



CHAPTER 6 CAPITAL IMPROVEMENT PLAN



Capital Improvement Plan

This chapter summarizes the Gresham Parks 2035 Capital Improvement Plan (CIP). It outlines total capital and maintenance costs for implementation of the site recommendations identified in Chapter 5. The CIP includes more projects than the City currently has funding and resources to support, highlighting the importance of strategic decision-making and implementation. To address this, this chapter identifies priority projects to implement over the 10-year planning horizon. The full CIP and cost assumptions can be found in Appendix F.

CAPITAL PROJECT SUMMARY

The CIP identifies the projects and costs associated with the site recommendations in the previous chapter to create a well-balanced and community driven future for Gresham's park, recreation, and trail system. Not all of the CIP projects will be completed over the 10-year implementation period, given limited funding available or reasonably projected during this period. Priority projects recommended for development by 2035 are presented in the next section of this chapter.

Nadaka Nature Park



HOW ARE COSTS IDENTIFIED?

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. Cost do not include natural resource stewardship.

CAPITAL COSTS

Capital Costs

Approximately \$100 million is needed to implement all capital recommendations included in the Gresham Parks 2035 CIP. Most of this cost covers improvements to existing parks and facilities (\$63 million), while approximately \$37 million would be needed for the development of new proposed parks and facilities in existing underserved neighborhoods and planned growth areas (Table 6-1). Appendix F provides the complete list of capital projects, as well as the cost assumptions used to calculate the planning-level cost estimates.

TABLE 6-1: CAPITAL COSTS BY PARK CLASSIFICATION OR CATEGORY (IN 2025 DOLLARS)

Park Classification	Total Planning-Level Cost
Community Parks	\$20,064,400
Neighborhood Parks	\$21,164,600
Special Use Areas	\$579,000
Nature Parks	\$500,000
Trail Corridors	\$3,540,000
Undeveloped Parks	\$17,290,900
New Park and Facility Acquisition and Development	\$36,722,500
TOTAL	\$99,861,400

HOW ARE WE TAKING CARE OF WHAT WE HAVE?

Improving old and worn park features and providing diverse and varied amenities and experiences at Gresham's existing parks and facilities was identified as a top community priority. Below is a snapshot of some of the ways that the CIP recommends investment in the existing system:

- 6** Playground Replacements or Upgrades
- 15** Pedestrian Bridge Replacements
- 2** Grass Soccer Field Grass Replacements with Artificial Turf
- 3** Grass Ball Field Replacements with Artificial Turf
- ADA Improvements at **8** Sites (including trail and path upgrades)
- 6** New Restrooms in Existing Parks

Note: These estimates reflect planning level construction cost assumptions in 2025 dollars not accounting for inflation. 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.

ANNUAL MAINTENANCE COSTS

All sites — whether these are existing parks or new parks — will require some type of routine and preventative maintenance to take care of City assets. In addition to capital costs, Gresham must fund the ongoing costs of operating and maintaining the existing park and recreation system. Appendix F presents average annual maintenance costs based on the City’s current maintenance expenditures, along with projected maintenance and staffing costs. For some sites, these costs allowances are not sufficient to meet all maintenance needs. For example, the costs of addressing vandalism, litter collection, program use, and a variety of other maintenance activities have continued to increase, and funding levels have not kept pace with these needs. A number of these issues and needs are highlighted in Appendix B, Maintenance and Operations Analysis.

The costs estimated here include costs for existing and proposed parks and trails (per acre or per mile) to provide general assumptions regarding the amount of funding needed to maintain the system as projects are implemented. If all sites noted in the CIP are developed, the City will need to budget at least \$5.4 million per year to maintain the parks and recreation system. In reality, the City should budget more to address the level of stewardship desired for parks and natural resources. Table 6-2 outlines the total annual maintenance costs needed for existing facilities, as well as proposed new sites (or additional facilities).

TABLE 6-2: CAPITAL AND ANNUAL MAINTENANCE COST SUMMARY FOR EXISTING AND PROPOSED PARKS

Park Type	Capital Costs	Annual Average Maintenance Costs
Existing Parks and Facilities	\$63,138,940	\$4,718,200
Proposed New Parks and Facilities	\$36,722,500	\$679,900
TOTAL	\$99,861,440	\$5,398,100

Note: These estimates reflect planning level construction cost and maintenance cost assumptions in 2025 dollars not accounting for inflation. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor.



Imaginative Children’s Garden Cleanup at Vance Park

PRIORITY PROJECTS

Without an unlimited budget, site recommendations must be prioritized to more closely align with funding availability. Achieving the community's expectations of a safe, equitable, and accessible park system requires substantial funding beyond current resources. Acknowledging this reality, the 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.

The Project Team used the following process to prioritize projects:

- » 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).
- » Projects that are considered to be "**capacity enhancements**" were also noted, since some of these offset the impact of new growth and may be eligible to be partially or fully funded using System Development Charges.

Table 6-3 summarizes the priority projects and planning-level cost estimates by park classification, including how each project met the prioritization factors noted above. **A total of 40 projects are prioritized for implementation by 2035** if funding is available. **The total estimated capital cost for these priority projects is approximately \$28.8 million.** Figure 6-2 illustrates the location of the priority projects identified for implementation during the 10-year planning horizon. Project locations are marked with icons.



Southwest Community Park (Undeveloped)

TABLE 6-3: GRESHAM PARKS 2035 PRIORITY PROJECTS

Park	Project	In Current CIP	CORE VALUES			Capacity Enhancement	Total Capital Planning-Level Cost
			Equity ¹	Safety ²	Accessibility ³		
COMMUNITY PARKS							
Gradin Community Sports Park	Dog park benches with shade canopy	✓	✓				\$37,510
	Playground shade structure	✓	✓				\$50,000
	Sports court and amenity plaza shade structures	✓	✓				\$32,000
	Arboretum tree species labels	✓					\$10,000
Main City Park	Grass ball field replacement with artificial turf	✓					\$1,275,000
	Lighting upgrades and interior lighting	✓		✓			\$80,000
	Concession and restroom improvements	✓			✓	✓	\$2,500,000
North Gresham Park	ADA enhancements (playground, trails and pathways)		✓	✓	✓		\$442,900

TABLE 6-3: GRESHAM PARKS 2035 PRIORITY PROJECTS (CONTINUED)

Park	Project	In Current CIP	CORE VALUES			Capacity Enhancement	Total Capital Planning-Level Cost
			Equity ¹	Safety ²	Accessibility ³		
COMMUNITY PARKS							
Pat Pfiefer Park	New restroom and concession building	✓	✓		✓	✓	\$1,000,000
	Lighting installation	✓	✓	✓			\$150,000
	ADA enhancements (pathway to baseball fields, dugouts, pathways repairs and resurfacing, parking lot, restroom)		✓	✓	✓		\$231,000
Red Sunset Park	Basketball court asphalt replacement		✓	✓			\$159,800
	New 8-unit restroom	✓	✓		✓		\$400,000
	ADA enhancements (pathways, restroom, parking lot)		✓	✓	✓		\$456,700
	Pedestrian bridge replacements		✓	✓			\$510,000

TABLE 6-3: GRESHAM PARKS 2035 PRIORITY PROJECTS (CONTINUED)

Park	Project	In Current CIP	CORE VALUES			Capacity Enhancement	Total Capital Planning-Level Cost
			Equity ¹	Safety ²	Accessibility ³		
COMMUNITY PARKS							
Rockwood Central Park	Picnic Shelter		✓				\$450,000
	Safety signs		✓				\$6,000
	ADA enhancements (disc Golf pathway, playground, parking lot, pathways, restroom)		✓			✓	\$187,110
NEIGHBORHOOD PARKS							
Aspen Highlands Park	New two-unit restroom	✓	✓			✓	\$600,000
Bella Vista Park	ADA enhancements (playground ramp, pathways, trail signage)		✓	✓		✓	\$170,170
	New two-unit restroom	✓	✓			✓	\$600,000
	Picnic Shelter	✓	✓			✓	\$300,000
Butler Creek Park	New two-unit restroom	✓				✓	\$600,000
	Picnic shelter	✓				✓	\$300,000

TABLE 6-3: GRESHAM PARKS 2035 PRIORITY PROJECTS (CONTINUED)

Park	Project	In Current CIP	CORE VALUES			Capacity Enhancement	Total Capital Planning-Level Cost
			Equity ¹	Safety ²	Accessibility ³		
NEIGHBORHOOD PARKS							
Hall Park	ADA enhancements (pathways and trails)		✓	✓	✓		\$220,480
	Playground		✓		✓	✓	\$480,000
Kane Road Park	Playground replacement				✓		\$408,000
	Pathway replacement			✓	✓		\$1,530,000
Nadaka Neighborhood Park	ADA enhancements (pathways and community garden)		✓	✓	✓		\$107,270
	Restroom replacement/upgrades	✓	✓		✓		\$300,000
	Playground replacement/upgrades	✓	✓		✓		\$800,000
Thom Park	Playground equipment replacement			✓	✓		\$408,000
	ADA enhancements	✓		✓	✓		\$200,000
EXISTING UNDEVELOPED PARKS							
Southeast Community Park	Park Development	✓	✓			✓	\$3,000,000

TABLE 6-3: GRESHAM PARKS 2035 PRIORITY PROJECTS (CONTINUED)

Park	Project	In Current CIP	CORE VALUES			Capacity Enhancement	Total Capital Planning-Level Cost
			Equity ¹	Safety ²	Accessibility ³		
EXISTING UNDEVELOPED PARKS							
Southwest Community Park	Park development	✓				✓	\$3,000,000
Columbia View Neighborhood Park	Nature play area		✓			✓	\$300,000
	Community garden		✓			✓	\$450,000
PROPOSED NEW PARKS AND FACILITIES							
Pleasant Valley Plan Area	Community Park Development		✓			✓	\$3,000,000
	Town Center Park Development		✓			✓	\$3,000,000
Springwater Plan Area	Neighborhood Park Development		✓			✓	\$1,000,000
ALL PRIORITY PROJECTS TOTAL							\$28,751,940

¹Equity 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.

²Safety projects are defined as projects that increase user safety and/or community perceptions of safety.

³Accessibility projects are defined as projects that increase Americans with Disabilities Act (ADA) accessibility.

⁴Capacity enhancement signifies that the capital project increases the capacity of a park to support new or added recreation uses. Some capacity enhancement projects may fully or partially offset the impacts of new development and be eligible for funding through System Development Charges (SDCs). For example, a new park developed in a new residential area may be fully eligible for SDC funding. A new picnic shelter in an existing park may primarily serve existing residents who live near the park, while partially offsetting the impacts of any nearby residential growth (which could be proportionately eligible for SDC funding).

**FIGURE 6-1:
GRESHAM PARKS 2035
PRIORITY PROJECTS**

Priority Project Site*



Gresham Parks and Facilities

- Community Park
- Nature Park
- Neighborhood Park
- Special Use Area
- Undeveloped Park
- Trail Corridor

Base Map Features

- City Boundary
- County Boundary
- Urban Services Boundary
- Non-City Owned Park
- Other Green Space
- School
- Water Body
- Major Arterial

*Identifies sites that have projects prioritized for implementation over the 10-year planning horizon. Some sites may have multiple priority projects.



