

APPENDIX **F**

CAPITAL IMPROVEMENT PROJECT LIST

APPENDIX F. CAPITAL IMPROVEMENT PROJECT LIST

INTRODUCTION

The City of Gresham Capital Improvement Project List (CIP) presents planning-level costs associated with the Gresham Parks 2035 site recommendations detailed in Chapter 5 of the Plan. Both capital costs and maintenance costs are noted to provide a baseline understanding of the order-of-magnitude costs to implement Gresham Parks 2035.

The recommendations and costs noted in the CIP represent a greater investment than the City will likely have the resources to make over the next 10 years. These projects and costs are summarized to reflect a comprehensive list of system needs. Priority projects are identified for implementation over 10-year planning period.

COST ASSUMPTIONS

Planning-level costs are assigned for capital projects by project type and maintenance by site

- **Capital Costs** represent one-time costs to acquire, develop, build, replace, or renovate park infrastructure and features.
- **Maintenance Costs** represent annual recurring costs for routine and preventative maintenance, irrigation, and services such as the inspection and stewardship of facilities, amenities, natural resources, and landscaped areas.

Capital cost assumptions are based on general order-of-magnitude planning-level expenses. Costs are typically assigned per facility or by unit (e.g., per acre of park or per mile of trail) to account for differences in site size. These estimates reflect planning level construction cost assumptions in 2025 dollars and do not account for future inflation. Design details and construction realities such as site conditions, supply chain issues, material and labor shortages, and similar factors may affect actual costs. Actual costs should be determined through site master planning and design at the time of development. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by approximately 20-25 percent.

Maintenance cost assumptions are based on current City maintenance expenditures and projected maintenance staffing and materials. These costs are identified per acre for two types of parks (developed parks and nature parks) and per mile for two types of trails (unpaved and paved). All four maintenance categories are intended to address a standard level of routine and preventative maintenance, operations, maintenance staffing, materials/equipment, and services. Actual maintenance costs per site may vary. Costs do not include natural resource stewardship.

COST SUMMARIES

The City of Gresham CIP includes the following tables.

Table F-1. Planning-Level Cost Estimates

Table F-2. Planning-Level Cost Assumptions

Table F-3. Planning-Level Maintenance & Operations Costs for Existing and Proposed Parks by Classification

Table F-4. Site Maintenance and Operations Cost Assumptions

Table F-1: Planning-Level Cost Estimates

Last Revised: 11/10/25

Site Recommendation	In Current CIP? ² (√=Yes)	CORE VALUES			Capacity Enhancement? ³ (√=Yes)	# of Units to be Developed (Facilities, Trail Miles, or Acres)	Planning Level Cost ¹ (based on Cost Assumptions)	Write-in Cost (Identified from Other Sources)	Total Capital Cost	Priority Project ⁵ (√=Yes)	Capital Cost Assumption Source	Notes
		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)								
COMMUNITY PARKS												
Gradin Community Sports Park												
Drinking fountain					1	\$ 7,000		\$ 7,000			MIG - Drinking Fountain, new	
Kiosk					1	\$ 3,000		\$ 3,000			MIG - Interpretive Feature, new	
Food establishment					1	-		-			No cost as this will be completed through a partnership.	This is envisioned to be done in partnership with a business, vendor, or concessionaire.
Wayfinding signage					3	\$ 6,000		\$ 6,000			MIG - Signage, new	
Dog park benches with shade canopy	√		√		2		\$ 37,510	\$ 37,510		√	City provided write-in cost.	
Playground shade structure	√		√		1	\$ 50,000		\$ 50,000		√	MIG - Shade Structure, new	
Sports court and amenity plaza shade structures	√		√		4		\$ 32,000	\$ 32,000		√	City provided write-in cost.	
Arboretum tree species labels	√				1		\$ 10,000	\$ 10,000		√	City provided write-in cost.	
Interpretive signage					3	\$ 9,000		\$ 9,000			MIG - Interpretive Signage, new	
FOB entry system			√		2	\$ 5,000		\$ 5,000			City provided cost assumption.	
On-site generator			√		1		\$ 100,000	\$ 100,000			City provided write-in cost.	
Grass soccer field replacement with artificial turf					2	\$ 4,462,500		\$ 4,462,500			MIG - Turf Field, replacement	
Grass ball field replacement with artificial turf					2	\$ 4,462,500		\$ 4,462,500			MIG - Turf Field, replacement	
Restroom mural					1	\$ 38,000		\$ 38,000			MIG - Public Art, new	
One-mile trail mile markers					4	\$ 400		\$ 400			City provided cost assumption.	
Outdoor fitness equipment				√	1	\$ 150,000		\$ 150,000			MIG - Fitness Equipment, new	
<i>Gradin Sports Park Subtotal</i>						\$ 9,193,400	\$ 179,510	\$ 9,372,910		4		
Main City Park												
Master Plan update					1	\$ 125,000		\$ 125,000			MIG - Master Plan Update	
Grass ball field replacement with artificial turf	√				1	\$ 1,275,000		\$ 1,275,000		√	MIG - Turf Field, replacement	
Lighting upgrades and interior lighting	√		√		N/A		\$ 80,000	\$ 80,000		√	City provided write-in cost.	
Concession and restroom improvements	√			√	1		\$ 2,500,000	\$ 2,500,000		√	City provided write-in cost.	
Open lawn					1	\$ 75,000		\$ 75,000			MIG - Open lawn, new	
Inclusive destination playground				√	1	\$ 900,000		\$ 900,000			MIG - Inclusive Destination Playground, new	
Viewpoint				√	1	\$ 550,000		\$ 550,000			MIG - Viewpoint, new	
New pedestrian bridge				√	1	\$ 300,000		\$ 300,000			MIG - Pedestrian Bridge, New	
Pathway around skatepark					0.05	\$ 75,000		\$ 75,000			MIG - Hard-Surfaced Trail, new	
Landscape improvements and plantings					1	\$ 50,000		\$ 50,000			MIG - Landscaping Enhancement	
Pedestrian bridge replacements			√		3	\$ 765,000		\$ 765,000			MIG - Pedestrian Bridge, replace	
<i>Main City Park Subtotal</i>						\$ 4,115,000	\$ 2,580,000	\$ 6,695,000		3		
North Gresham Park												
Multi-use path (ODOT developed)		√			1	-		-			No cost as this will be completed through a partnership.	Potential installation by 2026 with ODOT funding.
ADA enhancements (playground and trails and pathways)			√	√	N/A		\$ 442,900	\$ 442,900		√	MIG - ADA Report	
<i>North Gresham Park Subtotal</i>						\$ -	\$ 442,900	\$ 442,900		1		
Pat Pfiefer Park												
New restroom and concession building	√			√	1		\$ 1,000,000	\$ 1,000,000		√	City provided write-in cost.	
Lighting installation	√		√		N/A		\$ 150,000	\$ 150,000		√	City provided write-in cost.	
ADA enhancements (pathway to baseball fields, dugouts, pathways repairs and resurfacing, parking lot, restroom)		√	√	√	N/A		\$ 231,000	\$ 231,000		√	MIG - ADA Report	
<i>Pat Pfiefer Park Subtotal</i>						\$ -	\$ 1,381,000	\$ 1,381,000		3		
Red Sunset Park												
Asphalt of basketball court replacement		√			1	\$ 159,800		\$ 159,800		√	MIG - Basketball court, replacement	
New 8-unit restroom	√			√	1		\$ 400,000	\$ 400,000		√	City provided write-in cost.	
ADA enhancements (pathways, restroom, parking lot)			√	√	N/A		\$ 456,700	\$ 456,700		√	MIG - ADA Report	
Pedestrian bridge replacements			√		2	\$ 510,000		\$ 510,000		√	MIG - Pedestrian Bridge, replace	
<i>Red Sunset Park Subtotal</i>						\$ 669,800	\$ 856,700	\$ 1,526,500		4		
Rockwood Central Park												
Picnic shelter					1	\$ 450,000		\$ 450,000		√	MIG - Large Picnic Shelter, new	
Monument (or interpretive feature)					1	\$ 3,000		\$ 3,000			MIG - Interpretive Signage, new	

Site Recommendation	In Current CIP? ² (√=Yes)	CORE VALUES			Capacity Enhancement? (√=Yes)	# of Units to be Developed (Facilities, Trail Miles, or Acres)	Planning Level Cost ¹ (based on Cost Assumptions)	Write-in Cost (Identified from Other Sources)	Total Capital Cost	Priority Project ⁶ (√=Yes)	Capital Cost Assumption Source	Notes
		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)								
Safety signs		√	√		2	\$ 6,000		\$ 6,000	√	MIG - Interpretive Signage, new		
ADA enhancements (disc Golf pathway, playground, parking lot, pathways, restroom)			√	√	N/A		\$ 187,110	\$ 187,110	√	MIG - ADA Report		
<i>Rockwood Central Park Subtotal</i>						\$ 459,000	\$ 187,110	\$ 646,110	3			
NEIGHBORHOOD PARKS												
Aspen Highlands Park												
Community garden				√	1	\$ 450,000		\$ 450,000		MIG - Community Garden, new		
New two-unit restroom	√	√		√	1	\$ 600,000		\$ 600,000	√	MIG - Restroom, new		
Off-leash dog park				√	1	\$ 300,000		\$ 300,000		MIG - Dog Park, new		
<i>Aspen Highlands Park Subtotal</i>						\$ 1,350,000	\$ -	\$ 1,350,000	1			
Bella Vista Park												
ADA enhancements (playground ramp, pathways, trail signage)			√	√	N/A		\$ 170,170	\$ 170,170	√	MIG - ADA Report		
New two-unit restroom	√	√		√	1	\$ 600,000		\$ 600,000	√	MIG - Restroom, new		
Picnic shelter	√			√	1	\$ 300,000		\$ 300,000	√	MIG - Medium Picnic Shelter, new		
Off-leash dog park				√	1	\$ 300,000		\$ 300,000		MIG - Dog Park, new		
<i>Bella Vista Park Subtotal</i>						\$ 1,200,000	\$ 170,170	\$ 1,370,170	3			
Butler Creek Park												
Play equipment replacement				√	1	\$ 408,000		\$ 408,000		MIG - Neighborhood Playground, replacement		
New two-unit restroom	√			√	1	\$ 600,000		\$ 600,000	√	MIG - Restroom, new		
Picnic shelter	√			√	1	\$ 300,000		\$ 300,000	√	MIG - Medium Picnic Shelter, new		
Pedestrian bridge replacements			√		9	\$ 2,295,000		\$ 2,295,000		MIG - Pedestrian Bridge, replace		
<i>Butler Creek Park Subtotal</i>						\$ 3,603,000	\$ -	\$ 3,603,000	2			
Cedar Neighborhood Park												
Davis Park												
Park sign repair or replacement		√			1	\$ 1,700		\$ 1,700		MIG - Signage, replacement		
<i>Davis Park Subtotal</i>						\$ 1,700	\$ -	\$ 1,700	0			
Hall Park												
ADA enhancements (pathways and trails)		√	√	√	N/A		\$ 220,480	\$ 220,480	√	MIG - ADA Report		
Playground				√	1	\$ 480,000		\$ 480,000	√	MIG - Neighborhood Playground, new		
<i>Hall Park Subtotal</i>						\$ 480,000	\$ 220,480	\$ 700,480	2			
Hollybrook Park												
John Deere Field												
Master Plan update		√			1	\$ 125,000		\$ 125,000		MIG - Master Plan Development		
<i>John Deere Field Subtotal</i>						\$ 125,000	\$ -	\$ 125,000	0			
Kane Road Park												
Playground equipment replacement				√	1	\$ 408,000		\$ 408,000	√	MIG - Neighborhood Playground, replacement		
Pathway replacement			√	√	1.2	\$ 1,530,000		\$ 1,530,000	√	MIG - Hard-Surfaced Trail, replace		
<i>Kane Road Park Subtotal</i>						\$ 1,938,000	\$ -	\$ 1,938,000	2			
Kirk Park												
Mayor Charles Becker Park												
Nadaka Neighborhood Park												
ADA enhancements (pathways and community garden)		√	√	√	N/A		\$ 107,270	\$ 107,270	√	MIG - ADA Report		
Restroom repair/replacement	√			√	1	\$ 300,000		\$ 300,000	√	City provided write-in cost.		
Playground repair/replacement	√			√	1	\$ 800,000		\$ 800,000	√	City provided write-in cost.		
<i>Nadaka Park Subtotal</i>						\$ -	\$ 1,207,270	\$ 1,207,270	3			
Thom Park												
Playground equipment replacement				√	1	\$ 408,000		\$ 408,000	√	MIG - Neighborhood Playground, replacement		
ADA enhancements	√		√	√	N/A		\$ 200,000	\$ 200,000	√	City provided write-in cost.		
Pedestrian bridge replacement			√		1	\$ 255,000		\$ 255,000		MIG - Pedestrian Bridge, replace		
<i>Thom Park Subtotal</i>						\$ 663,000	\$ 200,000	\$ 863,000	2			
Yamhill Neighborhood Park												
Vance Neighborhood Park												
Basketball courts				√	2	\$ 376,000		\$ 376,000		MIG - Basketball Courts, new		
Open turf areas		√		√	2	\$ 5,250,000		\$ 5,250,000		MIG - Turf Field, new		
Playground				√	1	\$ 480,000		\$ 480,000		MIG - Neighborhood Playground, new		
<i>Vance Neighborhood Park Subtotal</i>						\$ 6,106,000	\$ -	\$ 6,106,000	0			
Piper Ridge Neighborhood Park												
Open turf area				√	1	\$ 2,625,000		\$ 2,625,000		MIG - Turf Field, new		

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		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)								
Picnic area					1	\$ 300,000		\$ 300,000			MIG - Medium Picnic Shelter, new	
Pathways					0.15	\$ 225,000		\$ 225,000			MIG - Hard Surfaced Trail, new	
Off-leash dog park					1	\$ 300,000		\$ 300,000			MIG - Dog Park, new	
General use shelter					1	\$ 450,000		\$ 450,000			MIG - Large Picnic Shelter, new	
<i>Piper Ridge Neighborhood Park Subtotal</i>						\$ 3,900,000	\$ -	\$ 3,900,000	0			
TRAILS AND PATHS												
Butler Creek Greenway Trail												
Planned trails					0.7	\$ 210,000		\$ 210,000			MIG - Soft Surfaced Trail, new	
<i>Butler Creek Trail Subtotal</i>						\$ 210,000	\$ -	\$ 210,000	0			
Butler Buttes Trail												
Planned trails					0.3	\$ 90,000		\$ 90,000			MIG - Soft Surfaced Trail, new	
<i>Butler Buttes Trail Subtotal</i>						\$ 90,000	\$ -	\$ 90,000	0			
Colombia Slough Trail												
Planned trails					0.7	-	-	-			No cost as these will be completed by the US Flood Safety Water District.	
<i>Colombia Slough Trail Subtotal</i>						\$ -	\$ -	\$ -	0			
East Buttes Power Line Corridor Trail												
Planned trails					2.3	\$ 690,000		\$ 690,000			MIG - Soft Surfaced Trail, new	
<i>East Buttes Power Line Corridor Trail Subtotal</i>						\$ 690,000	\$ -	\$ 690,000	0			
Glisan Street Path												
Grant Butte Trail												
Gresham/Fairview Trail												
Planned trails					1.8	-	-	-			No cost as these will be completed by another City department.	Planned trails will be completed by the Gresham Environmental Services Department or Transportation Division.
<i>Gresham/Fairview Trail Subtotal</i>						\$ -	\$ -	\$ -	0			
Hogan Butte Trail												
Planned trails					0.6	\$ 180,000		\$ 180,000			MIG - Soft Surfaced Trail, new	
<i>Hogan Butte Trail Subtotal</i>						\$ 180,000	\$ -	\$ 180,000	0			
Jenne Butte Trail												
Planned trails					1.9	\$ 570,000		\$ 570,000			MIG - Soft Surfaced Trail, new	
<i>Jenne Butte Trail Subtotal</i>						\$ 570,000	\$ -	\$ 570,000	0			
Kelley Creek Greenway Trail												
Planned trails					3.6	-	-	-			No cost as these will be completed through a partnership.	Planned trails will be completed by Metro.
<i>Kelley Creek Trail Subtotal</i>						\$ -	\$ -	\$ -	0			
Kelly Creek Greenway Trail												
Planned trails					1.3	\$ 390,000		\$ 390,000			MIG - Soft Surfaced Trail, new	
<i>Kelley Creek Greenway Trail Subtotal</i>						\$ 390,000	\$ -	\$ 390,000	0			
Marine Drive Trail												
Planned trails					0.5	\$ 150,000		\$ 150,000			MIG - Soft Surfaced Trail, new	
<i>Marine Drive Trail Subtotal</i>						\$ 150,000	\$ -	\$ 150,000	0			
Gresham Butte Trail												
Planned trails					4.2	\$ 1,260,000		\$ 1,260,000			MIG - Soft Surfaced Trail, new	
<i>Gresham Butte Trail Subtotal</i>						\$ 1,260,000	\$ -	\$ 1,260,000	0			
SE Hogan Road Path												
Planned trails					2.6	-	-	-			No cost as these will be completed by another City department.	Planned trails will be completed by the Gresham Environmental Services Department or Transportation Division.
<i>SE Hogan Road Trail Subtotal</i>						\$ -	\$ -	\$ -	0			
Springwater Corridor Trail												
Troutdale to Gresham Trail												
Planned trails					2.2	-	-	-			No cost as these will be completed through a partnership.	Planned trails will be completed by Metro.
<i>Troutdale to Gresham Trail Subtotal</i>						\$ -	\$ -	\$ -	0			
WY East Way Path												
Planned trails					0.6	-	-	-			No cost as these will be completed by another City department.	Planned trails will be completed by the Gresham Environmental Services Department or Transportation Division.
<i>WY East Way Path Subtotal</i>						\$ -	\$ -	\$ -	0			
SPECIAL USE AREAS												
Arts Plaza												
City Hall Community Garden												
Signage		√			2	\$ 4,000		\$ 4,000			MIG - Signage, new	

Site Recommendation	In Current CIP? ² (√=Yes)	CORE VALUES			Capacity Enhancement? (√=Yes)	# of Units to be Developed (Facilities, Trail Miles, or Acres)	Planning Level Cost ¹ (based on Cost Assumptions)	Write-in Cost (Identified from Other Sources)	Total Capital Cost	Priority Project ⁶ (√=Yes)	Capital Cost Assumption Source	Notes
		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)								
<i>City Hall Community Garden Subtotal</i>							\$ 4,000	\$ -	\$ 4,000	0		
Linnemann Station Trailhead												
Zimmerman House Park												
Master Plan update					1	\$ 125,000		\$ 125,000			MIG - Master Plan Development	
Community garden				✓	1	\$ 450,000		\$ 450,000			MIG, Community Garden, new	
<i>Zimmerman House Park Subtotal</i>							\$ 575,000	\$ -	\$ 575,000	0		
NATURE PARKS												
Nadaka Nature Park												
Existing trail repairs		✓	✓		N/A		Cost included with Nadaka Neighborhood Park	Cost included with Nadaka Neighborhood Park			MIG - ADA Report	
<i>Nadaka Nature Park Subtotal</i>							\$ -	\$ -	\$ -	0		
Shane T. Bemis Nature Park												
Nature education center					Partially	1		\$ 500,000	\$ 500,000		City provided write-in cost.	Development planned to include modest improvements to the existing building (Brite House), including structural upgrades and a teaching greenhouse.
<i>Shane T. Bemis Nature Park Subtotal</i>							\$ -	\$ 500,000	\$ 500,000	0		
EXISTING UNDEVELOPED PARKS												
Southeast Neighborhood Park												
Open lawn area					✓	1	\$ 75,000		\$ 75,000		MIG - Open lawn, new	
Picnic shelter					✓	1	\$ 300,000		\$ 300,000		MIG - Medium Picnic Shelter, new	
Nature play area					✓	1	\$ 300,000		\$ 300,000		MIG - Nature Play Area, new	
Wetland viewpoint					✓	1	\$ 550,000		\$ 550,000		MIG - Viewpoint, new	
Park entrance signage		✓			✓	1	\$ 2,000		\$ 2,000		MIG - Entrance or Wayfinding Signage, new	
Trail signage					✓	2	\$ 4,000		\$ 4,000		MIG - Entrance or Wayfinding signage, new	
Existing natural area enhancement						5.5	\$ 99,000		\$ 99,000		City provided cost assumption.	
<i>Southeast Neighborhood Park Subtotal</i>							\$ 1,330,000	\$ -	\$ 1,330,000	0		
Southeast Community Park												
Park development		✓			✓			\$ 3,000,000	\$ 3,000,000	✓	Juncus Provided Write-in Cost	Development planned to include an open lawn area, picnic shelter, nature play area, sports court, community garden, dog park, viewpoint, trails and pathways, parking lot, restroom, park entrance and signage, and existing natural area enhancement.
<i>Southeast Community Park Subtotal</i>							\$ -	\$ 3,000,000	\$ 3,000,000	1		
Southwest Community Park												
Park development					✓			\$ 3,000,000	\$ 3,000,000	✓	Juncus Provided Write-in Cost	Development planned to include an open lawn area, picnic shelter, nature play area, sports court, community garden, dog park, viewpoint, trails and pathways, parking lot, restroom, park entrance and signage, and existing natural area enhancement.
<i>Southwest Community Park Subtotal</i>							\$ -	\$ 3,000,000	\$ 3,000,000	1		
Columbia View Neighborhood Park												
Basketball Court					✓	1	\$ 188,000		\$ 188,000		MIG - Basketball Court, new	
Picnic shelter					✓	1	\$ 300,000		\$ 300,000		MIG - Medium Picnic Shelter, new	
Nature play area					✓	1	\$ 300,000		\$ 300,000	✓	MIG - Nature Play Area, new	
Community garden					✓	1	\$ 450,000		\$ 450,000	✓	MIG - Community Garden, new	
Dog park					✓	1	\$ 300,000		\$ 300,000		MIG - Dog park, new	
Viewpoint					✓	1	\$ 550,000		\$ 550,000		MIG - Viewpoint, new	
Hard-surface trails and pathways		✓			✓	0.38	\$ 562,500		\$ 562,500		MIG - Hard-Surfaced Trail, new	
Soft-surface trails and pathways					✓	0.09	\$ 27,000		\$ 27,000		MIG - Soft-Surfaced Trail, new	
Park entrance signage					✓	1	\$ 2,000		\$ 2,000		MIG - Entrance or Wayfinding Signage, new	
Trail signage					✓	2	\$ 4,000		\$ 4,000		MIG - Entrance or Wayfinding Signage, new	
Existing natural area enhancement						3.3	\$ 59,400		\$ 59,400		City provided cost assumption.	
<i>Columbia View Neighborhood Park</i>							\$ 2,742,900	\$ -	\$ 2,742,900	2		
East Gresham Neighborhood Park												
Picnic shelters					✓	3	\$ 900,000		\$ 900,000		MIG - Medium Picnic Shelter, new	
Nature play area					✓	1	\$ 300,000		\$ 300,000		MIG - Nature Play Area, new	
Hard-surface trails and pathways					✓	0.15	\$ 225,000		\$ 225,000		MIG - Hard-Surfaced Trail, new	

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		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)								
Soft-surface trails and pathways					✓	0.36	\$ 108,000		\$ 108,000		MIG - Soft-Surfaced Trail, new	
Park entrance signage					✓	1	\$ 2,000		\$ 2,000		MIG - Entrance or Wayfinding Signage, new	
Trail signage					✓	2	\$ 4,000		\$ 4,000		MIG - Entrance or Wayfinding signage, new	
Existing natural area enhancement						4.1	\$ 73,800		\$ 73,800		City provided cost assumption.	
<i>East Gresham Neighborhood Park</i>							\$ 1,612,800	\$ -	\$ 1,612,800	0		
Jenne Butte Neighborhood Park												
Picnic shelter					✓	1	\$ 300,000		\$ 300,000		MIG - Medium Picnic Shelter, new	
Nature play area					✓	1	\$ 300,000		\$ 300,000		MIG - Nature Play Area, new	
Community garden					✓	1	\$ 450,000		\$ 450,000		MIG - Community Garden, new	
Dog park					✓	1	\$ 300,000		\$ 300,000		MIG - Dog park, new	
Viewpoint					✓	1	\$ 550,000		\$ 550,000		MIG - Viewpoint, new	
Wetland viewpoint					✓	1	\$ 550,000		\$ 550,000		MIG - Viewpoint, new	
Hard-surface trails and pathways					✓	0.35	\$ 525,000		\$ 525,000		MIG - Hard-Surfaced Trail, new	
Soft-surface trails and pathways					✓	0.41	\$ 123,000		\$ 123,000		MIG - Soft-Surfaced Trail, new	
Park entrance signage					✓	1	\$ 2,000		\$ 2,000		MIG - Entrance or Wayfinding Signage, new	
Trail signage					✓	2	\$ 4,000		\$ 4,000		MIG - Entrance or Wayfinding Signage, new	
Existing natural area enhancement						9.4	\$ 169,200		\$ 169,200		City provided cost assumption.	
<i>Jenne Butte Neighborhood Park Subtotal</i>							\$ 3,273,200	\$ -	\$ 3,273,200	0		
Gabbert Butte Nature Park												
Information Kiosk					✓	1	\$ 3,000		\$ 3,000		MIG - Interpretive Element, new	
Story circle / flexible gathering space					✓	1		\$ 106,000	\$ 106,000		Gabbert Butte Nature Park Master Plan (Metro, 2019), rounded and increased for inflation.	
Picnic shelters					✓	2	\$ 600,000		\$ 600,000		MIG - Medium Picnic Shelter, new	
Trails and Pathways					✓			\$ 1,017,000	\$ 1,017,000		Gabbert Butte Nature Park Master Plan (Metro, 2019), rounded and increased for inflation.	
Park entrance signage					✓	1	\$ 2,000		\$ 2,000		MIG - Entrance or Wayfinding Signage, new	
Trail signage					✓	2	\$ 4,000		\$ 4,000		MIG - Entrance or Wayfinding Signage, new	
Restroom					✓	1	\$ 600,000		\$ 600,000		MIG - Restroom, new	
<i>Gabbert Butte Nature Park Subtotal</i>							\$ 1,209,000	\$ 1,123,000	\$ 2,332,000	0		
EXISTING PARKS AND FACILITIES TOTAL							\$ 43,220,800	\$ 15,048,140	\$ 63,138,940	37		
PROPOSED NEW PARKS AND FACILITIES												
Existing Underserved Neighborhoods												
Neighborhood Park in underserved neighborhood (allowance for development of one 5-acre neighborhood park)					✓	5	\$ 3,125,000		\$ 3,125,000		MIG - Neighborhood Park Development	Project cost does not include acquisition costs due to unknown location and size.
Park connectivity improvements		✓				N/A	-	-	-		No cost as this will be completed through a partnership.	These projects will be completed by the Gresham Environmental Services Department or Transportation Division.
City-owned property enhancements (systemwide allowance based on 5 acres)					✓	5		\$ 180,000	\$ 180,000		MIG provided write-in cost.	This project assumes modest natural area enhancements, landscaping improvements, and addition of limited amenities (e.g. benches, picnic tables, signage, etc.)
<i>Existing Underserved Neighborhoods Subtotal</i>							\$ 3,125,000	\$ 180,000	\$ 3,305,000	0		
Planned Growth Areas												
Pleasant Valley Plan Area Community Park (to be determined location and size within proposed Pleasant Valley Public Land Subdistrict, used acreage estimate)					✓	3	\$ 3,000,000		\$ 3,000,000	✓	MIG - Special Use Park Development	Project cost uses Special Use Park Development cost assumption due to smaller size and higher level of development in a more consolidated space. Does not include acquisition costs due to unknown location and size.

Site Recommendation	In Current CIP? ² (√=Yes)	CORE VALUES			Capacity Enhancement? (√=Yes)	# of Units to be Developed (Facilities, Trail Miles, or Acres)	Planning Level Cost ¹ (based on Cost Assumptions)	Write-in Cost (Identified from Other Sources)	Total Capital Cost	Priority Project ⁶ (√=Yes)	Capital Cost Assumption Source	Notes	
		Equity ² (√=Yes)	Safety ³ (√=Yes)	Accessibility ⁴ (√=Yes)									
Pleasant Valley Plan Area Town Center Park (to be determined location and size within proposed Pleasant Valley Public Land Subdistrict, used acreage estimate)					✓	3	\$ 3,000,000		\$ 3,000,000	✓	MIG - Special Use Park Development	Project cost uses Special Use Park Development cost assumption due to smaller size and higher level of development in a more consolidated space. Does not include acquisition costs due to unknown location and size.	
Pleasant Valley Plan Area Planned Trails and Pathways					✓	3.4	\$ 5,055,000		\$ 5,055,000		MIG - Hard-Surfaced Trail, new		
Springwater Plan Area Neighborhood Park #1 (Park Blocks, to be determined location and size, used acreage estimate)		✓			✓	0.5		\$ 1,000,000	\$ 1,000,000	✓	MIG provided write-in cost.	Development of a small park including site grading, circulation, utilities, outdoor facilities, amenities, and landscaping. Cost does not include the development of major facilities such as community centers and pools. Costs factor in general assumptions about the amount of park acreage developed vs. left in a more natural state. As a small park, the site is assumed to have less extensive natural areas and higher costs (\$2,000,000/acre) than the Special Use Park Development cost assumption (\$1,000,000/acre) to provide a higher level of development in a more consolidated space. Does not include acquisition costs due to unknown location and size.	
Springwater Plan Area Planned Trails and Pathways					✓	3.2	\$ 4,800,000		\$ 4,800,000		MIG - Hard-Surfaced Trail, new		
Springwater Plan Area Neighborhood Park #2 (Urban Center, to be determined location)					✓	4.0	\$ 2,500,000		\$ 2,500,000		MIG - Neighborhood Park Development	Project cost does not include acquisition costs due to unknown location and size.	
Springwater Plan Area Community Park #1 (Springwater Community Park, to be determined location)					✓	22.5	\$ 8,437,500		\$ 8,437,500		MIG - Community Park Development	Project cost does not include acquisition costs due to unknown location and size.	
Springwater Plan Area Community Park #2 (East Springwater Park, to be determined location)					✓	7.5		\$ 5,625,000	\$ 5,625,000		MIG provided write-in cost.	Development of a community park including site grading, circulation, utilities, outdoor facilities, amenities, and landscaping. Cost does not include the development of major facilities such as community centers and pools. Costs factor in general assumptions about the amount of park acreage developed vs. left in a more natural state. As a smaller community park, the site is assumed to have less extensive natural areas and higher costs (\$750,000/acre) than the Community Park Development cost assumption (\$375,000/acre) to provide a higher level of development in a more consolidated space. Does not include acquisition costs due to unknown location and size.	
Kelley Creek Headwaters Plan Area Metro Regional Trail					✓	N/A	-	-	-		No cost as this will be completed through a partnership.	This project will be completed by Metro.	
<i>Planned Growth Areas Subtotal</i>							\$ 26,792,500	\$ 6,625,000	\$ 33,417,500	3			
PROPOSED NEW PARKS AND FACILITIES													
TOTAL							\$ 29,917,500	\$ 6,805,000	\$ 36,722,500	3			
EXISTING AND PROPOSED NEW TOTAL							\$ 73,138,300	\$ 21,853,140	\$ 99,861,440	40			

¹These estimates reflect planning level construction cost assumptions in 2025 dollars not accounting for inflation. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

²Equity projects are defined as projects in neighborhoods with at least three of the following factors as identified and defined in the Gresham Parks 2035 Needs Assessment: high or highest social vulnerability index score, high or highest population density, tree canopy less than 15%, low existing park access (areas not within a 10-minute walk of a developed park), and low community or regional trail access (areas now within a 10-minute walk of a regional or community trail). Proposed parks in planned growth areas are also identified as equity projects as they will be expanding access in underserved areas.

³Safety projects are defined as projects that increase user safety and/or community perceptions of safety.

⁴Accessibility projects are defined as projects that increase Americans with Disabilities Act (ADA) accessibility.

⁵City of Gresham Oregon Capital Improvement Plan, FY 2023/24 to 2027/28, Adopted June 20, 2023.

⁶The Project Team relied on community engagement priorities, discussions with City staff, current CIP priorities, and the core values identified through conversations with the City's Parks & Recreation Community Advisory Group to identify priority projects from the total CIP list for implementation over the 10-year planning period. All projects included in the City's current CIP were prioritized for implementation over the 10-year planning period. Remaining projects were prioritized based on their alignment with the Gresham Parks 2035 core values: equity, safety, and accessibility; projects that are currently underway (e.g., Southwest and Southeast Community Parks); and projects that were identified as top priorities by community feedback (e.g., repairs to old and worn facilities or amenities).

Table F-2: Planning-Level Cost Assumptions

Last Revised: 11/10/2025

Planning Level Cost ¹					
Feature	Unit	New ²	Replace (85%) ³	Enhance ⁴	Assumptions
BUILD					
Park Master Plan Development / Update	Each	\$ 125,000	-	-	Planning-level costs to update or develop a park master plan.
Neighborhood Park Development	Acre	\$ 625,000	-	-	Planning-level costs to account for site grading, circulation, utilities, outdoor facilities, amenities, and landscaping. Cost does not include the development of major facilities such as community centers and pools. Costs factor in general assumptions about the amount of park acreage developed vs. left in a more natural state. Sites with extensive natural areas may have lower costs. Small parks may have higher costs than shown to provide a higher level of development in a more consolidated space. Assumed size of 4-10 acres.
Community Park Development	Acre	\$ 375,000	-	-	Planning-level costs to account for site grading, circulation, utilities, outdoor facilities, amenities, and landscaping. Cost does not include the development of major facilities such as community centers and pools. Costs factor in general assumptions about the amount of park acreage developed vs. left in a more natural state. Sites with extensive natural areas may have lower costs. Small parks may have higher costs than shown to provide a higher level of development in a more consolidated space. Assumed size of 10-35 acres.
Special Use Park Development	Acre	\$ 1,000,000	-	-	Planning-level costs to account for site grading, circulation, utilities, outdoor facilities, amenities, and landscaping. Cost does not include the development of major facilities such as community centers and pools. Costs factor in general assumptions about the amount of park acreage developed vs. left in a more natural state. Cost assumes a site with minimal natural areas and a high level of development in a consolidated space. Assumed size of 1-3 acres.
ATHLETICS / SPORTS					
Basketball/Sport Court (Outdoors) - Half	Each	\$ 131,000	\$ 111,350	-	Costs reflect one half court.
Basketball/Sport Court (Outdoors) - Full	Each	\$ 188,000	\$ 159,800	-	Costs reflect one full court.
Tennis Court (pair)	Set (2)	\$ 375,000	\$ 318,750	-	Costs reflect 2 tennis courts with surfacing, striping, netting, and fencing.
Pickleball Court (4)	Set (4)	\$ 375,000	\$ 318,750	-	Costs reflect 4 pickleball courts with surfacing, striping, netting, and fencing.
Soccer Field (Rectangular) - Grass	Each	\$ 2,250,000	\$ 1,912,500	-	Costs reflect a turf field with basic drainage/prep and features.
Soccer Field (Rectangular) - Turf	Each	\$ 2,625,000	\$ 2,231,250	-	Costs reflect a field with artificial turf and lights.
Baseball / Softball Field (Diamond) - Grass	Each	\$ 750,000	\$ 637,500	-	Costs reflect a regulation-size field with turf, outfield fencing, backstop and outfield fencing, and dugouts.
Baseball / Softball Field (Diamond) - Turf	Each	\$ 1,500,000	\$ 1,275,000	-	Costs reflect a regulation-size field with artificial turf, outfield fencing, backstop and foul-line fencing.
OUTDOOR RECREATION					
Open Lawn Area	Each	\$ 75,000	\$ 63,750	-	Cost reflect open lawn area.
Skateboard Area	Each	\$ 750,000	\$ 637,500	-	Cost reflects at-grade skate park with prefabricated skate ramps with features to accommodate spectators, safety, and enhanced access.
Picnic Shelter or Pavilion (Large)	Each	\$ 450,000	\$ 382,500	-	Costs reflect a large group picnic shelter or pavilion (20+ people) with motion sensor light and support amenities such as barbecues, trash receptacles, sinks, food prep areas, and long tables or mixed table sizes.
Picnic Shelter or Pavilion (Medium)	Each	\$ 300,000	\$ 255,000	-	Costs reflect a medium group picnic shelter or pavilion (>20 people) with motion sensor light, six 8' tables with support amenities such as barbecues, trash receptable, and serving table. No electrical outlet provided.
Playground - Neighborhood	Each	\$ 480,000	\$ 408,000	-	Costs reflect one 5,000 s.f. play structure with areas for tots or school-age. Higher-end costs reflect accessible safety surfacing (recommended). Actual cost will depend on type and size.
Playground - Inclusive / Destination	Each	\$ 900,000	\$ 765,000	-	Costs reflect one 10,000 s.f. play structure with universal/inclusive and thematic elements. Actual cost will depend on type and size.
Playground - Nature Play	Each	\$ 300,000	\$ 255,000	-	Costs reflect nature play features, topography, landscaping, safety surfacing, and seating. Actual cost will depend on type and size.
Splashpad	Each	\$ 1,500,000	\$ 1,275,000	-	Costs reflect a splashpad with mechanical building/apparatus and recirculating water.
Outdoor Fitness Equipment (5)	Set (5)	\$ 150,000	\$ 127,500	-	Costs reflect five outdoor fitness stations that combine cardio, strength training, or cross training.
Community Garden	Each	\$ 450,000	\$ 382,500	-	Costs reflect a combination of in-ground, raised beds, and accessible planting areas with fencing, water, composting, seating, shade, and basic signage.
Dog Park	Each	\$ 300,000	\$ 255,000	-	Costs reflect a one-acre fenced area with turf, DG and/or bark mulch, with a dog drinking fountain, benches, trash receptacles and trees. Costs assume the dog park is within a larger park and uses existing utilities for water, parking, etc.
Viewpoint	Each	\$ 550,000	\$ 467,500	-	Costs reflect a small outdoor event space such as a plaza, pavilion, or outdoor classroom, etc. Includes, hardscape, seating, shade structure, and accessible walk, electrical outlet, and signage.
Hard-Surfaced Trail	Mile	\$ 1,500,000	\$ 1,275,000	-	Costs assume an 8 to 10 ft-wide asphalt paved trail with gravel shoulders, minor grading, mile markers and continuous buffer vegetation.
Soft-Surfaced Trail	Mile	\$ 300,000	\$ 255,000	-	Costs assume a 3ft-wide stabilized decomposed granite surfaced trail and mile markers.
AMENITIES					
Parking Lot (Off-Street)	Per Site	\$ 263,000	\$ 223,550	-	Costs reflect the creation of 10 spaces including 2 accessible spaces.
Restroom (Permanent)	Each	\$ 600,000	\$ 510,000	-	Costs reflect 2 single-occupancy units.
Drinking Fountain	Each	\$ 7,000	\$ 5,950	-	Costs reflect one drinking fountain.
Shade Structure or Canopy	Each	\$ 50,000	\$ 42,500	-	Costs reflect fabric-roofed elements that shade play areas, spray parks, and other facilities.
FOB Entry System	Each	\$ 2,500	\$ 2,125	-	Costs reflect one FOB entry system per gate. Cost assumption provided by City of Gresham.
Trail Mile Markers	Each	\$ 100	\$ 85	-	Cost reflect one trail mile marker sign and manufactured wood post. Cost assumption provided by City of Gresham.
Entrance or Wayfinding Signage	Each	\$ 2,000	\$ 1,700	-	Costs reflect identification, regulatory and wayfinding signage. Cost for extensive trail corridors may be greater.
Interpretive Signage/Feature/Kiosk	Each	\$ 3,000	\$ 2,550	-	Costs reflect interpretive signage, kiosk, or features.

Planning Level Cost¹

Feature	Unit	New ²	Replace (85%) ³	Enhance ⁴	Assumptions
OTHER					
Pedestrian Bridge	Each	\$ 300,000	\$ 255,000	-	Costs reflect a pedestrian bridge constructed of fiber glass with concrete footers.
Public Art	Per Site	\$ 38,000	\$ 32,300	-	Costs reflect public art installation (playable, integrated, stand-alone, and/or temporary displays).
Landscaping Enhancement	Each	-	-	\$ 50,000	Costs reflect enhancement of existing landscaping, assuming an approximately 10,000 SF area at \$5/SF.
Existing Natural Area Enhancement	Per Acre	-	-	\$ 18,000	Costs reflect enhancement of existing natural areas. Cost assumption provided by City of Gresham.

¹These estimates reflect planning level construction cost assumptions in 2025 dollars not accounting for inflation. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

²Cost assumptions for new build projects reflect planning level construction cost assumptions sourced from MIG and the City of Gresham. Assumptions provided by the City of Gresham are noted in the Assumptions column.

³Cost assumptions for replace projects reflect 85% of new build costs.

⁴Cost assumptions for enhance projects reflect planning level construction cost assumptions sourced from MIG and the City of Gresham.

Table F-3: Planning-Level Maintenance & Operations Costs for Existing and Proposed Parks by Classification

Last Revised: 11/10/25

Site	Existing Acres	Proposed Acres	Existing Trail Miles	Proposed Trail Miles	Annual Estimated Site Maintenance and Operations Cost (by site)	Notes
COMMUNITY PARKS						
Gradin Sports Park	31.77	-	-	-	\$ 421,524	
Main City Park	21.55	-	-	-	\$ 285,925	
North Gresham Park	13.43	-	-	-	\$ 178,189	
Pat Pfiefer Park	13.33	-	-	-	\$ 176,862	
Red Sunset Park	14.23	-	-	-	\$ 188,804	
Rockwood Central Park	9.40	-	-	-	\$ 124,719	
<i>Community Parks Subtotal</i>					\$ 1,376,024	
NEIGHBORHOOD PARKS						
Aspen Highlands Park	3.67	-	-	-	\$ 48,694	
Bella Vista Park	8.89	-	-	-	\$ 117,953	
Butler Creek Park	3.96	-	-	-	\$ 52,541	
Cedar Neighborhood Park	0.32	-	-	-	\$ 4,246	
Davis Park	2.65	-	-	-	\$ 35,160	
Hall Park	3.95	-	-	-	\$ 52,409	
Hollybrook Park	4.85	-	-	-	\$ 64,350	
John Deere Field	7.09	-	-	-	\$ 94,070	
Kane Road Park	10.26	-	-	-	\$ 136,130	
Kirk Park	7.02	-	-	-	\$ 93,141	
Nadaka Neighborhood Park	-	-	-	-	-	Acreage and costs included with Nadaka Nature Park.
Thom Park	5.47	-	-	-	\$ 72,576	
Yamhill Neighborhood Park	0.62	-	-	-	\$ 8,226	
Vance Neighborhood Park	16.20	-	-	-	\$ 214,942	
Piper Ridge Neighborhood Park	2.13	-	-	-	\$ 28,261	
<i>Neighborhood Parks Subtotal</i>					\$ 1,022,697	
TRAILS AND PATHS						
Butler Creek Greenway Trail	-	-	2.3	0.7	\$ 4,500	Unpaved.
Butler Buttes Trail	-	-	1.0	0.3	\$ 1,950	Unpaved.
Columbia Slough Trail	-	-	-	0.7	-	Unpaved. No maintenance cost as owned/managed by US Flood Safety Water District.
East Buttes Power Line Corridor Trail	-	-	0.02	2.3	\$ 3,480	Unpaved.
Glisan Street Path	-	-	0.4	-	-	Unpaved. No maintenance cost as owned/managed by the Gresham Transportation Division.
Grant Butte Trail	-	-	-	-	-	Trail length to be determined. No current maintenance costs.
Gresham/Fairview Trail	-	-	4.6	1.8	-	Paved. No maintenance cost as owned/managed by the Gresham Transportation Division.
Hogan Butte Trails	-	-	0.4	0.6	\$ 1,500	Unpaved.
Jenne Butte Trails	-	-	-	1.9	\$ 2,850	Unpaved.
Kelley Creek Trail	-	-	1.6	3.6	-	Paved. No maintenance cost as owned/managed by Metro.
Kelley Creek Greenway Trails	-	-	1.3	1.3	\$ 3,900	Unpaved.
Marine Drive Trail	-	-	-	0.5	\$ 750	Unpaved.
Gresham Butte Trails	-	-	0.7	4.2	\$ 7,350	Unpaved.
SE Hogan Road Path	-	-	0.1	2.6	-	Unpaved. No maintenance cost as owned/managed by the Gresham Transportation Division.
Springwater Trail	-	-	5.2	1.2	-	Paved. No maintenance cost as owned/managed by Metro.
Troutdale to Gresham Trail	-	-	0.4	2.2	-	Unpaved. No maintenance cost as owned/managed by Metro.
WY-East Way Path	-	-	2.1	0.6	-	Paved. No maintenance cost as owned/managed by the Gresham Transportation Division.
<i>Trails and Paths Subtotal</i>					\$ 26,280	
SPECIAL USE AREAS						
City Hall Community Garden	0.37	-	-	-	\$ 4,909	
Zimmerman	5.96	-	-	-	\$ 79,077	
<i>Special Use Areas Subtotal</i>					\$ 83,986	
NATURE PARKS						
Nadaka Nature Park	11.71	-	-	-	\$ 37,472	
Shane T. Bemis Nature Park	52.03	-	-	-	\$ 166,496	
<i>Nature Parks Subtotal</i>					\$ 203,968	
UNDEVELOPED PARKS						
Southeast Neighborhood Park	-	6.53	-	-	\$ 86,640	

Southeast Community Park	-	15.68	-	-	\$	208,042
Southwest Community Park	-	42.00	-	-	\$	557,256
Columbia View Park	-	7.46	-	-	\$	98,979
East Gresham Park	-	7.30	-	-	\$	96,856
Jenne Butte Park	-	11.00	-	-	\$	145,948
Gabbert Butte Nature Park	-	253.60	-	-	\$	811,520
<i>Undeveloped Parks Subtotal</i>					\$	2,005,242
EXISTING PARKS AND FACILITIES TOTAL					\$	4,718,198
PROPOSED PARKS AND FACILITIES						
Existing Underserved Neighborhoods						
Neighborhood Park in Underserved Neighborhood (allowance for development of one neighborhood park)	-	5.00	-	-	\$	66,340
Park Connectivity Improvements (systemwide allowance)	-		-	-	-	
City-Owned Property Improvements (systemwide allowance based on 5 acres)	-	5.00	-	-	\$	66,340
<i>Existing Underserved Neighborhoods Subtotal</i>					\$	132,680
Planned Growth Areas						
Pleasant Valley Plan Area Community Park (To be determined location within proposed Pleasant Valley Public Land Subdistrict)	-	3.00	-	-	\$	39,804
Pleasant Valley Plan Area Town Center Park (To be determined location)	-	3.00	-	-	\$	39,804
Pleasant Valley Plan Area Planned Trails and Pathways (allowance for Plan Area)	-		-	3.4	\$	5,100
Springwater Plan Area Neighborhood Park #1 (Park Blocks, to be determined location)	-	0.50	-	-	\$	6,634
Springwater Plan Area Planned Trails and Pathways	-		-	3.2	\$	4,800
Springwater Plan Area Neighborhood Park #2 (Urban Center, to be determined location)	-	4.0	-	-	\$	53,072
Springwater Plan Area Community Park #1 (Springwater Community Park, to be determined location)	-	22.5	-	-	\$	298,530
Springwater Plan Area Community Park #2 (East Springwater Park, to be determined location)	-	7.5	-	-	\$	99,510
Kelley Creek Headwaters Plan Area Metro Regional Trail	-		-	-	-	
<i>Planned Growth Areas Subtotal</i>					\$	547,254
PROPOSED PARKS AND FACILITIES TOTAL					\$	679,934
EXISTING AND PROPOSED TOTAL					\$	5,398,132

Table F-4: Site Maintenance and Operations Cost Assumptions*Last Revised: 11/10/2025*

Source	Unit	Cost	Notes
Standard Park Maintenance Cost	Acre	\$ 13,268	Standard park maintenance cost is estimated based on Gresham's projected maintenance staffing costs and dedicated park expenditures for developed parks, including maintenance and operations staffing, materials, and services associated with park facilities.
Standard Nature Park Maintenance Cost	Acre	\$ 3,200	Standard nature park maintenance cost is estimated in part based on Juncus Maintenance Cost Model (Appendix B) and MIG background research for sites with less amenities than other developed parks, as well as an assumption for trail or path maintenance.
Trail Maintenance Cost - Unpaved	Mile	\$1,500	Unpaved trail maintenance cost is estimated based on Juncus Maintenance Cost Model (Appendix B). Assumes an approximately 5' wide soft-surface trail or path. Trails with larger widths and varied surfaces may have higher maintenance costs than shown.
Trail Maintenance Cost - Paved	Mile	\$5,000	Paved trail maintenance cost is estimated based on Juncus Maintenance Cost Model (Appendix B). Assumes an approximately 5' wide paved trail or path. Trails with larger widths and varied surfaces may have higher maintenance costs than shown.