

Capital Improvement Program 2026/27 – 2030/31 Work Session

GRDC Rockwood-West Gresham Advisory Committee
March 11, 2026



CIP Process Update

Five-Year Capital Improvement Program

- Outlines capital projects proposed for Fiscal Years 2026/27 – 2030/31



Review Process

Updated Annually

- Reflects latest information on project schedules and costs

Formal approval process includes the following:

- Planning Commission Work Session – February 9
- Planning Commission Hearing – March 9
- Budget Committee – April 2026
- Council Hearing – May 19
- Council Enactment – June 16



Project Sources & Prioritization Factors

- Master Plans (updated every 5 – 10 years)
- Condition Assessments & Asset Management Programs
- Council/Commission Goals
- Public Input & Community Engagement



Additional Project Prioritization Factors

- Finance Plans (updated annually)
- Development Activity
- Regulatory Requirements
- Grant Opportunities
- Coordination across Program Areas



Timeline Considerations

- Ensure budgetary appropriations throughout project lifespan
- Routine maintenance activities typically are ongoing
- Availability of funding such as grants may defer project initiation
- Projects may be dependent on development activity



Primary Funding Sources by Program Area

Program Area	Rates	SDCs	Grants	Gas Tax	Other
Wastewater	*	*	*		*
Water	*	*	*		*
Transportation		*	*	*	*
Footpaths		*	*	*	
Parks		*	*		
General Development		*			
Stormwater	*	*	*		
Urban Renewal					*



Program Areas for Tonight's Discussion

1. Transportation
2. Footpaths & Bikeways
3. Parks
4. Wastewater
5. Water
6. Stormwater (Watershed)
7. General Development
8. Urban Renewal



Urban Renewal

(pages 543-582 of the proposed 5-Yr CIP)

Urban Renewal

Urban Renewal Plan Goals

The Urban Renewal Plan defines eight Goals, which guide the Gresham Redevelopment Commission's use of urban renewal 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

Current and Proposed Projects

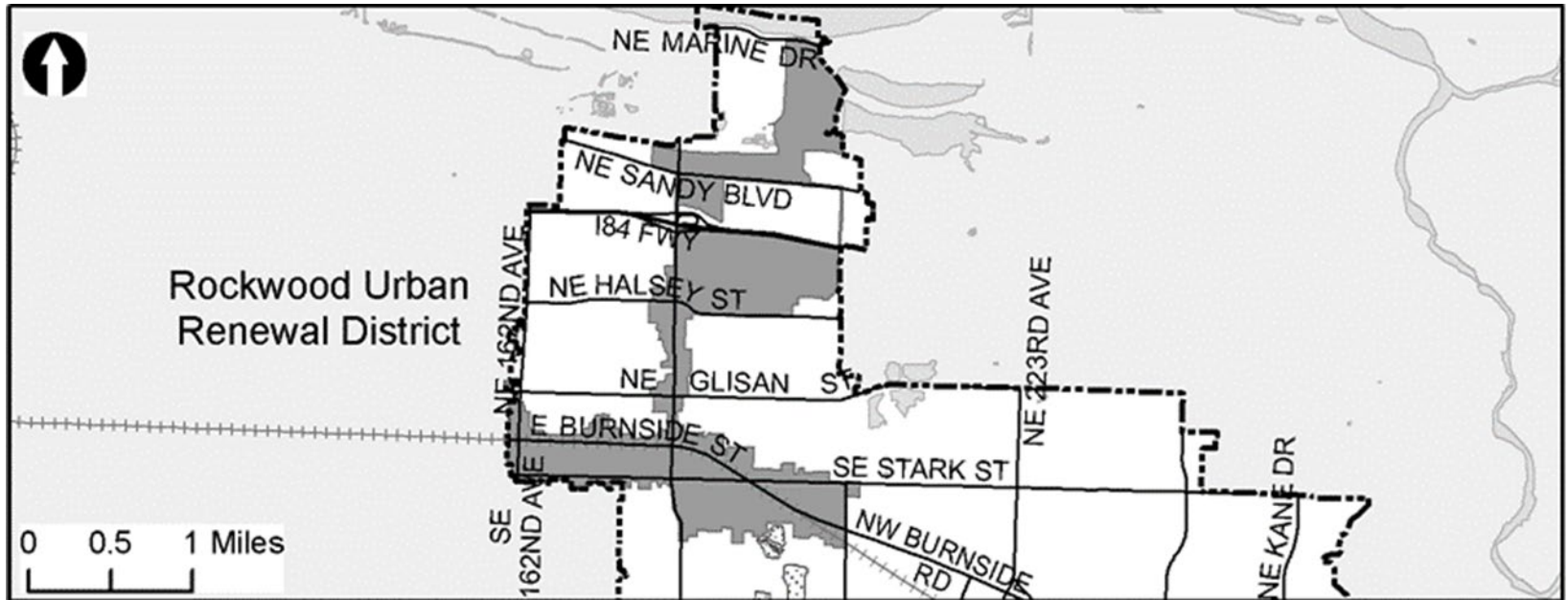
Number	Name	Description
CIPUR00004	POIC Campus	Gymnasium construction funds
CIPUR00006	Property Acquisition Fund	Financial means for development opportunities
CIPUR00007	Yamhill Corridor Improvement	Upgrade Yamhill Corridor to collector standards
CIPUR00008	Public Safety: Fire Station 74	Complete master planning for Station 74
CIPUR00009	Site Improvements	Demolition & site improvements to GRDC real estate assets
CIPURNEW01	Affordable Housing	Funding to support affordable home ownership opportunities

CIPUR00004 POIC Campus



Capital investment to contribute to the gymnasium construction which will provide collaborative programming of indoor and outdoor space to serve the community.

CIPUR00006 Property Acquisition Fund



Explore opportunities with willing sellers for buying property or teaming on development within the Urban Renewal district.

CIPUR00008 Public Safety: Fire Station 74



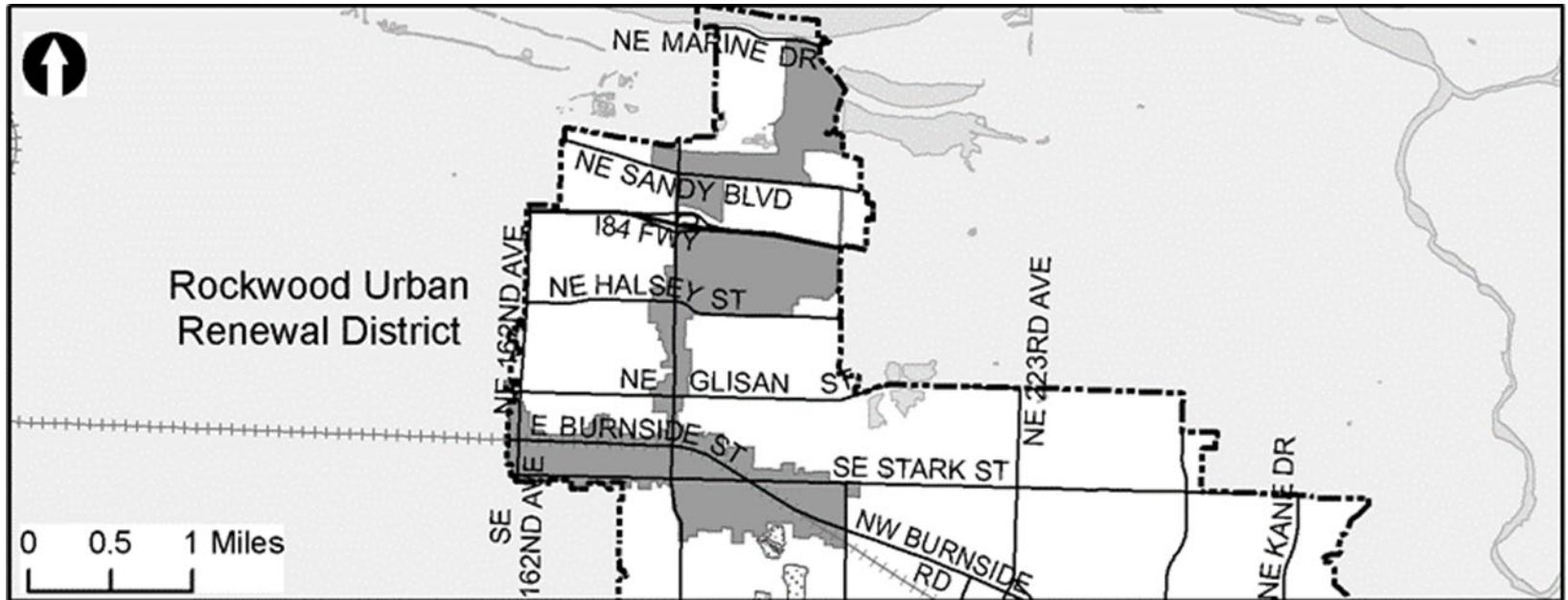
Advance master plan from schematic design into design development and construction documents based on cost estimates and financial capacity for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Ave.

CIPUR00009 Site Improvements



Tenant improvements to GRDC-owned commercial properties in the core of the Rockwood Town Center will improve building conditions and leasing opportunities.

CIPURNEW01 Affordable Housing



Funding to support capital costs associated with affordable homeownership opportunities.



Discussion & Questions