GRESHAM
REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION AND RECOMMENDATION TO THE GRESHAM CITY COUNCIL

Urban Renewal Capital Improvement Program
Fiscal Years 2020/21 – 2024/25

Meeting Date: May 19, 2020 **Agenda Item Number:** C-1

REQUESTED ACTION

Move to approve the proposed Urban Renewal Capital Improvement Program Fiscal Years 2020/21 - 2024/25 and recommend it to the Gresham City Council for adoption.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Each year the Gresham Redevelopment Commission (GRDC) approves the five–year Capital Improvement Program (CIP) and recommends it to the Gresham City Council for adoption, as required by the Rockwood-West Gresham Renewal Plan.

The CIP is a five-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above operating expenses. The CIP is updated annually to ensure that projects are aligned with community priorities and available resources. This updating process engages stakeholders in setting priorities and ensures that the GRDC is transparent and accountable in the delivery of those projects.

BACKGROUND

Attached is the proposed five-year CIP for the GRDC for fiscal years 2020/21 through 2024/25. The proposed projects, both funded and unfunded, are derived from the Rockwood-West Gresham Renewal Plan, Industrial Area Opportunity Study, City of Gresham infrastructure plans, and community input. Proposed projects are to be funded with a combination of Urban Renewal (UR) funds, grant funding, and other City funds.

The projects on the following page are proposed to be funded in the Fiscal Year 2020/21 Urban Renewal CIP. The Catalyst Site project is identified in the GRDC's 2020 Work Plan:

CIPUR00001 (PREVIOUSLY UR1043): CATALYST SITE

- Complete Rockwood Rising project Market Hall redesign and continue construction.
- Continue efforts related to community engagement and tenant recruitment.
- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 5,091,921
o	New Project Funding (Urban Renewal)	$ 800,000
o	New Project Funding (Other Sources)	$ 0
	TOTAL PROPOSED FUNDING	$ 5,891,921

CIPUR00002 (PREVIOUSLY UR1047): SANDY BOULEVARD IMPROVEMENTS

- Improve Sandy Boulevard to current street standards, from 181st to east City limits. Accelerate industrial development and improve pedestrian safety with strategic investments. It is anticipated that project construction will begin this summer with substantial completion in January 2021.
- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 6,091,213
o	New Project Funding (Urban Renewal)	$ 0
o	New Project Funding (Other Sources)	$ 148,000
	TOTAL PROPOSED FUNDING	$ 6,239,213

CIPUR00003 (PREVIOUSLY UR1053): STARK STREET PROPERTY REDEVELOPMENT

- The GRDC facilitated development of a new Boys and Girls Club and Open School East campus on the property.
- In Fall 2017, the GRDC entered into a Purchase and Sale Agreement with Latino Network, who intends to redevelop the site upon completion of their capital campaign. They are currently leasing the building on the property and offering services to the community from that location.
- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 20,000
o	New Project Funding (Urban Renewal)	$ 0
o	New Project Funding (Other Sources)	$ 0
	TOTAL PROPOSED FUNDING	$ 20,000

CIPUR00004 (PREVIOUSLY UR1054): SUNRISE SITE

- The GRDC will redevelop this 2.0-acre site in a manner that will compliment redevelopment of the adjacent Rockwood Rising Catalyst Site, and ensure quality redevelopment in the Rockwood Town Center, which will contribute to the long-term vitality of the Rockwood neighborhood.
- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 46,165
o	New Project Funding (Urban Renewal)	$ 750,000
o	New Project Funding (Other Sources)	$ 0
	TOTAL PROPOSED FUNDING	$ 796,165

CIPUR00005 (PREVIOUSLY UR1055): ROCKWOOD URBAN PLAZA

- Design and construct up to a 1-acre neighborhood urban plaza in the Rockwood Plan District that will provide a neighborhood urban space for events and passive recreation.
- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 894,325
o	New Project Funding (Urban Renewal)	$ 0
o	New Project Funding (Other Sources)	$ 16,098
	TOTAL PROPOSED FUNDING	$ 910,423

TOTAL: PROPOSED FUNDED PROJECTS

- Proposed Funding Fiscal Year 2020/21

o	Carryover from Fiscal Year 2019/20	$ 12,143,624
o	New Project Funding (Urban Renewal)	$ 1,550,000
o	New Project Funding (Other Sources)	$ 164,098
	GRAND TOTAL	**$ 13,857,722**

RECOMMENDATION AND ALTERNATIVES

Recommendation: Move to approve the proposed Urban Renewal Capital Improvement Program Fiscal Years 2020/21 – 2024/25 and recommend it to the Gresham City Council for adoption.

BUDGET / FINANCIAL IMPACT

The GRDC contracts with the City to administer the Urban Renewal capital program. Sufficient appropriations to fund the capital program are included in the proposed Fiscal Year 2020/21 Urban Renewal budget that is scheduled for adoption by the GRDC on June 16, 2020.

PUBLIC INVOLVEMENT

The GRDC Advisory Committee reviewed and recommended adoption of the CIP at their April 8, 2020 meeting. The May 12, 2020 GRDC Budget Committee meeting included review of the CIP as part of the proposed fiscal year 2020/21 GRDC budget. The Budget Committee approved the proposed budget at that meeting.

NEXT STEPS

The Gresham City Council will hold a public hearing on the citywide CIP, including this Urban Renewal CIP, on May 19, 2020 and enact the final CIP on June 16, 2020.

ATTACHMENTS

A. Proposed Urban Renewal Capital Improvement Program Fiscal Years 2020/21 – 2024/25

FROM

Emily Bower, Interim GRDC Executive Director

REVIEWED THROUGH

Sharron Monohon, Budget & Financial Planning Director
Mark Takahata, Capital Improvement Analyst
Steve Fancher, Director of Environmental Services
Office of Governance and Management

FOR MORE INFORMATION

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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 is a 20-year plan 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.

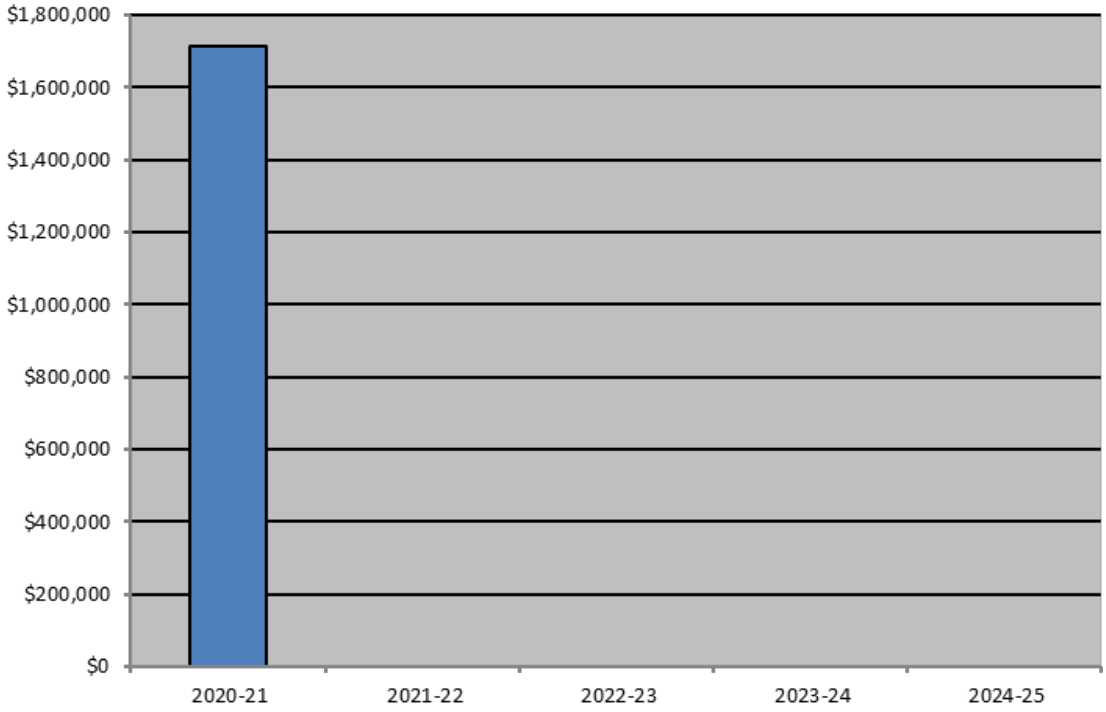
The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

Highlights

Significant capital improvement projects include:

1. The Rockwood Rising project on the Catalyst Site at 18535 SE Stark Street is now under construction (CIPUR00001). Improvements include a planned neighborhood urban plaza that will provide a neighborhood urban space for events and passive recreation (CIPUR00005). Efforts related to community engagement and tenant recruitment will continue.
2. Leverage grant funding to improve and upgrade Sandy Boulevard, a major arterial in the industrial area (CIPUR00002).

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary								
Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	Catalyst Site	5,104,196	800,000	0	0	0	0	5,904,196
CIPUR00002	Sandy Boulevard Improvements	6,597,998	148,000	0	0	0	0	6,745,998
CIPUR00003	Stark Street Property Redevelopment	20,000	0	0	0	0	0	20,000
CIPUR00004	Sunrise Site	49,213	750,000	0	0	0	0	799,213
CIPUR00005	Rockwood Urban Plaza	894,325	16,098	0	0	0	0	910,423
Grand Total		**12,665,732**	**1,714,098**	**0**	**0**	**0**	**0**	**14,379,830**

Urban Renewal Funded Summary by Resource							
Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
Grant	3,380,265	0	0	0	0	0	3,380,265
SDC	951,134	9,297	0	0	0	0	960,431
Streetlight	48,805	60,000	0	0	0	0	108,805
Transportation	1,000	58,000	0	0	0	0	59,000
Urban Renewal	5,598,866	1,550,000	0	0	0	0	7,148,866
Grand Total	**12,665,732**	**1,714,098**	**0**	**0**	**0**	**0**	**14,379,830**

Urban Renewal Funded Resource Detail									
Project	Project Name	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	Catalyst Site	Grant	300,000	0	0	0	0	0	300,000
		Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
CIPUR00001 Total			5,104,196	800,000	0	0	0	0	5,904,196
CIPUR00002	Sandy Boulevard Improvements	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
		Grant	3,080,265	0	0	0	0	0	3,080,265
		SDC	434,634	0	0	0	0	0	434,634
		Streetlight	48,805	60,000	0	0	0	0	108,805
		Transportation	1,000	58,000	0	0	0	0	59,000
		Urban Renewal	725,457	0	0	0	0	0	725,457
CIPUR00002 Total			6,597,998	148,000	0	0	0	0	6,745,998
CIPUR00003	Stark Street Property Redevelopment	Urban Renewal	20,000	0	0	0	0	0	20,000
CIPUR00003 Total			20,000	0	0	0	0	0	20,000
CIPUR00004	Sunrise Site	Urban Renewal	49,213	750,000	0	0	0	0	799,213
CIPUR00004 Total			49,213	750,000	0	0	0	0	799,213
CIPUR00005	Rockwood Urban Plaza	Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
		SDC	516,500	9,297	0	0	0	0	525,797
CIPUR00005 Total			894,325	16,098	0	0	0	0	910,423
Grand Total			12,665,732	1,714,098	0	0	0	0	14,379,830

FUNDED PROJECT
Urban Renewal

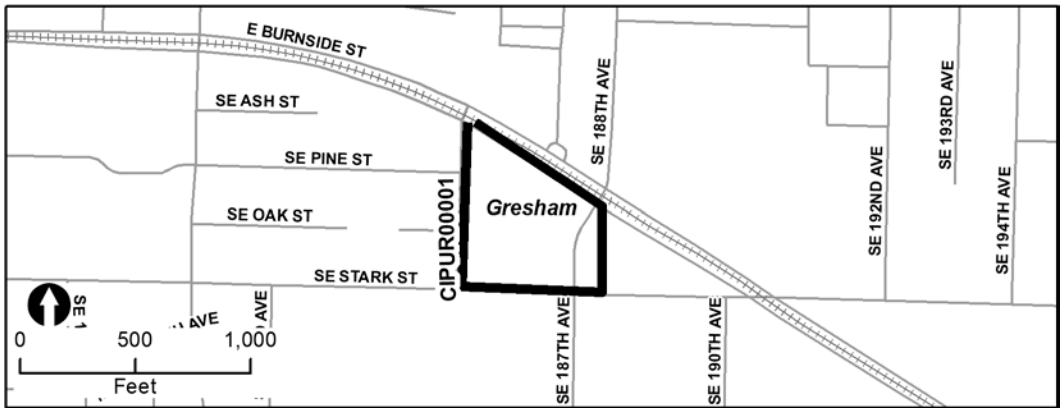
CIPUR00001: Catalyst Site

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 called the Catalyst Site. This project will cover capital costs associated with site redevelopment.

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	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Grant	300,000	0	0	0	0	0	300,000
	Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
Resources Total		**5,104,196**	**800,000**	**0**	**0**	**0**	**0**	**5,904,196**
Expenses	Design/Const Admin	510,364	80,000	0	0	0	0	590,364
	Construction	4,445,132	696,700	0	0	0	0	5,141,832
	Admin (3%)	148,700	23,300	0	0	0	0	172,000
Expenses Total		**5,104,196**	**800,000**	**0**	**0**	**0**	**0**	**5,904,196**

FUNDED PROJECT
Urban Renewal

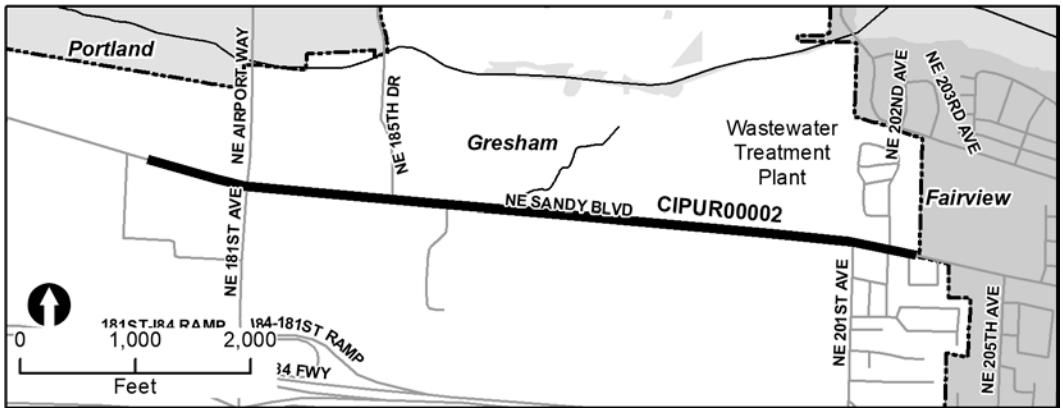
CIPUR00002: Sandy Boulevard Street Improvements

Description: Sandy Boulevard is a major arterial through prime industrial land in the urban renewal area. To improve the function of the street network through the area, the project will update the road to current arterial standards. New and upgraded traffic signals may also be included. This project includes a grant from ODOT. SDC is stormwater (SDC project #WG-6) and Debt-SDC is transportation (SDC projects #32, #33, #PATHWAYS, and #SIGNAL OPS).

Justification: Attract new capital intensive industrial development to the urban renewal area.

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

Partners: City of Gresham Department of Environmental Services & future industrial development.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
	Grant	3,080,265	0	0	0	0	0	3,080,265
	SDC	434,634	0	0	0	0	0	434,634
	Streetlight	48,805	60,000	0	0	0	0	108,805
	Transportation	1,000	58,000	0	0	0	0	59,000
	Urban Renewal	725,457	0	0	0	0	0	725,457
Resources Total		**6,597,998**	**148,000**	**0**	**0**	**0**	**0**	**6,745,998**
Expenses	Design/Const Admin	831,500	13,500	0	0	0	0	845,000
	Construction	4,256,198	116,300	0	0	0	0	4,372,498
	Property Acq	700,000	0	0	0	0	0	700,000
	Admin (14%)	810,300	18,200	0	0	0	0	828,500
Expenses Total		**6,597,998**	**148,000**	**0**	**0**	**0**	**0**	**6,745,998**

FUNDED PROJECT
Urban Renewal

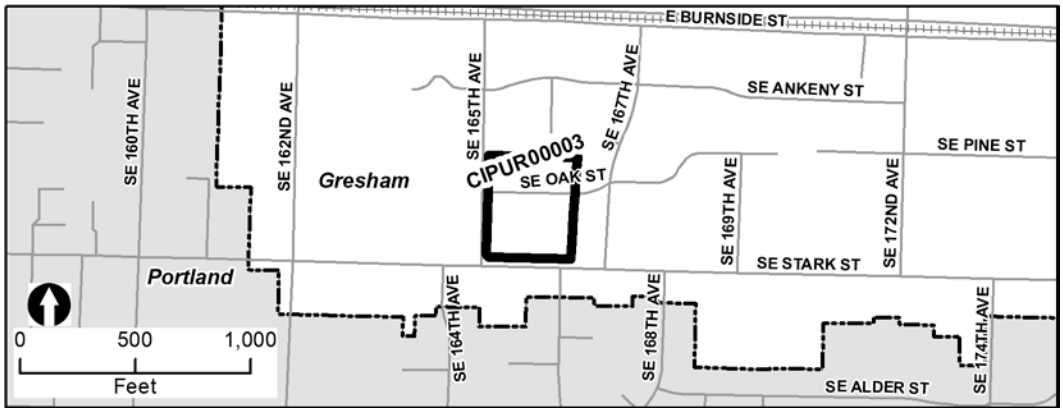
CIPUR00003: Stark Street Property Redevelopment

Description: The Gresham Redevelopment Commission purchased this 3.8 acre site to accommodate the proposed Rockwood Boys and Girls Club (BGC) and Open Meadow School (OMS). Together, BGC and OMS occupy approximately 75% of the property, and the remainder will be redeveloped at a later date.

Justification: This project allows Boys and Girls Club and Open Meadow School to bring expanded youth services to Rockwood, as well as help renew and revitalize the Stark Street corridor, enhancing property values and attracting additional private investment.

Type of project: Construction and renovation of facilities and supporting public infrastructure.

Partner: Boys and Girls Club of Portland Metropolitan Area, Open Meadow School, Latino Network



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Urban Renewal	20,000	0	0	0	0	0	20,000
Resources Total		**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**
Expenses	Design/Const Admin	1,000	0	0	0	0	0	1,000
	Construction	16,500	0	0	0	0	0	16,500
	Admin (14%)	2,500	0	0	0	0	0	2,500
Expenses Total		**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**

FUNDED PROJECT
Urban Renewal

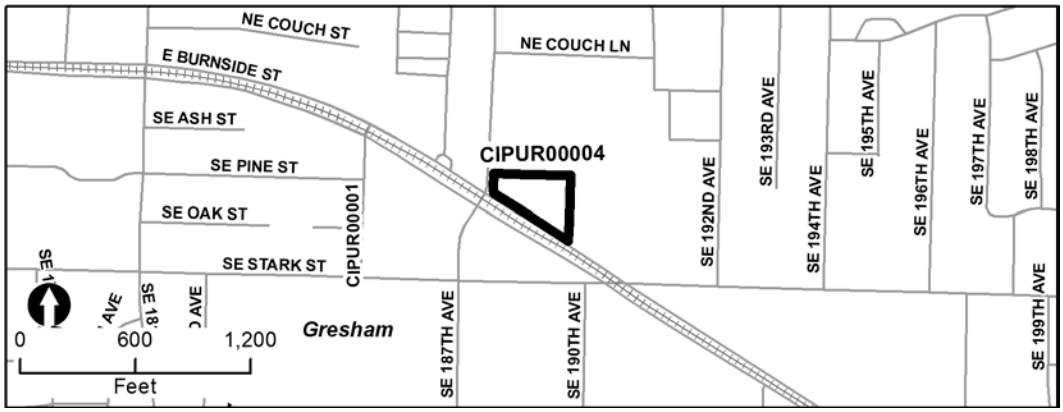
CIPUR00004: Sunrise Site

Description: This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. In September 2016, the Gresham Redevelopment Commission purchased the 0.59-acre Asia Kitchen Chinese Restaurant property at 18801 E. Burnside St. and the adjacent 1.40-acre Sunrise Community Center parcel at 18901 E. Burnside St. The purchase will ensure quality redevelopment in a manner consistent with the goals of the Rockwood-West Gresham Renewal Plan and the Commission, as well as complement redevelopment of the Commission's adjacent Rockwood Rising Catalyst Site. The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center.

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	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Urban Renewal	49,213	750,000	0	0	0	0	799,213
Resources Total		**49,213**	**750,000**	**0**	**0**	**0**	**0**	**799,213**
Expenses	Construction	47,813	728,200	0	0	0	0	776,013
	Admin (3%)	1,400	21,800	0	0	0	0	23,200
Expenses Total		**49,213**	**750,000**	**0**	**0**	**0**	**0**	**799,213**

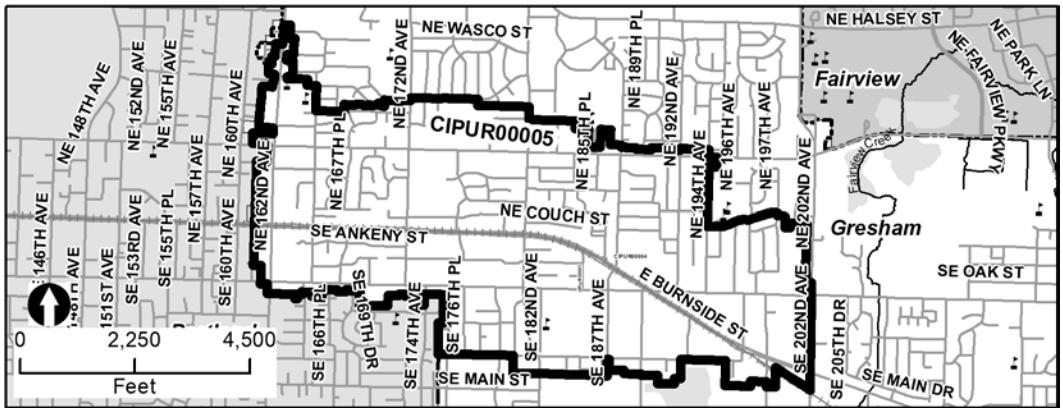
FUNDED PROJECT
Urban Renewal

CIPUR00005: Rockwood Urban Plaza

Description: This project will design and construct up to a 1-acre neighborhood urban plaza in the Rockwood Plan District. SDC Park project #19.

Justification: Development is needed to provide a neighborhood urban space for events and passive recreation.

Type of project: Design and construction of a neighborhood urban plaza for growth.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
	SDC	516,500	9,297	0	0	0	0	525,797
Resources Total		**894,325**	**16,098**	**0**	**0**	**0**	**0**	**910,423**
Expenses	Construct/Reimburse	894,325	16,098	0	0	0	0	910,423
Expenses Total		**894,325**	**16,098**	**0**	**0**	**0**	**0**	**910,423**

Urban Renewal Unfunded and Future Summary

Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	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
UR1004	Property Acquisition Fund	0	0	0	0	0	0	500,000
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	1,155,552
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,160,204
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,385,970
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**	**48,258,306**

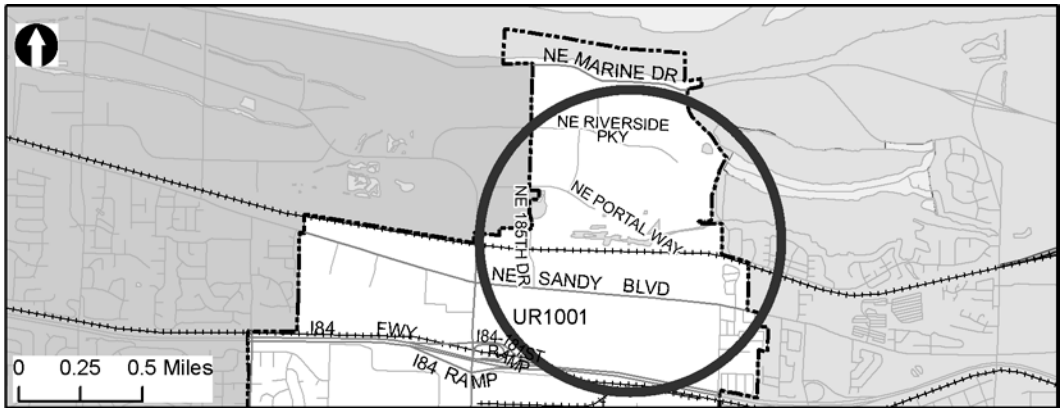
UR1001: Riverside Drive (to Sandy Boulevard)

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:

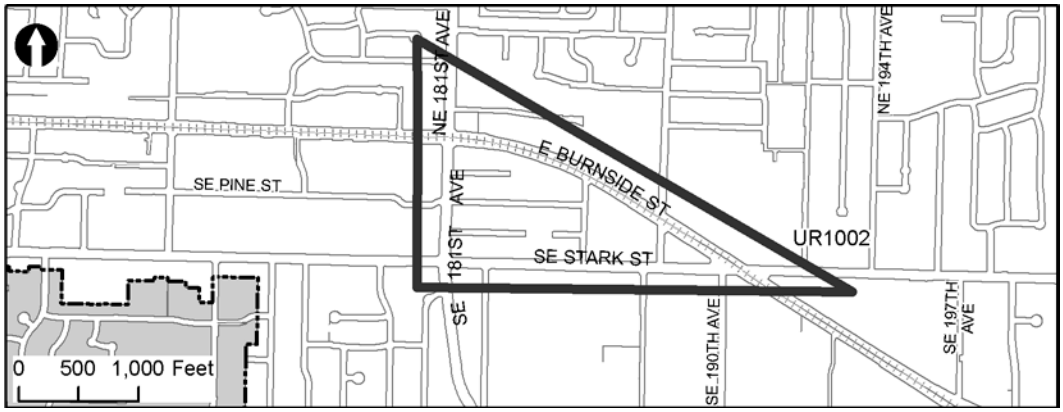
Funds	Description	Total
Resources	Urban Renewal	2,930,000
Resources Total		**2,930,000**
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
Expenses Total		**2,930,000**

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**

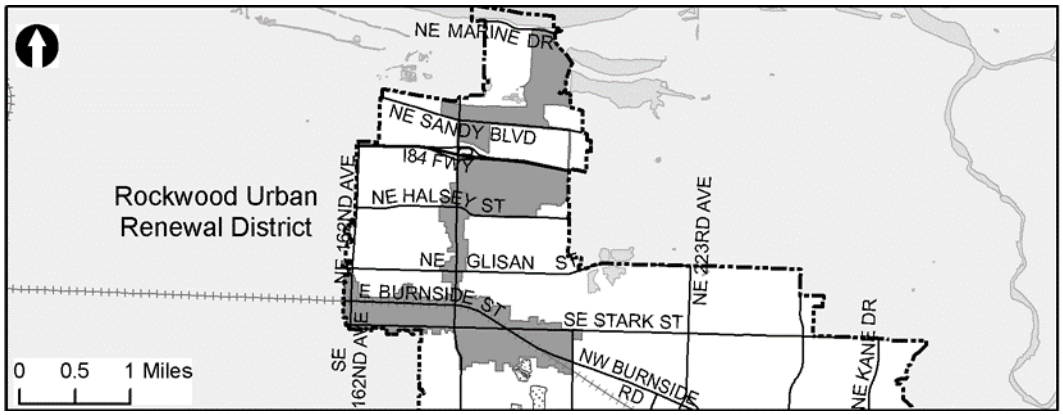
UR1004: Property Acquisition Fund

Description: The 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:

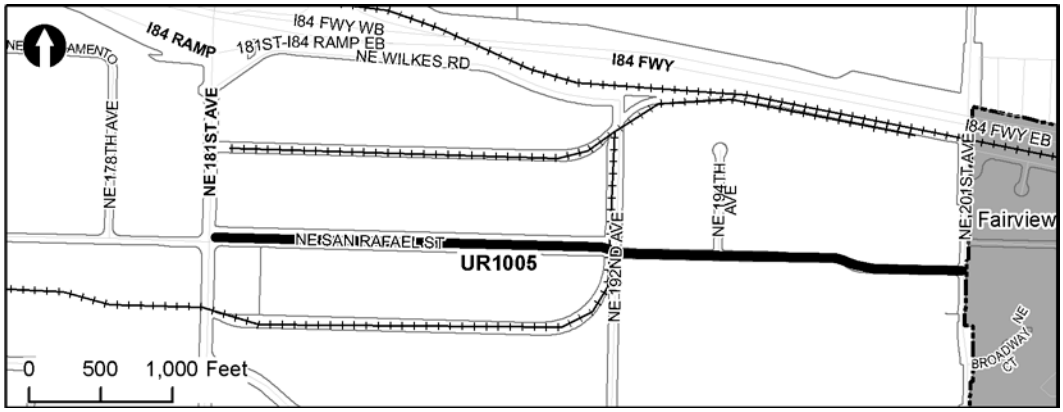
Funds	Description	Total
Resources	Urban Renewal	500,000
Resources Total		**500,000**
Expenses	Property Acq	500,000
Expenses Total		**500,000**

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

Description: San Rafael Street currently does not meet City street standards, especially, east of 181st. This project will improve the portion of San Rafael that is located in the Urban Renewal Area to meet Collector Street Standards. It will also improve the intersection of 181st and San Rafael to meet current standards.

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:

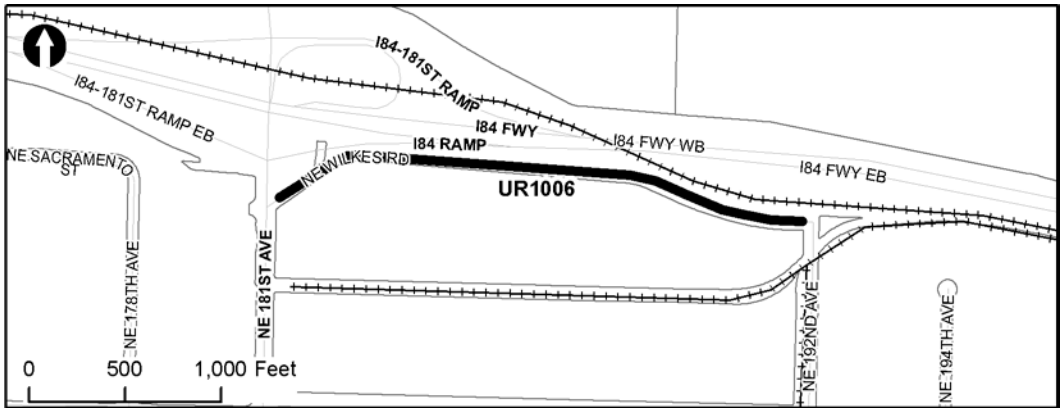
Funds	Description	Total
Resources	Urban Renewal	2,280,000
Resources Total		**2,280,000**
Expenses	Design/Const Admin	414,527
	Construction	1,585,474
	Admin (14%)	279,999
Expenses Total		**2,280,000**

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:

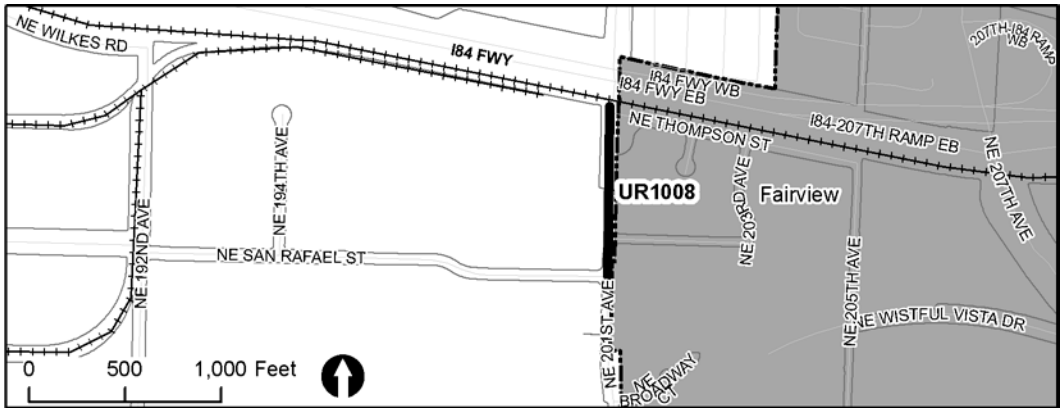
Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		**3,000,000**
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
Expenses Total		**3,000,000**

UR1008: 201st Avenue (San Rafael to I-84)

Description: This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and stormdrains. This project is noted in the Transportation System Plan.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

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



Estimated Dollars:

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**

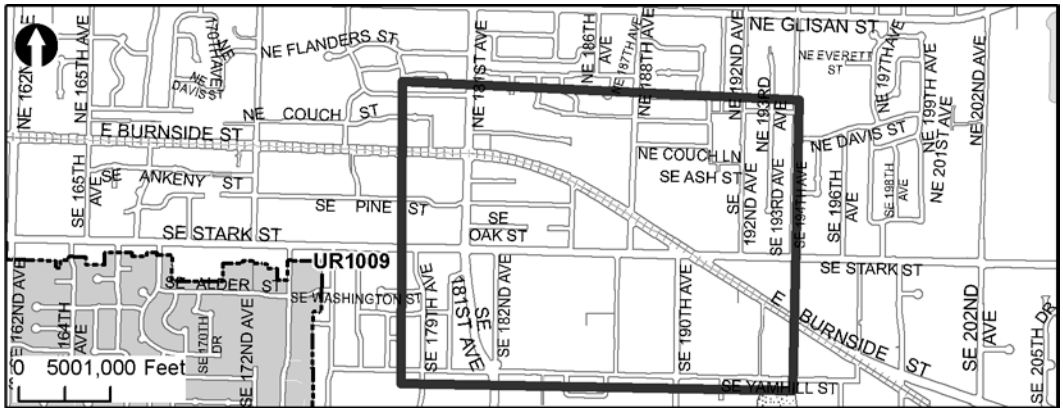
UR1009: Rockwood Town Center Future Streets

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**

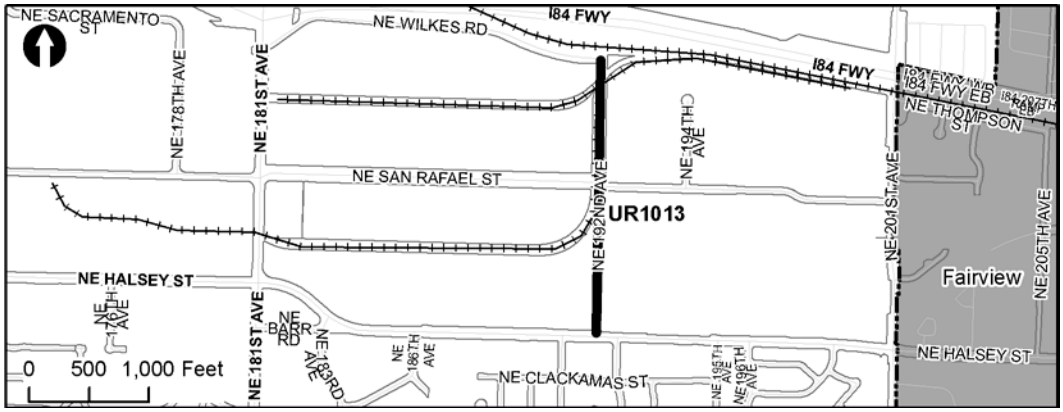
UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1013: 192nd Avenue (Wilkes to Halsey)

Description: This project will improve 192nd Avenue to a collector standard by adding sidewalk, bike lanes and improved street lighting.

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

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



Estimated Dollars:

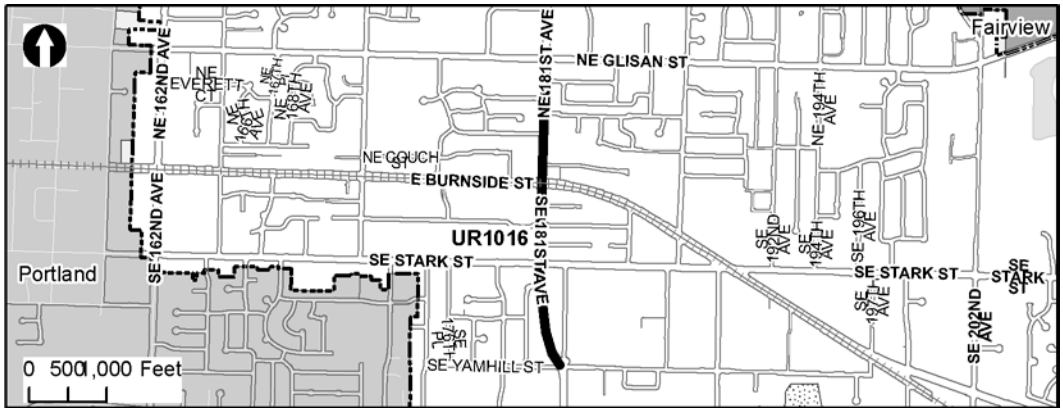
Funds	Description	Total
Resources	Urban Renewal	2,400,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	631,579
	Construction	1,473,684
	Admin (14%)	294,737
Expenses Total		**2,400,000**

UR1016: 181st Avenue Boulevard

Description: This project will construct boulevard improvements from Glisan to Yamhill through the Rockwood Town Center as noted in the Transportation System Plan. Boulevard improvements may include wide sidewalks, improved street lighting, street trees, and median among other improvements. UR1051 covers preliminary concept design work for 181st Avenue between Glisan and Yamhill.

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

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



Estimated Dollars:

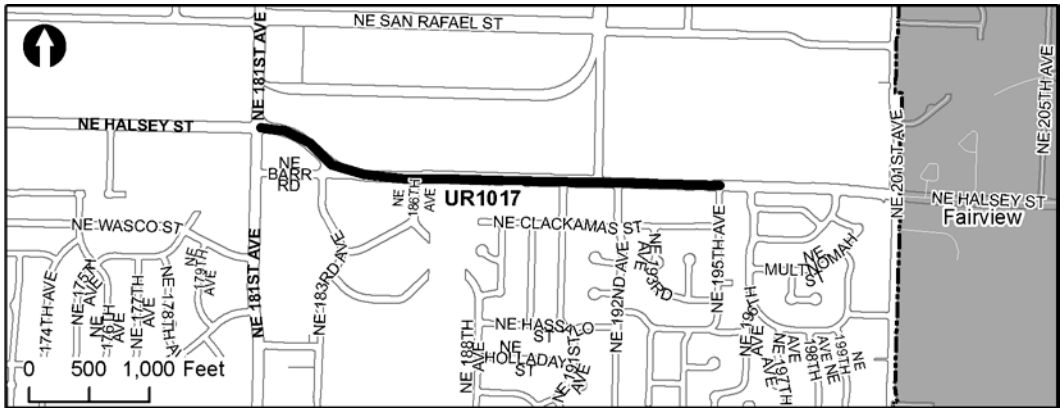
Funds	Description	Total
Resources	Grant	1,200,000
	Urban Renewal	1,200,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

UR1017: Halsey Street (181st to 195th)

Description: This project will standardize Halsey Street within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

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



Estimated Dollars:

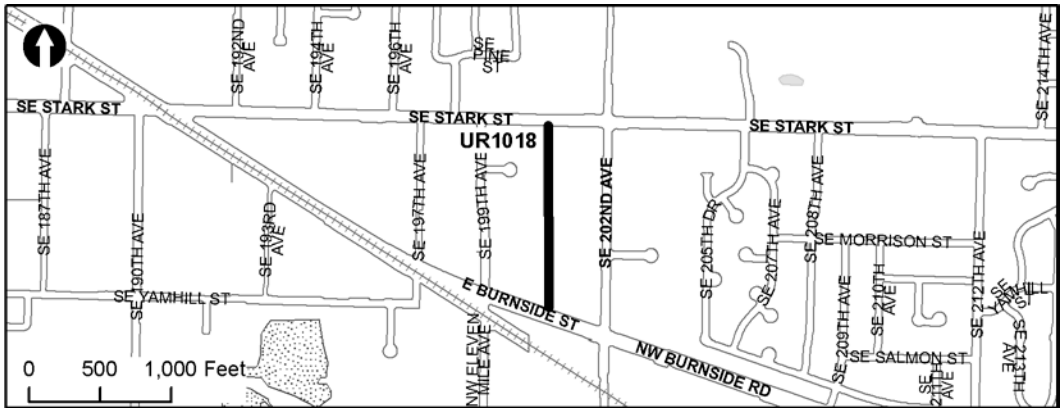
Funds	Description	Total
Resources	Developer	600,000
	Urban Renewal	1,800,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

UR1018: 201st Avenue (Stark to Burnside)

Description: This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

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



Estimated Dollars:

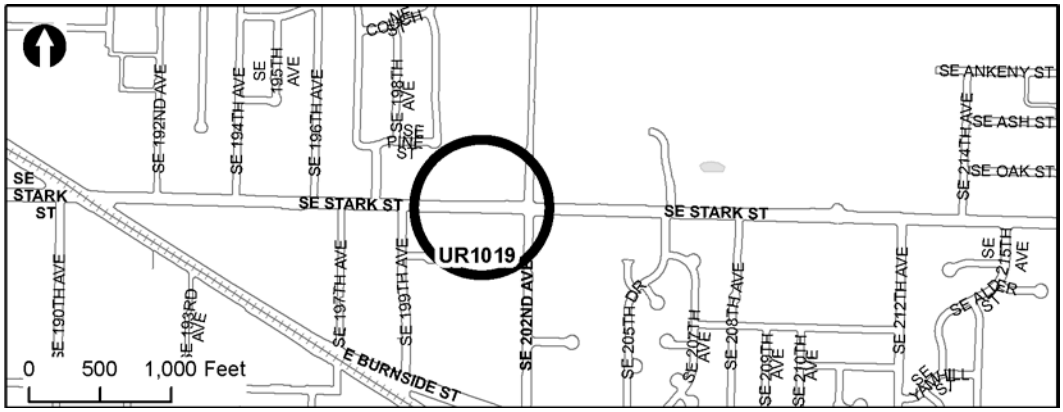
Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		**960,000**
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		**960,000**

UR1019: 201st Avenue at Stark Street

Description: This project will add turn lanes to the intersection of 201st Avenue and Stark Street to mitigate increasing traffic volumes. Signal upgrades will be included in the project as well as pedestrian enhancements.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

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



Estimated Dollars:

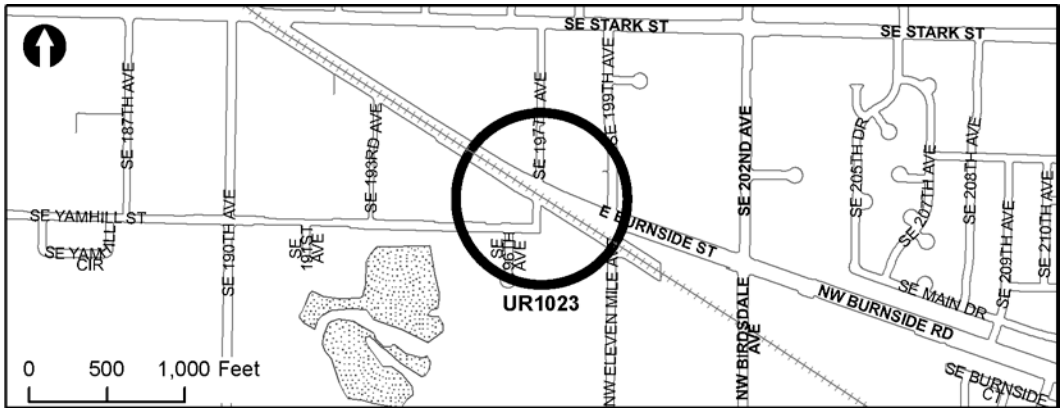
Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		**960,000**
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		**960,000**

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:

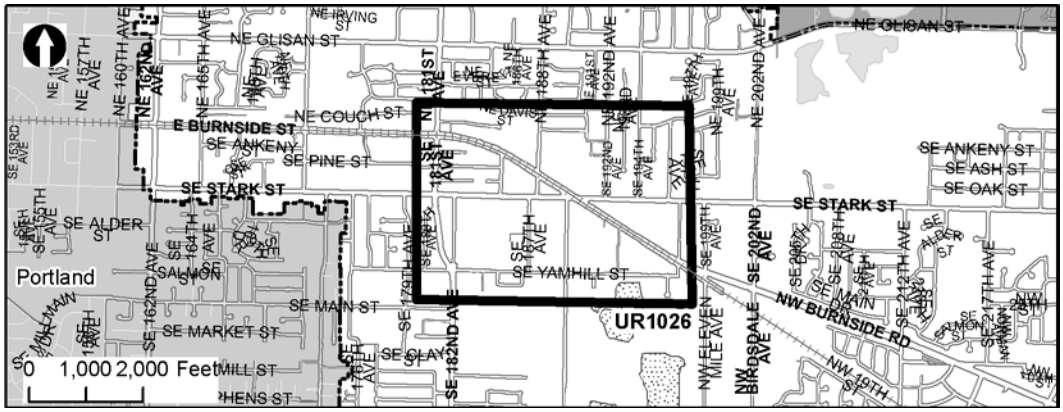
Funds	Description	Total
Resources	Urban Renewal	1,800,000
Resources Total		**1,800,000**
Expenses	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
Expenses Total		**1,800,000**

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:

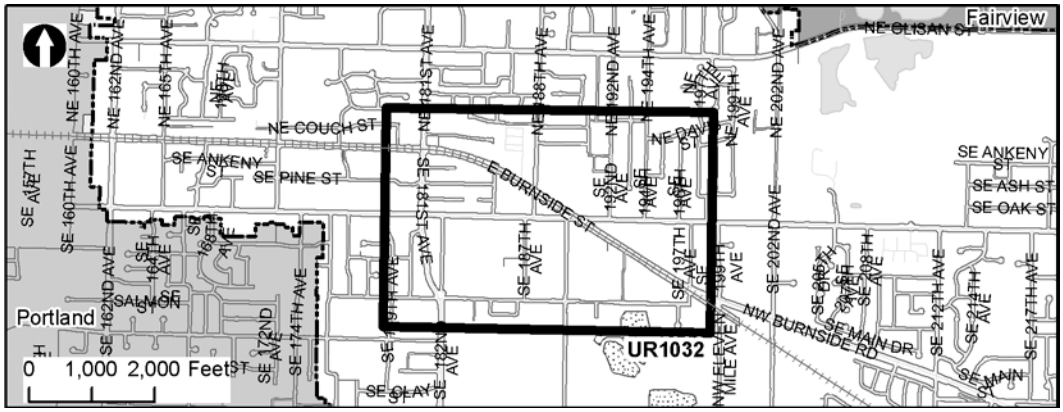
Funds	Description	Total
Resources	Developer	600,000
	Grant	600,000
	Urban Renewal	1,200,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	36,000
	Property Acq	120,000
	Construction	1,949,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

UR1032: Off Street Parking Facility

Description: Rockwood's commercial growth is dependent upon adequate parking. This project will contribute funding to construct public shared parking facilities to primarily serve the Rockwood Town Center.

Justification: Parking is instrumental in supporting commercial development as planned in the Rockwood Town Center.

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



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,300,000
Resources Total		**2,300,000**
Expenses	Design/Const Admin	300,000
	Construction	1,717,544
	Admin (14%)	282,456
Expenses Total		**2,300,000**

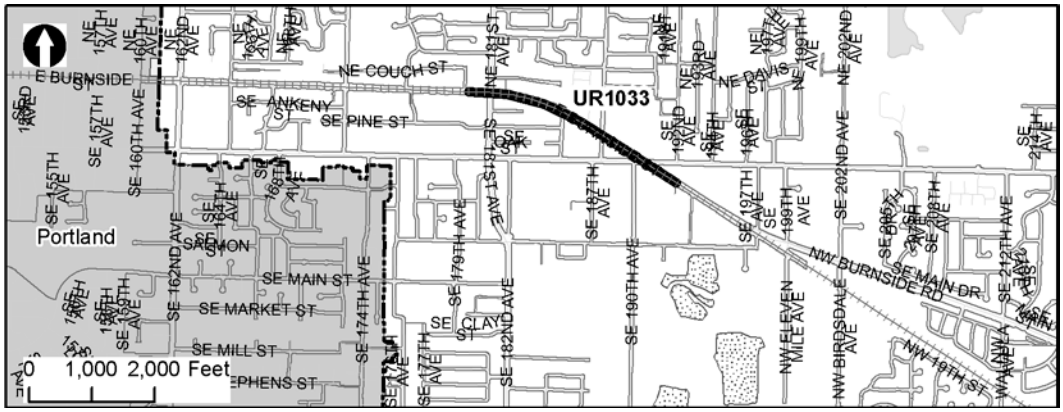
UR1033: Rockwood Town Center MAX Line Upgrade

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**

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

City Wide Project

Estimated Dollars:

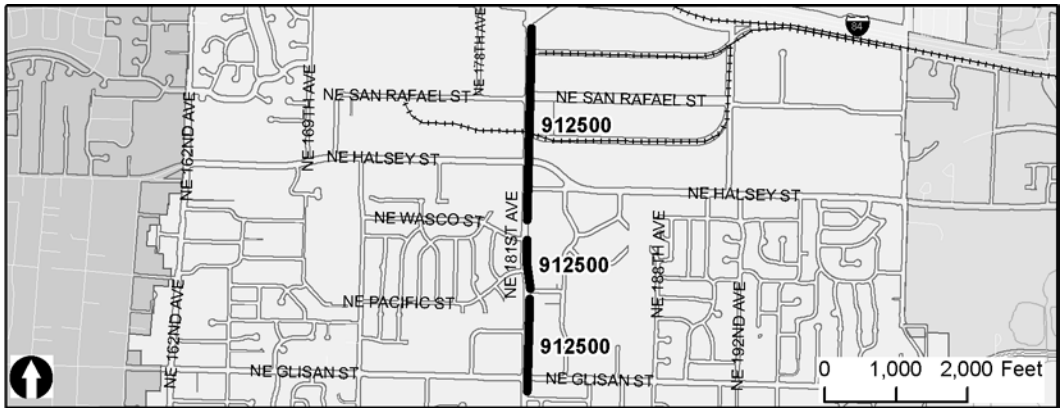
Funds	Description	Total
Resources	TriMet	960,000
	Urban Renewal	240,000
Resources Total		**1,200,000**
Expenses	Design/Const Admin	12,000
	Construction	1,040,632
	Admin (14%)	147,368
Expenses Total		**1,200,000**

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. Based on impervious percentages for existing and future conditions, 10% of the project would be funded by SDCs. 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	SDC	115,556
	Urban Renewal	1,039,996
Resources Total		**1,155,552**
Expenses	Design/Const Admin	233,843
	Construction	779,811
	Admin (14%)	141,898
Expenses Total		**1,155,552**

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:

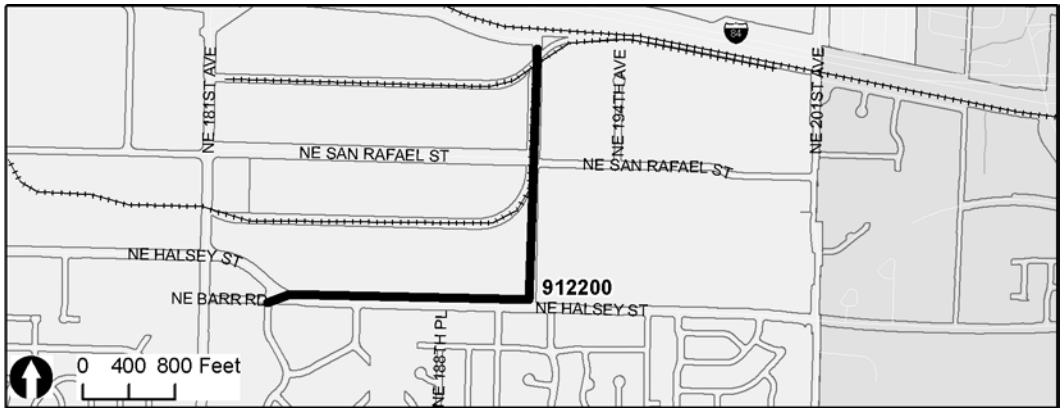
Funds	Description	Total
Resources	SDC	266,848
	Urban Renewal	893,356
Resources Total		**1,160,204**
Expenses	Design/Const Admin	234,891
	Construction	782,787
	Admin (14%)	142,526
Expenses Total		**1,160,204**

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 #912200.

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:

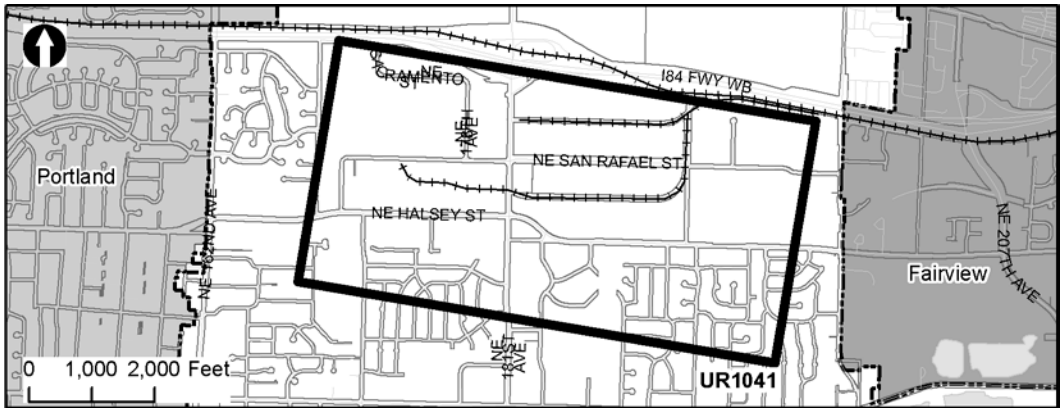
Funds	Description	Total
Resources	SDC	429,651
	Urban Renewal	956,319
Resources Total		**1,385,970**
Expenses	Design/Const Admin	280,654
	Construction	935,143
	Admin (14%)	170,173
Expenses Total		**1,385,970**

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:

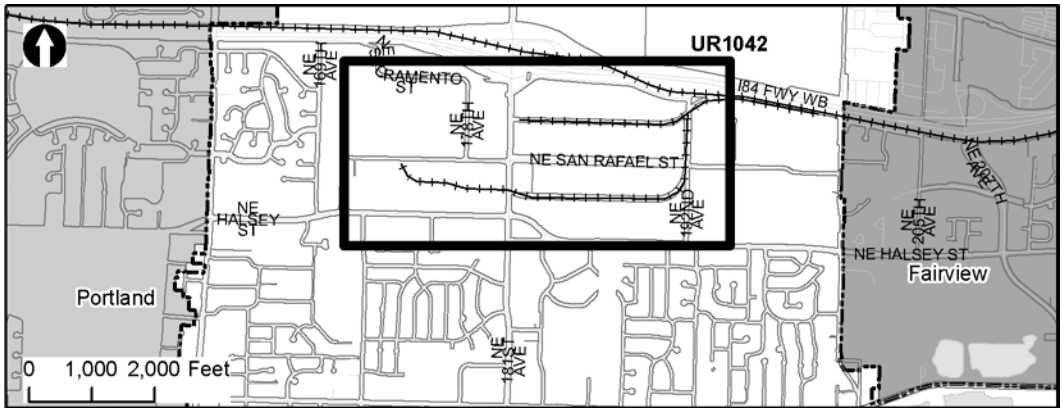
Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		**1,200,000**
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
Expenses Total		**1,200,000**

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**

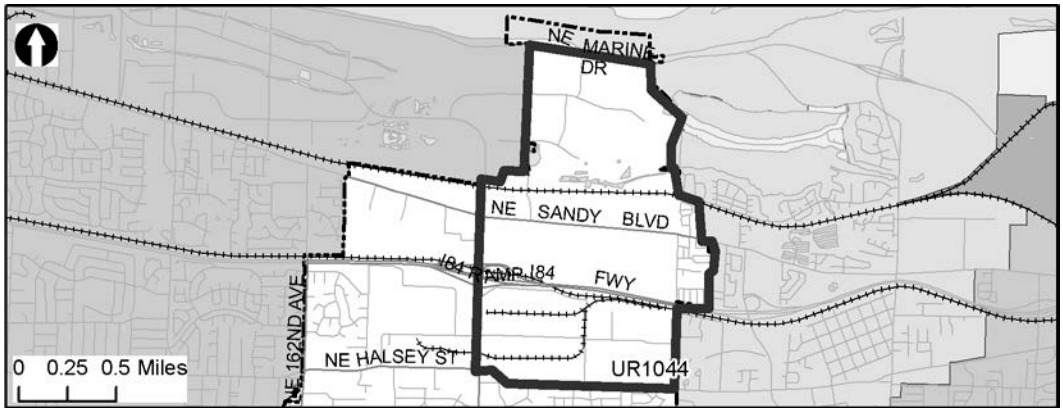
UR1044: Industrial Area Investments

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**

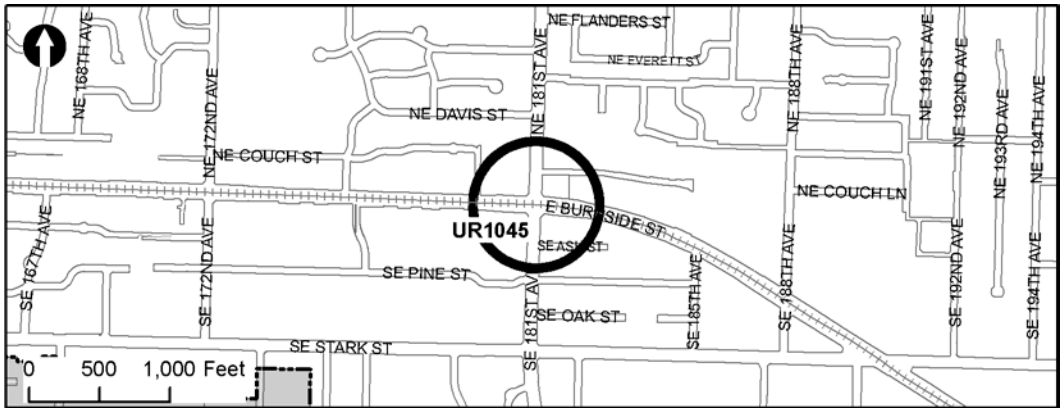
UR1045: 181st Ave Light Rail Station Improvements

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**

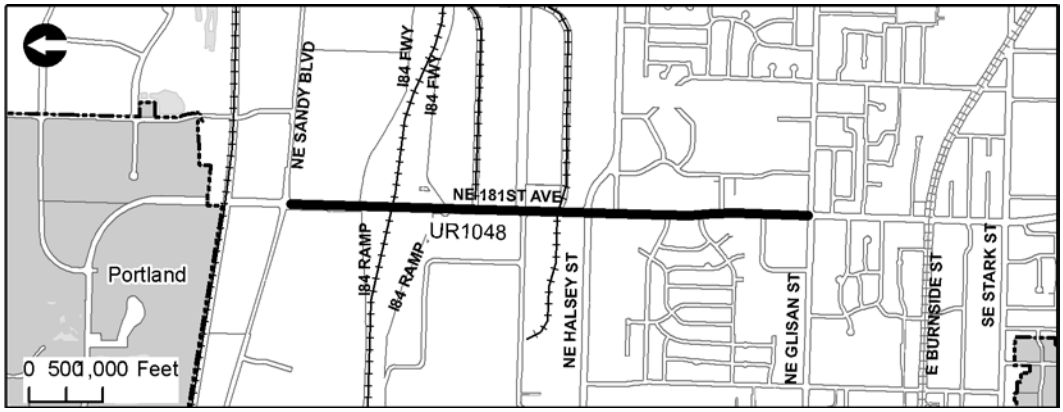
UR1048: 181st Ave Street Improvements

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

Description: This project will construct boulevard improvements from Stark to 197th in the Rockwood Town Center. Boulevard improvements may include undergrounding of utilities, wide sidewalks, pedestrian-oriented street lighting, street trees, bike lanes, and on-street parking, among other enhancements.

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

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

Partners: Additional Funding for Construction will be sought.

Estimated Dollars:

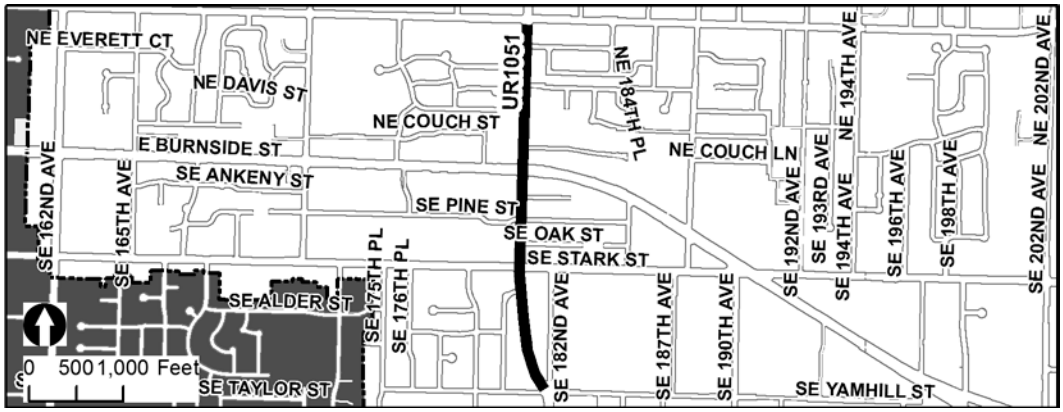
Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		**3,000,000**
Expenses	Construction	2,631,579
	Admin (14%)	368,421
Expenses Total		**3,000,000**

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**

GRESHAM
REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: May 19, 2020 **Agenda Item Number:** C-2

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of February 18. 2020.

ATTACHMENTS

A. Meeting Minutes: February 18, 2020

FROM

Cecille Turley, Program Technician

REVIEWED THROUGH

Emily Bower, Interim Gresham Redevelopment Commission Executive Director

FOR MORE INFORMATION

Staff Contact: Cecille Turley, Program Technician
Telephone: (503) 618-2545
Staff E-Mail: Cecille.Turley@GreshamOregon.gov
Website: www.GreshamOregon.gov/UrbanRenewal

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A. CALL TO ORDER BY PRESIDING OFFICER

Chair Shane T. Bemis called the Gresham Redevelopment Commission (GRDC) meeting to order at 3:21 p.m. on the 18th day of February 2020 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commission Chair Shane T. Bemis
Commission Vice Chair Eddy Morales
Commissioner Karylinn Echols
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner David Widmark

COMMISSION ABSENT: Commissioner Mario Palmero

STAFF PRESENT: Emily Bower, Interim Gresham Redevelopment Commission Executive Dir.
Kevin McConnell, City Attorney
Eric Chambers, Government Relations Director
Larry Morgan, Policy Communications Specialist
Ricardo Ruiz, Administrative Analyst
Teresa Hall, Council and Executive Analyst
Susanjoy Wright, City Recorder
Rosalie Diaz, Recording Secretary
Cecille Turley, Program Technician
Robin Sells, Police Chief
Tim Taaca, Police Officer

1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Instructions to citizens were not read.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

None.

C. CONSENT AGENDA

Chair Bemis read the consent agenda.

1. GRESHAM REDEVELOPMENT COMMISSON MEETING MINUTES (JANUARY 21, 2020)

2. APPOINTMENT & REAPPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY AND BUDGET COMMITTEES (APPOINT DIMITRIOS ZOURKOS AND REAPPOINT CHRISTOPHER BENTLEY, PAUL DRECHSLER AND AMELIA SALVADOR)

Chair Bemis asked if there were any items on the Consent Agenda that any Commissioner wished to remove for further discussion.

Chair Bemis said hearing none, he would entertain a motion.

Motion was made by Commissioner Janine Gladfelter and seconded by Commissioner David Widmark **TO APPROVE CONSENT AGENDA ITEMS C-1 AND C-2.**

Chair Bemis called for discussion on the motion.

There was no discussion.

The motion passed as follows:

YES: Commission Chair Shane T. Bemis
Commission Vice Chair Eddy Morales
Commissioner Karylinn Echols
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner David Widmark

ABSENT: Commissioner Mario Palmero

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

1. GRESHAM REDEVELOPMENT COMMISSON 2019 WORK PLAN ANNUAL REPORT

Emily Bower, Interim GRDC Executive Director presented the staff report. (PowerPoint presentation attached as Exhibit A.)

Commissioner Karylinn Echols said thank you for a great report. It is always nice to see things encapsulated in one report with so much happening. Have there been any challenges that have cropped up in general in terms of the outreach, engagement, and community connections that maybe were not anticipated and if so, how were those handled?

Ms. Bower replied that in regards to community engagement, while we have done a lot of work around improving our outreach capabilities and tools and really thinking about strategic partnerships with community-based organizations, there are other ethnic and racial groups and community organizations that may not be as active, given the diversity and our ability to make sure that we are reaching out to our community members in their native languages. Knowing there are 70+ languages spoken within the Rockwood district, we know we need to do a better job of being able to communicate through other venues. Some of the things we have been working on with English as a second language (ESL) is working through the library to improve the relationships with some of the people there who are providing ESL services. In addition, talking with the school district to learn how we can improve our strategies around working with students and their parents. Those are some of the things we are looking at right now. In regards to the development project, there has been a redesign of the market hall, which

has pushed the timeline out a little bit, but with the assistance of the Urban Design and Planning Department and the committed work of our development partners, we believe we are on track and on time to finish the market hall redesign land use application and close financing in June, so that's exciting.

Commission Vice Chair Eddy Morales said he just wants to echo Commissioner Echols' point that it is really nice to see all the work that has been done. He got to be a part of the Juneteenth event and some of the planning meetings leading up to that event, and also the "I ❤ Rockwood" event. Your team has done a great job of building community buy-in into the Rockwood neighborhood, and therefore, the City of Gresham, so he just wants to commend and applaud you for being a great ambassador for our City and this Commission.

Chair Bemis said thank you Commissioner Morales and thank you for your work on the Juneteenth event too. He appreciates it. Commissioner Morales took that up as an issue and raised it with the Commission to make sure we were active participants and how important it was.

F. COMMISSION MEASURES AND PROPOSALS

None.

G. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Bemis** adjourned the meeting at 3:34 p.m.

_____
SHANE T. BEMIS
CHAIR

Respectfully submitted,

_____
Cecille Turley
Recording Secretary

GRESHAM
REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION

Rockwood Rising Market Hall Redesign

Meeting Date: May 19, 2020 **Agenda Item Number:** E-1

REQUESTED COMMISSION ACTION

Provide feedback on the redesign of the Rockwood Rising Market Hall / Building C.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of the redesign of the Market Hall is to bring the cost of the Market Hall / Building C component of the Rockwood Rising project back in line with the project budget. The regional construction industry has experienced significant cost escalations over the past year. In order to keep the project moving forward on budget, modifications to the building design are needed to reduce cost and maximize efficiency. The Catalyst Site development program is identified in the Rockwood Catalyst Site Development Strategy Process and Desired Outcomes staff report, which as presented to the Gresham Redevelopment Commission (GRDC) on March 17, 2015.

Redevelopment of the Catalyst Site is included in the GRDC 2020 Work Plan, and furthers the following Rockwood-West Gresham Renewal Plan Goals: Goal 1 (Public Involvement), Goal 2 (Improve Rockwood Town Center), Goal 3 (Increase Availability of Quality Housing), Goal 4 (Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas), Goal 6 (Parks and Recreation Facilities), Goal 7 (Improve Transportation), and Goal 8 (Promote Quality Development).

BACKGROUND

On June 19, 2018, the GRDC approved two Land Development Agreements (LDAs) with RKm Development, Inc. for development of the Catalyst Site. The development program includes three new buildings and a public square, and a renovated Rockwood Community Office building, with a total project cost of approximately $70 million. The LDAs also included complete design specifications for all four buildings of the project.

Since that time, RKm Development has completed renovation of the former Rockwood Community Office Building (Building D) and is expected to complete construction of Building A in July 2020.

The third building is the Market Hall / Building C. This building will include a variety of food-focused tenants that will help further the community and economic development goals of the GRDC, such as providing healthy and affordable food options to residents via access to local grocers, a small business incubator, and micro-restaurants.

The Market Hall is the most unique of the four buildings in the Rockwood Rising project. When the building design was completed in 2018, building costs estimates at that time indicated that the budget was adequate to complete construction. However, over the past two years, the Portland area has experienced historic increases in the cost of construction regionwide. Coupled with new federal tariffs on construction materials that were unknown in 2018, these factors have now put the construction cost for the Market Hall higher than previously anticipated.

At the same time, leasing efforts in the office building component of the project (Building A) were more successful than anticipated, with the entire building fully leased prior to the completion of construction. Additional demand for office space has been identified, but the project does not have space available to accommodate that demand.

Given these variables, the project team and Urban Renewal staff considered a variety of options to complete the Market Hall. The most advantageous option is to simplify the Market Hall building design to create greater floor area efficiencies, maximize the leasable area of the building, and add an office component that can help the financial feasibility of the building.

The resulting redesign yields a project that is:

- Approximately 30% less construction cost on a per square foot basis,
- Adds 3,000 square feet of restaurant / grocery / retail space
- Adds 10,000 square feet of office space
- Adds four additional micro-restaurants
- Maintains the “big ideas” from community input regarding design

The new design provides more opportunities for entrepreneurs in the community to start their business in the Rockwood Rising project and provides more diversity of the types of spaces offered. It also provides more financial stability for the project, without requiring additional public subsidy.

The redesign documents (Attachment A) include the new proposed schematic design for the Market Hall.

RECOMMENDATION AND ALTERNATIVES

Recommendation:

Provide feedback on the Rockwood Rising Market Hall Redesign. Staff’s request for formal GRDC approval of the Rockwood Rising Market Hall / Building C redesign will come to the GRDC in June 2020.

BUDGET / FINANCIAL IMPACT

None at this time.

PUBLIC INVOLVEMENT

The project team and Urban Renewal staff undertook significant public outreach in 2016-2017 to solicit input from community stakeholders regarding design of the Market Hall and other project components. That input was incorporated into the redesign of the Market Hall in order to maintain the spirit and character of the building and the experience for both venders and customers in the space. Additional outreach was conducted recently via social media and direct communication with the public and project stakeholders. The GRDC Advisory Committee reviewed the proposed redesign for the Market Hall at their meeting on May 13, 2020 and recommended approval.

NEXT STEPS

The project team will work with Urban Design & Planning staff to obtain the required land use approvals (including approval from the Design Commission) and building permits between now and June 2020. In the meantime, Urban Renewal staff are working with RKm Development to make modifications to the ground lease in preparation for closing of financing in June 2020. The Market Hall redesign and revised ground lease will be presented to the GRDC for approval in June 2020. Construction of the Market Hall is anticipated to begin in July 2020.

ATTACHMENTS

A. Summary of Proposed Schematic Design for Market Hall

FROM

Emily Bower, GRDC Interim Executive Director

REVIEWED THROUGH

Kevin McConnell, City Attorney
Brian Monberg, Senior Manager, Office of Governance and Management
Steve Fancher, Department of Environmental Services Director

FOR MORE INFORMATION

Staff Contact: Emily Bower
Telephone: 503-618-2216
Staff E-Mail: Emily.Bower@GreshamOregon.gov
Website: www.GreshamOregon.gov/UrbanRenewal

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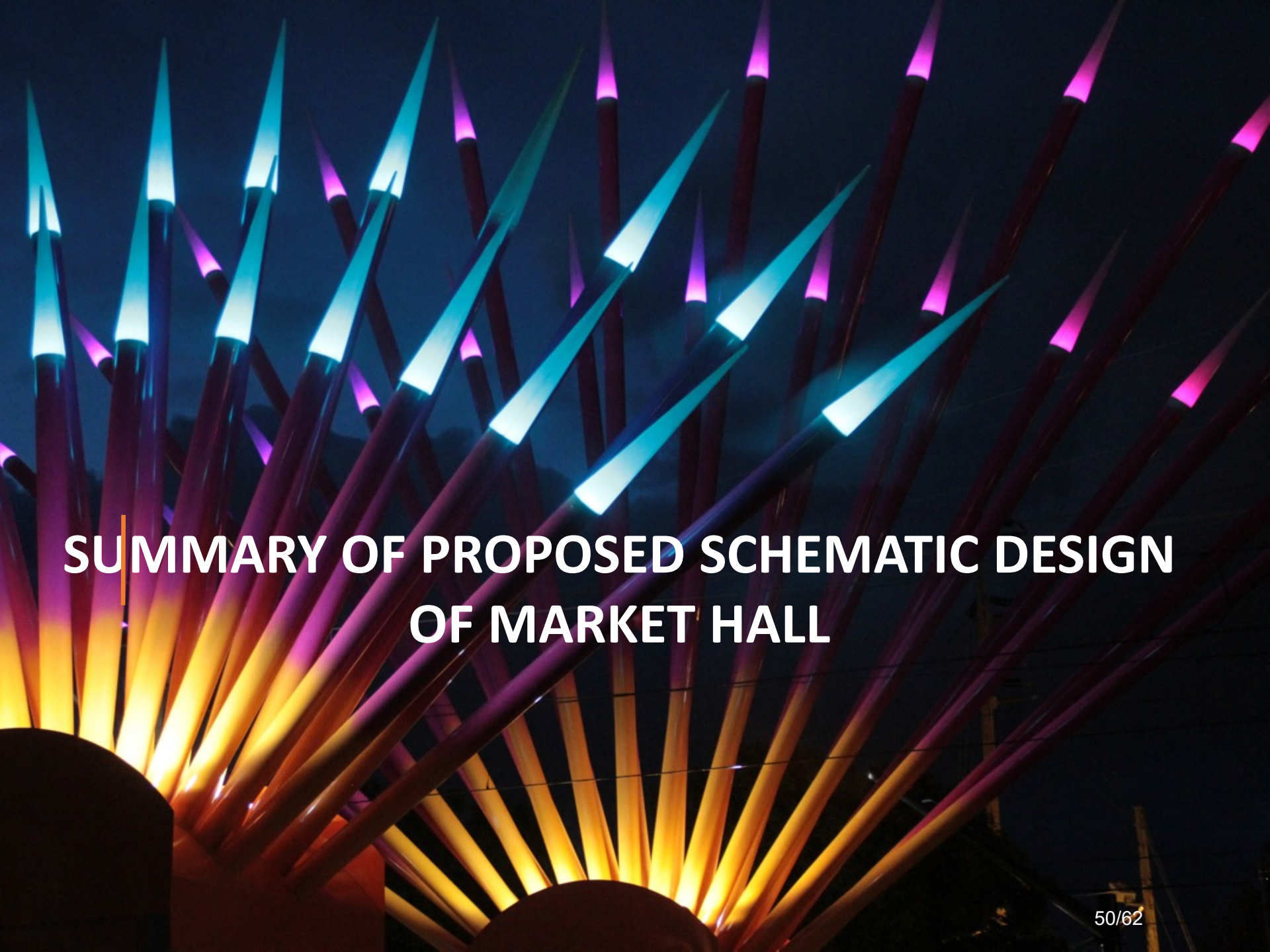


SUMMARY OF PROPOSED SCHEMATIC DESIGN OF MARKET HALL

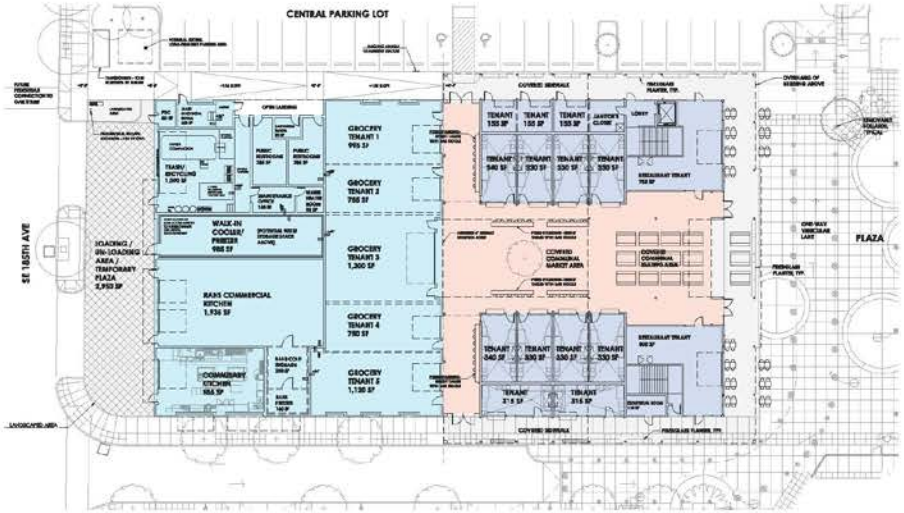
IMPROVEMENTS FROM PREVIOUS DESIGN

- adds 3,000+ SF restaurant/grocery/retail space
- adds 10,000+ SF office space
- + 4 more micro-restaurants
  + 3 more micro-retail spaces
  + more variety of spaces available
- significantly reduces cost
- more active frontage
- maintains the big ideas per the community's input

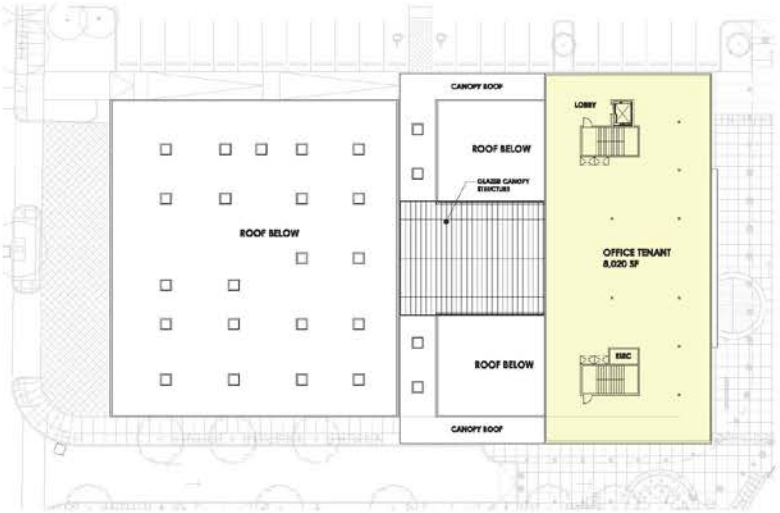
PROPOSED AREAS
SUMMARY

Proposed Areas Summary	Gross SF
Zone 1 - West Building - Commercial Kitchens/Services/Grocery	*11,480*
Zone 2 - East Building - Ground Floor (Micro-restaurants/Lobby)	*6,210*
Zone 3 - Covered Outdoor Circulation/West Loading Area	*6,395*
Zone 4 - Open Market/Micro-stalls	*5,270*
Zone 5 - Commercial Office	*16,040*
Total	***45,395***

Leasable Areas Comparison	Revised Design (SF)	Previous Design (SF)	*Net Change (SF)*	*Percentage Increase*
Total Cold Storage	*985*	*676*	*+309*	*46%*
Total Commercial Kitchens	*3,320*	*3,208*	*+112*	*3%*
Total Grocery Tenant Space	*4,920*	*4,344*	*+576*	*13%*
Total Restaurant Tenant Space	*4,875*	*2,780*	*+2095*	*75%*
Total Micro-Retail Tenant Space	*620*	*840*	*-220*	*-26%*
Total Office Space	*16,040*	*5,987*	*+10053*	*168%*
Total	***30,760***	*17,835*	***+12925***	***72%***



GROUND FLOOR PLAN



LEVELS 2 & 3

N

SCALE: 1" = 40'-0"

AERIAL VIEW
FROM EAST

PERSPECTIVE VIEW
FROM PLAZA

PERSPECTIVE VIEW
FROM SOUTH PARKING LOT / STARK STREET

PERSPECTIVE VIEW
VIEW FROM 185TH AVE

SITE PLAN / GROUND FLOOR PLAN

NOTES

01 Building A (mixed-use commercial/retail) 4 stories, currently in construction.

02 South Parking Lot

03 Building B (mixed-use residential/retail), 5 stories.

04 North Parking Lot - see sheet 109 for revised parking layout.

05 Building C (mixed-use commercial/retail) 1-3 stories.

06 Central Parking Lot - see sheet 109 for revised parking layout.

07 Loading/Un-loading Area / Temporary Plaza.

08 Building D (Office space, classrooms, and workshop)

09 NW Sculpture Plaza Area

General Commercial (Kitchens, Grocery, Child Care)

Restaurants & Food/Beverage

Open Market/Micro-Retail Stalls

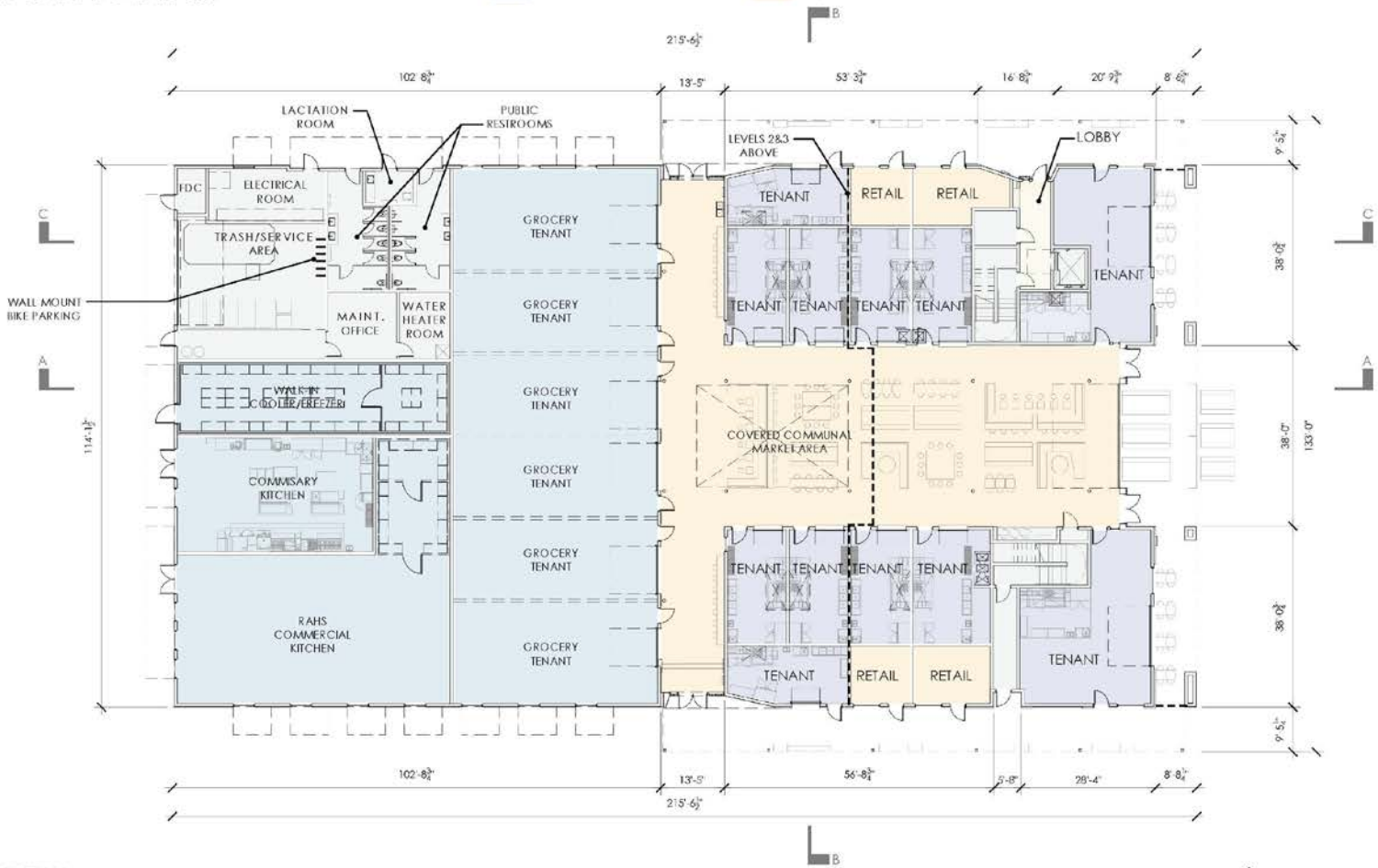
Office

Residential

N 0 80' 160'

BUILDING C
FLOOR PLANS

General Commercial
Restaurants
Lobby/Office
Open Market/ Micro Retail Stalls
Circulation/Services



LEVEL 1

N

0 10' 20' 40'

PRODUCE

MaZa
SPECIAL
STREET FOOD
oath
CRAFT PIZZA
MILK LAB
CHEF STREET HOCKERS

PERSPECTIVE VIEW
INTERIOR MARKET

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