

Capital Improvement Program Forecast 2026/27 – 2028/29

Rockwood-West Gresham Urban Renewal Area

Rockwood-West Gresham Urban Renewal Plan Goals

The Urban Renewal Plan identifies eight Goals, which guide the Gresham Redevelopment Commission's investments in Rockwood-West Gresham:

1. Public involvement
2. Improve Rockwood Town Center
3. Increase availability of quality housing
4. Help create and retain family wage jobs by improving industrial and commercial areas
5. Develop public safety and community service facilities
6. Parks and recreation facilities
7. Improve transportation
8. Promote quality development

2029 Community Investment Framework

Community Safety	Invest in Fire Station; invest in Yamhill improvements
Economic Opportunity	Grant programs for new industries and storefront; increase retail space and workforce opportunity
Transportation	Yamhill improvements; coordinate transit capital improvements; parking assessment; pedestrian safety within Downtown Rockwood
Community Vibrancy	1-2 more development sites for cultural, wellness, economic investment; park/recreation investment
Housing	Increase available ownership housing

Urban Renewal CIP Forecast

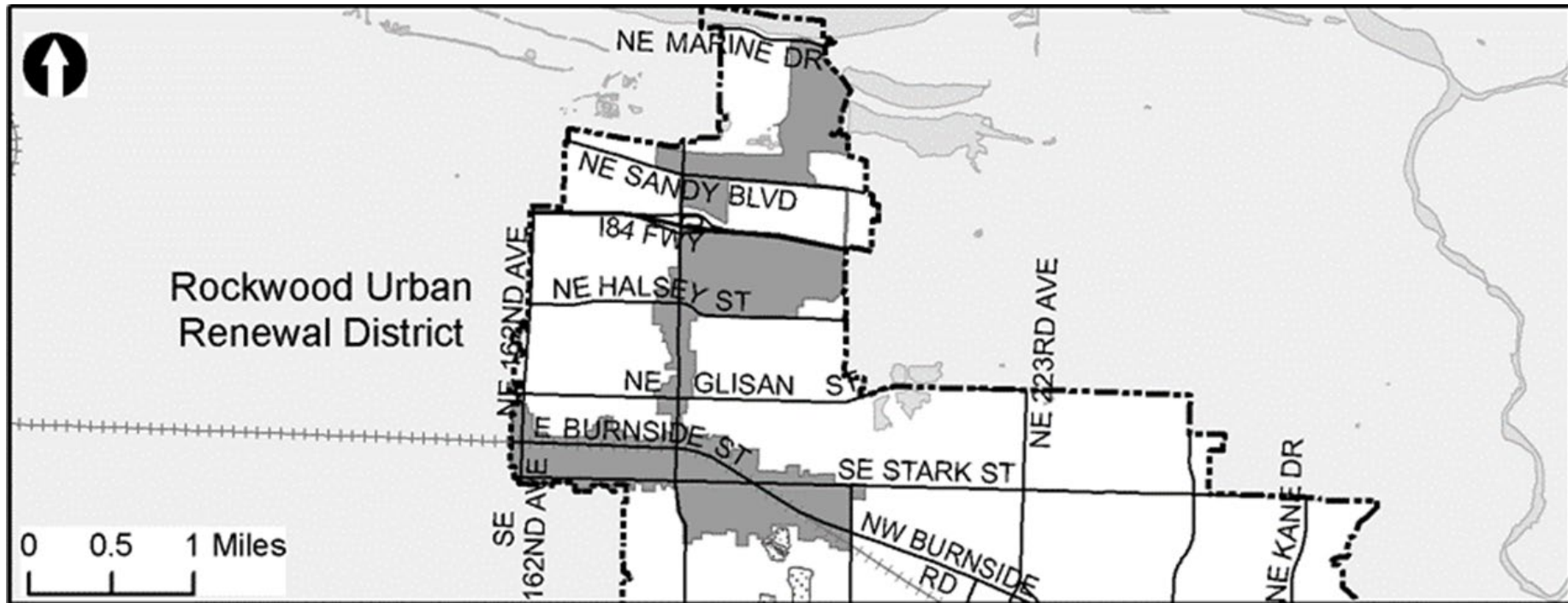
<u>Project Name</u>	<u>Project Totals</u>		Current Year	Next Year		
			<u>FY2025-26</u>	<u>FY2026-27</u>	<u>FY2027-28</u>	<u>FY2028-29</u>
			<u>Budget</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
Site Improvements	\$250,000		\$250,000			
Property Acquisition	\$2,000,000		\$2,000,000			
Yamhill Street Improvement	\$3,888,158		\$3,888,158			
B188 Gym	\$500,000		\$500,000			
Fire Station	\$4,500,000		\$691,185	\$2,250,000	\$1,558,815	
Housing Investment	\$5,000,000			\$3,000,000	\$2,000,000	
Carryover from Prior Year Projects	\$2,338,198		\$2,338,198			
	<u>\$18,476,356</u>		<u>\$9,667,541</u>	<u>\$5,250,000</u>	<u>\$3,558,815</u>	<u>-</u>

Site Improvements



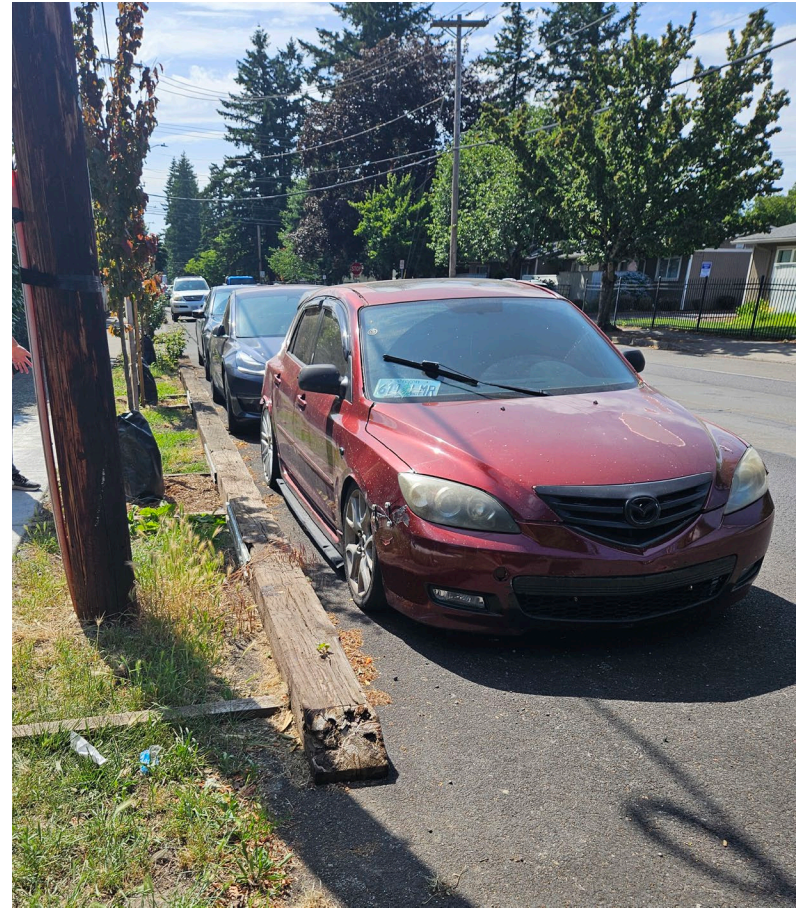
Advance tenant improvements to commercial properties in Rockwood Town Center core to address building conditions and leasing opportunities.

Property Acquisition



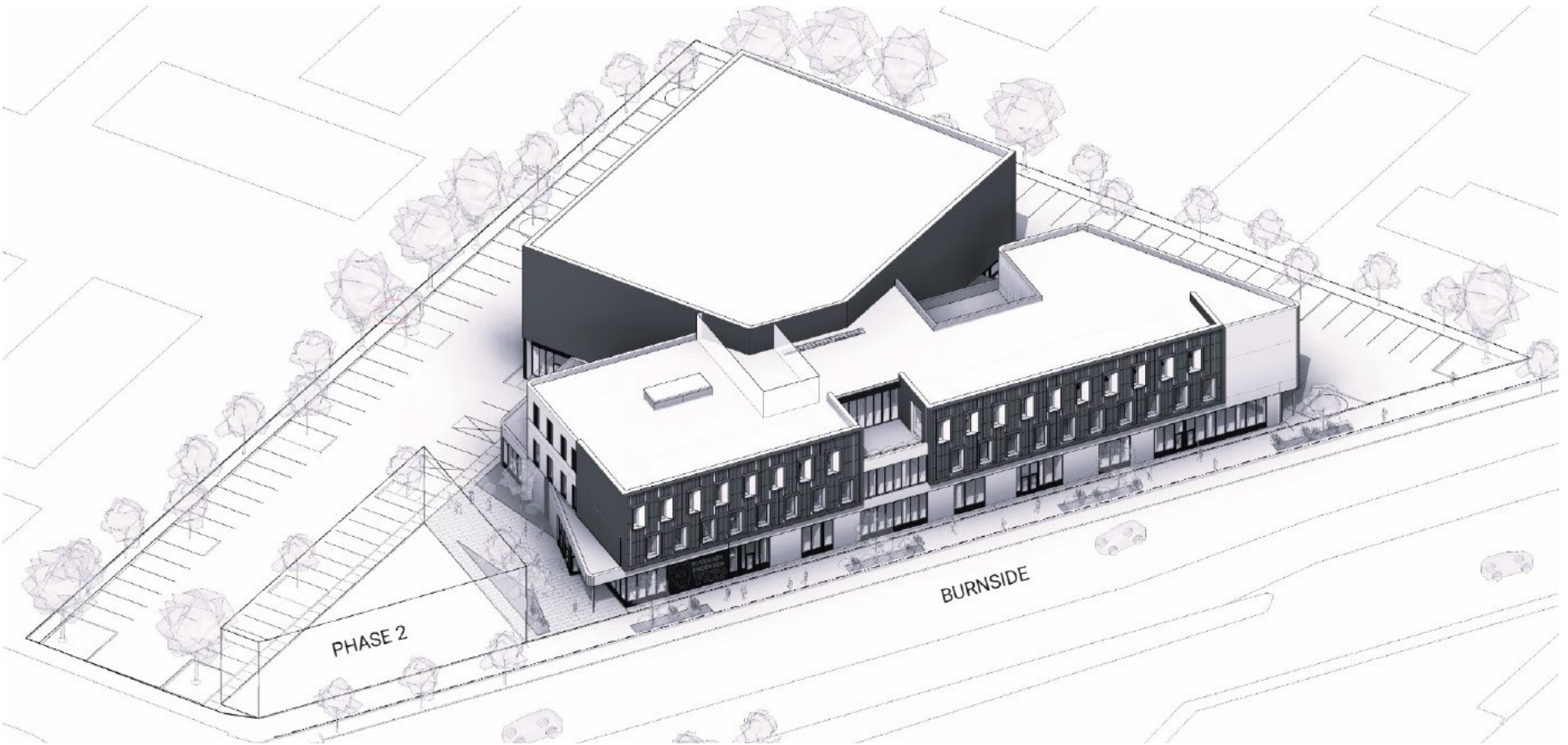
Explore opportunities with willing sellers for purchasing property within the plan area.

Yamill Street Improvement



Complete right-of-way acquisition and commence construction on SE Yamhill Street between 182nd and 197th including sidewalk infill, streetlights, new ADA pedestrian crossings, and traffic calming features to improve pedestrian safety.

B188 Gym



Advance design development into construction drawings and closing documents for multi use campus, including gymnasium and facility space for public use.

Fire Station 74



Advance master plan from design development into construction documents for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Ave.

Housing Investment Options

1. **Apartment rental rehabilitation** – grants to owners of multifamily apartment owners to improve building exterior
2. **Homeowner repair** – grants to income-qualified homeowners to make investments to single family homes
3. **Acquisition** – secure control of properties with potential for affordable home ownership development
4. **Affordable homeownership incentive** – provide development partners with investments to offset development costs
5. **Affordable homeownership incentive on GRDC sites** – offer investment to development partner to build affordable homeownership on publicly owned properties

CIP Timeline - 2026

Formal approval process includes the following:

- Planning Commission Work Session – February
- Finance Committee Update – March
- Planning Commission Type IV Hearing – March
- GRDC Update - March
- GRDC Budget Committee – May
- GRDC Approve and Recommend to Council – May
- Council Enactment – June