

**To:** City of Gresham Planning Commission

**From:** Justin Douglas, Economic Development & Urban Renewal Director

**Memo Date:** June 12, 2025

**Meeting Date:** June 23, 2025

**Subject:** Discussion of Draft Gresham Downtown-Civic Urban Renewal Plan

**Attachments:**

1. Draft Gresham-Civic Urban Renewal Plan
2. Draft Report Accompanying the Gresham-Civic Urban Renewal Plan

## WORK SESSION PURPOSE

At the June 23, 2025, City of Gresham Planning Commission meeting, staff will provide an update on the Draft Gresham Downtown-Civic Urban Renewal Plan (UR Plan). If adopted by Gresham City Council on September 2, 2025, the UR Plan will generate approximately \$380 million in capital resources to invest in the Downtown-Civic neighborhoods over the next three decades.

This work session has been scheduled in advance of a July 14, 2025, meeting at which, per Oregon Revised Statutes Chapter 457, the Planning Commission will be asked to review the UR Plan for conformance to the Gresham Comprehensive Plan.

## BACKGROUND

Urban renewal is a widespread tool used across the country. In Oregon, it is estimated that approximately 70 cities and counties use urban renewal to provide funding for capital projects that meet public goals. Gresham currently has one district, the Rockwood-West Gresham Urban Renewal Area, that was created in 2003 and will expire in the next few years. Urban renewal plans in the city are administered by the Gresham Redevelopment Commission (GRDC), a separate legal entity from the City of Gresham. Members of the Gresham City Council serve as GRDC commissioners.

The public purpose of the draft UR Plan is to provide a funding source to enable projects to be undertaken that will develop, redevelop and connect the Downtown and Civic areas of Gresham. The projects include funding for parks, civic functions, private development leverage, streetscapes, streets, and utilities. The community outcomes will be job and business growth, new residential uses, and a thriving and unique entertainment, nightlife, and shopping district.

The plans itemized below have community-based visions, goals, and specified projects for Gresham and the proposed urban renewal area, but do not come with financing to implement the plans. The UR Plan has tax increment financing to provide the Gresham Redevelopment Commission with funding to complete projects specified in the following plans and included in the UR Plan.

- Gresham Comprehensive Plan
- Gresham Transportation Systems Plan
- Civic Neighborhood Plan

- Downtown Conceptual Framework
- Gresham Capital Improvement Plan
- Imagine Gresham
- Gresham Strategic Plan 2022-2025

### **PLANNING COMMISSION ROLE**

At the July 14, 2025, meeting staff will share its recommendation that Planning Commission review and affirm that the UR Plan is in conformance with the Comprehensive Plan, in particular Volume 2, Section 10.314, Downtown Plan District; and 10.318, Gresham/Civic Neighborhood.

### **NEXT STEPS**

After the Planning Commission work session, next steps are as follows:

- Staff will share a recommendation and seek Planning Commission concurrence that the UR Plan is in conformance with the Comprehensive Plan on July 14, 2025.
- City Council will host a public hearing on the UR Plan on August 19, 2025.
- City Council will vote by non-emergency ordinance on the UR Plan on September 2, 2025.
- If the UR Plan is approved by City Council, public resources will become available to invest in the Downtown-Civic neighborhoods in fiscal year 2026-27.

### **FOR MORE INFORMATION**

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