

## **GRDC DIRECTION:**

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### **Update Sunrise Site Land Disposition and Request for Proposal (RFP) for Developer Solicitation**

Presented to:  
Gresham Redevelopment Commission

Presented by:  
Emily Bower, GRDC Executive Director

Date: November 16, 2021



# Site Location

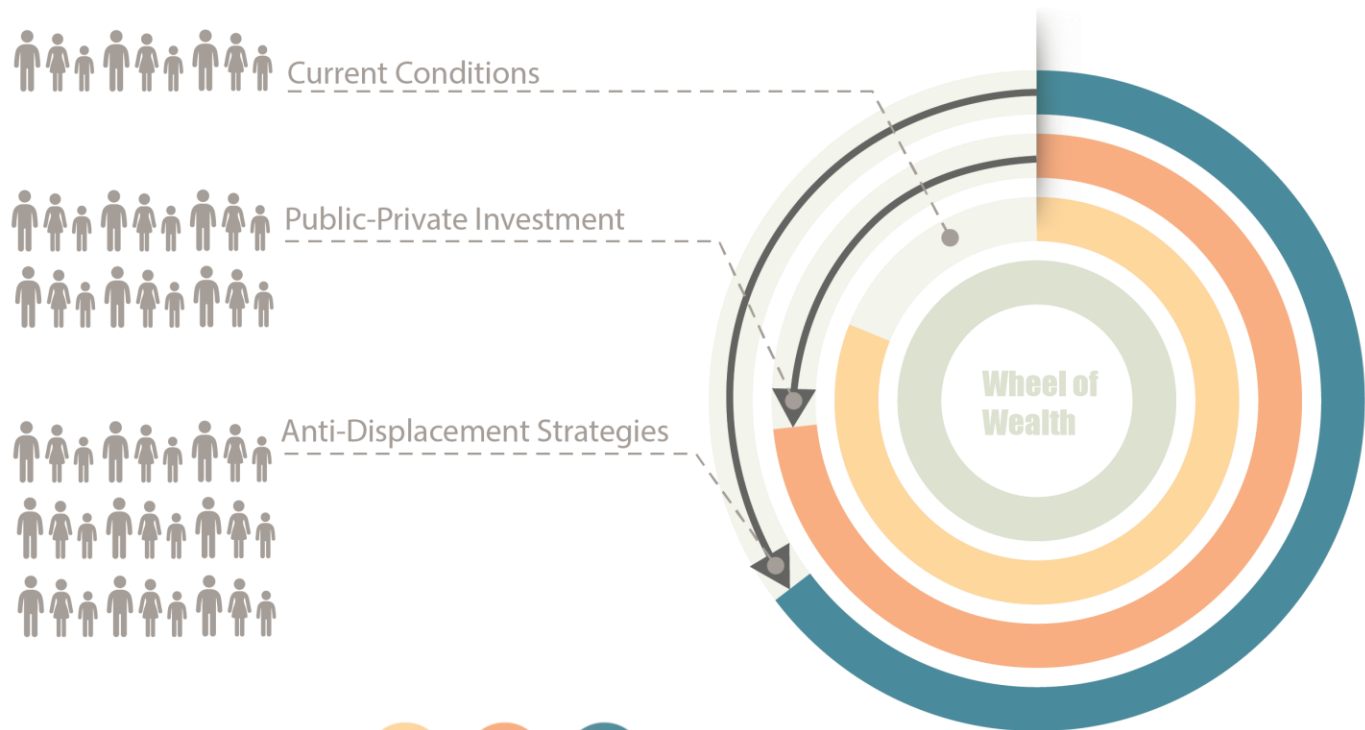


# Context

## **GRDC Approval Date: September 6, 2016**

- Asia Kitchen Site: 18801 E. Burnside St. Gresham, Oregon:  
\$750,000
  - Site details: .6 acres. Building 3,710 sf
- Sunrise Center: 18901 E. Burnside St. Gresham, Oregon:  
\$1,346,500
  - Site details: 1.4 acres. Building 11,717 sf

# Community Wealth Building



## ● Current Conditions

Economic Preparedness  
Access to Quality Essential Needs  
Assets/Equity in Real Estate

## ● Public-Private Investment

Improving Livability  
Increased Access to Resources and Services  
Living Wage Jobs/Skill Building/ Education

## ● Anti-Displacement Strategies

Economic Mobility  
Building Social Cohesion  
Generational Wealth

# Strategy

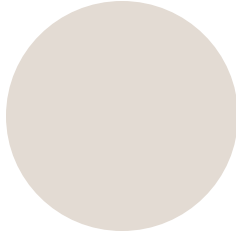
**Development team(s) should consider anti-displacement strategies to mitigate displacement of communities of color and low-income residents and businesses. These strategies would include building uses and programs that provide affordable ownership and rental opportunities for prosperity building and individual, business, and community wealth generation. Outcomes of the final project should have clear objectives and metrics to indicate success and challenges to implementing the project.**



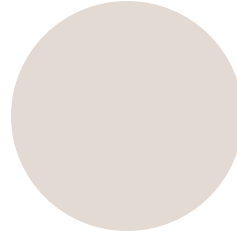
# *Development Objectives*



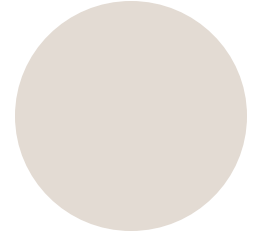
ENGAGEMENT



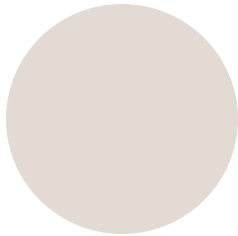
TIMEFRAME



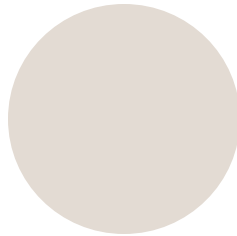
DESIGN



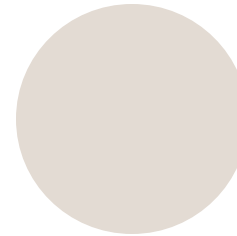
HOUSING



COMMERCIAL/  
OFFICE



RIGHT OF WAY



PUBLIC  
AMENITIES

# *Development Partner*

- Development Concept and Approach (20%)
- Commitment to Economic/Racial Justice, Equity and Diversity (20%)
- Business Deal (20%)
- Financial Capacity (20%)
- Development Experience (20%)

# *Request for Proposal*

<b>Date</b>	<b>Milestone</b>
Friday, November 19, 2021	Issue RFP
Tuesday, November 30, 2021 @ 2:00 p.m.	Virtual pre-submittal meeting
Monday, December 6, 2021	Deadline for requests for clarification
January or February 2022	Review proposals and provide recommendation to GRDC
After GRDC Approval of Developer	GRDC review and/or approval to begin negotiations with selected Developer



# Timeline

- 1: Community Conversations and Focus Groups
- 2: Development Strategy and Objectives
- 3: RFP Process and Solicitation
4. GRDC Proposal Review and Recommendation

