buildings, and will include larger paved areas of programable space with integrated green features. Plaza components will take advantage of the site's existing slope and encourage activities with features such as amphitheater seating, terraced patios, and storefronts with outdoor dining. A pedestrian path, integrated as a component of the plaza design, will extend from the primary activity space, connecting the MAX station and Wy'East trail to Fanning Way at the top of the hill. This linear section of the plaza will include smaller nodes of activity spaced along the path, such as play areas, community gardens, picnic areas, viewpoints, public art, and dog areas. The combined plaza areas will be up to one acre in size.



Active urban space partially defined by building with integrated green features



Play area integrated with a natural slope.

Funding: There are two City funding sources available for the construction of a Civic Max Station Plaza on the Metro-owned site directly north of the station:

- Parks System Development Charges (SDC) Credit for Civic Station Plaza: Potential SDC credits for 41.8% of the project cost up to \$449,350 (\$418,000 construction, \$31,350 Design). SDC credits are proportional to the plaza size up to the full amount for a 1-acre or larger plaza.
- 1996 Gresham Civic Neighborhood Financing (Winmar) Agreement: A refund of up to \$214,789 for construction costs of qualifying parks improvements is available if the site is fully developed (development meets minimum density/intensity requirements for the lot size). The plaza would need to become part of the public infrastructure (City owned).

A qualifying project could receive both the SDC credits (for the SDC eligible portion of the project) as well as be reimbursed through the Gresham Civic Neighborhood Financing Agreement for part of the non-SDC eligible portion of the project. The pedestrian path connecting the MAX station and Wy'East trail to Fanning Way at the top of the hill is a City-led and funded project. Amenities extending from the main plaza along the path can qualify for both the SDC credits and the financing agreement reimbursement.