

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan, extended to the year 2029 through city-wide vote in 2022, is aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City Council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

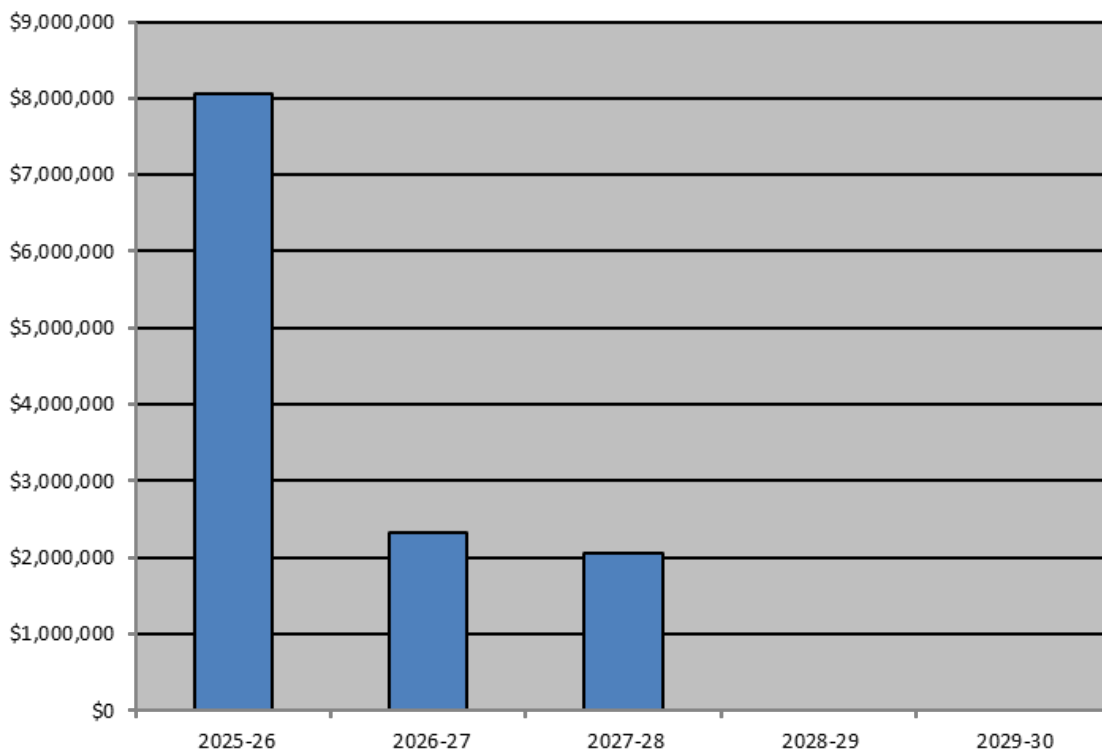
Highlights

Significant capital improvement projects include:

1. Complete ground floor tenant improvements of the Catalyst Site/Downtown Rockwood project – the Rockwood Market Hall and the 5-story Aviva mixed-use commercial/residential building (#CIPUR00001).
2. Work with private developer on the redevelopment of the POIC Campus (#CIPUR00004) into a new mixed-use campus that will include commercial and retail, a school, gymnasium, plaza, administrative offices and business incubation.
3. Staff will explore opportunities through the Property Acquisition Fund (#CIPUR00006) to respond to redevelopment opportunities within the Urban Renewal Area (URA).

4. Upgrade Yamhill Corridor (#CIPUR00007) to collector standards. This project infills Yamhill Street between 182nd Ave and 197th Ave with many safety and street improvements.
5. Advance design work and cost estimates for the development of a new public safety building to replace Gresham Fire Station 74 (#CIPUR00008).
6. Tenant improvements to the current properties on the B184 Site (#CIPUR00009) and demolition of the former Lydia's building.

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary									
Project	Project Name	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total	
CIPUR00001	Catalyst Site/Downtown Rockwood	819,886	0	0	0	0	0	819,886	
CIPUR00004	POIC Campus	284,618	515,000	0	0	0	0	799,618	
CIPUR00006	Property Acquisition Fund	2,246,198	2,060,000	0	0	0	0	4,306,198	
CIPUR00007	Yamhill Corridor Improvement	492,500	4,432,500	0	0	0	0	4,925,000	
CIPUR00008	Public Safety Facility: Fire Station 74	515,000	787,950	2,317,500	2,060,000	0	0	5,680,450	
CIPUR00009	B184 Site Improvements	0	257,500	0	0	0	0	257,500	
Grand Total		4,358,202	8,052,950	2,317,500	2,060,000	0	0	16,788,652	

Urban Renewal Funded Summary by Resource							
Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Urban Renewal	4,358,202	8,052,950	2,317,500	2,060,000	0	0	16,788,652
Grand Total	4,358,202	8,052,950	2,317,500	2,060,000	0	0	16,788,652

Urban Renewal Funded Resource Detail										
Project	Project Name	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total	
CIPUR00001	Catalyst Site/Downtown Rockwood	Urban Renewal	819,886	0	0	0	0	0	819,886	
CIPUR00001 Total			819,886	0	0	0	0	0	819,886	
CIPUR00004	POIC Campus	Urban Renewal	284,618	515,000	0	0	0	0	799,618	
CIPUR00004 Total			284,618	515,000	0	0	0	0	799,618	
CIPUR00006	Property Acquisition Fund	Urban Renewal	2,246,198	2,060,000	0	0	0	0	4,306,198	
CIPUR00006 Total			2,246,198	2,060,000	0	0	0	0	4,306,198	
CIPUR00007	Yamhill Corridor Improvement	Urban Renewal	492,500	4,432,500	0	0	0	0	4,925,000	
CIPUR00007 Total			492,500	4,432,500	0	0	0	0	4,925,000	
CIPUR00008	Public Safety Facility: Fire Station 74	Urban Renewal	515,000	787,950	2,317,500	2,060,000	0	0	5,680,450	
CIPUR00008 Total			515,000	787,950	2,317,500	2,060,000	0	0	5,680,450	
CIPUR00009	B184 Site Improvements	Urban Renewal	0	257,500	0	0	0	0	257,500	
CIPUR00009 Total			0	257,500	0	0	0	0	257,500	
Grand Total			4,358,202	8,052,950	2,317,500	2,060,000	0	0	16,788,652	



FUNDED PROJECT
Urban Renewal

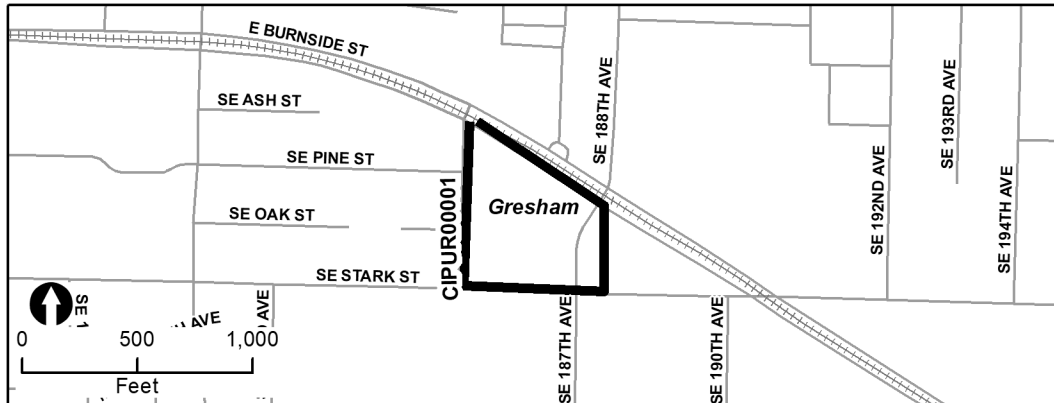
CIPUR00001: Catalyst Site/Downtown Rockwood

Description: Located in the heart of the Rockwood Town Center, the Gresham Redevelopment Commission purchased this 6.5 acre site for redevelopment. Formerly the home of Rockwood Fred Meyer, the site is now commonly referred to as Downtown Rockwood. This project will cover capital costs associated with site redevelopment and improvements.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partners: Private development.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	819,886	0	0	0	0	0	819,886
Resources Total		819,886	0	0	0	0	0	819,886
Expenses	Construction	795,986	0	0	0	0	0	795,986
	Admin (3%)	23,900	0	0	0	0	0	23,900
Expenses Total		819,886	0	0	0	0	0	819,886

FUNDED PROJECT
Urban Renewal

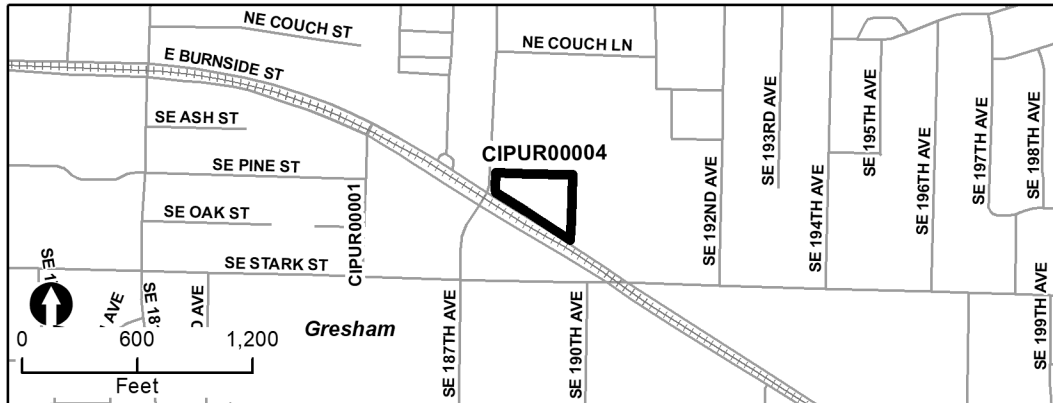
CIPUR00004: POIC Campus

Description: This POIC (Portland Opportunities Industrialization Center) Campus project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. The site will include a multi-story mixed-use building with a large gymnasium, a landscaped outdoor open area, and on-site parking. The parcel of property is located at 18901 E. Burnside, to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station.

Justification: This project will complement the adjacent Rockwood Rising Catalyst Site and help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partner: Private development.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	284,618	515,000	0	0	0	0	799,618
Resources Total		284,618	515,000	0	0	0	0	799,618
Expenses	Construction	276,318	500,000	0	0	0	0	776,318
	Admin (3%)	8,300	15,000	0	0	0	0	23,300
Expenses Total		284,618	515,000	0	0	0	0	799,618

FUNDED PROJECT
Urban Renewal

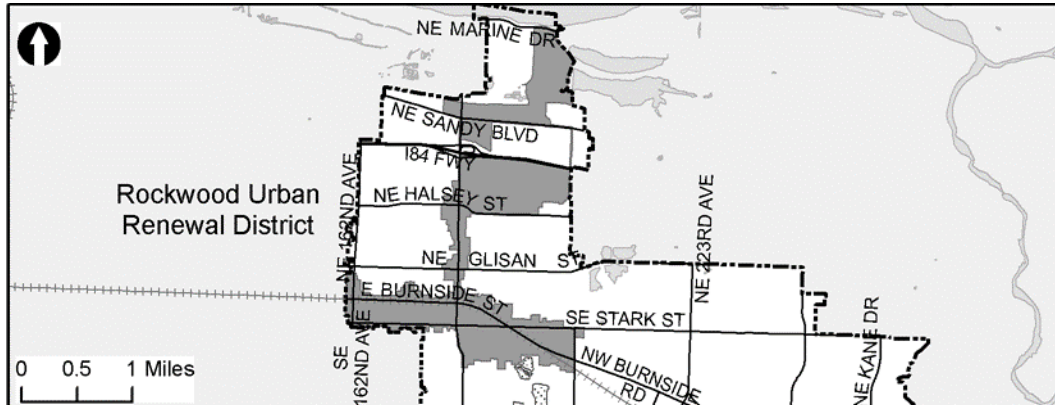
CIPUR00006: Property Acquisition Fund

Description: This Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of project: Property Acquisition.

Partners: Typical partners will be from the private sector interested in selling property or teaming on a development project.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	2,246,198	2,060,000	0	0	0	0	4,306,198
Resources Total		2,246,198	2,060,000	0	0	0	0	4,306,198
Expenses	Property Acq	2,180,798	2,000,000	0	0	0	0	4,180,798
	Admin (3%)	65,400	60,000	0	0	0	0	125,400
Expenses Total		2,246,198	2,060,000	0	0	0	0	4,306,198

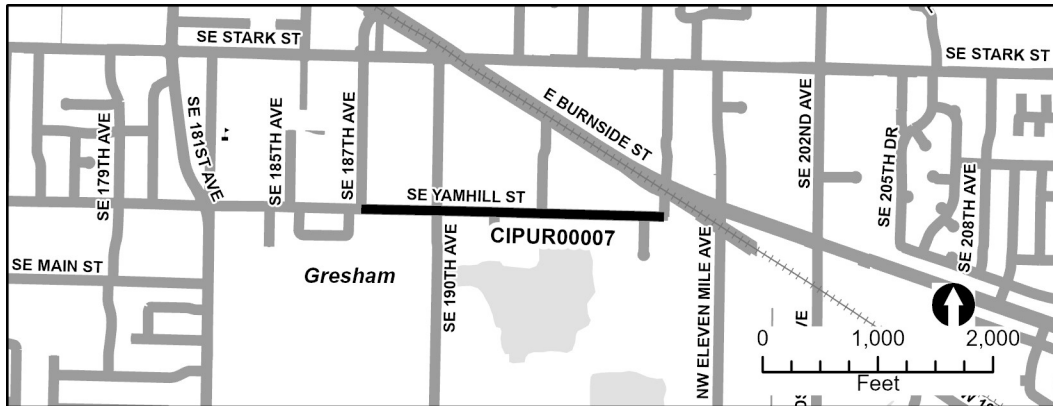
FUNDED PROJECT
Urban Renewal

CIPUR00007: Yamhill Corridor Improvement

Description: This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act (ADA)-compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety.

Justification: Yamhill Street is a minor collector street within the Rockwood Design District that serves growing volumes of pedestrian and vehicular traffic. This improvement will result in a more complete roadway cross-section that improves pedestrian safety and reduces vehicle speeds.

Type of project: Construction of facilities and utilities to correct deficiencies.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	492,500	4,432,500	0	0	0	0	4,925,000
Resources Total		492,500	4,432,500	0	0	0	0	4,925,000
Expenses	Design/Const Admin	200,000	150,000	0	0	0	0	350,000
	Construction	232,000	3,738,200	0	0	0	0	3,970,200
	Admin (14%)	60,500	544,300	0	0	0	0	604,800
Expenses Total		492,500	4,432,500	0	0	0	0	4,925,000

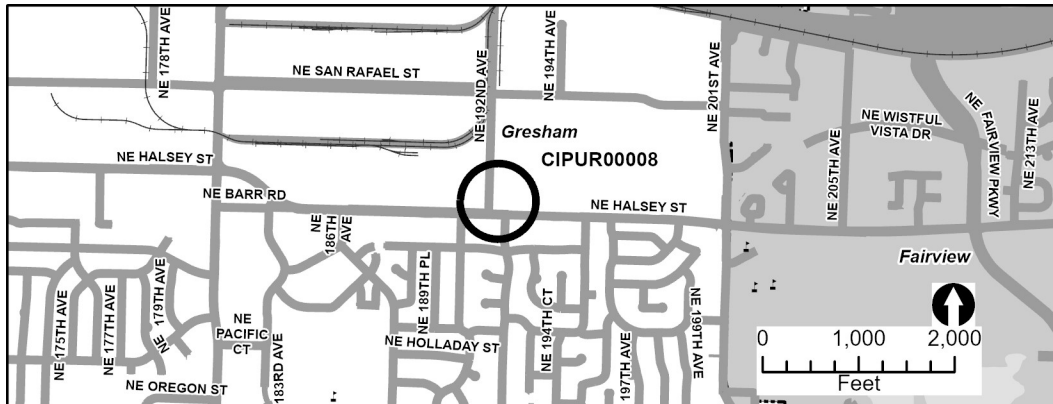
FUNDED PROJECT
Urban Renewal

CIPUR00008: Public Safety Facility: Fire Station 74

Description: This project will prepare initial design, cost estimates and finance projections for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. This project does not reflect the full cost of the construction project, which is being determined. The Urban Renewal funds will comprise a portion of the total capital funding for construction. Additional funds will be required to complete construction.

Justification: Gresham Fire Station is located within the Rockwood-West Gresham URA and one of five fire stations within in the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84. The current facility does not meet Federal American with Disabilities Act (ADA) accessibility regulations and predates earthquake resistant construction standards. New construction promotes a safe environment for residents and business activity.

Type of project: Construction of facilities and utilities to correct deficiencies.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	515,000	787,950	2,317,500	2,060,000	0	0	5,680,450
Resources Total		515,000	787,950	2,317,500	2,060,000	0	0	5,680,450
Expenses	Design/Const Admin	500,000	764,950	2,250,000	2,000,000	0	0	5,514,950
	Admin (3%)	15,000	23,000	67,500	60,000	0	0	165,500
Expenses Total		515,000	787,950	2,317,500	2,060,000	0	0	5,680,450

FUNDED PROJECT
Urban Renewal

CIPUR00009: B184 Site Improvements

Description: This project will cover capital costs associated with tenant improvements, site prep and redevelopment opportunities at the commercial properties located within the Rockwood Town Center. The parcels are located on E. Burnside Street to the west of the Downtown Rockwood catalyst site and immediately east of the TriMet Rockwood Park & Ride. The former Lydia's Restaurant will be demolished as part of this site improvement plan and pave the way for future redevelopment opportunities.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment. Capital costs will help fund tenant improvements to recently acquired commercial properties for future leasing opportunities. Additionally, the demolition of the former Lydia's Restaurant will help prepare the property for redevelopment opportunities.

Type of project: Construction and renovation of facilities and supporting utilities.



Estimated Dollars:

Funds	Description	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Resources	Urban Renewal	0	257,500	0	0	0	0	257,500
Resources Total		0	257,500	0	0	0	0	257,500
Expenses	Admin (3%)	0	7,500	0	0	0	0	7,500
	Other	0	250,000	0	0	0	0	250,000
Expenses Total		0	257,500	0	0	0	0	257,500

Urban Renewal Unfunded and Future Summary								
Project	Project Name	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
UR1001	Riverside Drive (to Sandy Boulevard)	0	0	0	0	0	0	2,930,000
UR1002	Rockwood Triangle Implementation	0	0	0	0	0	0	176,580
UR1005	San Rafael Street (181st to 201st)	0	0	0	0	0	0	2,280,000
UR1006	Wilkes Street (181st to 192nd)	0	0	0	0	0	0	3,000,000
UR1008	201st Avenue (San Rafael to I-84)	0	0	0	0	0	0	2,400,000
UR1009	Rockwood Town Center Future Streets	0	0	0	0	0	0	1,000,000
UR1013	192nd Avenue (Wilkes to Halsey)	0	0	0	0	0	0	2,400,000
UR1016	181st Avenue Boulevard	0	0	0	0	0	0	2,400,000
UR1017	Halsey Street (181st to 195th)	0	0	0	0	0	0	2,400,000
UR1018	201st Avenue (Stark to Burnside)	0	0	0	0	0	0	960,000
UR1019	201st Avenue at Stark Street	0	0	0	0	0	0	960,000
UR1023	197th Avenue at Burnside	0	0	0	0	0	0	1,800,000
UR1026	Rockwood Town Center Parks	0	0	0	0	0	0	2,400,000
UR1032	Off Street Parking Facility	0	0	0	0	0	0	2,300,000
UR1033	Rockwood Town Center MAX Line Upgrade	0	0	0	0	0	0	2,400,000
UR1035	Transit Shelters and Amenities	0	0	0	0	0	0	1,200,000
UR1037	Pipe Replacements Along 181st South of I-84	0	0	0	0	0	0	1,385,230
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,390,807
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,661,447
UR1041	Team Track	0	0	0	0	0	0	1,200,000
UR1042	Rail Spur Upgrade	0	0	0	0	0	0	1,200,000
UR1044	Industrial Area Investments	0	0	0	0	0	0	1,500,000
UR1045	181st Ave Light Rail Station Improvements	0	0	0	0	0	0	4,800,000
UR1048	181st Ave Street Improvements	0	0	0	0	0	0	1,200,000
UR1050	Burnside Road Boulevard Phase II	0	0	0	0	0	0	3,000,000
UR1051	Concept Planning - 181st Ave	0	0	0	0	0	0	150,000
Grand Total		0	0	0	0	0	0	48,494,064



UNFUNDED and FUTURE PROJECT
Urban Renewal

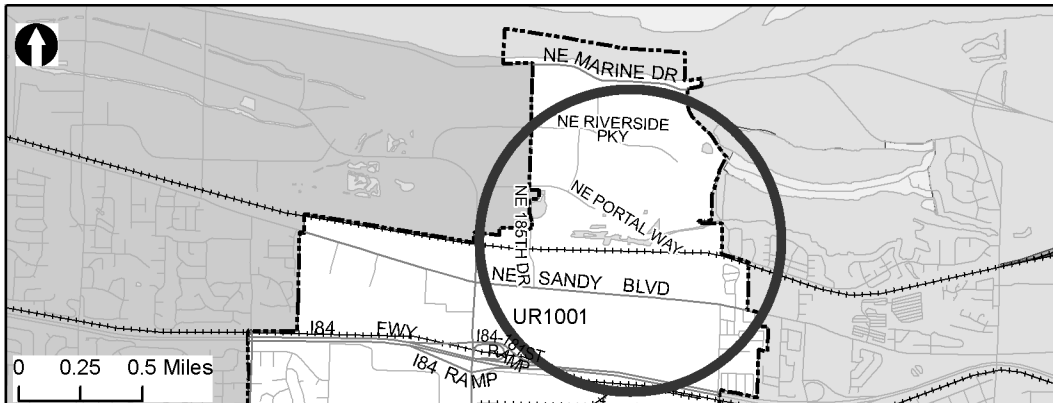
UR1001: Riverside Drive (to Sandy Boulevard)

Description: This project includes preliminary engineering of alternatives for a street network that extends Riverside and Portal Way to the east. Identifying development constraints in this area and strategizing solutions will also occur. Project construction is contingent on a public/private partnership.

Justification: Once constructed, this project will provide a needed street connection, which, in turn will open underutilized land to new industrial development and bring new jobs to the urban renewal area.

Type of Project: Construction of facilities and utilities for growth.

Partners: Team with property owner to attract capital intensive industrial uses.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,930,000
Resources Total		2,930,000
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
Expenses Total		2,930,000

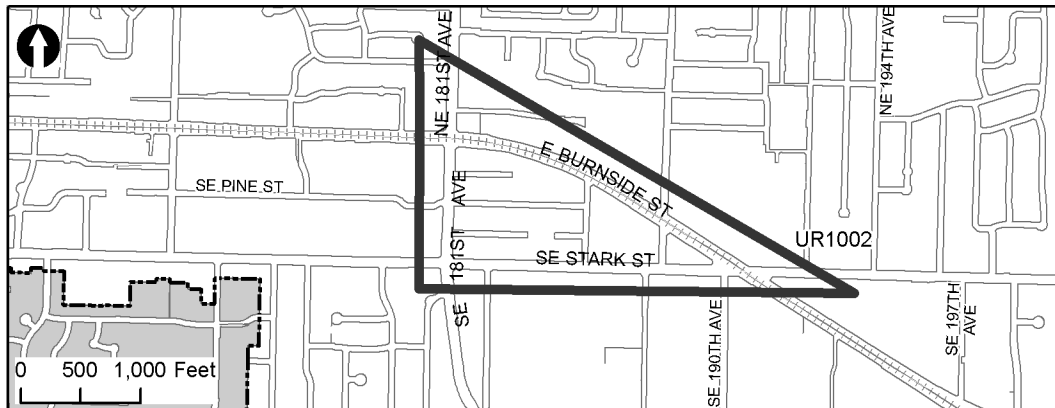
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1002: Rockwood Triangle Implementation

Description: The projects will be located primarily within the Rockwood Triangle (181st, Burnside, Stark) and be aimed at improving the overall appearance and economic development potential of the area. Projects include landscaping and other public amenities.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	176,580
Resources Total		176,580
Expenses	Design/Const Admin	87,119
	Construction	67,775
	Admin (14%)	21,686
Expenses Total		176,580

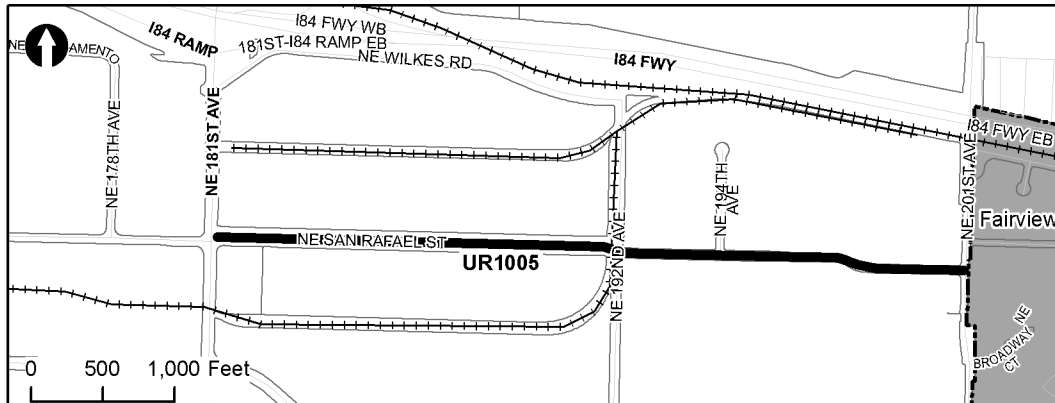
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1005: San Rafael Street (181st to 201st)

Description: San Rafael Street currently does not meet City street standards, especially, east of 181st. This project will improve the portion of San Rafael that is located in the Urban Renewal Area to meet Collector Street Standards. It will also improve the intersection of 181st and San Rafael to meet current standards.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,280,000
Resources Total		2,280,000
Expenses	Design/Const Admin	414,527
	Construction	1,585,474
	Admin (14%)	279,999
Expenses Total		2,280,000

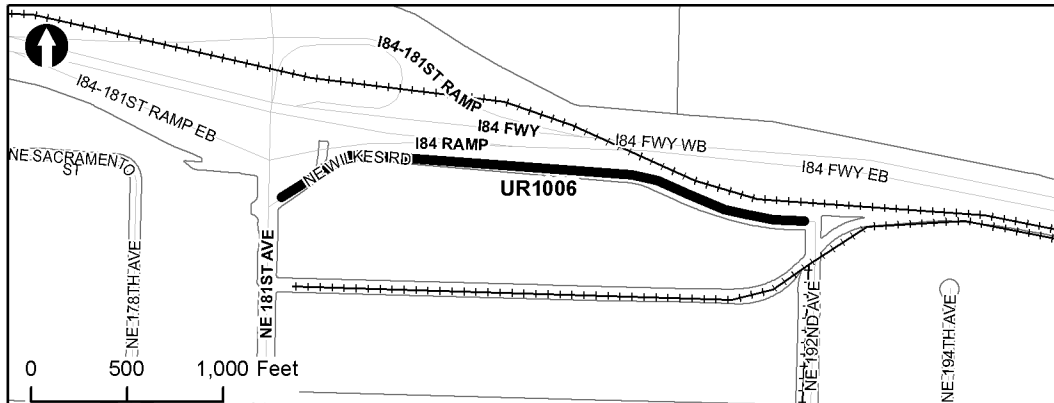
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1006: Wilkes Street (181st to 192nd)

Description: Wilkes is a substandard street with an inverted crown and no structured drainage, which doesn't support the existing truck traffic in this prime industrial area. Pella Corporation, one of Gresham's top ten employers, is located on Wilkes. This project will improve Wilkes Street to a collector standard and it will complement the recently improved access of Wilkes at 181st.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.

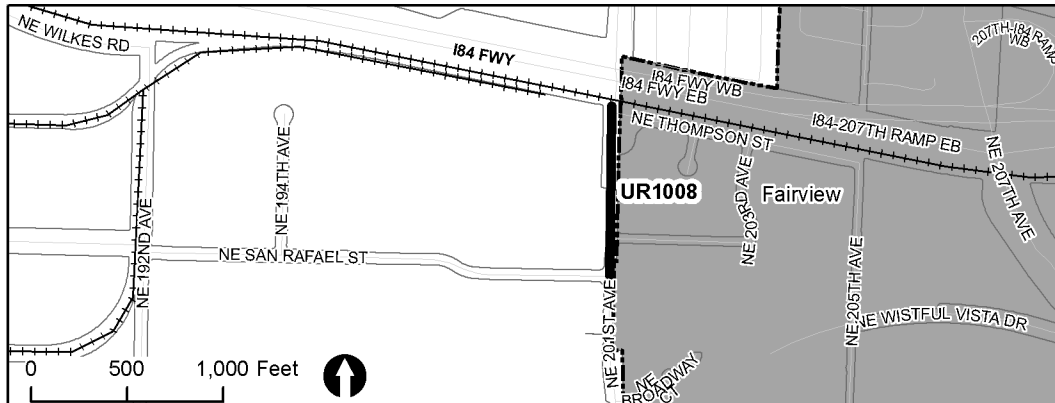


Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		3,000,000
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
Expenses Total		3,000,000

UR1008: 201st Avenue (San Rafael to I-84)

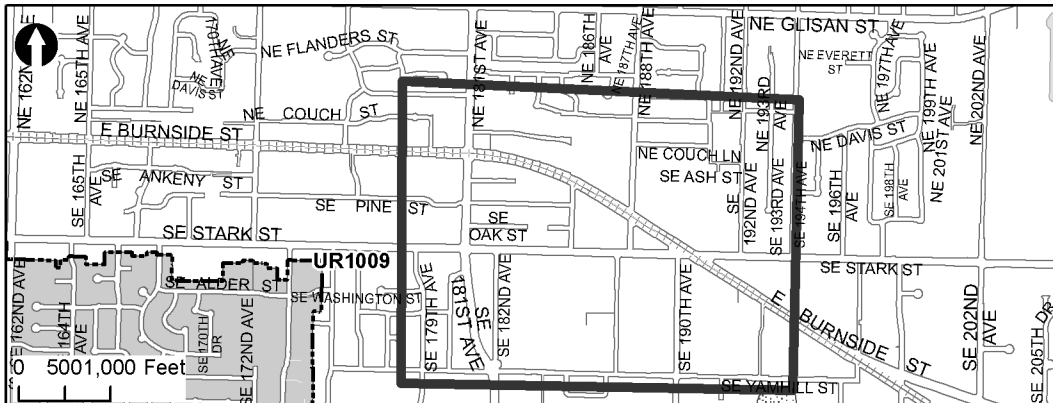
Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Urban Renewal	2,400,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	360,000
	Construction	1,505,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UR1009: Rockwood Town Center Future Streets

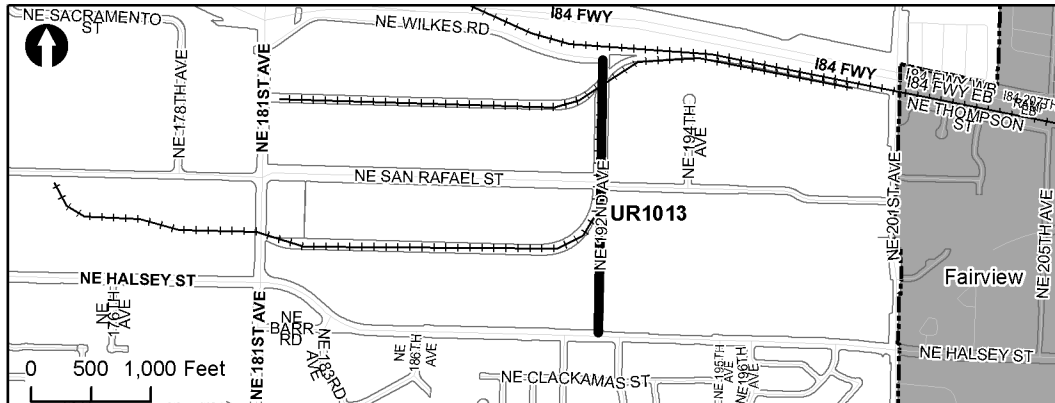
Partners: Future permitted development will assist with acquisition and construction of local streets.



Funds	Description	Total
Resources	Urban Renewal	1,000,000
Resources Total		1,000,000
Expenses	Design/Const Admin	60,000
	Property Acq	100,000
	Construction	717,193
	Admin (14%)	122,807
Expenses Total		1,000,000

UR1013: 192nd Avenue (Wilkes to Halsey)

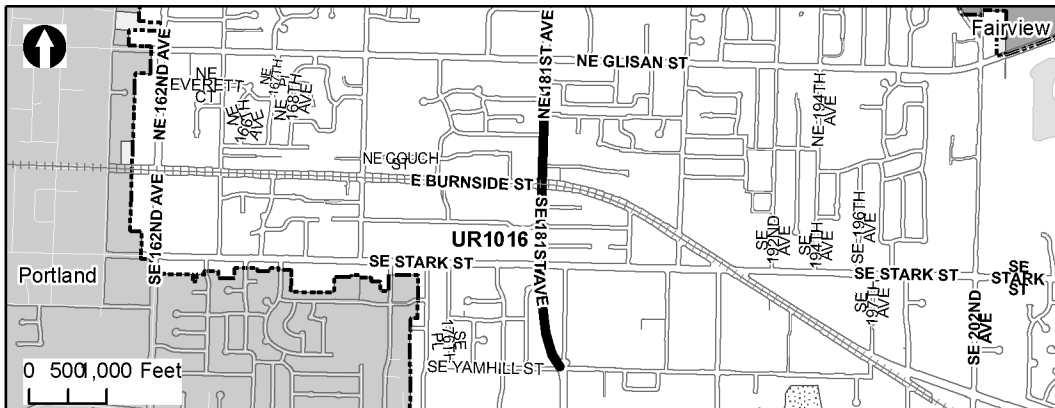
Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Urban Renewal	2,400,000
Resources Total		2,400,000
Expenses	Design/Const Admin	631,579
	Construction	1,473,684
	Admin (14%)	294,737
Expenses Total		2,400,000

UR1016: 181st Avenue Boulevard

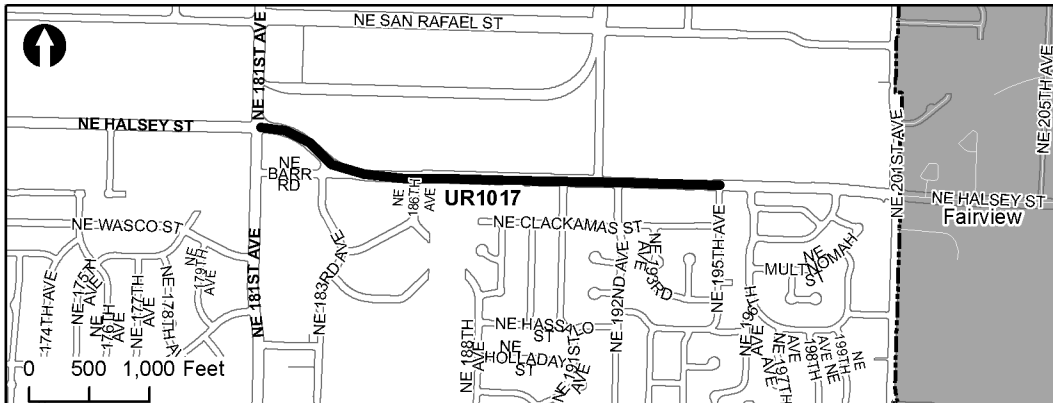
Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Grant	1,200,000
	Urban Renewal	1,200,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UR1017: Halsey Street (181st to 195th)

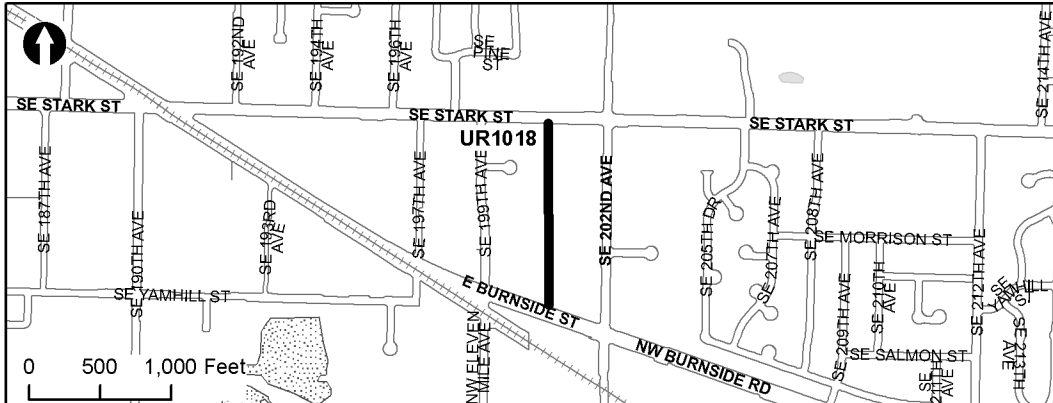
Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Developer	600,000
	Urban Renewal	1,800,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UR1018: 201st Avenue (Stark to Burnside)

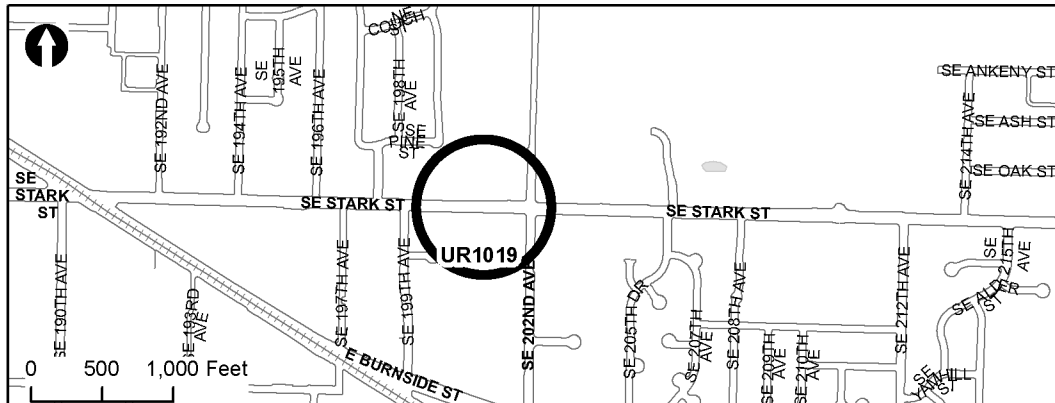
Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		960,000
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		960,000

UR1019: 201st Avenue at Stark Street

Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		960,000
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		960,000

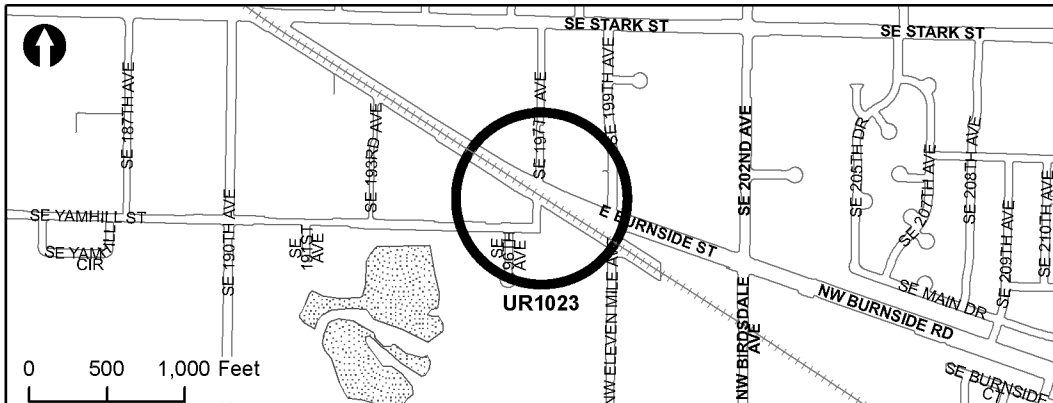
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1023: 197th Avenue at Burnside

Description: This project will construct pedestrian improvements to increase safety to light rail and MAX Path users..

Justification: This project will improve pedestrian safety as well as encourage walking and biking in Gresham.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,800,000
Resources Total		1,800,000
Expenses	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
Expenses Total		1,800,000

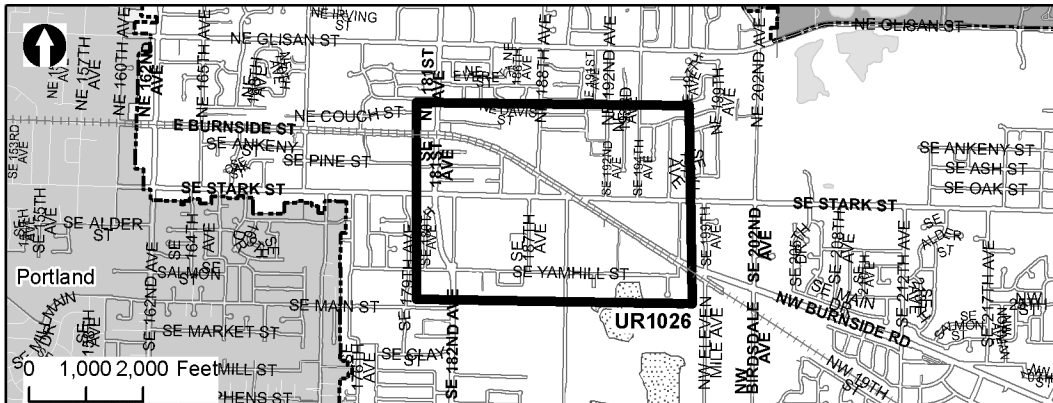
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1026: Rockwood Town Center Parks

Description: This project will locate, design, and construct a minimum of two new neighborhood parks in the Rockwood Town Center. The parks will serve as needed green space in what is anticipated to be a highly developed area. Any work will coordinate with the City of Gresham's Parks Division.

Justification: This project will improve livability and appeal of the Rockwood neighborhood.

Type of Project: Construction of facilities and utilities for growth.

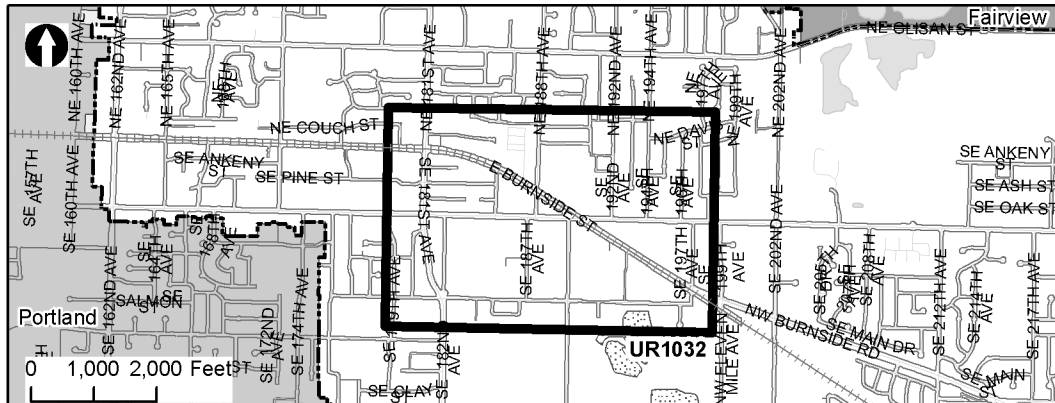


Estimated Dollars:

Funds	Description	Total
Resources	Developer	600,000
	Grant	600,000
	Urban Renewal	1,200,000
Resources Total		2,400,000
Expenses	Design/Const Admin	36,000
	Property Acq	120,000
	Construction	1,949,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UR1032: Off Street Parking Facility

Type of Project: Construction of facilities and utilities for growth.



Funds	Description	Total
Resources	Urban Renewal	2,300,000
Resources Total		2,300,000
Expenses	Design/Const Admin	300,000
	Construction	1,717,544
	Admin (14%)	282,456
Expenses Total		2,300,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

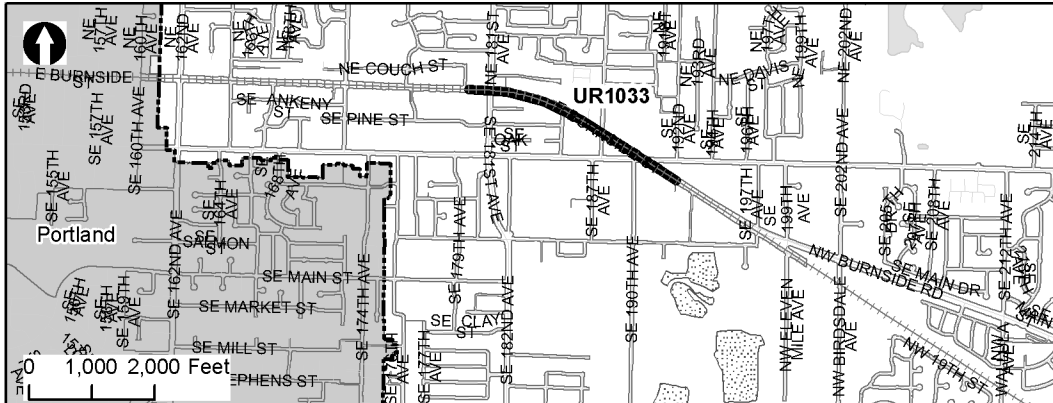
UR1033: Rockwood Town Center MAX Line Upgrade

Description: This project will improve the appearance of the light rail line through the Rockwood Town Center in partnership with TriMet. Improvements could include new landscaping, converting sections of the track from gravel to asphalt, and improved street access and mobility around the tracks. Special attention will be given to intersections and stations areas.

Justification: Public infrastructure improvements will strengthen the neighborhood and attract private investment.

Type of Project: Construction of facilities and utilities for growth.

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	TriMet	840,000
	Urban Renewal	1,560,000
Resources Total		2,400,000
Expenses	Design/Const Admin	36,000
	Construction	2,069,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

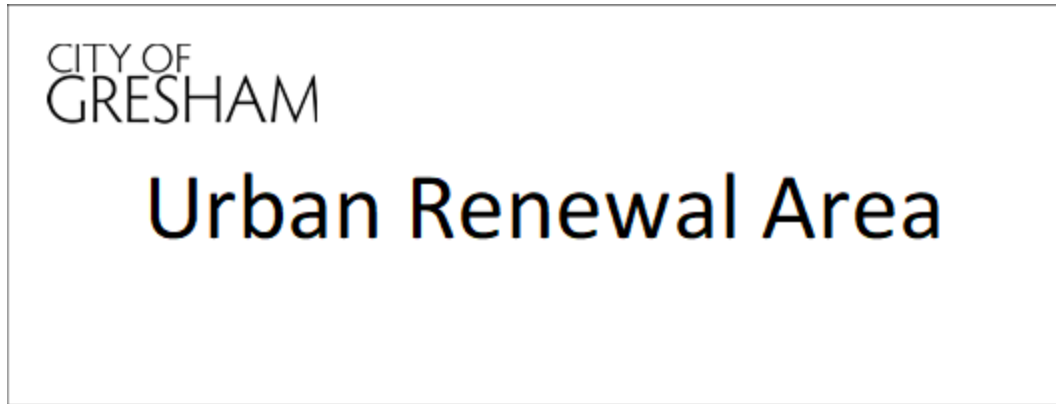
UR1035: Transit Shelters and Amenities

Description: In coordination with TriMet, this project will improve existing bus shelters and add more shelters to the network, improve network signage, and improve overall conditions for bus riders. Areas to be addressed include Sandy Boulevard, 181st Avenue, Stark Street, San Rafael Street, Wilkes Street, 192nd Avenue, and others as required by future routes.

Justification: Improving the transit facilities will increase the safety to transit riders and encourage greater transit use.

Type of Project: Construction of facilities and utilities for growth.

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	TriMet	960,000
	Urban Renewal	240,000
Resources Total		1,200,000
Expenses	Design/Const Admin	12,000
	Construction	1,040,632
	Admin (14%)	147,368
Expenses Total		1,200,000

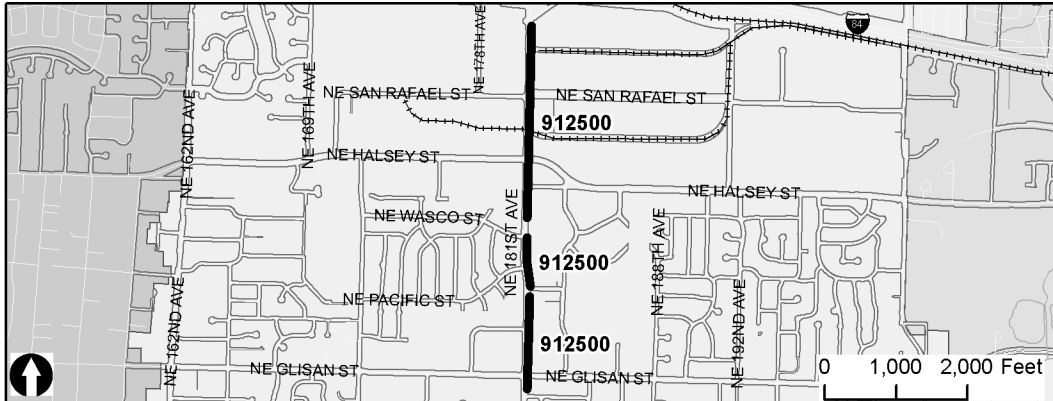
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1037: Pipe Replacements Along 181st South of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting just south of Glisan Street and extending to I-84. This project is noted in Stormwater CIP#912500.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. south of I-84.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,385,230
Resources Total		1,385,230
Expenses	Design/Const Admi	280,322
	Construction	934,806
	Admin (14%)	170,102
Expenses Total		1,385,230

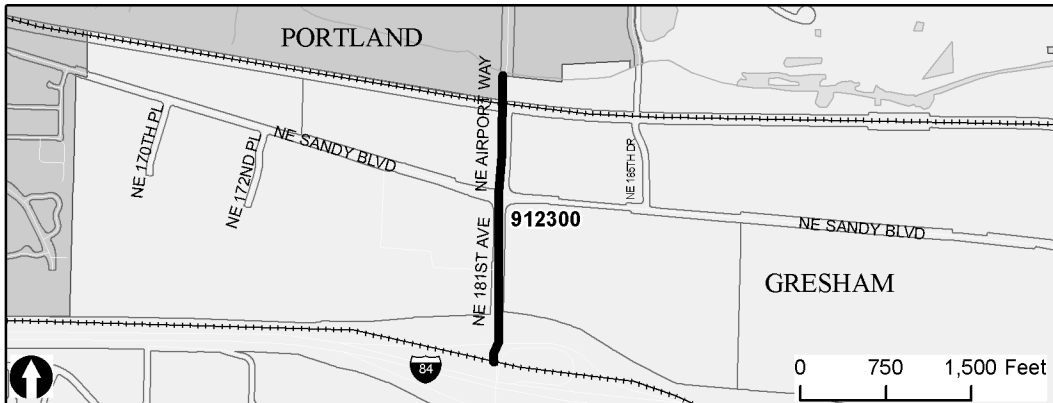
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1038: Pipe Replacements Along 181st North of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting north of I-84 and extending to the outfall of the 181st Avenue pipe system. Based on impervious percentages for existing and future conditions, 23% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912300.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. north of I-84.

Type of Project: Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,390,807
Resources Total		1,390,807
Expenses	Design/Const Admi	281,578
	Construction	938,374
	Admin (14%)	170,855
Expenses Total		1,390,807

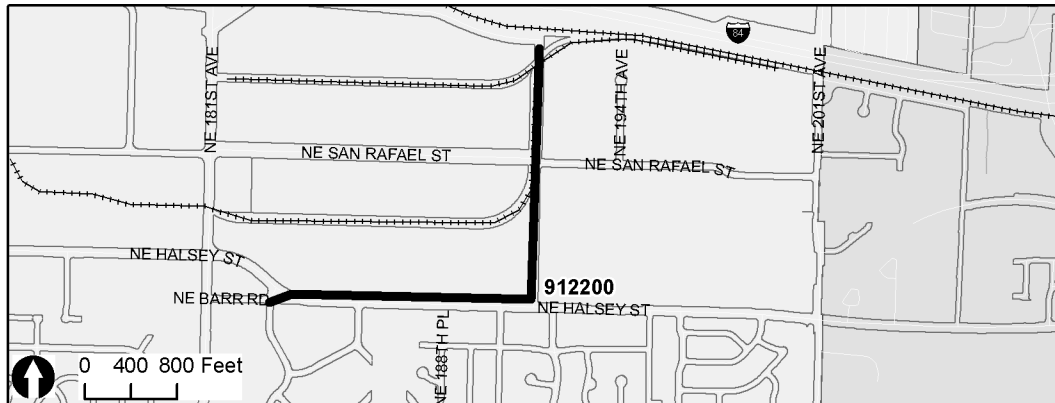
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1039: Pipe Replacements- Barr Road & Halsey Street

Description: Partner with the City's Stormwater Division to replace pipe segments starting at the intersection of Halsey and Barr. Segments within the urban renewal area will funded through tax increment financing. Based on impervious percentages for existing and future conditions, 31% of the project would be funded by SDCs. This project is noted in Stormwater CIP #CIPSW00025 and CIPSW00026. SDC project #WG-2.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems in 192nd Ave system.

Type of Project: Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	515,049
	Urban Renewal	1,146,398
Resources Total		1,661,447
Expenses	Design/Const Admi	336,437
	Construction	1,121,014
	Admin (14%)	203,996
Expenses Total		1,661,447

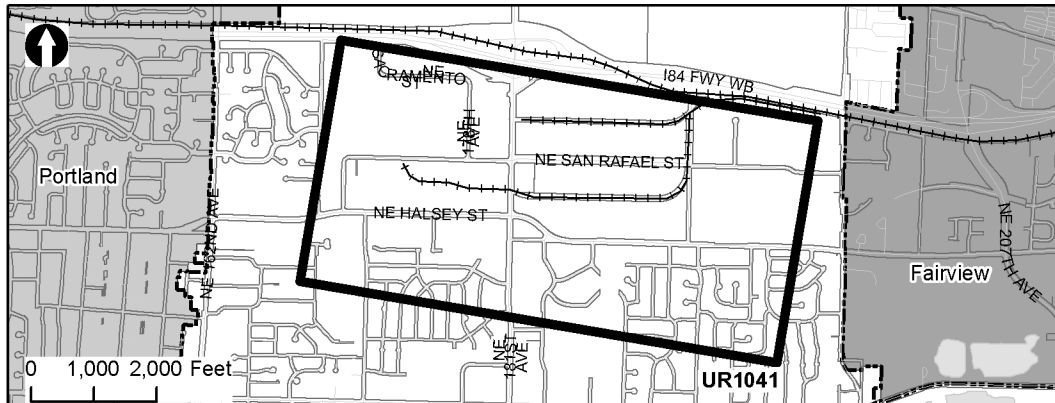
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1041: Team Track

Description: Access to rail is becoming more appealing to industrial businesses as fuel costs increase. The industrial area south of I-84 has two spur lines that connect to Union Pacific's rail road tracks. For businesses not located directly adjacent to the spur lines, but want access to freight rail, a shared loading dock, or team track, can be used. This project will build the team track to support long term industrial growth in the urban renewal area.

Justification: Improve the public infrastructure to attract private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
Expenses Total		1,200,000

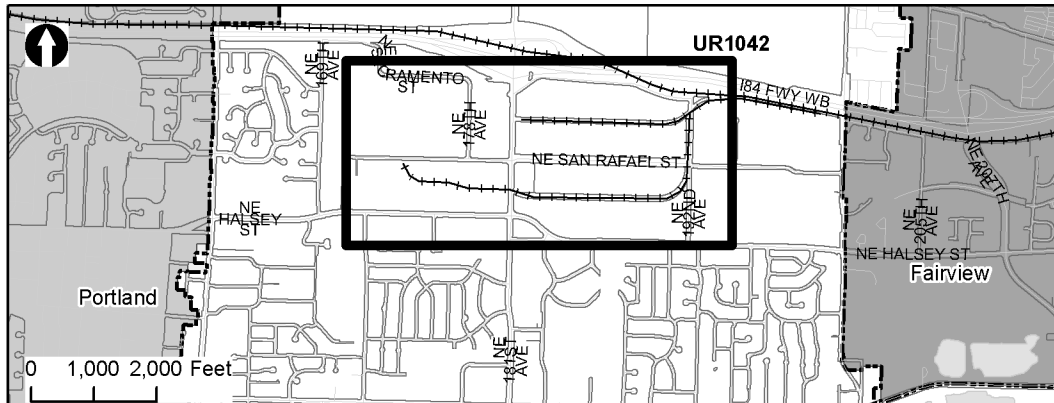
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1042: Rail Spur Upgrade

Description: Industrial businesses are becoming more interested in access to freight rail. The industrial area south of I-84 has two spur lines with access to Union Pacific's main freight line. Currently the spur lines are in disrepair and need significant upgrading. This project will contribute to improve those spur lines in coordination with Union Pacific.

Justification: Improve the public infrastructure to attract private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Construction	1,052,632
	Admin (14%)	147,368
Expenses Total		1,200,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

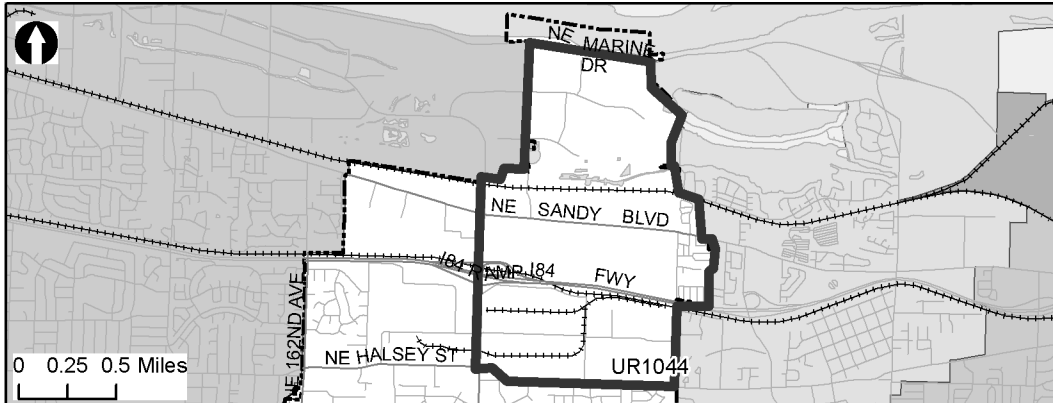
UR1044: Industrial Area Investments

Description: A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA.

Justification: Improve public infrastructure to attract capital intensive, industrial uses.

Type of project: Construction of facilities and utilities for growth.

Partners: Union Pacific will be involved in any railroad spur line projects. Private investors as properties develop.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,500,000
Resources Total		1,500,000
Expenses	Design/Const Admin	263,158
	Construction	1,052,632
	Admin (14%)	184,210
Expenses Total		1,500,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

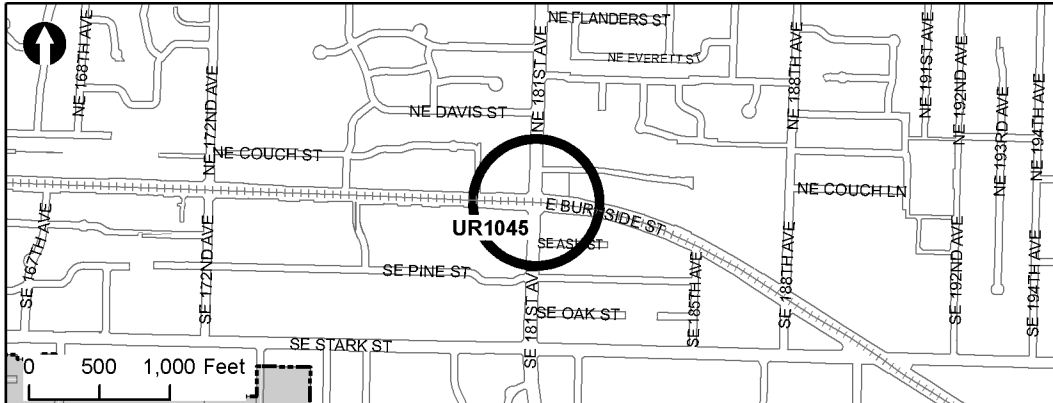
UR1045: 181st Ave Light Rail Station Improvements

Description: This project will make significant capital improvements to the 181st Street light rail station. Improvements include significant repair or possible replacement of the light rail shelters, station lighting, track upgrade and landscaping, and public art. All will increase safe access to transit and create more appealing transit facilities.

Justification: This project will increase safety for a transit dependent neighborhood and help renew and revitalize the Rockwood Town Center, making it a more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	4,800,000
Resources Total		4,800,000
Expenses	Design/Const Admin	421,052
	Construction	3,789,474
	Admin (14%)	589,474
Expenses Total		4,800,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

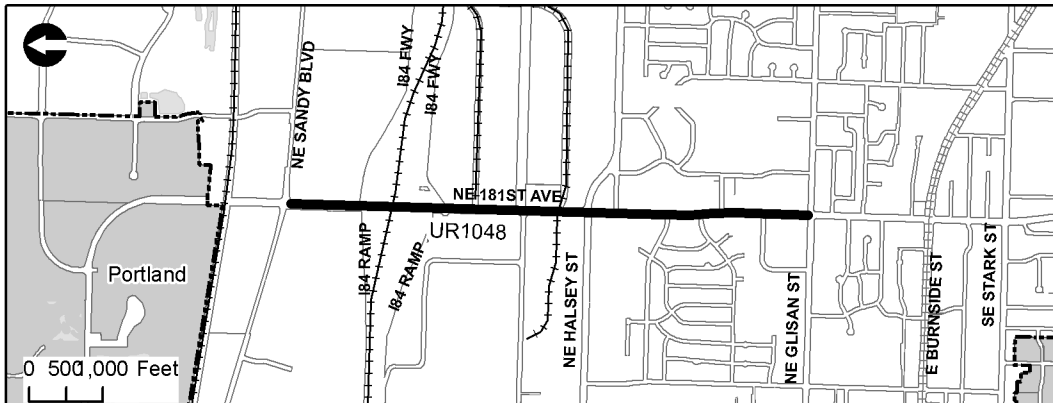
UR1048: 181st Ave Street Improvements

Description: 181st Avenue the north/south link between the industrial and commercial uses within the urban renewal area. It's function and appearance is key to attracting new development. This project will fund boulevard-related improvements within 181st Avenue from Sandy to Glisan. See also UR 1051 – Concept Planning – 181st Avenue.

Justification: Attract new development to the urban renewal area and improve safety.

Type of Project: Construction of facilities and utilities for growth

Partners: City of Gresham Transportation Division, future development

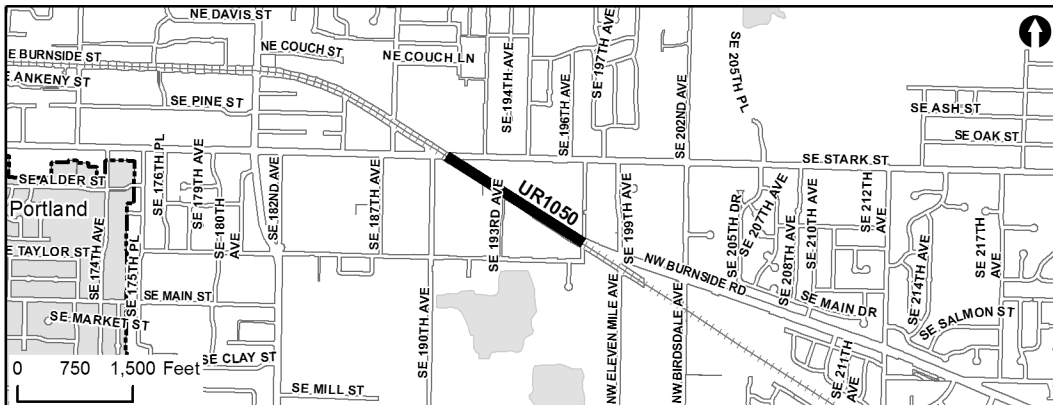


Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Design/Const Admin	105,263
	Construction	947,369
	Admin (14%)	147,368
Expenses Total		1,200,000

UR1050: Burnside Road Boulevard Phase II

Partners: Additional Funding for Construction will be sought.



Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		3,000,000
Expenses	Construction	2,631,579
	Admin (14%)	368,421
Expenses Total		3,000,000

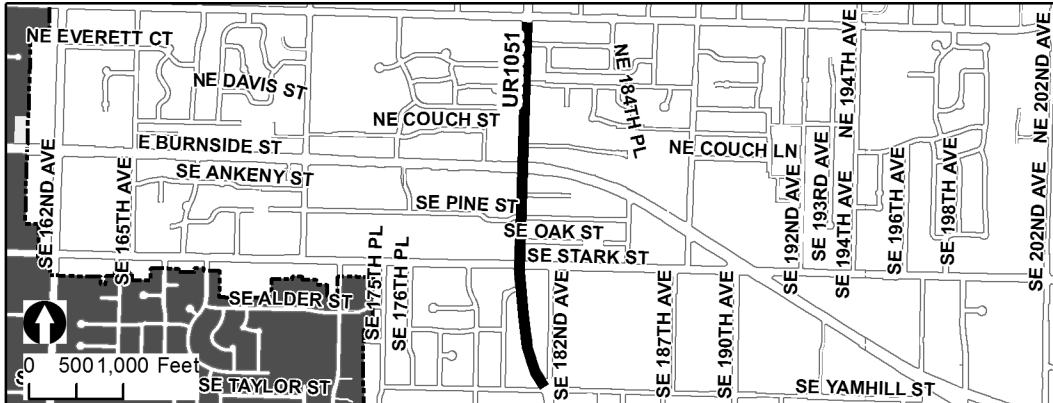
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1051: Concept Planning - 181st Ave

Description: This project will begin preliminary concept design for project UR1016 “181st Ave Boulevard.” This project will include design options for boulevard improvements from Glisan to Yamhill through the Rockwood Town Center. Boulevard improvements may include wide sidewalks, improved street lighting, street trees and medians among other improvements.

Justification: Improve public infrastructure to increase neighborhood safety and attract private investment.

Type of project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	150,000
Resources Total		150,000
Expenses	Design/Const Admin	131,579
	Admin (14%)	18,421
Expenses Total		150,000