

Commission Chair Travis Stovall
Commission Acting Chair Kayla Brown Commissioner Jerry Hinton
Commission Vice Chair Cathy Keathley Commissioner Sue Piazza
Commissioner Eddy Morales Commissioner Janine Gladfelter

Gresham Redevelopment Commission Business Meeting

**April 15, 2025
2:30 PM**

**Gresham Public Safety and Schools Building
Council Chambers
1333 NW Eastman Parkway, Gresham, Oregon**

Members of the public are welcome to attend this meeting in the Council Chambers.
This meeting will also be broadcast live at www.greshamoregon.gov/agendas and via Zoom.

Please use the link below to join the Zoom webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

**Webinar ID: 878 9531 6107
Passcode: 4xERZB5sqX**

**Telephone: 253 215 8782
Passcode: 498 368 8933**

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section B (1): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

A. Opening – 5 Minutes

- 1. Call to Order**
- 2. Roll Call**

B. Open Public Comment – 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, April 14, 2025, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m. on Monday, April 14, 2025, and include their name, email address, phone number, and subject matter of the oral testimony.

Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

2. Open Public Testimony

C. Consent Agenda - 5 Minutes

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

1. Gresham Redevelopment Commission Meeting Minutes

Move to approve minutes from the Gresham Redevelopment Commission Meeting of March 18, 2025.
Urban Renewal

2. Appointment to the Gresham Redevelopment Commission Advisory Committee

Move to confirm the appointment of Leslie Garth to the Gresham Redevelopment Commission Advisory Committee.
Urban Renewal

D. Public Hearing

E. Commission Business – 20 Minutes

1. Draft Urban Renewal Capital Improvement Program Fiscal Years 2025/26 – 2029/30

Urban Renewal projects are incorporated into the City of Gresham's Capital Improvement Program (CIP). Each year, the Urban Renewal CIP is updated to accurately reflect the needs and available resources of the Rockwood-West Gresham Urban Renewal Area (URA). The Commission will review a draft of the five-year Urban Renewal CIP.

Michael Gonzales, Urban Renewal Interim Director
Urban Renewal

F. Commission Measures, Proposals and Announcements

G. Adjournment

Total Estimated Time: 40 Minutes



AGENDA ITEM TYPE: CONSENT

Gresham Redevelopment Meeting Minutes

Meeting Date: April 15, 2025
Service Area: Urban Renewal

Staff Member: Johntae Ivory
Agenda Item Number: C-1

Requested Council Action and Suggested Motion:

Move to approve minutes from the Gresham Redevelopment Commission Meeting of March 18, 2025.

Attachments:

GRDC Minutes 3-18-25

Review By:

Michael Gonzales, Urban Renewal Interim Manager

For More Information:

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

E-Mail: Johntae.Ivory@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 18, 2025, at 2:33 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

2. Roll Call

COMMISSION PRESENT: Commission Chair Travis Stovall
Commissioner Kayla Brown
Commissioner Janine Gladfelter
Commissioner Cathy Keathley
Commissioner Eddy Morales
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Jerry Hinton

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Michael Gonzales, GRDC Interim Director
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, March 17, 2025, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m. on March 17, 2025 and include their name, email address, phone number, and subject matter of the oral testimony. Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

2. Open Public Testimony

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported no written or public comment.

C. Consent Agenda - 5 Minutes

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

1. Gresham Redevelopment Commission Meeting Minutes

Commission approval of this item would approve the minutes of the Commission meetings of February 18, 2025.

Motion was made by **Commissioner Piazza** and seconded by **Commissioner Gladfelter** APPROVE CONSENT AGENDA ITEM C-1.

Hearing none, **Chair Stovall** called for the vote. The motion passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Janine Gladfelter	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Jerry Hinton	ABESENT

D. Public Hearing**E. Commission Business - 40 Minutes****1. 2029 Community Investment Framework Overview**

Staff will present an overview of the 2029 Community Investment Framework and proposed highlights for fiscal year 2025/26. The framework provides guidance for decisions to be made in the upcoming budget cycle and is reviewed annually.

Michael Gonzales, Gresham Redevelopment Commission Interim Director, presented the presentation.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Keathley asked how staff manages the priorities from the Advisory Committee and balance investments from Non-Profit properties, versus economic growth from properties the GRDC is looking for.

Mr. Gonzales explains the Advisory Committee provides feedback from the community outreach and ultimately, it's the Commission's discretion how the priorities and projects are balanced.

Commissioner Keathley asked if the community understands the significance of receiving investments back from the properties.

Mr. Gonzales believes the community is thinking about how the projects affect the community and the staff receive their feedback and provide information to them about the project and priorities.

Commissioner Keathley asked about the timeline for the housing capital investment.

Mr. Gonzales said staff is looking at the housing capital investment 2 fiscal years from now. He acknowledges staff can shift priorities if that is the desire of the Commission.

Commissioner Piazza agrees with **Commissioner Keathley** and believes homeownership is a priority. She explains that we have invested a lot in community vibrancy. She noted prices are getting more expensive for us to delay trying to help people buy a house. She believes we should focus on our economic development, public safety and homeownership to get that return on investment that all citizens of Gresham have been paying for over the last 20 year.

Chair Stovall agrees with **Commissioner Piazza** and he's supportive of the housing focus but understands the challenges. He would be interested to hear ideas about what the GRDC could do to help with homeownership, especially in the dense area of Rockwood.

Commissioner Brown asked if there's any more property acquisitions happening for 2025/26.

Mr. Gonzales noted staff is always exploring strategic opportunities for property acquisition and but there's none at this time.

Commissioner Brown raises concerns about acquiring too many and not focusing on the properties we have now because we only have 5 years left remaining in the Urban Renewal plan. The Commissioner is on board with the focus on housing if we have the land but also, we should look at creative solutions towards homeownership. She supports property acquisition if it is towards homeownership.

Mr. Gonzales said he is constantly having conversations to address the properties the GRDC owns, and noted it takes time to bring the right proposal to the Commission for recommendations.

Eric Schmidt, Gresham City Manager, explained a state legislation bill in the works related to condominium construction that could bring potentially other housing opportunities.

Commissioner Brown asked if there's other areas of land in the Rockwood-West Gresham district owned by Multnomah County that could be available through partnerships.

Mr. Schmidt acknowledges; staff have had several conversations with Multnomah County but nothing definitive currently.

Commissioner Piazza asked if staff have had conversations about middle housing for another option.

Mr. Gonzales will follow up with other departments within the city to provide more

information.

Mr. Schmidt will work with staff to look at land data and what makes economic sense to subdivide and look at middle housing opportunities.

Chair Stovall agrees with **Mr. Schmidt** about looking at other creative ideas to help remove some of the barriers and historical challenges.

Commissioner Gladfelter would like to see specific zoning guidelines or programs for the Rockwood-West Gresham area and asked if that is feasible.

Mr. Schmidt said the Commission could use funds to subsidize areas in Rockwood to help with homeownership opportunities.

Commissioner Piazza would like to see language to protect people from buying and renting out homes.

Chair Stovall gave directions for staff to focus the housing capital investments sooner in the Urban Renewal plan.

Commissioner Brown asked about the timeline for when state could potentially help with funding Fire Station 74.

Mr. Schmidt gave a timeline for May or June towards the end of the state legislature.

F. Commission Measures, Proposals and Announcements

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:10 P.M**

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
March 18, 2025

Prepared by:

Johntae Ivory
City Recorder



AGENDA ITEM TYPE: CONSENT

Appointment to the Gresham Redevelopment Commission Advisory Committee

Meeting Date: April 15, 2025
Service Area: Urban Renewal

Staff Member: Michael Gonzales
Agenda Item Number: C-2

Requested Council Action and Suggested Motion:

Move to confirm the appointment of Leslie Garth to the Gresham Redevelopment Commission Advisory Committee.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The purpose of the Gresham Redevelopment Commission Advisory Committee (GRDCAC) is to advise the Gresham Redevelopment Commission (GRDC) on implementation of Urban Renewal plans, including, but not limited to: a) The timing, final design, and funding for projects and activities listed in the Rockwood-West Gresham Renewal Plan (Plan); b) The annual or period work plans related to implementation of the Plan; c) Minor or major amendments to the Plan; d) The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan; and e) Serve as the seven appointed citizen members of the GRDC Budget Committee.

Background:

The GRDCAC consists of seven members who must be electors residing within the City of Gresham. All members are appointed at large. The term of appointment is for a period of three years coinciding with the fiscal year, July 1 through June 30. Terms shall be adjusted to provide for transition or regular turnover of members, so that, as near as practicable, one-third of the terms end each year. Interviews were conducted on April 2, 2025, with a panel consisting of GRDC Acting Chair & Commission Liaison Kayla Brown, GRDCAC Chair Jack Hollis, GRDCAC Vice Chair Celso Naranjo, Economic Development Director Justin Douglas, Urban Renewal Interim Manager, Michael Gonzales and Recording Secretary & Program Technician Johntae Ivory. The panel recommended Leslie Garth for appointment. Mr. Gonzales is recommending that if confirmed, Ms. Garth serves a three-year term expiring June 30, 2028.

Recommendation and Alternatives:

GRDC Chair Travis Stovall is recommending that the GRDC consent to the appointment of Leslie Garth.

Budget/Financial Impact:

None

Public Involvement:

Applications for service on the GRDCAC are solicited through the City's website and social media pages, in the City's printed and electronic newsletters, and through local media outlets.

Attachments:

None (Volunteer applications are on file in the Urban Renewal Department)

From:

Johntae Ivory, Program Technician

Reviewed Through:

Michael Gonzales, Urban Renewal Interim Manager

For More Information:

Staff Contact: Michael Gonzales

Telephone: 503-618-2482

Staff E-Mail: Michael.Gonzales@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal



AGENDA ITEM TYPE: GUIDANCE AND POLICY DIRECTION

Draft Urban Renewal Capital Improvement Program Fiscal Years 2025/26 – 2029/30

Meeting Date: April 15, 2025
Service Area: Urban Renewal

Staff Member: Justin Douglas
Agenda Item Number: E-1

Requested Council Action and Suggested Motion:

Provide feedback on the draft five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years (FY) 2025/26 - 2029/30.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The Rockwood-West Gresham Renewal Plan calls for all capital projects within the Rockwood-West Gresham Urban Renewal Area (URA) to be included in the City of Gresham's (City's) Capital Improvement Program (CIP). Each year, the Urban Renewal CIP is updated to accurately reflect the needs and available resources of the URA.

Background:

Attached is the draft five-year CIP for the Gresham Redevelopment Commission (GRDC) for fiscal years 2025/26 through 2029/30. The proposed projects, both funded and unfunded, are derived from the Rockwood-West Gresham Renewal Plan, City infrastructure plans, and community input. In 2024 the GRDC also completed the 2029 Community Investment Framework, which identified key priorities for investment over the next five years.

The following projects are proposed to be funded in the FY 2025/26 Urban Renewal CIP.

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

CIPUR00001: Catalyst Site/Downtown Rockwood

The work program for this fiscal year includes monitoring the construction activities, leasing and building completion for the five-story mixed-use commercial/residential building. This mixed-use development is focused on supporting economic stability and improving access to community services, retail, housing, and public space. This is the final construction project for the Catalyst Site/Downtown Rockwood. This project allows for the remaining payments under the already-executed agreement; amounts will be carried over until final payments are made.

CIPUR00004: POIC Campus

This project will cover capital costs associated with site redevelopment related to the gymnasium construction, including on-going maintenance prior to redevelopment. The FY 2025/26 work program this year includes funds associated with on-going maintenance, preparing the property for a future disposition, and proceeding with land use and related approvals.

CIPUR00006: Property Acquisition Fund

The Property Acquisition Fund was created to better position the GRDC to respond to development opportunities within the URA. The GRDC can buy property or team on development with willing private partners within the URA. Staff will be exploring future development opportunities with willing sellers to purchase property or teaming on development within the URA. Typical partners will be from the private sector interested in selling property or teaming on a development project.

CIPUR00007: Yamhill Corridor Improvement

This project addresses critical infrastructure needs on Yamhill Street between 182nd Avenue and 197th Avenue by adding curb and sidewalk where they do not exist; replacing non-compliant driveways and curb ramps with new accessible driveways and curb ramps; providing streetlighting on both sides of the street; installing new Americans with Disabilities Act (ADA)-compliant midblock pedestrian crossings; adding traffic calming features in the form of curb extensions and high visibility crosswalks; and installing rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety. Priorities for this fiscal year include proceeding with initial design for the improvement

CIPUR00008: Public Safety Facility: Fire Station 74

This project will advance design work and cost estimates for the development of a new public safety building to replace Gresham Fire Station 74, located at 1520 N.E. 192nd Avenue. This project does not reflect the full cost of the construction project, which is being determined. GRDC funds will comprise a portion of the total capital funding for construction. Additional funds will be required to complete construction. Gresham Fire Station 74 is located within the URA and one of five fire stations within the City, serving much of the URA, including commercial and industrial businesses located adjacent to I-84.

CIPUR00009: B184 Site Improvements

This project will cover capital costs associated with tenant improvements, site preparation 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.

Recommendation and Alternatives:

This is a discussion item. A final version of the CIP will be presented to the GRDC for formal approval on May 20, 2025.

Budget/Financial Impact:

The draft five-year CIP includes a total of \$16,788,652 in project funding from FY 2025/26 to 2029/30.

Public Involvement:

Staff presented the draft CIP to the Gresham Planning Commission at its February 24, 2025, work session and to the Finance Committee on March 19, 2025. The GRDC Advisory Committee reviewed the draft CIP at the April 9, 2025 meeting.

Next Steps:

The draft Urban Renewal CIP will proceed to the following proposed reviews and hearings:

Date	Hearing/Body	Action
May 7, 2025	GRDC Budget Committee	Decision
May 20, 2025	GRDC	Approve and Recommend to City Council
May 20, 2025	City Council	Type IV Hearing
June 17, 2025	City Council	Enactment

Attachments:

A: Draft Urban Renewal Capital Improvement Program Fiscal Years 2025/26 – 2029/30

From:

Justin Douglas, GRDC Director

Reviewed Through:

Elizabeth McCann, Budget and Finance Director
Mark Takahata, Capital Improvement Program Analyst
Ellen Van Riper, City Attorney
Eric Schmidt, City Manager

Attachments:

Staff Contact: Justin Douglas
Telephone: 503-618-2418
Email: Justin.Douglas@Gresham.Oregon.Gov
Website: www.GreshamOregon.gov/UrbanRenewal

Urban Renewal

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.

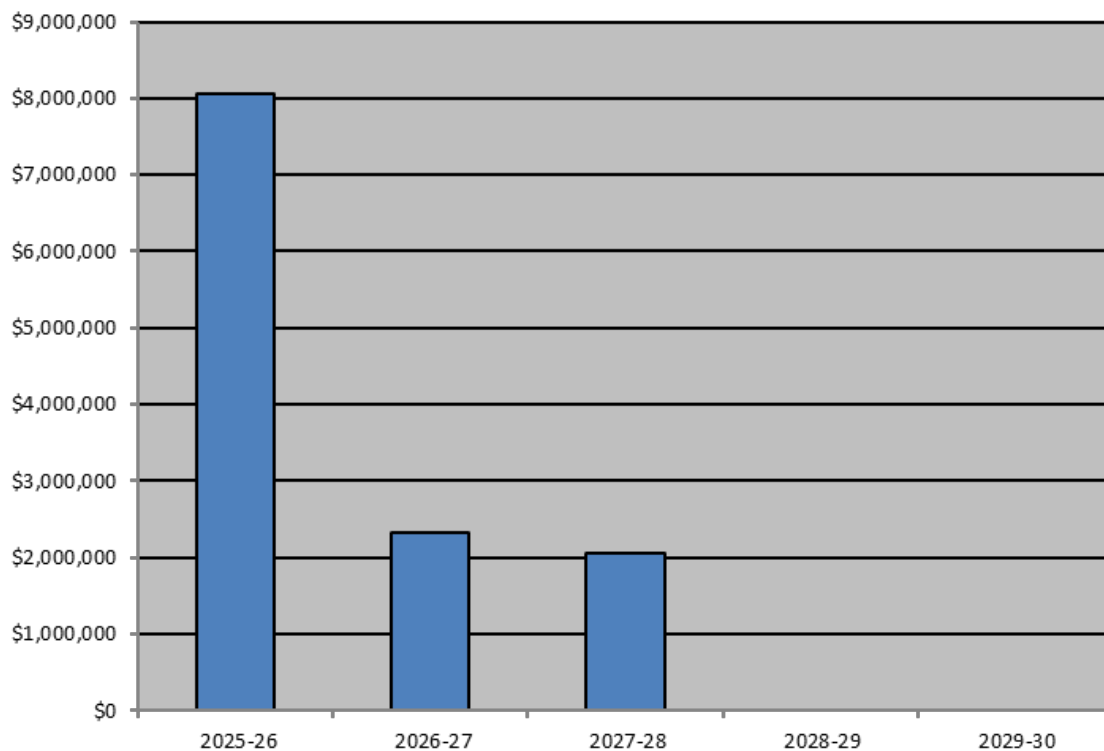
Highlights

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

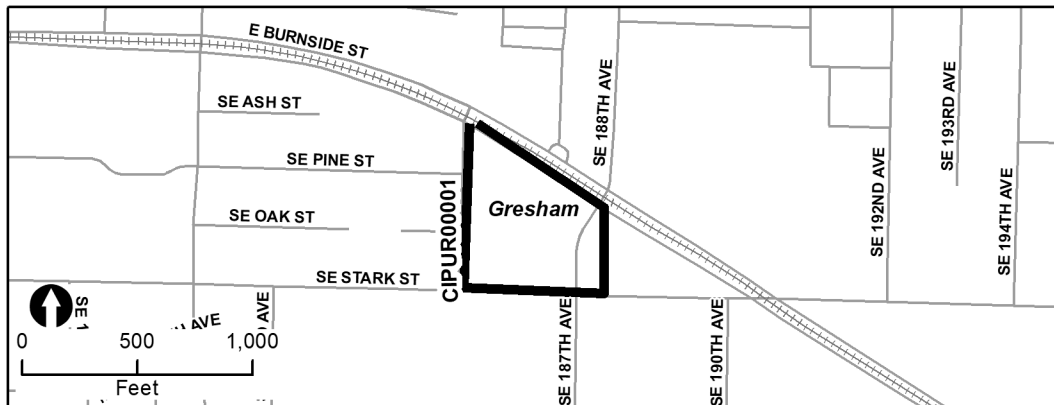
CIPUR00001: Catalyst Site/Downtown Rockwood

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

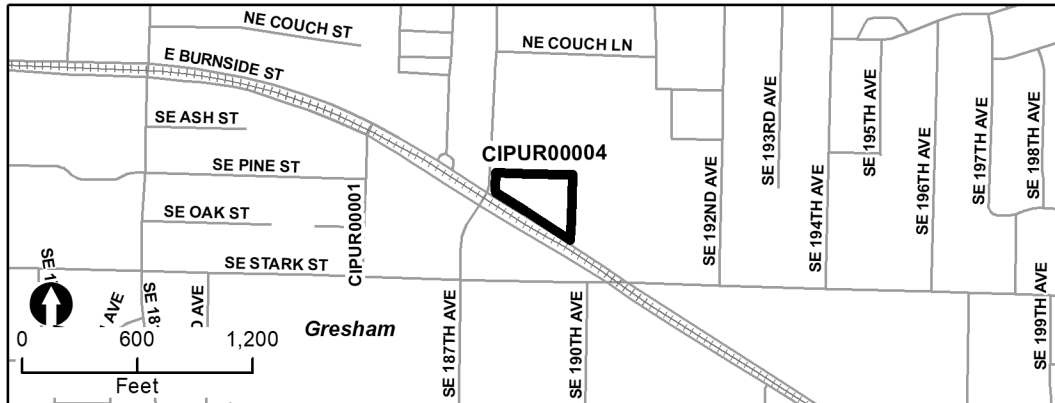
CIPUR00004: POIC Campus

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

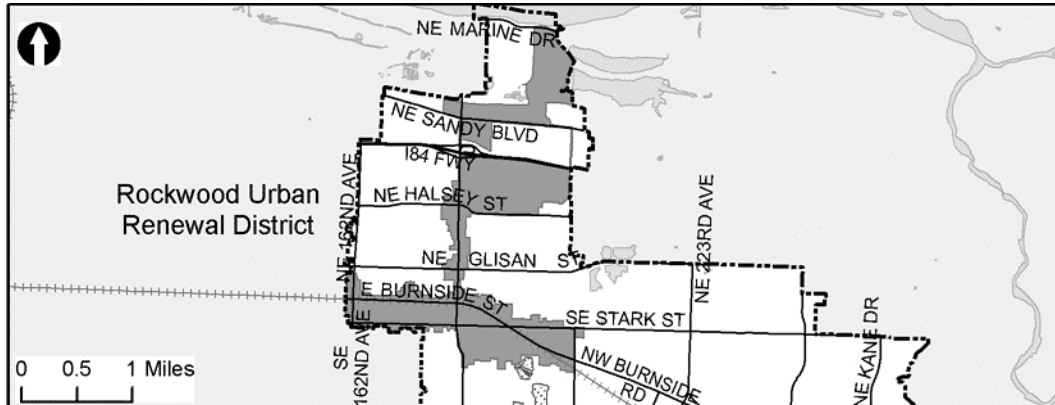
CIPUR00006: Property Acquisition Fund

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

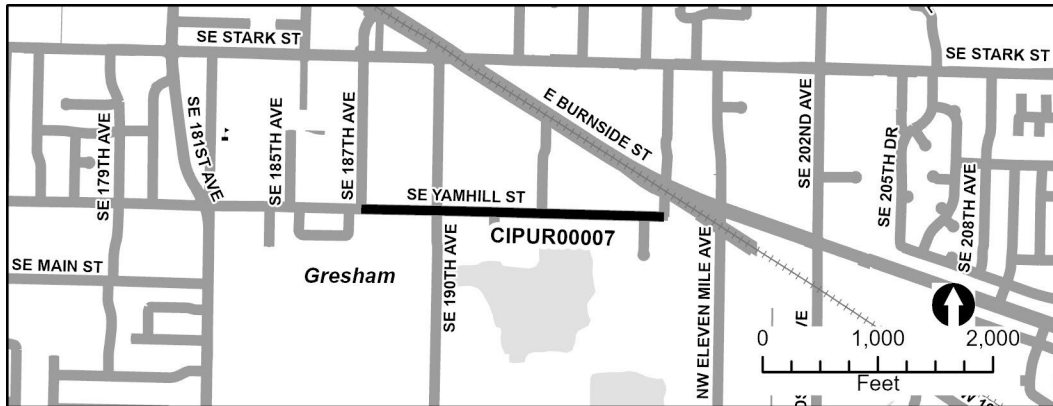
FUNDED PROJECT
Urban Renewal

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

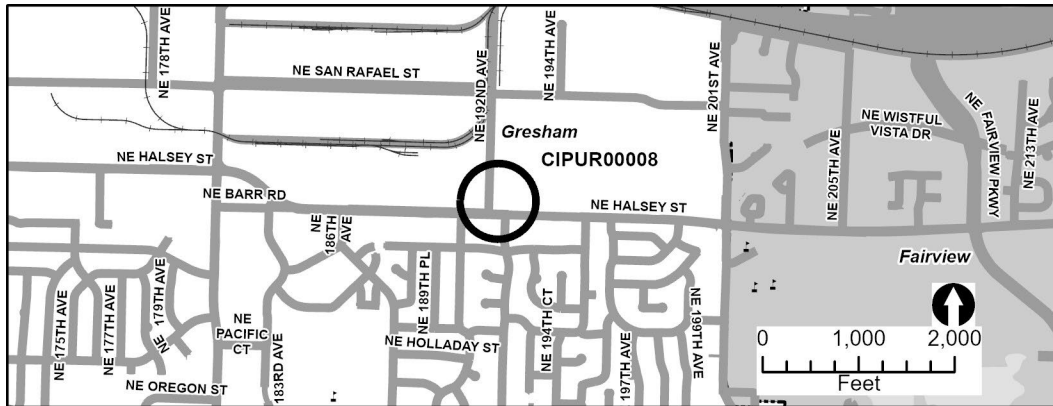
FUNDED PROJECT
Urban Renewal

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

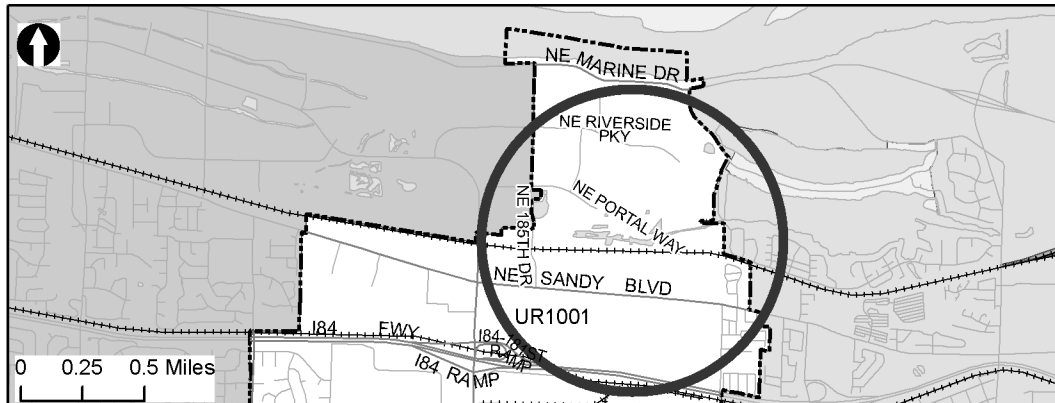
UR1001: Riverside Drive (to Sandy Boulevard)

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

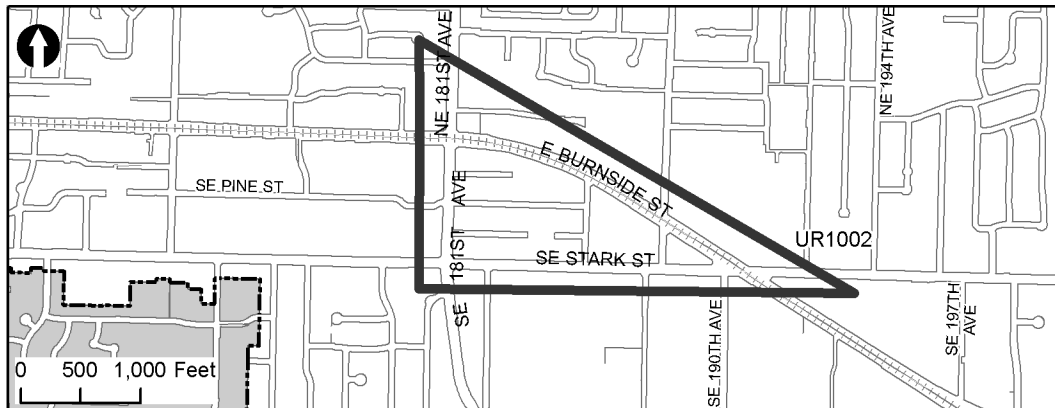
UNFUNDED and FUTURE PROJECT
Urban Renewal

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.

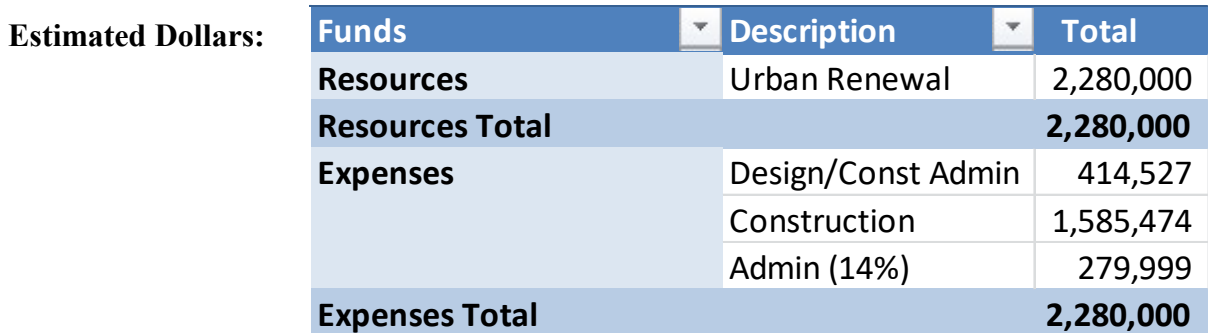


Estimated Dollars:

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

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

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



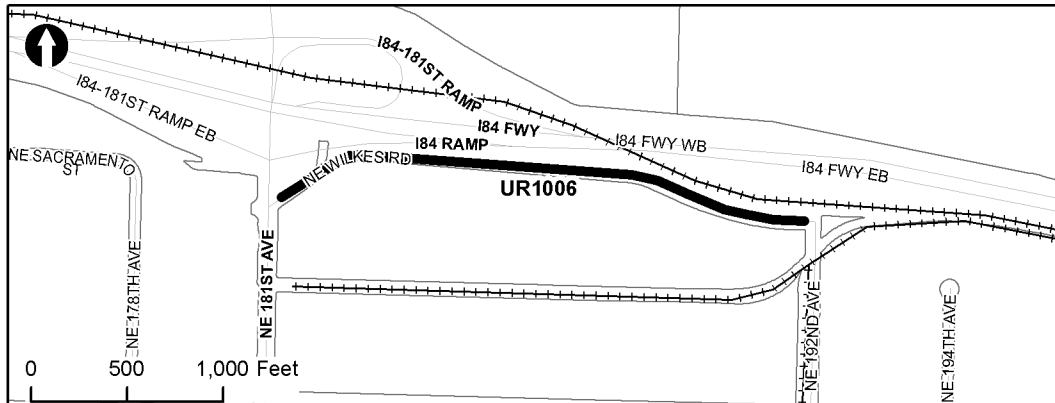
UNFUNDED and FUTURE PROJECT
Urban Renewal

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.

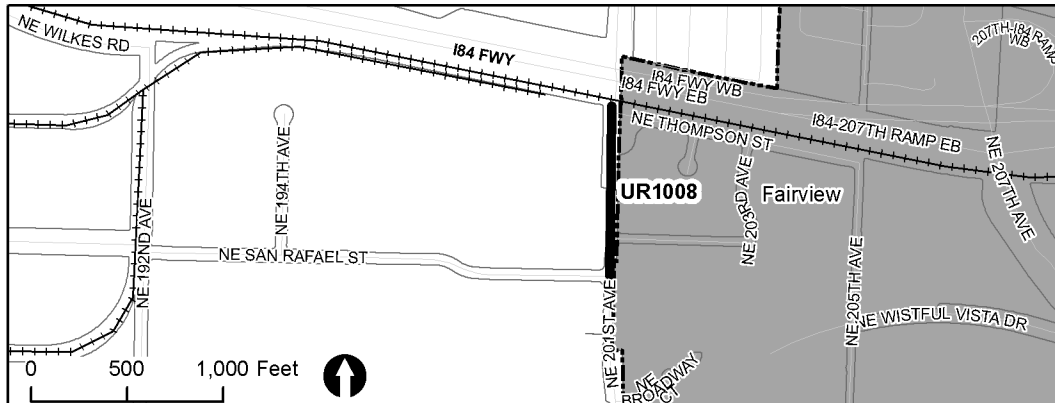


Estimated Dollars:

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

UNFUNDED and FUTURE PROJECT
Urban Renewal

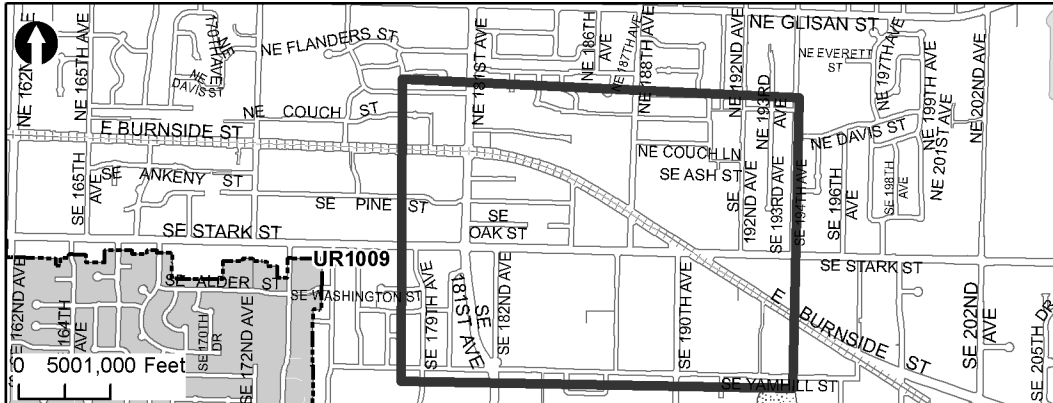
UR1009: Rockwood Town Center Future Streets

Description: This project will fund acquisition of needed right-of-way, design, and construction of new local streets within the Rockwood Town Center. The street or streets to be built will be most likely be adopted future streets on the City's future street plans.

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

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

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

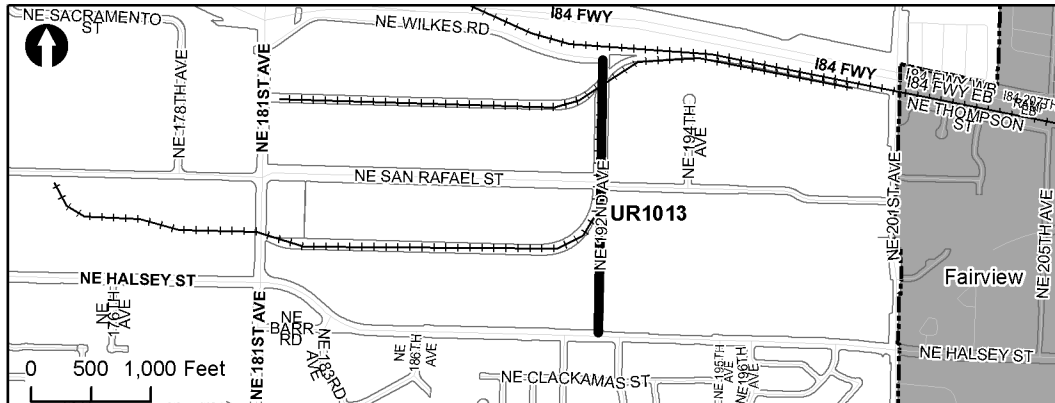


Estimated Dollars:

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)

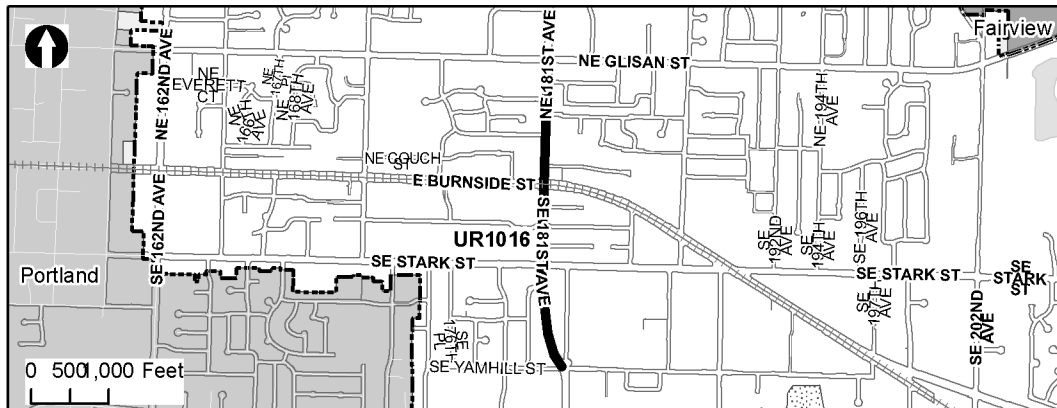
Type of Project: Construction of facilities and utilities for growth.



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

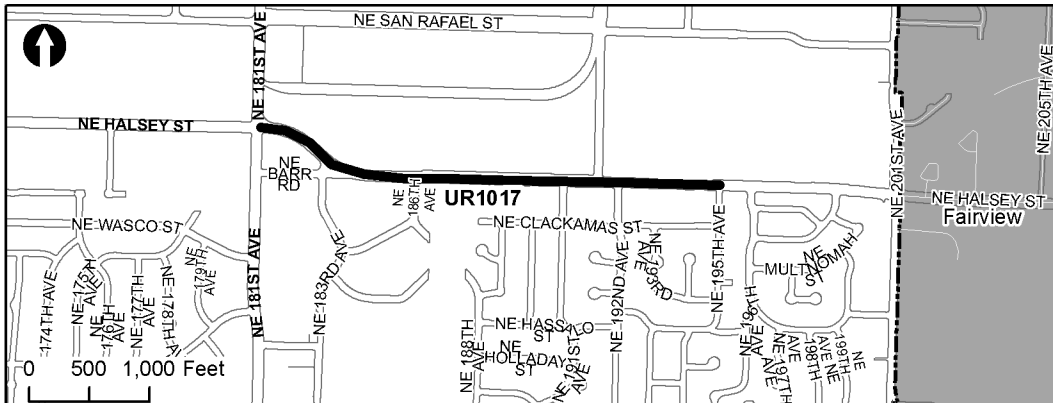
Type of Project: Construction of facilities and utilities for growth.



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)

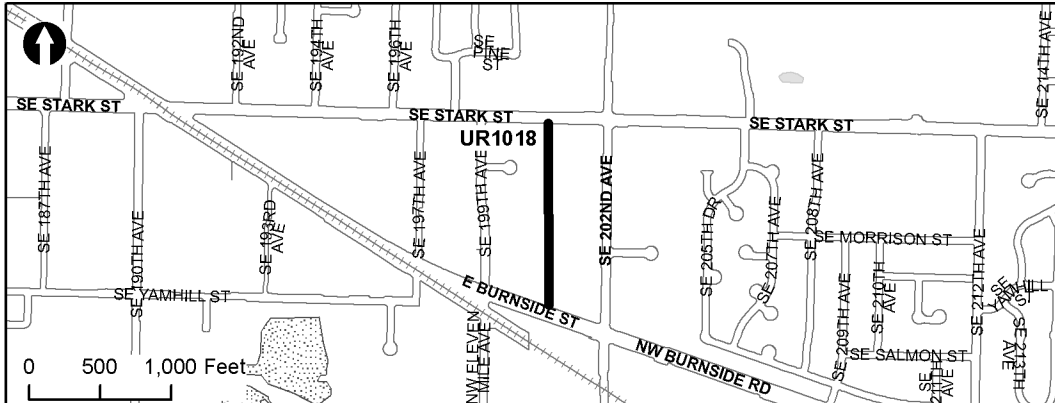
Type of Project: Construction of facilities and utilities for growth.



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)

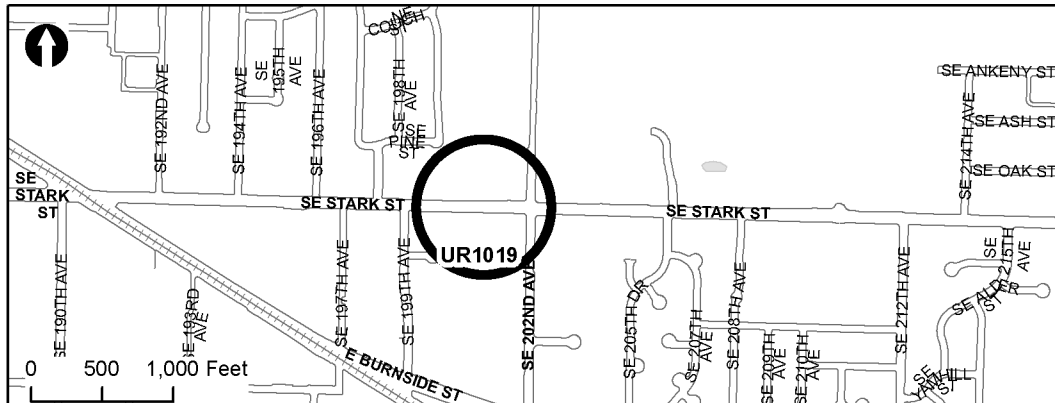
Type of Project: Construction of facilities and utilities for growth.



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.



Estimated Dollars:

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

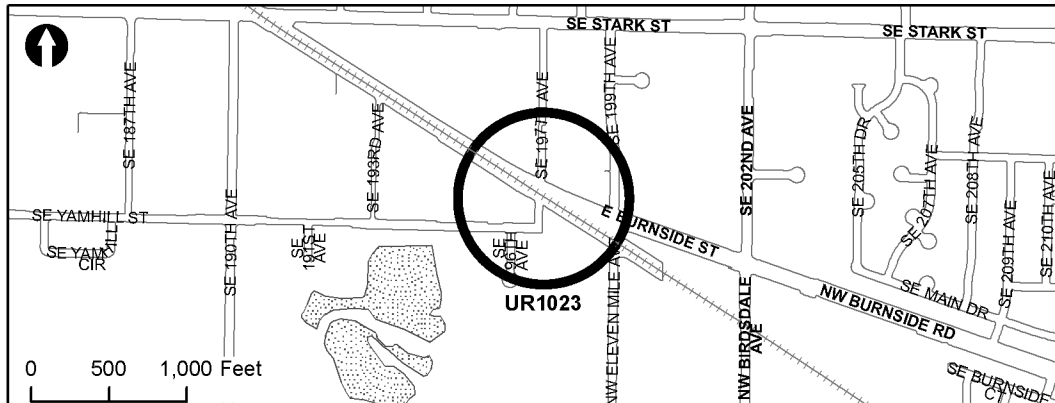
UNFUNDED and FUTURE PROJECT
Urban Renewal

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

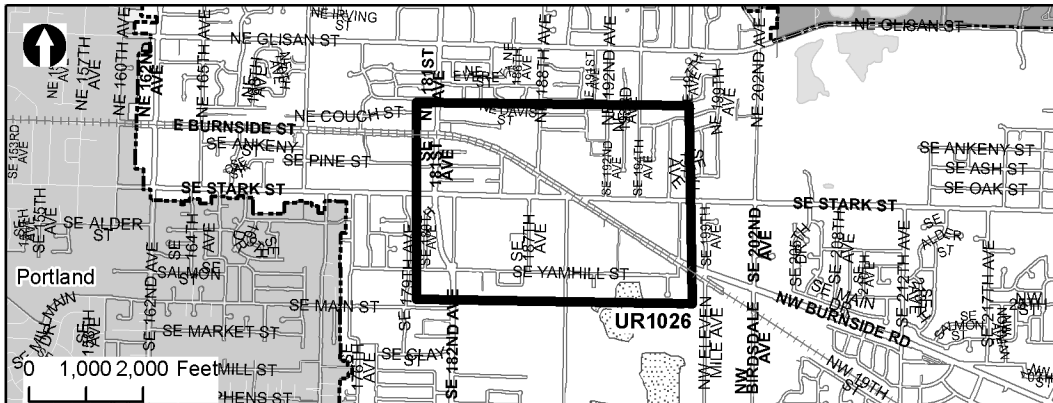
UNFUNDED and FUTURE PROJECT
Urban Renewal

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.

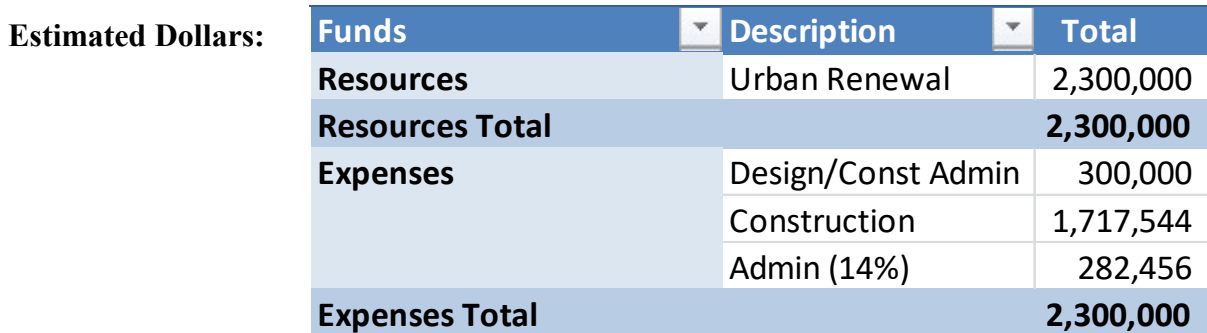


Estimated Dollars:

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.



UNFUNDED and FUTURE PROJECT
Urban Renewal

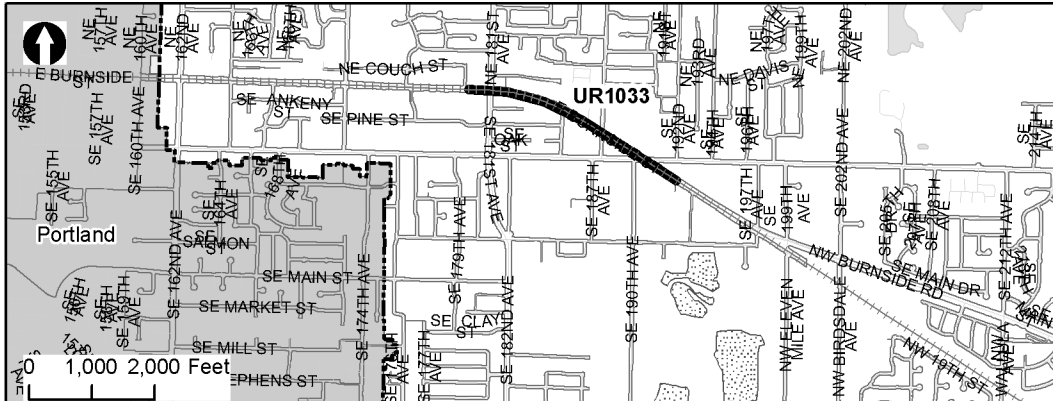
UR1033: Rockwood Town Center MAX Line Upgrade

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

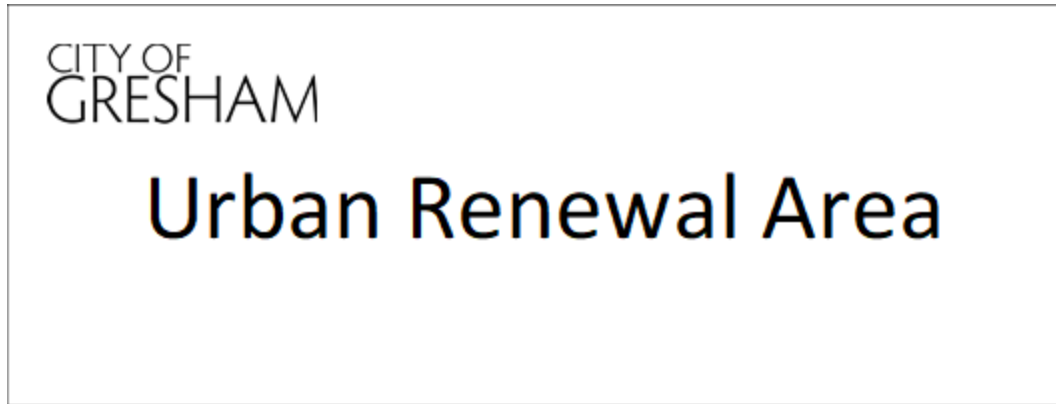
UR1035: Transit Shelters and Amenities

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

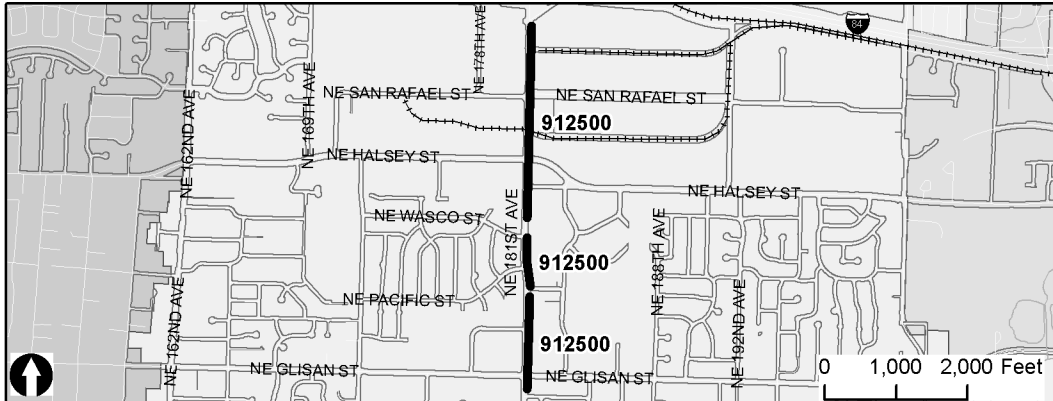
UNFUNDED and FUTURE PROJECT
Urban Renewal

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

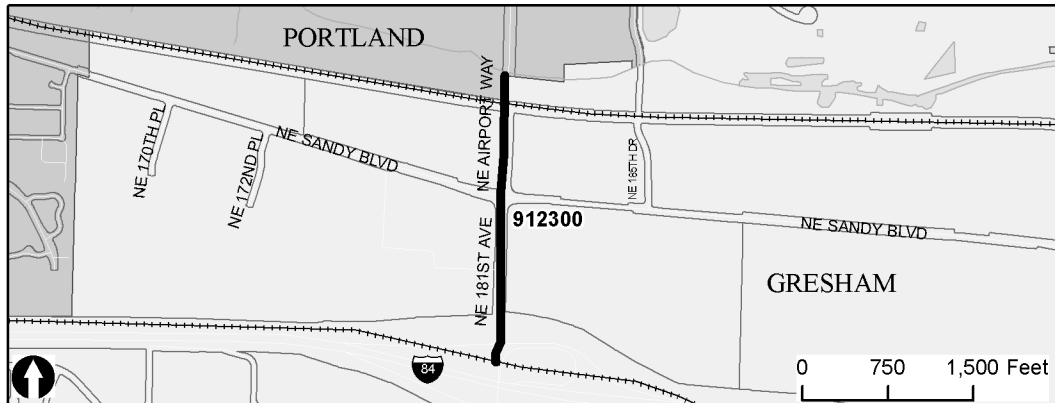
UNFUNDED and FUTURE PROJECT
Urban Renewal

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

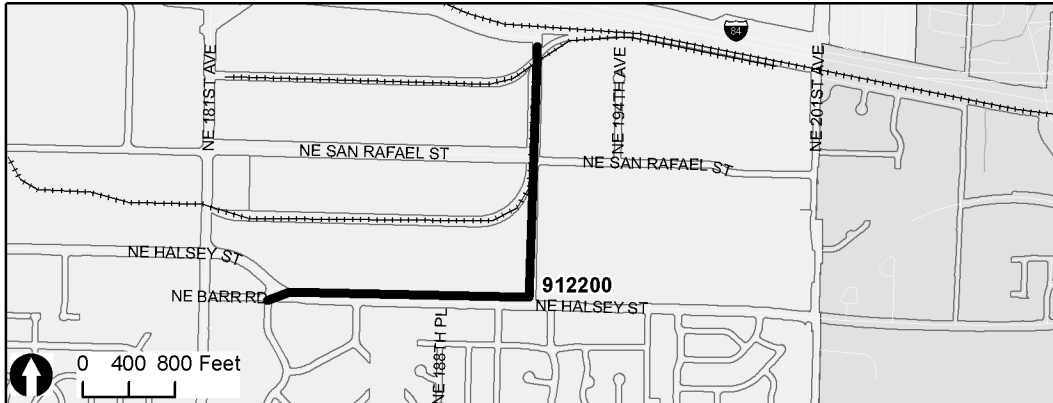
UNFUNDED and FUTURE PROJECT
Urban Renewal

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

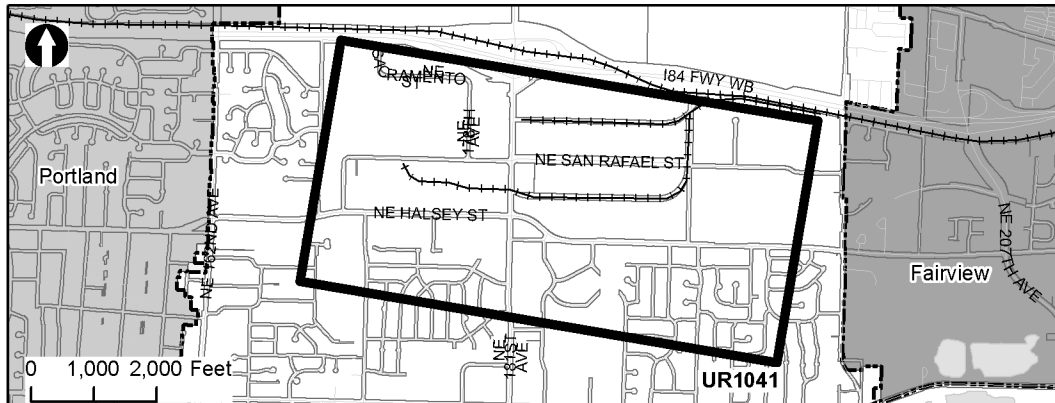
UNFUNDED and FUTURE PROJECT
Urban Renewal

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

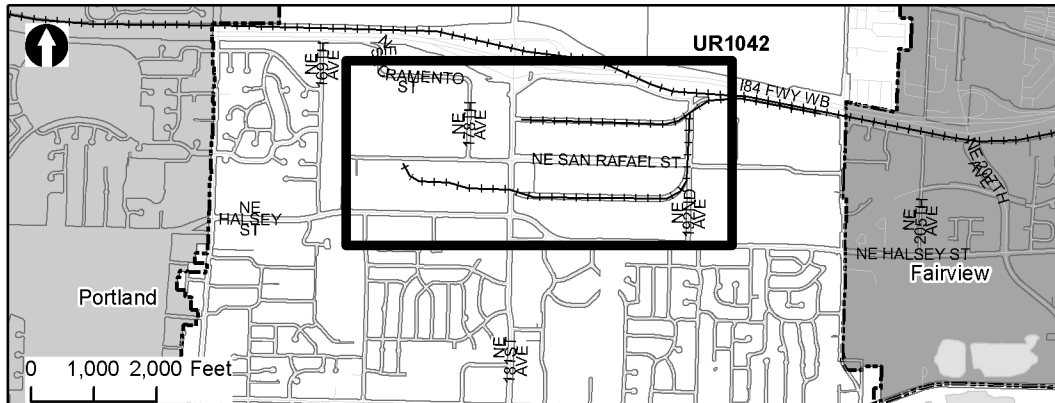
UNFUNDED and FUTURE PROJECT
Urban Renewal

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**

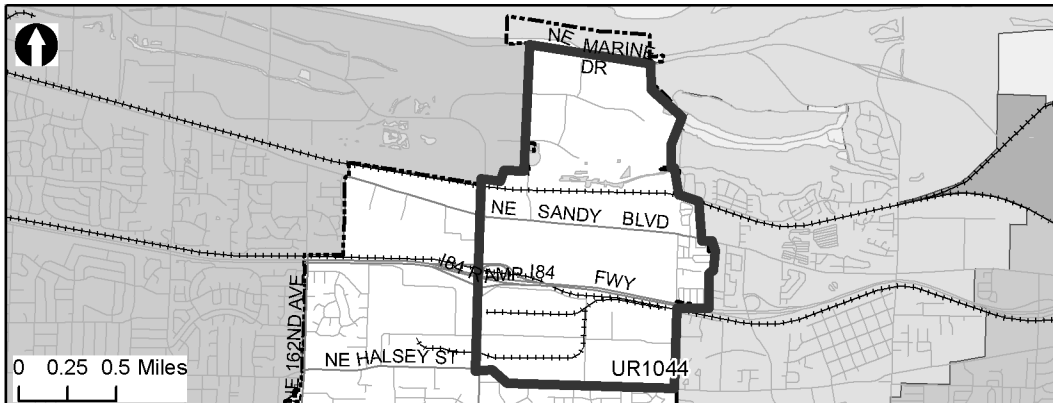
UR1044: Industrial Area Investments

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

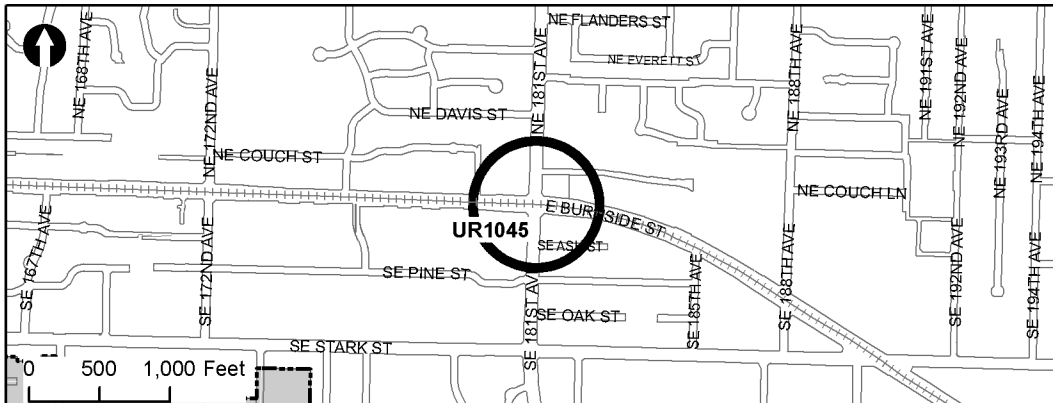
UR1045: 181st Ave Light Rail Station Improvements

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

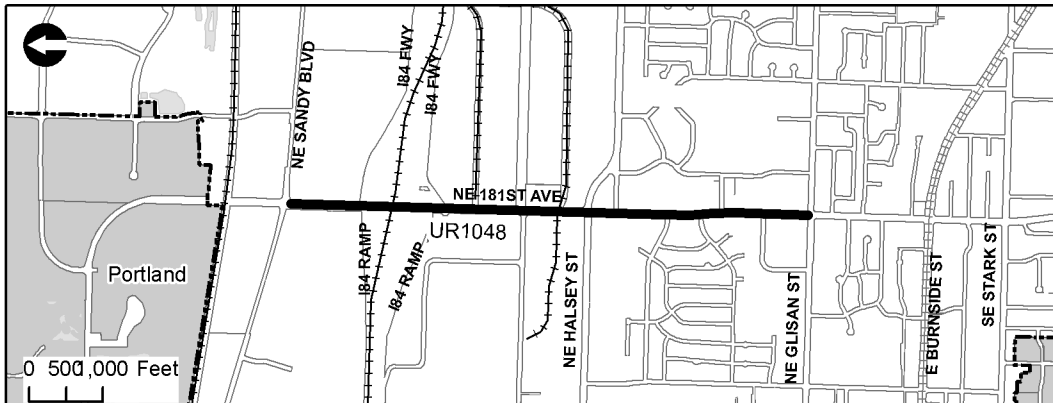
UR1048: 181st Ave Street Improvements

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

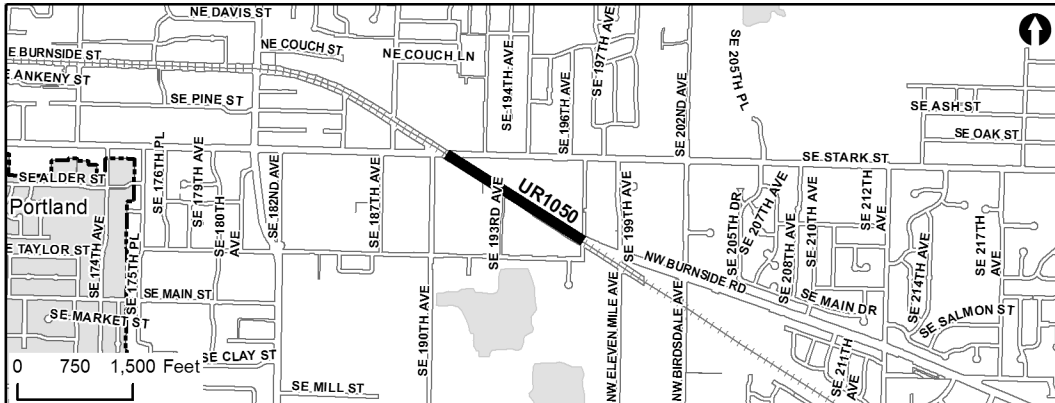


Estimated Dollars:

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.



Estimated Dollars:

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

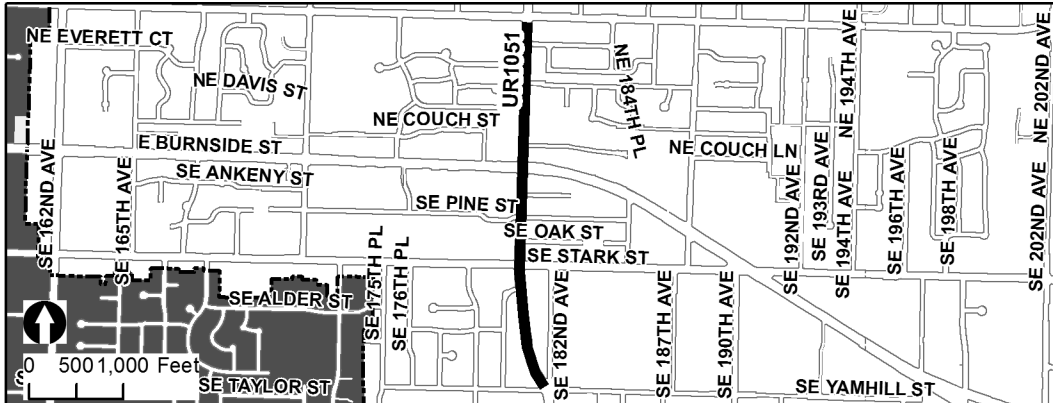
UNFUNDED and FUTURE PROJECT
Urban Renewal

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