

DRAFT Capital Improvement Program 2025/26 – 2029/30

Urban Renewal Plan

Urban Renewal Plan Goals

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

1. Public involvement
2. Improve Rockwood Town Center
3. Increase availability of quality housing
4. Help create and retain family wage jobs by improving industrial and commercial areas
5. Develop public safety and community service facilities
6. Parks and recreation facilities
7. Improve transportation
8. Promote quality development

2029 Community Investment Framework

Housing	Increase available ownership housing
Community Safety	Invest in Fire Station; invest in Yamhill improvements
Economic Opportunity	Grant programs for new industries and storefront; increase retail space and workforce opportunity
Transportation	Yamhill improvements; coordinate transit capital improvements; parking assessment; pedestrian safety within Rockwood town center
Community Vibrancy	1-2 more development sites for cultural, wellness, economic investment; park/recreation investment

2029 Community Framework Timeline

Project	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Housing		*Housing	Housing Capital Investment		
Public Safety	Schematic Design	Fire Station 74 Investment			
Economic Opportunity	Grant Programs				
Transportation		Yamhill Design & Construction			
Community Vibrancy	Property Acquisition				

The 2029 Community Investment Framework provides priorities and guidance for the annual budget cycle. The above table presents a timeline proposal.

Proposed highlights for FY 2025/26:

- Fire Station 74 Investment
- Grant Programs
- Concept Design and outreach for Yamhill Street Improvements
- Explore strategic property acquisition for 1-2 additional future developments
- **Housing was identified by the GRDC as something they would like to see moved up in the timeline*

Current and Proposed Projects

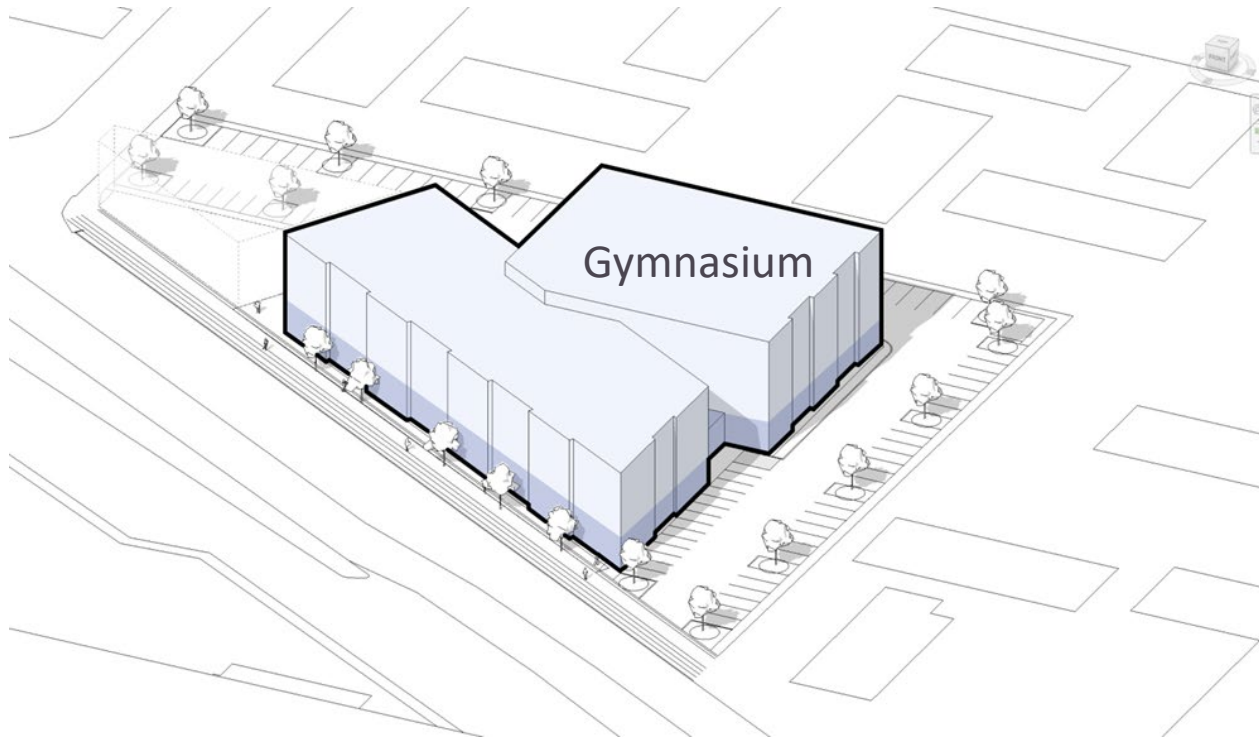
Number	Name	Description
CIPUR00001	Catalyst Site/Downtown Rockwood	Capital costs associated with site redevelopment
CIPUR00004	POIC Campus	Gymnasium construction funds
CIPUR00006	Property Acquisition Fund	Financial means for development opportunities
CIPUR00007	Yamhill Corridor Improvement	Upgrade Yamhill Corridor to collector standards
CIPUR00008	Public Safety: Fire Station 74	Complete master planning for Station 74
CIPUR00009	B184 Site Improvements	Demolition & site improvements

CIPUR00001: Catalyst Site / Downtown Rockwood



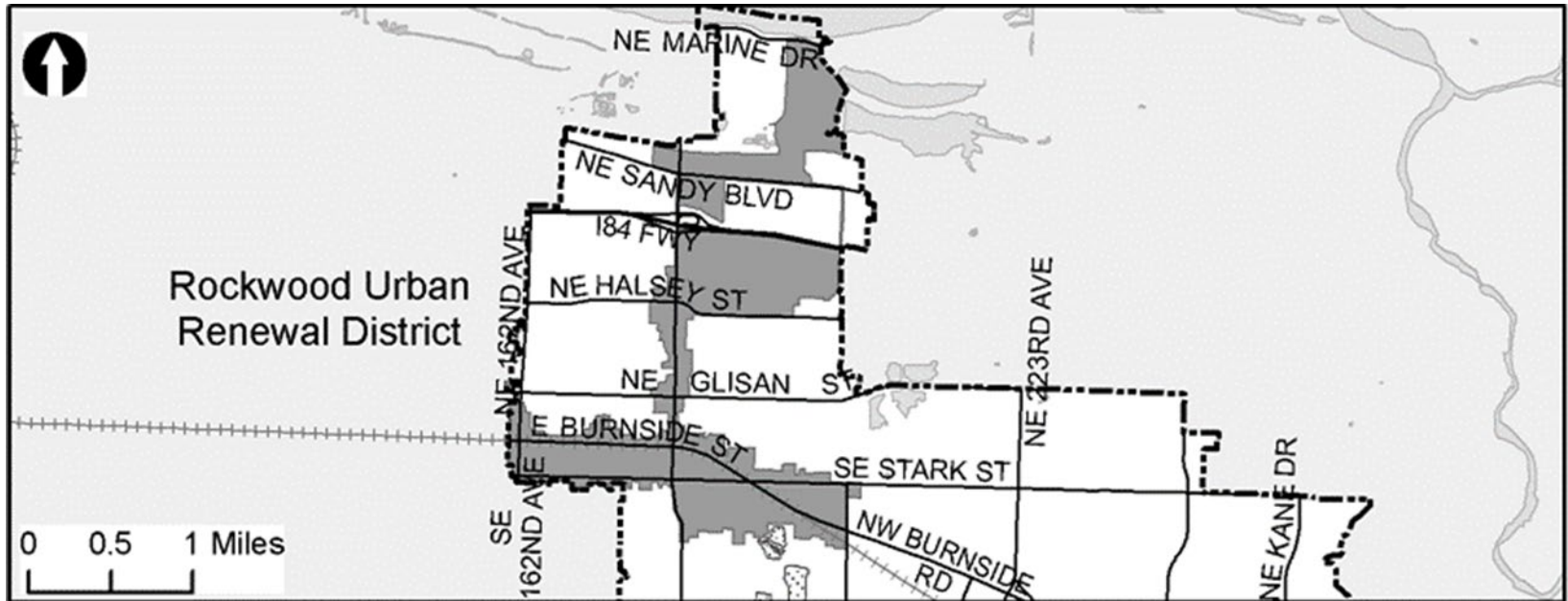
Funding to complete any remaining tenant improvements for leasing opportunities.

CIPUR00004: POIC Campus



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

CIPUR00006: Property Acquisition Fund



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

CIPUR00007 Yamhill Corridor Improvement



Updates Yamhill between 182nd and 197th including sidewalk infill, streetlights, new ADA pedestrian crossings, and traffic calming features to improve pedestrian safety.

CIPUR00008: Fire Station 74



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

CIPUR00009: B184 Site Improvements



Tenant improvements to these three commercial properties in the core of the Rockwood Town Center will improve building conditions and leasing opportunities. The demolition of the former Lydia's Restaurant will prepare the property for redevelopment opportunities.

CIP Timeline

Annual Adoption Process – 2025

Formal approval process includes the following:

- Planning Commission Work Session – February 24
- Finance Committee Update – March 19
- Planning Commission Type IV Hearing – April 14
- GRDC Budget Committee – May 7
- GRDC Approve and Recommend to Council – May 20
- Council Enactment – June 17