

GRDC: DECISION

Sunrise Site Land Disposition and Request for Proposal (RFP) No.22-20 for Developer Solicitation

Presented to:
Gresham Redevelopment Commission

Presented by:
Emily Bower, GRDC Executive Director

Date: April 19, 2022



Site Location



Sunrise Strategy and RFP Discussion



Strategy

Development team(s) should consider anti-displacement strategies to mitigate displacement of communities of color and low-income residents and businesses.

Goal

Build on the significant community assets and City investments already made to ensure the City of Gresham is a place that provides economic access and wealth creation opportunities and resiliency for all its current and future citizens

Development Objectives



ENGAGEMENT



TIMEFRAME



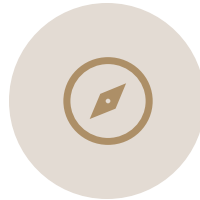
DESIGN



HOUSING



COMMERCIAL/
OFFICE



RIGHT OF WAY



PUBLIC
AMENITIES

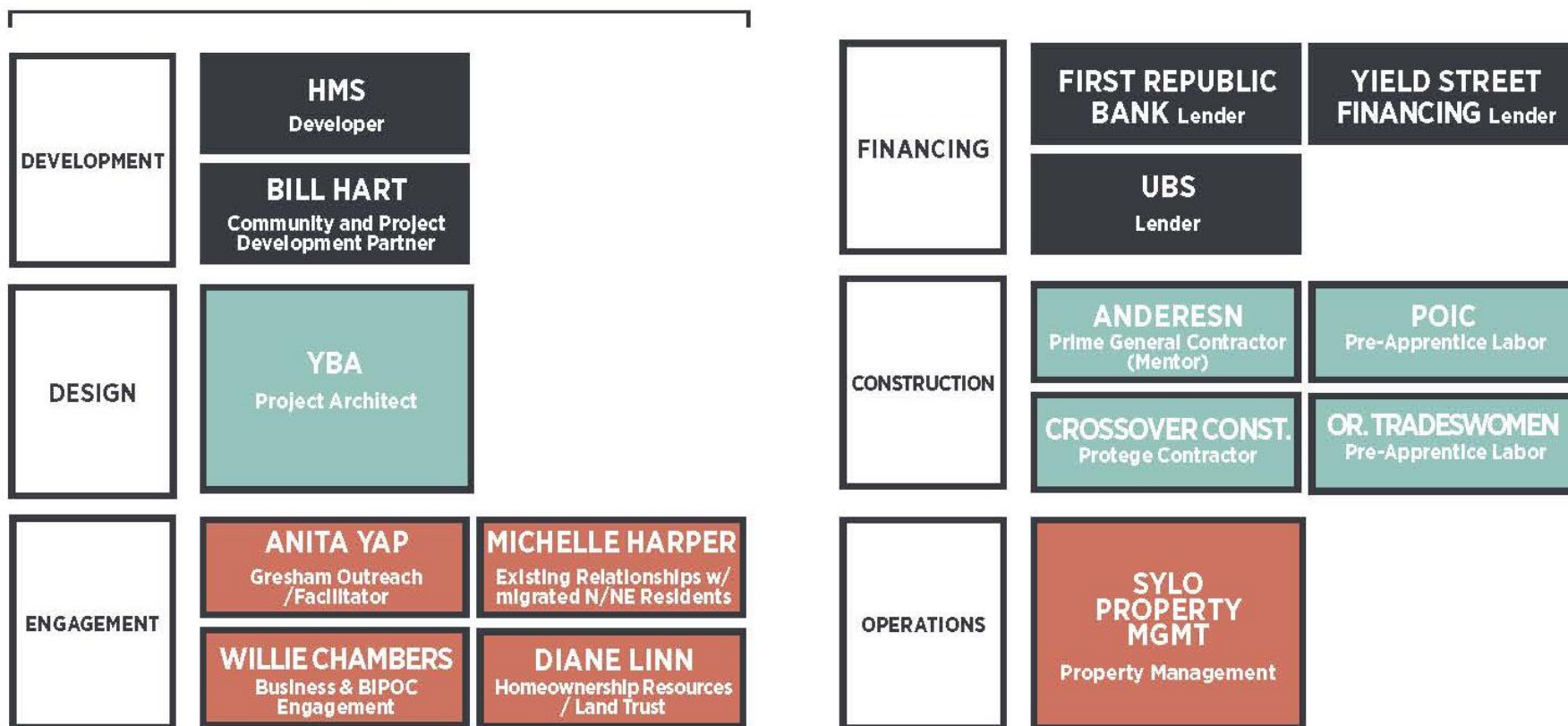
Reviewed and Approved by GRDC on November 16, 2021

RFP Process



HMS Development + Partners

Team Organization



Proposed Project: Concept Drawing

Building Massing and Use

People Connections and High Quality Urban Design

22' wide green sidewalk for open air seating, eating, walking and shopping.



CLT multipurpose community HUB building. Shared by the middle school and the public. Large garage doors on all sides open up on to outdoor plazas.



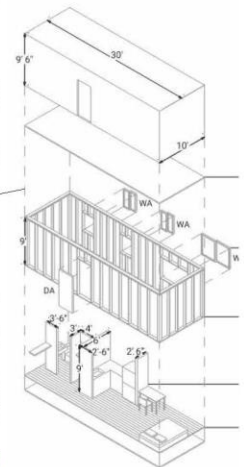
Partially covered neighborhood plaza. Year round programming and uses. South facing and protected from the winter winds.



POIC Middle School roof top playground

5 story mixed-use bldg.

80 units in top 4 stories of housing above a heavy CLT timber community use podium



Our proprietary, prefabricated modular housing system. Reduces build time and cost. Steel construction for higher quality construction.

GRDCAC FEEDBACK

RFP was too restrictive and limited submitted proposals.

GRDC project should focus on improvements that bring more private investment. Non-profit support has been good but would like to see more support of private enterprise and for profit uses.

Criteria that focuses on BIPOC businesses requires further subsidy and could limit other viable businesses from participating in redevelopment.

Provide community engagement throughout.

Recommended Commission Action:

Direct the Executive Director of the Gresham Redevelopment Commission to negotiate a non-binding Exclusive Negotiation Agreement (ENA) with HMS Development for redevelopment of the Sunrise Site.

Alternatives:

- Direct the Executive Director to negotiate with another development team.
- Direct the Executive Director to amend the RFP and reissue the amended version.
- Direct the Executive Director not to proceed with development of the Sunrise Site.