

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: May 17, 2022



Site Location



RFP/Procurement

- The GRDC reserves the right to recommend that two or more interested developers
- The GRDC reserves the right in its sole discretion to accept or reject all Proposals, with or without cause
- The GRDC reserves the right in its sole discretion to modify the selection process or other aspects of this RFP

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.



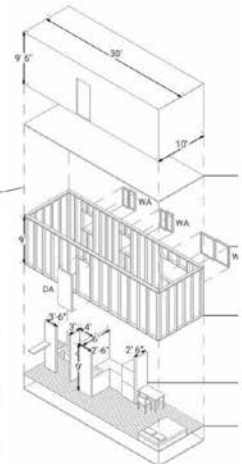
Partially covered neighborhood plaza. Year round programming and uses. South facing and protected from the winter winds.



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.

Qualifications

- Understanding of Rockwood
- Development Experience
- Financial Capacity
- Commitment to Economic/Racial Justice, Equity and Diversity
- In-house resources
- Development Team

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.