

General Development

Funded Projects

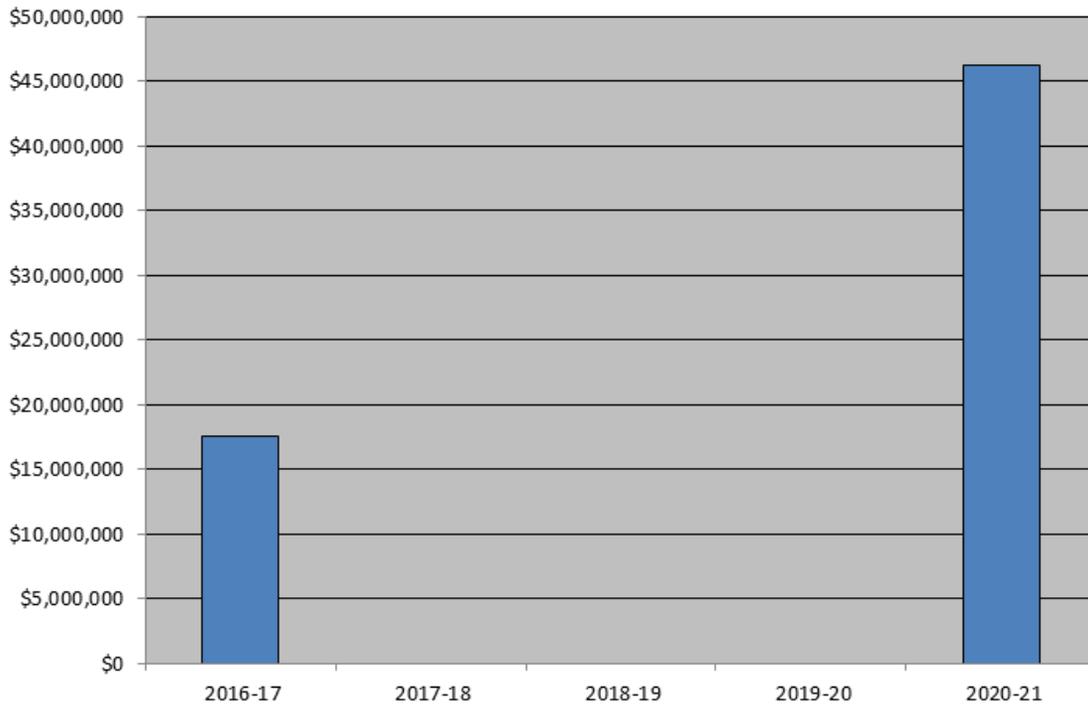
Overview

This program coordinates infrastructure planning related to Pleasant Valley and Springwater. Infrastructure construction for Pleasant Valley and Springwater must be closely coordinated across all program areas (i.e., wastewater, water, transportation, parks and stormwater) in order to ensure needed services are available.

Highlights

Development activity continues in the Pleasant Valley Plan District with the construction of public infrastructure and single-family housing. Additionally, development in the Springwater Plan District is increasing and currently has a 30-lot subdivision under construction. The proposed CIP for 2016-17 includes budget authority to reimburse developers in the event that they construct SDC-eligible infrastructure projects in Pleasant Valley and/or Springwater.

General Development Expenditure Graph by Fiscal Year



General Development Funded Summary										
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total		
PV3000	Lower Kelley Creek Trunk	3,500,000	4,803,191	0	0	0	0	8,303,191		
PV3001	Pleasant Valley Wastewater Infrastructure	0	0	0	0	0	2,526,205	2,526,205		
PV3002	Wastewater Development Coordination	177,277	177,277	0	0	0	0	354,554		
PV4001	Pleasant Valley Water Infrastructure Backbone	0	0	0	0	0	8,335,249	8,335,249		
PV4002	Water Development Coordination	1,000,000	1,000,000	0	0	0	0	2,000,000		
PV5000	Giese Rd (190th to 3200' West)	0	0	0	0	0	1,251,264	1,251,264		
PV5001	Knapp Rd (182nd to 190th)	0	0	0	0	0	627,494	627,494		
PV5002	Richey-Knapp Parkway	0	0	0	0	0	126,825	126,825		
PV5003	SE 190th (30th to North of Knapp Extension)	0	0	0	0	0	2,470,669	2,470,669		
PV5004	SE 190th (Knapp/41st to Cheldelin)	0	0	0	0	0	7,126,140	7,126,140		
PV5005	SE 190th @ Giese Rd.	0	0	0	0	0	205,884	205,884		
PV5006	SE 172nd Extension Study	0	0	0	0	0	110,000	110,000		
PV5007	SE 190th @ Highland	0	0	0	0	0	516,000	516,000		
PV5008	SE 182nd, Giese to Knapp	0	0	0	0	0	291,550	291,550		
PV5009	SE 182nd, Knapp to Richey	0	0	0	0	0	2,571,840	2,571,840		
PV5010	SE Cheldelin (190th to 1500' West)	0	0	0	0	0	473,841	473,841		
PV5011	SE 190th @ Knapp/41st	0	0	0	0	0	205,884	205,884		
PV5012	SE 172nd @ Foster Road	0	0	0	0	0	342,000	342,000		
PV5013	Richey Road @ Foster	0	0	0	0	0	598,500	598,500		
PV5014	SE 190th @ Cheldelin	0	0	0	0	0	205,884	205,884		
PV5015	SE 182nd @ Giese	0	0	0	0	0	205,884	205,884		
PV5016	Transportation Development Coordination	1,200,000	1,200,000	0	0	0	0	2,400,000		
PV7000	Kelley Creek Neighborhood Park (N-6)	672,467	0	0	0	0	672,467	1,344,934		
PV7001	190th & Richey Rd Neighborhood Park (N-7)	0	0	0	0	0	1,384,662	1,384,662		
PV7009	Parks Development Coordination	0	1,000,000	0	0	0	0	1,000,000		
PV9000	PV RSMF Pond_172N_014	1,071,749	0	0	0	0	1,071,749	2,143,498		
PV9001	PV RSMF Pond_Lower_001A	1,002,429	0	0	0	0	1,002,429	2,004,858		
PV9002	PV RSMF Pond_Route_LowerHead	0	0	0	0	0	427,382	427,382		
PV9003	PV Storm Pipe 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	537,280	537,280		
PV9004	PV Storm Pipe Richey Road, 182nd to 190th	0	0	0	0	0	218,040	218,040		
PV9005	PV GS Plantings 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	215,552	215,552		
PV9006	PV GS Plantings Giese Road, Foster to 190th	0	0	0	0	0	106,525	106,525		
PV9007	PV GS Plantings Richey Road, 182nd to 190th	0	0	0	0	0	29,769	29,769		
PV9022	PV Storm Pipe Giese Road, Foster to 190th	0	0	0	0	0	690,897	690,897		
PV9031	Stormwater Development Coordination	760,286	760,286	0	0	0	0	1,520,572		
SW3001	Wastewater Development Coordination	500,000	500,000	0	0	0	0	1,000,000		
SW4001	Water Development Coordination	1,000,000	1,000,000	0	0	0	0	2,000,000		

General Development Funded Summary									
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
SW5004	Hogan Road Widening, Palmquist to Rugg	2,006,400	2,006,400	0	0	0	0	4,012,800	
SW5005	Springwater Transportation Development Coordination	0	0	0	0	0	11,720,340	11,720,340	
SW7005	Springwater Parks Development Coordination	0	100,000	0	0	0	0	100,000	
SW9001	Springwater Phase 1 Planning Annex Area 2	2,191,971	2,191,971	0	0	0	0	4,383,942	
SW9002	Springwater Phase 1 Planning Annex Area 3a	1,160,334	1,160,334	0	0	0	0	2,320,668	
SW9003	Springwater Natural Resources Protection Project 4: Hogan and	658,333	658,333	0	0	0	0	1,316,666	
SW9004	Stormwater Development Coordination	1,000,000	1,000,000	0	0	0	0	2,000,000	
Grand Total		17,901,246	17,557,792	0	0	0	46,268,205	81,727,243	

General Development Funded Summary by Resource							
Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Other	49,090	89,040	0	0	0	150,170	288,300
Dev/SDC Credit	17,852,156	17,468,752	0	0	0	45,758,035	81,078,943
Developer	0	0	0	0	0	250,000	250,000
Operating	0	0	0	0	0	110,000	110,000
Grand Total	17,901,246	17,557,792	0	0	0	46,268,205	81,727,243

General Development Funded Resource Detail										
Project	Project Name	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
PV3000	Lower Kelley Creek Trunk	Dev/SDC Credit	3,500,000	4,803,191	0	0	0	0	8,303,191	
PV3000 Total			3,500,000	4,803,191	0	0	0	0	8,303,191	
PV3001	Pleasant Valley Wastewater Infrastructure	Dev/SDC Credit	0	0	0	0	0	2,526,205	2,526,205	
PV3001 Total			0	0	0	0	0	2,526,205	2,526,205	
PV3002	Wastewater Development Coordination	Dev/SDC Credit	177,277	177,277	0	0	0	0	354,554	
PV3002 Total			177,277	177,277	0	0	0	0	354,554	
PV4001	Pleasant Valley Water Infrastructure Backbone	Dev/SDC Credit	0	0	0	0	0	8,335,249	8,335,249	
PV4001 Total			0	0	0	0	0	8,335,249	8,335,249	
PV4002	Water Development Coordination	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000	
PV4002 Total			1,000,000	1,000,000	0	0	0	0	2,000,000	
PV5000	Giese Rd (190th to 3200' West)	Dev/SDC Credit	0	0	0	0	0	1,251,264	1,251,264	
PV5000 Total			0	0	0	0	0	1,251,264	1,251,264	
PV5001	Knapp Rd (182nd to 190th)	Dev/SDC Credit	0	0	0	0	0	627,494	627,494	
PV5001 Total			0	0	0	0	0	627,494	627,494	
PV5002	Richey-Knapp Parkway	Dev/SDC Credit	0	0	0	0	0	126,825	126,825	
PV5002 Total			0	0	0	0	0	126,825	126,825	
PV5003	SE 190th (30th to North of Knapp Extension)	Dev/SDC Credit	0	0	0	0	0	2,470,669	2,470,669	
PV5003 Total			0	0	0	0	0	2,470,669	2,470,669	
PV5004	SE 190th (Knapp/41st to Cheldelin)	Dev/SDC Credit	0	0	0	0	0	7,126,140	7,126,140	
PV5004 Total			0	0	0	0	0	7,126,140	7,126,140	
PV5005	SE 190th @ Giese Rd.	Dev/SDC Credit	0	0	0	0	0	205,884	205,884	
PV5005 Total			0	0	0	0	0	205,884	205,884	
PV5006	SE 172nd Extension Study	Operating	0	0	0	0	0	110,000	110,000	
PV5006 Total			0	0	0	0	0	110,000	110,000	
PV5007	SE 190th @ Highland	Dev/SDC Credit	0	0	0	0	0	266,000	266,000	
PV5007 Total		Developer	0	0	0	0	0	250,000	250,000	
PV5007 Total			0	0	0	0	0	516,000	516,000	
PV5008	SE 182nd, Giese to Knapp	Dev/SDC Credit	0	0	0	0	0	291,550	291,550	
PV5008 Total			0	0	0	0	0	291,550	291,550	
PV5009	SE 182nd, Knapp to Richey	Dev/SDC Credit	0	0	0	0	0	2,571,840	2,571,840	
PV5009 Total			0	0	0	0	0	2,571,840	2,571,840	
PV5010	SE Cheldelin (190th to 1500' West)	Dev/SDC Credit	0	0	0	0	0	473,841	473,841	
PV5010 Total			0	0	0	0	0	473,841	473,841	
PV5011	SE 190th @ Knapp/41st	Dev/SDC Credit	0	0	0	0	0	205,884	205,884	
PV5011 Total			0	0	0	0	0	205,884	205,884	
PV5012	SE 172nd @ Foster Road	Dev/SDC Credit	0	0	0	0	0	342,000	342,000	
PV5012 Total			0	0	0	0	0	342,000	342,000	
PV5013	Richey Road @ Foster	Dev/SDC Credit	0	0	0	0	0	598,500	598,500	
PV5013 Total			0	0	0	0	0	598,500	598,500	
PV5014	SE 190th @ Cheldelin	Dev/SDC Credit	0	0	0	0	0	205,884	205,884	
PV5014 Total			0	0	0	0	0	205,884	205,884	

General Development Funded Resource Detail										
Project	Project Name	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
PV5015	SE 182nd @ Giese	Dev/SDC Credit	0	0	0	0	0	205,884	205,884	
PV5015 Total			0	0	0	0	0	205,884	205,884	
PV5016	Transportation Development Coordination	Dev/SDC Credit	1,200,000	1,200,000	0	0	0	0	2,400,000	
PV5016 Total			1,200,000	1,200,000	0	0	0	0	2,400,000	
PV7000	Kelley Creek Neighborhood Park (N-6)	Dev/SDC Credit	623,377	0	0	0	0	623,377	1,246,754	
		Other	49,090	0	0	0	0	49,090	98,180	
PV7000 Total			672,467	0	0	0	0	672,467	1,344,934	
PV7001	190th & Richey Rd Neighborhood Park (N-7)	Dev/SDC Credit	0	0	0	0	0	1,283,582	1,283,582	
		Other	0	0	0	0	0	101,080	101,080	
PV7001 Total			0	0	0	0	0	1,384,662	1,384,662	
PV7009	Parks Development Coordination	Dev/SDC Credit	0	927,000	0	0	0	0	927,000	
		Other	0	73,000	0	0	0	0	73,000	
PV7009 Total			0	1,000,000	0	0	0	0	1,000,000	
PV9000	PV RSMF Pond_172N_014	Dev/SDC Credit	1,071,749	0	0	0	0	1,071,749	2,143,498	
PV9000 Total			1,071,749	0	0	0	0	1,071,749	2,143,498	
PV9001	PV RSMF Pond_Lower_001A	Dev/SDC Credit	1,002,429	0	0	0	0	1,002,429	2,004,858	
PV9001 Total			1,002,429	0	0	0	0	1,002,429	2,004,858	
PV9002	PV RSMF Pond_Route_LowerHead	Dev/SDC Credit	0	0	0	0	0	427,382	427,382	
PV9002 Total			0	0	0	0	0	427,382	427,382	
PV9003	PV Storm Pipe 190th Ave, N PV boundary to Cheldelin	Dev/SDC Credit	0	0	0	0	0	537,280	537,280	
PV9003 Total			0	0	0	0	0	537,280	537,280	
PV9004	PV Storm Pipe Richey Road, 182nd to 190th	Dev/SDC Credit	0	0	0	0	0	218,040	218,040	
PV9004 Total			0	0	0	0	0	218,040	218,040	
PV9005	PV GS Plantings 190th Ave, N PV boundary to Cheldelin	Dev/SDC Credit	0	0	0	0	0	215,552	215,552	
PV9005 Total			0	0	0	0	0	215,552	215,552	
PV9006	PV GS Plantings Giese Road, Foster to 190th	Dev/SDC Credit	0	0	0	0	0	106,525	106,525	
PV9006 Total			0	0	0	0	0	106,525	106,525	
PV9007	PV GS Plantings Richey Road, 182nd to 190th	Dev/SDC Credit	0	0	0	0	0	29,769	29,769	
PV9007 Total			0	0	0	0	0	29,769	29,769	
PV9022	PV Storm Pipe Giese Road, Foster to 190th	Dev/SDC Credit	0	0	0	0	0	690,897	690,897	
PV9022 Total			0	0	0	0	0	690,897	690,897	
PV9031	Stormwater Development Coordination	Dev/SDC Credit	760,286	760,286	0	0	0	0	1,520,572	
PV9031 Total			760,286	760,286	0	0	0	0	1,520,572	
SW3001	Wastewater Development Coordination	Dev/SDC Credit	500,000	500,000	0	0	0	0	1,000,000	
SW3001 Total			500,000	500,000	0	0	0	0	1,000,000	
SW4001	Water Development Coordination	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000	
SW4001 Total			1,000,000	1,000,000	0	0	0	0	2,000,000	
SW5004	Hogan Road Widening, Palmquist to Rugg	Dev/SDC Credit	2,006,400	2,006,400	0	0	0	0	4,012,800	
SW5004 Total			2,006,400	2,006,400	0	0	0	0	4,012,800	
SW5005	Springwater Transportation Development Coordination	Dev/SDC Credit	0	0	0	0	0	11,720,340	11,720,340	
SW5005 Total			0	0	0	0	0	11,720,340	11,720,340	

General Development Funded Resource Detail										
Project	Project Name	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
SW7005	Springwater Parks Development Coordination	Dev/SDC Credit	0	83,960	0	0	0	0	83,960	
		Other	0	16,040	0	0	0	0	16,040	
SW7005 Total			0	100,000	0	0	0	0	100,000	
SW9001	Springwater Phase 1 Planning Annex Area 2	Dev/SDC Credit	2,191,971	2,191,971	0	0	0	0	4,383,942	
SW9001 Total			2,191,971	2,191,971	0	0	0	0	4,383,942	
SW9002	Springwater Phase 1 Planning Annex Area 3a	Dev/SDC Credit	1,160,334	1,160,334	0	0	0	0	2,320,668	
SW9002 Total			1,160,334	1,160,334	0	0	0	0	2,320,668	
SW9003	Springwater Natural Resources Protection Project 4: Hog	Dev/SDC Credit	658,333	658,333	0	0	0	0	1,316,666	
SW9003 Total			658,333	658,333	0	0	0	0	1,316,666	
SW9004	Stormwater Development Coordination	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000	
SW9004 Total			1,000,000	1,000,000	0	0	0	0	2,000,000	
Grand Total			17,901,246	17,557,792	0	0	0	46,268,205	81,727,243	

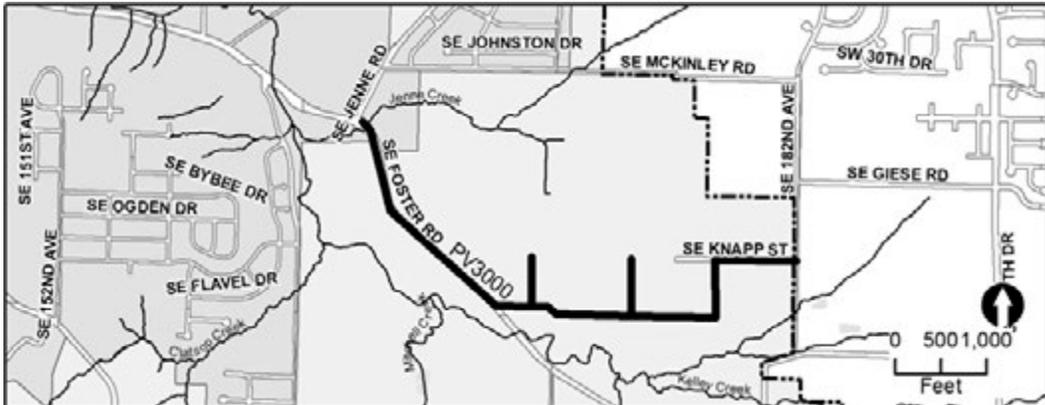
FUNDED PROJECT
General Development
Pleasant Valley - Wastewater

PV3000: Lower Kelley Creek Trunk

Description: Installation of approximately 8,390-feet of 8, 18 and 24-inch sewer main. This line will connect to the existing Jenne Rd Trunk.

Justification: Wastewater collection system required for future development of area.

Type of project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	3,500,000	4,803,191	0	0	0	0	8,303,191
Resources Total		3,500,000	4,803,191	0	0	0	0	8,303,191
Expenses	Design/Const Admin	270,175	631,999	0	0	0	0	902,174
	Construction	2,800,000	3,581,326	0	0	0	0	6,381,326
	Admin (14%)	429,825	589,866	0	0	0	0	1,019,691
Expenses Total		3,500,000	4,803,191	0	0	0	0	8,303,191

FUNDED PROJECT
General Development
Pleasant Valley - Wastewater

PV3001: Pleasant Valley Wastewater Infrastructure

Description: This project installs new wastewater infrastructure to meet the residential development of Pleasant Valley. This project is located in the new Pleasant Valley Neighborhood district within the City.

Justification: The Pleasant Valley area of Gresham is slated for considerable residential development in the future. The desired outcome is the installation of improvements which will allow the orderly and planned development of this important residential area of the community.

Type of Project: New construction of utilities.

Map: Refer to the City of Gresham Neighborhood Districts Map.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,526,205	2,526,205
Resources Total		0	0	0	0	0	2,526,205	2,526,205
Expenses	Design/Const Admin	0	0	0	0	0	443,194	443,194
	Construction	0	0	0	0	0	1,772,775	1,772,775
	Admin (14%)	0	0	0	0	0	310,236	310,236
Expenses Total		0	0	0	0	0	2,526,205	2,526,205

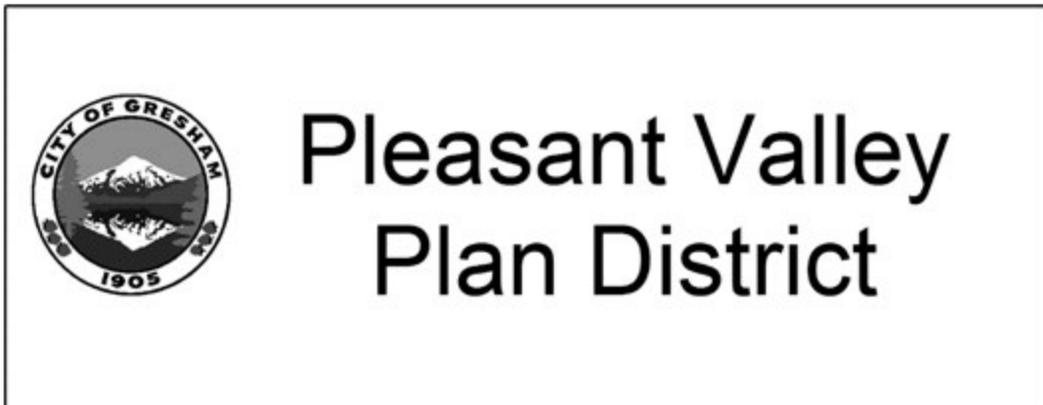
FUNDED PROJECT
General Development
Pleasant Valley - Wastewater

PV3002: Wastewater Development Coordination

Description: This project funding will be used to leverage wastewater resources with new development projects, resulting in wastewater improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	177,277	177,277	0	0	0	0	354,554
Resources Total		177,277	177,277	0	0	0	0	354,554
Expenses	Design/Const Admin	31,101	31,101	0	0	0	0	62,202
	Construction	124,405	124,405	0	0	0	0	248,810
	Admin (14%)	21,771	21,771	0	0	0	0	43,542
Expenses Total		177,277	177,277	0	0	0	0	354,554

FUNDED PROJECT
General Development
Pleasant Valley - Water

PV4001: Pleasant Valley Water Infrastructure Backbone

Description: This project installs a new water system backbone to meet the residential development of Pleasant Valley within the annexed area. This project is located in the new Pleasant Valley Neighborhood district within the City.

Justification: The Pleasant Valley area of Gresham is slated for considerable residential development in the future. The desired outcome is the installation of improvements which will allow the orderly and planned development of this important residential area of the community. This project will construct a supply backbone served by the Hunter's Highland and Butler Reservoirs. (Existing / Future Customers Benefited: 0% / 100%)

Type of Project: New construction of utilities.

Map: Refer to the City of Gresham Neighborhood Districts Map.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	8,335,249	8,335,249
Resources Total		0	0	0	0	0	8,335,249	8,335,249
Expenses	Construction	0	0	0	0	0	7,311,622	7,311,622
	Admin (14%)	0	0	0	0	0	1,023,627	1,023,627
Expenses Total		0	0	0	0	0	8,335,249	8,335,249

FUNDED PROJECT
General Development
Pleasant Valley - Water

PV4002: Water Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in water improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000
Resources Total		1,000,000	1,000,000	0	0	0	0	2,000,000
Expenses	Construction	860,000	860,000	0	0	0	0	1,720,000
	Admin (14%)	140,000	140,000	0	0	0	0	280,000
Expenses Total		1,000,000	1,000,000	0	0	0	0	2,000,000

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5000: Giese Rd (190th to 3200' West)

Description: This project improves Giese to a Minor Arterial standard, from 190th, 3200' west to city boundary. Project includes pavement widening/reconstruction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	1,251,264	1,251,264
Resources Total		0	0	0	0	0	1,251,264	1,251,264
Expenses	Construction	0	0	0	0	0	1,097,600	1,097,600
	Admin (14%)	0	0	0	0	0	153,664	153,664
Expenses Total		0	0	0	0	0	1,251,264	1,251,264

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5001: Knapp Rd (182nd to 190th)

Description: This project will construct a new collector green street from just east of 182nd to 190th. Project includes paving, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	627,494	627,494
Resources Total		0	0	0	0	0	627,494	627,494
Expenses	Construct/Reimburse	0	0	0	0	0	550,433	550,433
	Admin (14%)	0	0	0	0	0	77,061	77,061
Expenses Total		0	0	0	0	0	627,494	627,494

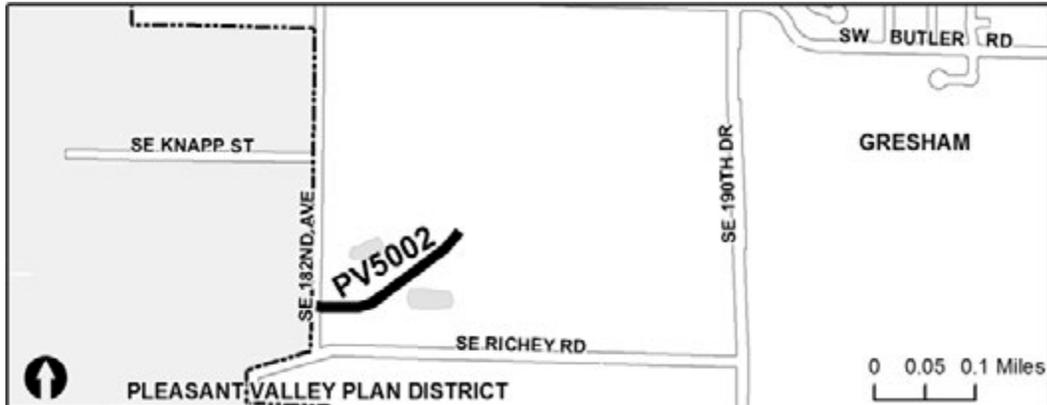
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5002: Richey-Knapp Parkway

Description: This project will construct a new parkway collector green street from 182nd at Richey to the new Knapp extension. Project includes paving, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	126,825	126,825
Resources Total		0	0	0	0	0	126,825	126,825
Expenses	Construct/Reimburse	0	0	0	0	0	111,250	111,250
	Admin (14%)	0	0	0	0	0	15,575	15,575
Expenses Total		0	0	0	0	0	126,825	126,825

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5003: SE 190th (30th to North of Knapp Extension)

Description: This project improves 190th from 30th to North of the new Knapp Extension to a Green Street Major Arterial Standard. Project includes reconstructing vertical profile, new pavement and pavement widening, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,470,669	2,470,669
Resources Total		0	0	0	0	0	2,470,669	2,470,669
Expenses	Construct/Reimburse	0	0	0	0	0	2,167,254	2,167,254
	Admin (14%)	0	0	0	0	0	303,415	303,415
Expenses Total		0	0	0	0	0	2,470,669	2,470,669

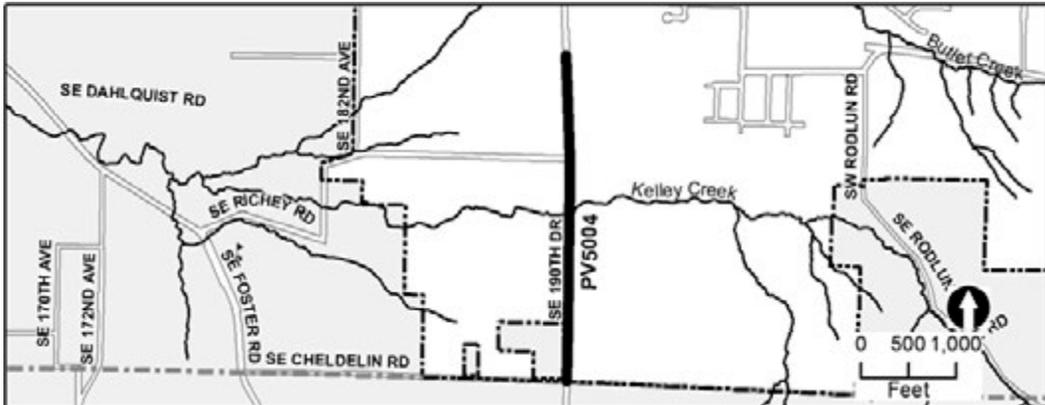
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5004: SE 190th (Knapp/41st to Cheldelin)

Description: This project improves 190th from new Knapp/41st to Cheldelin Road to a Standard Arterial. Project includes pavement widening/reconstruction, bridge construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	7,126,140	7,126,140
Resources Total		0	0	0	0	0	7,126,140	7,126,140
Expenses	Construct/Reimburse	0	0	0	0	0	6,251,000	6,251,000
	Admin (14%)	0	0	0	0	0	875,140	875,140
Expenses Total		0	0	0	0	0	7,126,140	7,126,140

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5005: SE 190th @ Giese Rd.

Description: This project constructs a new traffic signal at 190th and Giese. Project includes intersection improvements such as curbs and ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	205,884	205,884
Resources Total		0	0	0	0	0	205,884	205,884
Expenses	Construct/Reimburse	0	0	0	0	0	180,600	180,600
	Admin (14%)	0	0	0	0	0	25,284	25,284
Expenses Total		0	0	0	0	0	205,884	205,884

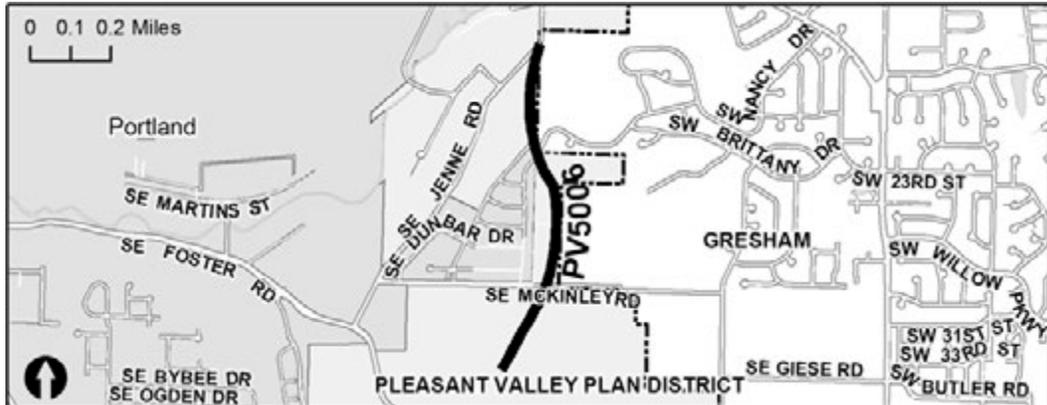
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5006: SE 172nd Extension Study

Description: Engineering study for an extension of 172nd between Giese Rd and 174th

Justification: Traffic forecasts show the extension of 172nd north to 174th is necessary to accommodate full development of Pleasant Valley.

Type of Project: Engineering study related to City services.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Operating	0	0	0	0	0	110,000	110,000
Resources Total		0	0	0	0	0	110,000	110,000
Expenses	Design/Const Admin	0	0	0	0	0	96,492	96,492
	Admin (14%)	0	0	0	0	0	13,508	13,508
Expenses Total		0	0	0	0	0	110,000	110,000

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5007: SE 190th @ Highland

Description: This project constructs improvements and includes paving, curb, sidewalks, street trees, rain gardens, and street lighting.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	266,000	266,000
	Developer	0	0	0	0	0	250,000	250,000
Resources Total		0	0	0	0	0	516,000	516,000
Expenses	Design/Const Admin	0	0	0	0	0	100,000	100,000
	Construct/Reimburse	0	0	0	0	0	25,000	25,000
	Construction	0	0	0	0	0	327,632	327,632
	Admin (14%)	0	0	0	0	0	63,368	63,368
Expenses Total		0	0	0	0	0	516,000	516,000

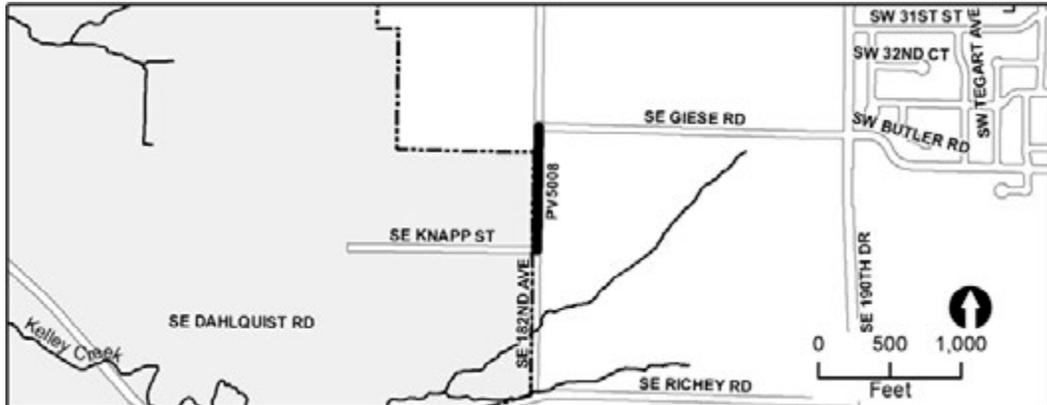
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5008: SE 182nd (Giese to Knapp)

Description: This project will improve 182nd to a Major Collector standard. The existing roadway will be reconstructed to support the anticipated traffic loading. Project includes pavement widening, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	291,550	291,550
Resources Total		0	0	0	0	0	291,550	291,550
Expenses	Construct/Reimburse	0	0	0	0	0	291,550	291,550
Expenses Total		0	0	0	0	0	291,550	291,550

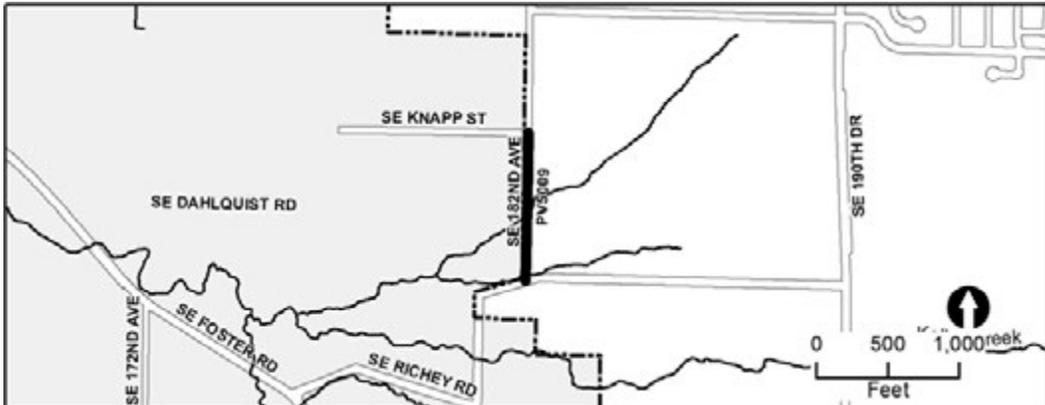
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5009: SE 182nd, Knapp to Richey

Description: This project will improve 182nd to a Standard Collector standard. The existing roadway will be reconstructed to support the anticipated traffic loading. Project includes bridge construction, pavement widening, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,571,840	2,571,840
Resources Total		0	0	0	0	0	2,571,840	2,571,840
Expenses	Construction	0	0	0	0	0	2,256,000	2,256,000
	Admin (14%)	0	0	0	0	0	315,840	315,840
Expenses Total		0	0	0	0	0	2,571,840	2,571,840

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5010: SE Cheldelin (190th to 1500' West)

Description: This project will improve the north half of Cheldelin to a Minor Arterial standard from 190th, 1500' west to city boundary. The existing roadway will be reconstructed to support the anticipated traffic loading. Project includes pavement widening, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	473,841	473,841
Resources Total		0	0	0	0	0	473,841	473,841
Expenses	Construct/Reimburse	0	0	0	0	0	415,650	415,650
	Admin (14%)	0	0	0	0	0	58,191	58,191
Expenses Total		0	0	0	0	0	473,841	473,841

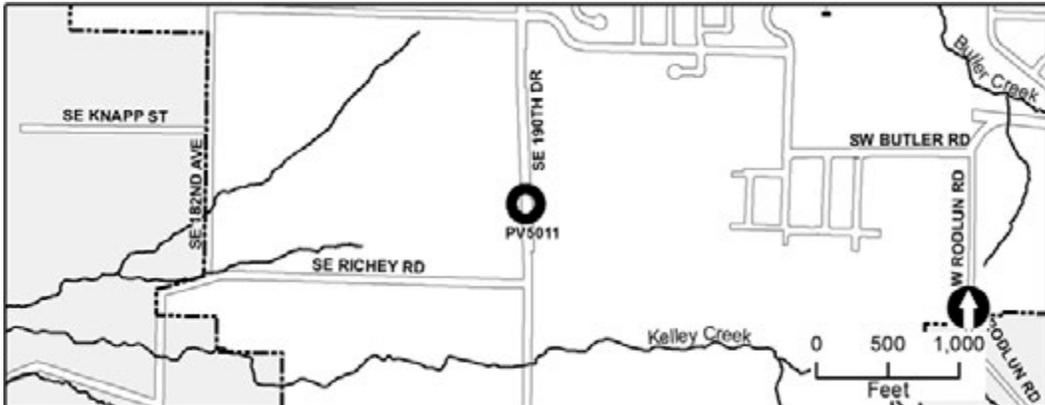
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5011: SE 190th @ Knapp/41st

Description: This project constructs a new traffic signal at 190th and Knapp/41st. Project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	205,884	205,884
Resources Total		0	0	0	0	0	205,884	205,884
Expenses	Construct/Reimburse	0	0	0	0	0	180,600	180,600
	Admin (14%)	0	0	0	0	0	25,284	25,284
Expenses Total		0	0	0	0	0	205,884	205,884

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5012: SE 172nd @ Foster Road

Description: This project constructs a new traffic signal at 172nd and Foster Road. Project includes right-of-way acquisition and intersection improvements such as roadway widening, curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	342,000	342,000
Resources Total		0	0	0	0	0	342,000	342,000
Expenses	Construct/Reimburse	0	0	0	0	0	300,000	300,000
	Admin (14%)	0	0	0	0	0	42,000	42,000
Expenses Total		0	0	0	0	0	342,000	342,000

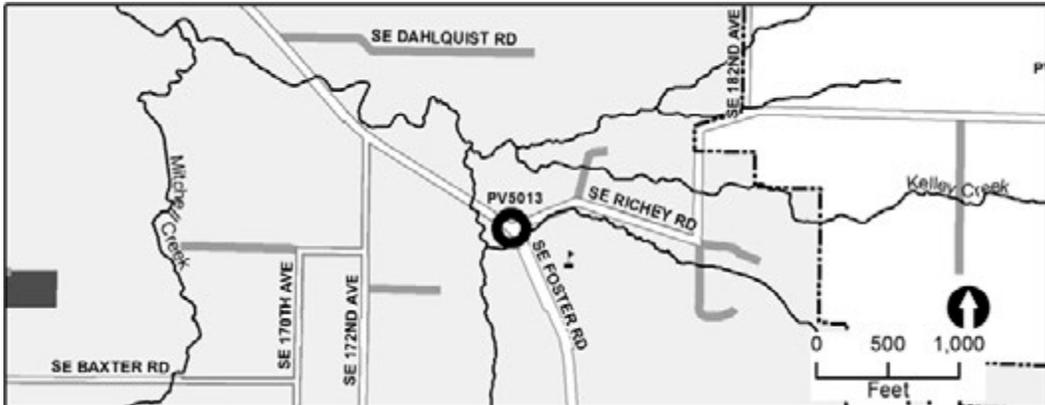
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5013: Richey Road @ Foster

Description: This project constructs a new traffic signal or a single lane roundabout at Richey Road and Foster. Project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	598,500	598,500
Resources Total		0	0	0	0	0	598,500	598,500
Expenses	Construct/Reimburse	0	0	0	0	0	525,000	525,000
	Admin (14%)	0	0	0	0	0	73,500	73,500
Expenses Total		0	0	0	0	0	598,500	598,500

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5014: SE 190th @ Cheldelin

Description: This project constructs a new traffic signal at 190th and Cheldelin. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	205,884	205,884
Resources Total		0	0	0	0	0	205,884	205,884
Expenses	Construct/Reimburse	0	0	0	0	0	180,600	180,600
	Admin (14%)	0	0	0	0	0	25,284	25,284
Expenses Total		0	0	0	0	0	205,884	205,884

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5015: SE 182nd @ Giese

Description: This project constructs a new traffic signal at 182nd and Giese. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	205,884	205,884
Resources Total		0	0	0	0	0	205,884	205,884
Expenses	Construction	0	0	0	0	0	180,600	180,600
	Admin (14%)	0	0	0	0	0	25,284	25,284
Expenses Total		0	0	0	0	0	205,884	205,884

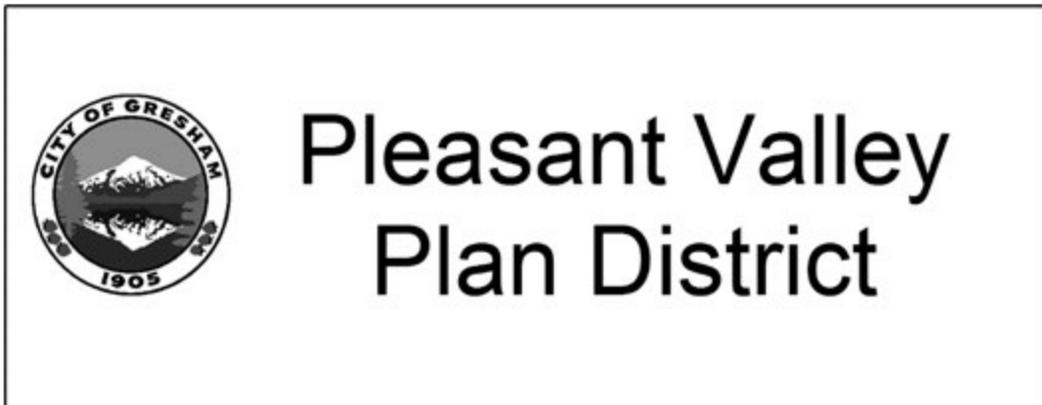
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

PV5016: Transportation Development Coordination

Description: This project funding will be used to leverage transportation resources with new development projects or other projects within the Right-of-Way, resulting in transportation improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,200,000	1,200,000	0	0	0	0	2,400,000
Resources Total		1,200,000	1,200,000	0	0	0	0	2,400,000
Expenses	Design/Const Admin	200,000	200,000	0	0	0	0	400,000
	Construction	652,632	652,632	0	0	0	0	1,305,264
	Property Acq	200,000	200,000	0	0	0	0	400,000
	Admin (14%)	147,368	147,368	0	0	0	0	294,736
Expenses Total		1,200,000	1,200,000	0	0	0	0	2,400,000

FUNDED PROJECT

General Development

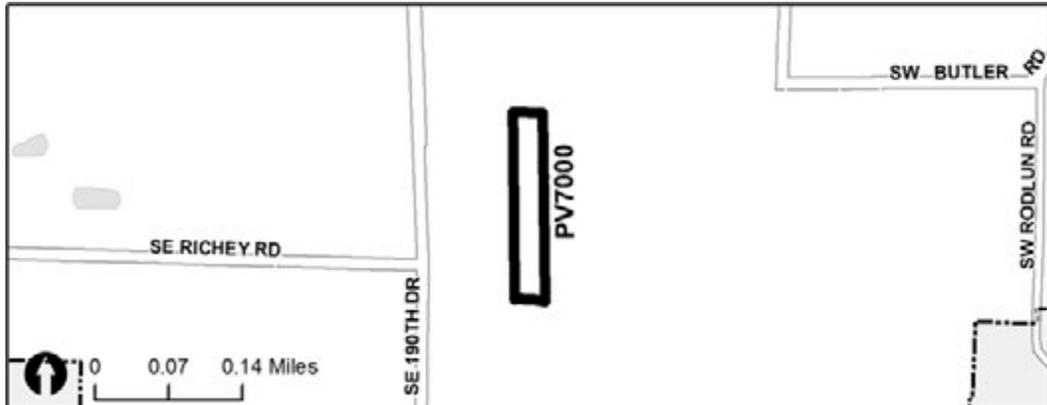
Pleasant Valley - Parks, Trails & Open Space

PV7000: Kelley Creek Neighborhood Park (N – 6)

Description: A 2 acre park located in the new community of Pleasant Valley. This park may feature an open lawn area, playground, water feature, basketball courts, small picnic shelter and a restroom.

Justification: To provide passive and active recreational opportunities for phase I development in Pleasant Valley.

Type of Project: Design & Construction



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Other	49,090	0	0	0	0	49,090	98,180
	Dev/SDC Credit	623,377	0	0	0	0	623,377	1,246,754
Resources Total		672,467	0	0	0	0	672,467	1,344,934
Expenses	Design/Const Admin	119,081	0	0	0	0	119,081	238,162
	Construction	359,533	0	0	0	0	359,533	719,066
	Admin (14%)	193,853	0	0	0	0	193,853	387,706
Expenses Total		672,467	0	0	0	0	672,467	1,344,934

**FUNDED PROJECT
General Development**

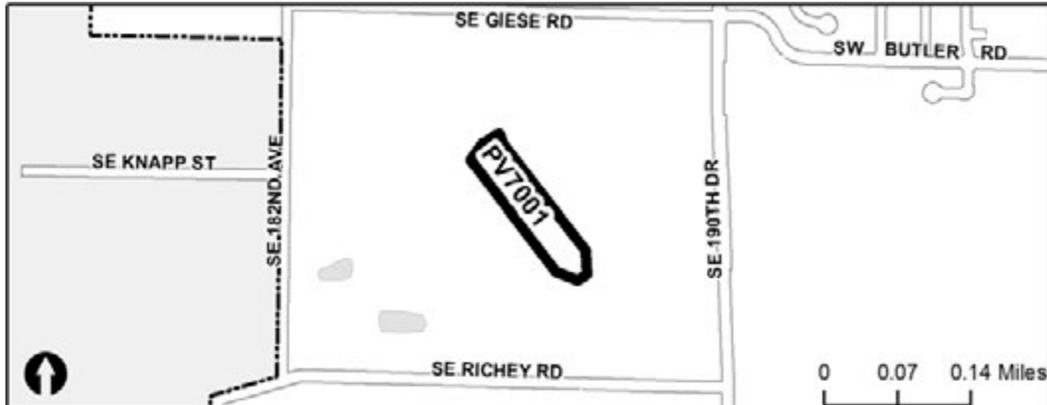
Pleasant Valley - Parks, Trails & Open Space

PV7001: 190th & Richey Rd. Neighborhood Park (N-7)

Description: The development of a 2.5 acre park to serve the new community of Pleasant Valley for phase I development. The features of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards.

Justification: To provide active and passive recreational opportunities for residents in phase I development of Pleasant Valley.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Other	0	0	0	0	0	101,080	101,080
	Dev/SDC Credit	0	0	0	0	0	1,283,582	1,283,582
Resources Total		0	0	0	0	0	1,384,662	1,384,662
Expenses	Design/Const Admin	0	0	0	0	0	119,081	119,081
	Construction	0	0	0	0	0	359,533	359,533
	Property Acq	0	0	0	0	0	712,195	712,195
	Admin (14%)	0	0	0	0	0	193,853	193,853
Expenses Total		0	0	0	0	0	1,384,662	1,384,662

FUNDED PROJECT

General Development

Pleasant Valley - Parks, Trails & Open Space

PV7009: Parks Development Coordination

Description: This project funding will be used to leverage park resources with new development projects, resulting in park improvements beyond what either the new development or City resources could have accomplished alone. The SDC resource amount below is based on development of a neighborhood park. The amount could change depending on the type of park actually developed.

Justification: This project supports development of Pleasant Valley.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Other	0	73,000	0	0	0	0	73,000
	Dev/SDC Credit	0	927,000	0	0	0	0	927,000
Resources Total		0	1,000,000	0	0	0	0	1,000,000
Expenses	Construction	0	1,000,000	0	0	0	0	1,000,000
Expenses Total		0	1,000,000	0	0	0	0	1,000,000

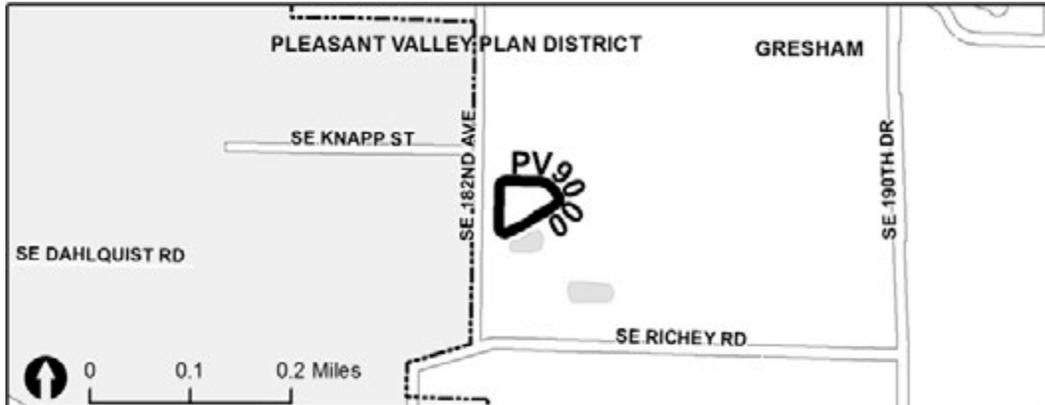
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9000: PV RSMF Pond_172N_014

Description: Regional Stormwater management facility for basin #1 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,071,749	0	0	0	0	1,071,749	2,143,498
Resources Total		1,071,749	0	0	0	0	1,071,749	2,143,498
Expenses	Design/Const Admin	441,958	0	0	0	0	441,958	883,916
	Construction	552,448	0	0	0	0	552,448	1,104,896
	Admin (14%)	77,343	0	0	0	0	77,343	154,686
Expenses Total		1,071,749	0	0	0	0	1,071,749	2,143,498

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9001: PV RSMF Pond_Lower_001A

Description: Regional Stormwater management facility for basin #2 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,002,429	0	0	0	0	1,002,429	2,004,858
Resources Total		1,002,429	0	0	0	0	1,002,429	2,004,858
Expenses	Design/Const Admin	413,373	0	0	0	0	413,373	826,746
	Construction	516,716	0	0	0	0	516,716	1,033,432
	Admin (14%)	72,340	0	0	0	0	72,340	144,680
Expenses Total		1,002,429	0	0	0	0	1,002,429	2,004,858

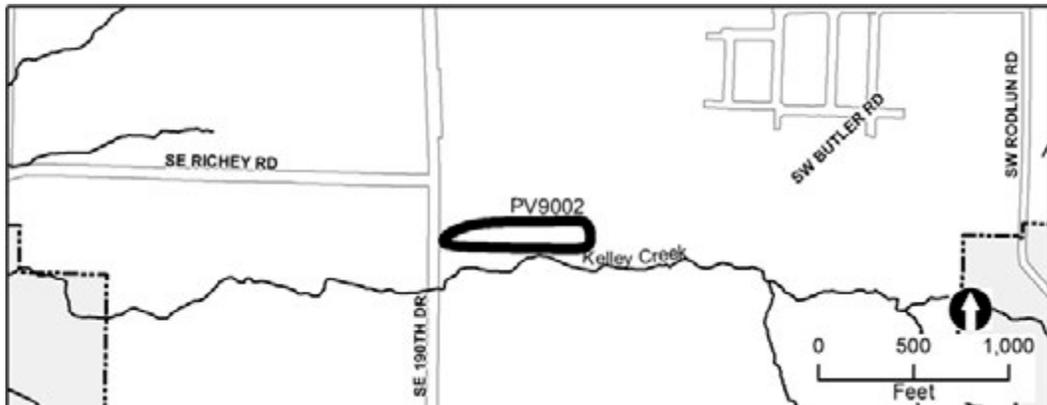
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9002: PV RSMF Pond_Route_LowerHead

Description: Regional Stormwater management facility for basin #3 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	427,382	427,382
Resources Total		0	0	0	0	0	427,382	427,382
Expenses	Design/Const Admin	0	0	0	0	0	166,621	166,621
	Construction	0	0	0	0	0	208,275	208,275
	Admin (14%)	0	0	0	0	0	52,486	52,486
Expenses Total		0	0	0	0	0	427,382	427,382

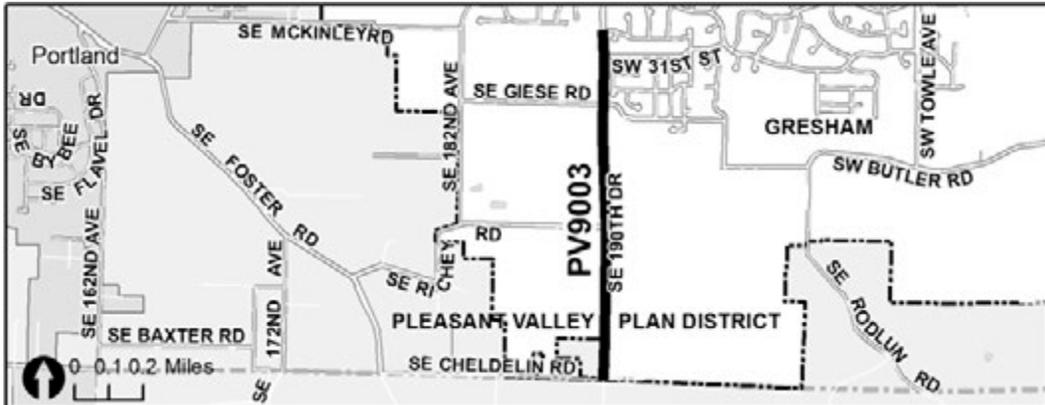
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9003: PV Storm Pipe 190th Ave, N PV boundary to Cheldelin

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	537,280	537,280
Resources Total		0	0	0	0	0	537,280	537,280
Expenses	Design/Const Admin	0	0	0	0	0	204,400	204,400
	Construction	0	0	0	0	0	292,000	292,000
	Admin (14%)	0	0	0	0	0	40,880	40,880
Expenses Total		0	0	0	0	0	537,280	537,280

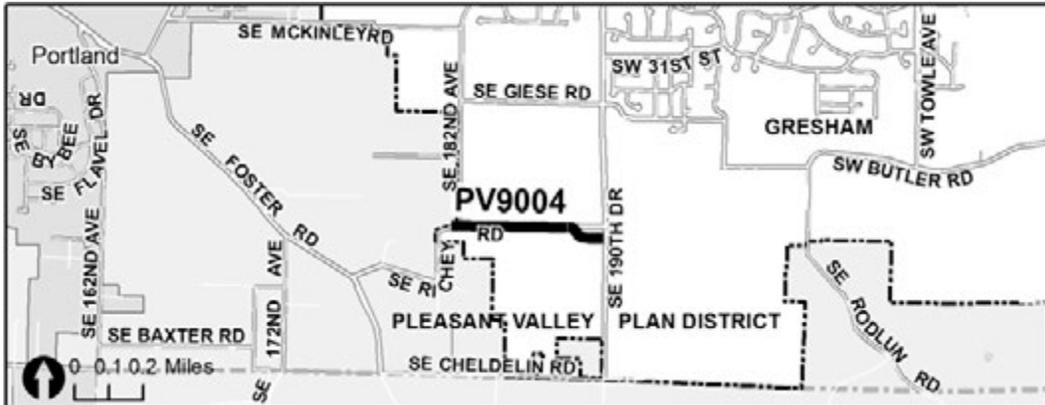
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9004: PV Storm Pipe Richey Road, 182nd to 190th

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	218,040	218,040
Resources Total		0	0	0	0	0	218,040	218,040
Expenses	Design/Const Admin	0	0	0	0	0	82,950	82,950
	Construction	0	0	0	0	0	118,500	118,500
	Admin (14%)	0	0	0	0	0	16,590	16,590
Expenses Total		0	0	0	0	0	218,040	218,040

FUNDED PROJECT

General Development

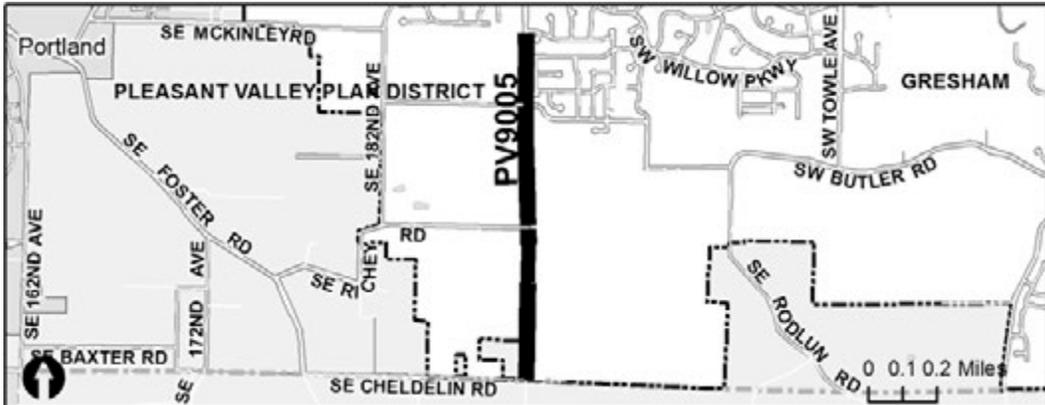
Pleasant Valley - Stormwater

PV9005: PV GS Plantings 190th Ave, N PV boundary to Cheldelin

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	215,552	215,552
Resources Total		0	0	0	0	0	215,552	215,552
Expenses	Design/Const Admin	0	0	0	0	0	77,857	77,857
	Construction	0	0	0	0	0	111,224	111,224
	Admin (14%)	0	0	0	0	0	26,471	26,471
Expenses Total		0	0	0	0	0	215,552	215,552

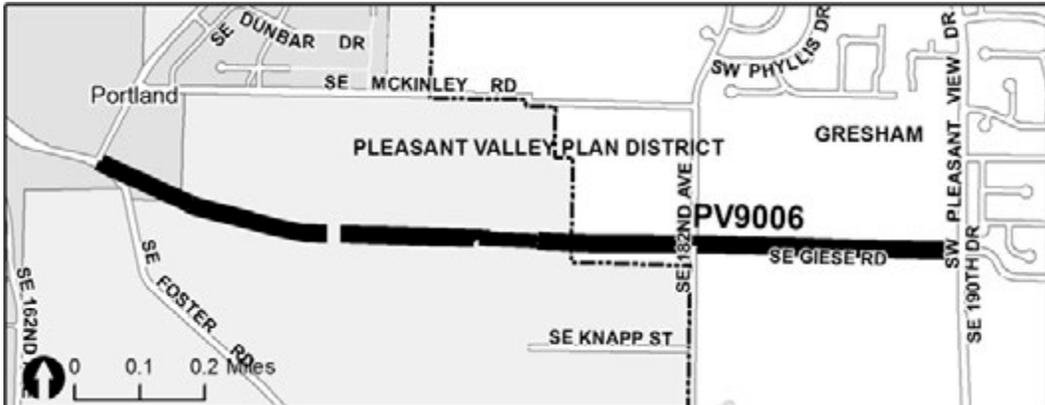
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9006: PV GS Plantings Giese Road, Foster to 190th

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

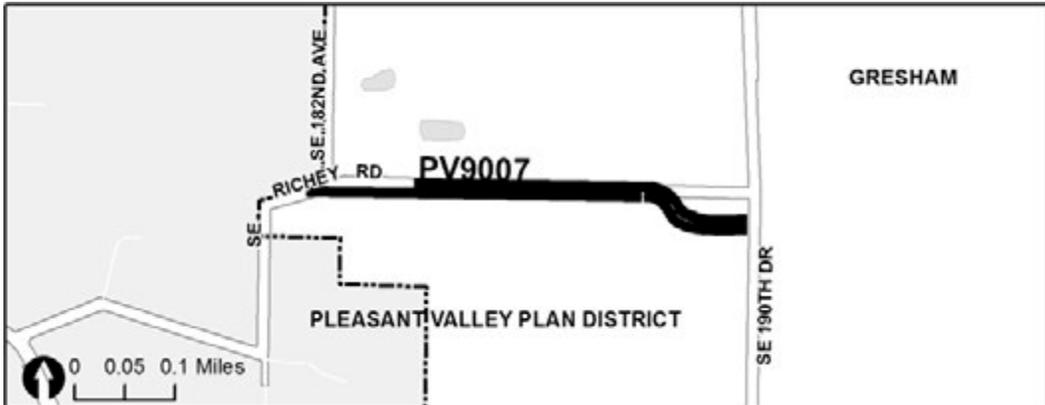
Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	106,525	106,525
Resources Total		0	0	0	0	0	106,525	106,525
Expenses	Design/Const Admin	0	0	0	0	0	40,526	40,526
	Construction	0	0	0	0	0	57,894	57,894
	Admin (14%)	0	0	0	0	0	8,105	8,105
Expenses Total		0	0	0	0	0	106,525	106,525

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
PV9007: PV GS Plantings Richey Road, 182nd to 190th

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	29,769	29,769
Resources Total		0	0	0	0	0	29,769	29,769
Expenses	Design/Const Admin	0	0	0	0	0	11,325	11,325
	Construction	0	0	0	0	0	16,179	16,179
	Admin (14%)	0	0	0	0	0	2,265	2,265
Expenses Total		0	0	0	0	0	29,769	29,769

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

PV9031: Stormwater Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in stormwater improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	760,286	760,286	0	0	0	0	1,520,572
Resources Total		760,286	760,286	0	0	0	0	1,520,572
Expenses	Construction	666,918	666,918	0	0	0	0	1,333,836
	Admin (14%)	93,368	93,368	0	0	0	0	186,736
Expenses Total		760,286	760,286	0	0	0	0	1,520,572

FUNDED PROJECT
General Development
Springwater - Wastewater

SW3001 : Wastewater Development Coordination

Description: This project funding will be used to leverage wastewater resources with new development projects, resulting in wastewater improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of the Springwater Urban Area.

Type of Project: Design and construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	500,000	500,000	0	0	0	0	1,000,000
Resources Total		500,000	500,000	0	0	0	0	1,000,000
Expenses	Construction	438,596	438,596	0	0	0	0	877,192
	Admin (14%)	61,404	61,404	0	0	0	0	122,808
Expenses Total		500,000	500,000	0	0	0	0	1,000,000

FUNDED PROJECT
General Development
Springwater - Water

SW4001: Water Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in water improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of the Springwater area.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000
Resources Total		1,000,000	1,000,000	0	0	0	0	2,000,000
Expenses	Construction	877,193	877,193	0	0	0	0	1,754,386
	Admin (14%)	122,807	122,807	0	0	0	0	245,614
Expenses Total		1,000,000	1,000,000	0	0	0	0	2,000,000

FUNDED PROJECT
General Development
Springwater - Transportation

SW5004: Hogan Road Widening, Palmquist to Rugg

Description: This project would construct the portion of the Hogan Road Widening project that will not be constructed by developers as part of their frontage improvements.

Justification: This project supports development of the Springwater plan area.

Type of Project: Construction of facilities and utilities for growth



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	2,006,400	2,006,400	0	0	0	0	4,012,800
Resources Total		2,006,400	2,006,400	0	0	0	0	4,012,800
Expenses	Construction	1,760,000	1,760,000	0	0	0	0	3,520,000
	Admin (14%)	246,400	246,400	0	0	0	0	492,800
Expenses Total		2,006,400	2,006,400	0	0	0	0	4,012,800

FUNDED PROJECT
General Development
Springwater - Transportation

SW5005: Springwater Transportation Development Coordination

Description: This project funding will be used to leverage transportation resources with new development projects or other projects within the Right-of-Way, resulting in transportation improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of the Springwater plan area.

Type of Project: Construction of facilities and utilities for growth



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	0	0	0	0	0	11,720,340	11,720,340
Resources Total		0	0	0	0	0	11,720,340	11,720,340
Expenses	Construction	0	0	0	0	0	10,281,000	10,281,000
	Admin (14%)	0	0	0	0	0	1,439,340	1,439,340
Expenses Total		0	0	0	0	0	11,720,340	11,720,340

FUNDED PROJECT
General Development
Springwater – Parks, Trails & Open Space

SW7005: Parks Development Coordination

Description: This project funding will be used to leverage park resources with new development projects, resulting in park improvements beyond what either the new development or City resources could have accomplished alone. The SDC resource amount below is based on development of a neighborhood park. The amount could change depending on the type of park actually developed.

Justification: This project supports development of the Springwater area.

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Other	0	16,040	0	0	0	0	16,040
	Dev/SDC Credit	0	83,960	0	0	0	0	83,960
Resources Total		0	100,000	0	0	0	0	100,000
Expenses	Construction	0	100,000	0	0	0	0	100,000
Expenses Total		0	100,000	0	0	0	0	100,000

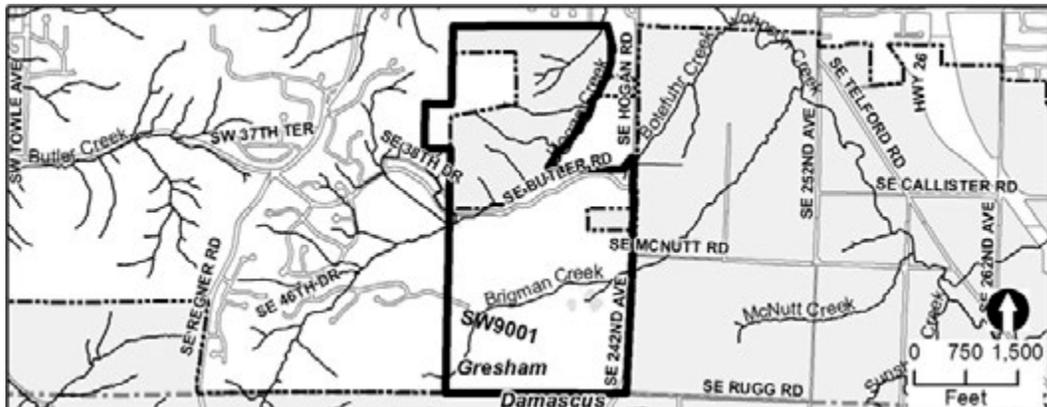
**FUNDED PROJECT
General Development
Springwater - Stormwater**

SW9001 : Springwater Phase 1 Planning Annex Area 2

Description: The stormwater collection/conveyance system (swales) is designed to collect and convey the runoff from the future roadway and adjacent property surfaces. Collected stormwater will be conveyed to regional stormwater facilities to provide storage for flood control, stream stability, and water quality. These facilities will limit the post-development 2-yr runoff peak flows to half of the existing condition, nuisance storm post-development runoff peak flows to existing conditions, and be able to pass the 100-yr runoff peak and volume through the facility via an overflow structure. All green street swales, regardless of roadway classification, were designed to convey the nuisance storm event in accordance with the Springwater planning criteria. Street trees will be installed within the future roadway right-of-ways in accordance with the Metro's Green Streets approach.

Justification: This project is required to provide the new Springwater urban area with stormwater conveyance and management infrastructure to allow for growth.

Type of Project: Design and construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	2,191,971	2,191,971	0	0	0	0	4,383,942
Resources Total		2,191,971	2,191,971	0	0	0	0	4,383,942
Expenses	Design/Const Admin	318,043	318,043	0	0	0	0	636,086
	Construction	1,060,145	1,060,145	0	0	0	0	2,120,290
	Other	544,594	544,594	0	0	0	0	1,089,188
	Admin (14%)	269,189	269,189	0	0	0	0	538,378
Expenses Total		2,191,971	2,191,971	0	0	0	0	4,383,942

FUNDED PROJECT
General Development
Springwater - Stormwater

SW9002 : Springwater Phase 1 Planning Annex Area 3a

Description: The stormwater collection/conveyance system (swales) is designed to collect and convey the runoff from the future roadway and adjacent property surfaces. Collected stormwater will be conveyed to regional stormwater facilities to provide storage for flood control, stream stability, and water quality. These facilities will limit the post-development 2-yr runoff peak flows to half of the existing condition, nuisance storm post-development runoff peak flows to existing conditions, and be able to pass the 100-yr runoff peak and volume through the facility via an overflow structure. All green street swales, regardless of roadway classification, were designed to convey the nuisance storm event in accordance with the Springwater planning criteria. Street trees will be installed within the future roadway right-of-ways in accordance with the Metro's Green Streets approach.

Justification: This project is required to provide the new Springwater urban area with stormwater conveyance and management infrastructure to allow for growth.

Type of Project: Design and construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,160,334	1,160,334	0	0	0	0	2,320,668
Resources Total		1,160,334	1,160,334	0	0	0	0	2,320,668
Expenses	Design/Const Admin	171,382	171,382	0	0	0	0	342,764
	Construction	571,272	571,272	0	0	0	0	1,142,544
	Other	275,183	275,183	0	0	0	0	550,366
	Admin (14%)	142,497	142,497	0	0	0	0	284,994
Expenses Total		1,160,334	1,160,334	0	0	0	0	2,320,668

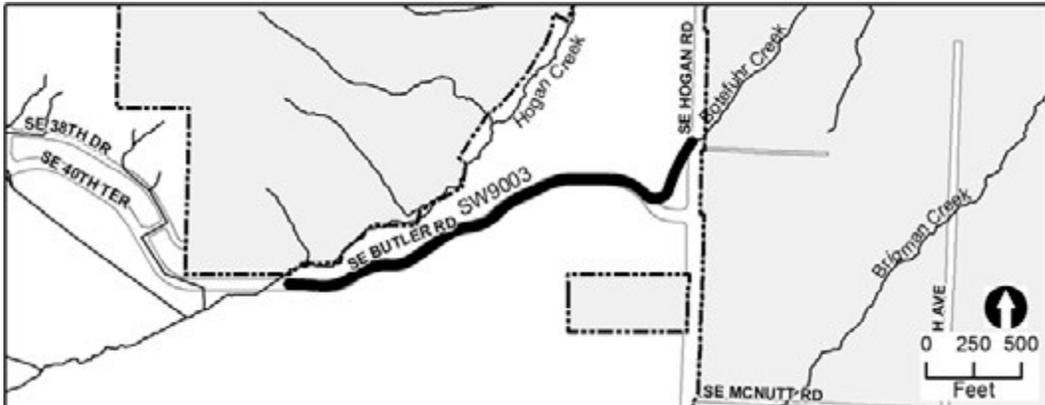
FUNDED PROJECT
General Development
Springwater - Stormwater

SW9003 : Springwater Natural Resources Protection Project 4: Hogan and Botefuhr Creeks Wildlife Corridor

Description: Acquisition of riparian corridor between Hogan and Botefuhr Creeks.

Justification: Protection of riparian corridor in area of incised channel; improves flood protection and temperature management.

Type of Project: Natural Resource Protection.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	658,333	658,333	0	0	0	0	1,316,666
Resources Total		658,333	658,333	0	0	0	0	1,316,666
Expenses	Design/Const Admin	48,247	48,247	0	0	0	0	96,494
	Construction	241,238	241,238	0	0	0	0	482,476
	Property Acq	288,000	288,000	0	0	0	0	576,000
	Admin (14%)	80,848	80,848	0	0	0	0	161,696
Expenses Total		658,333	658,333	0	0	0	0	1,316,666

FUNDED PROJECT
General Development
Springwater - Stormwater

SW9004 : Stormwater Development Coordination

Description: This project funding will be used to leverage stormwater resources with new development projects, resulting in stormwater improvements beyond what either the new development or City resources could have accomplished alone.

Justification: This project supports development of the Springwater Urban Area.

Type of Project: Design and construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Dev/SDC Credit	1,000,000	1,000,000	0	0	0	0	2,000,000
Resources Total		1,000,000	1,000,000	0	0	0	0	2,000,000
Expenses	Construction	877,193	877,193	0	0	0	0	1,754,386
	Admin (14%)	122,807	122,807	0	0	0	0	245,614
Expenses Total		1,000,000	1,000,000	0	0	0	0	2,000,000

General Development Unfunded and Future Summary									
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
PV3003	Crystal Springs Trunk	0	0	0	0	0	0	1,348,975	
PV3004	Lower Giese Road Trunk	0	0	0	0	0	0	1,078,449	
PV3005	Upper Giese Road Trunk	0	0	0	0	0	0	710,842	
PV3006	Upper Kelley Creek Trunk	0	0	0	0	0	0	1,987,030	
PV3007	Foster Road Trunk	0	0	0	0	0	0	1,365,832	
PV3008	Cheldelin Trunk	0	0	0	0	0	0	1,326,025	
PV3009	Rodlun Road Trunk	0	0	0	0	0	0	1,016,817	
PV4000	Pleasant Valley Infrastructure	0	0	0	0	0	0	3,073,502	
PV5017	Giese Rd, City Limits to 3200' West	0	0	0	0	0	0	2,207,800	
PV5018	SE Knapp, 172nd to 182nd	0	0	0	0	0	0	994,700	
PV5019	SE Cheldelin, City Limits to 4500' west	0	0	0	0	0	0	4,143,980	
PV5020	SE 182nd, City Limits to Cheldelin	0	0	0	0	0	0	4,794,000	
PV5021	SE 172nd, Giese to Cheldelin	0	0	0	0	0	0	7,886,796	
PV5022	SE 172nd @ Giese	0	0	0	0	0	0	180,600	
PV5023	SE 172nd @ New Neighborhood Connector	0	0	0	0	0	0	180,600	
PV5024	SE 172nd @ Cheldelin	0	0	0	0	0	0	180,600	
PV5025	SE 182nd @ Cheldelin	0	0	0	0	0	0	180,600	
PV7002	Pleasant Valley Neighborhood Park (N-8)	0	0	0	0	0	0	1,384,662	
PV7003	Pleasant Valley Neighborhood Park (N-9)	0	0	0	0	0	0	1,384,662	
PV7004	Pleasant Valley Neighborhood Park (N-10)	0	0	0	0	0	0	1,384,662	
PV7005	Pleasant Valley Community Park (C-8)	0	0	0	0	0	0	21,153,651	
PV7006	Kelley Creek Greenway - Pleasant Valley	0	0	0	0	0	0	10,016,699	
PV7007	Power Line Trail - Pleasant Valley (T-2)	0	0	0	0	0	0	4,711,008	
PV7008	East Buttes Loop Trail - Pleasant Valley (T-3)	0	0	0	0	0	0	1,253,387	
PV9008	PV RSMF Pond_New_2	0	0	0	0	0	0	347,249	
PV9009	PV RSMF Pond_Lower_013	0	0	0	0	0	0	316,850	
PV9010	PV RSMF Pond_New_3	0	0	0	0	0	0	565,028	
PV9011	PV RSMF Pond_172S_022	0	0	0	0	0	0	290,417	
PV9012	PV RSMF Pond_172S_001A	0	0	0	0	0	0	262,662	
PV9013	PV RSMF Pond_MITCH_001B	0	0	0	0	0	0	429,193	
PV9014	PV RSMF Pond_New_4	0	0	0	0	0	0	507,170	
PV9015	PV RSMF Pond_172N_001	0	0	0	0	0	0	393,507	
PV9016	PV RSMF Pond_JENNE_011	0	0	0	0	0	0	385,577	
PV9017	PV RSMF Pond_New_1	0	0	0	0	0	0	303,634	
PV9018	PV RSMF Pond_JENNE_021	0	0	0	0	0	0	636,695	
PV9019	PV RSMF Pond_New_5	0	0	0	0	0	0	191,294	
PV9020	PV Storm Pipe 172nd Ave, Giese to Cheldelin	0	0	0	0	0	0	471,903	

General Development Unfunded and Future Summary								
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
PV9021	PV Storm Pipe Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	538,764
PV9023	PV Storm Pipe Butler Road, East of PV boundary	0	0	0	0	0	0	181,203
PV9024	PV Storm Pipe 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	411,825
PV9025	PV Storm Pipe Knapp St, 172nd to 182nd	0	0	0	0	0	0	281,010
PV9026	PV GS Plantings 172nd Ave, Giese to Cheldelin	0	0	0	0	0	0	243,526
PV9027	PV GS Plantings Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	85,638
PV9028	PV GS Plantings Butler Road, East of PV boundary	0	0	0	0	0	0	24,741
PV9029	PV GS Plantings 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	56,228
PV9030	PV GS Plantings Knapp St, 172nd to 182nd	0	0	0	0	0	0	38,367
SW3000	Springwater "Shovel Ready" Trunk	0	0	0	0	0	0	4,837,982
SW3002	Telford Road Trunk	0	0	0	0	0	0	3,926,083
SW3003	Jeanette Road Trunk	0	0	0	0	0	0	2,206,667
SW3004	Orient Trunk	0	0	0	0	0	0	3,733,952
SW3005	Village Center Trunk	0	0	0	0	0	0	6,406,718
SW3006	Hogan Road Trunk	0	0	0	0	0	0	2,722,394
SW3007	Rugg Road Trunk	0	0	0	0	0	0	4,970,005
SW4000	Springwater Infrastructure	0	0	0	0	0	0	13,924,025
SW5001	SE 267th (US 26 to 33rd)	0	0	0	0	0	0	8,171,150
SW5002	Collector A, 262nd to Orient	0	0	0	0	0	0	10,170,396
SW5003	New Arterial, Orient to Jeanette	0	0	0	0	0	0	14,457,993
SW5006	Springwater Interchange on Hwy 26	0	0	0	0	0	0	25,490,010
SW7000	Springwater Village Center & Park Blocks (N-11)	0	0	0	0	0	0	3,655,509
SW7001	Springwater Community Park (C-6)	0	0	0	0	0	0	10,576,825
SW7002	East Springwater Park (C-7)	0	0	0	0	0	0	10,576,825
SW7003	Springwater Greenways	0	0	0	0	0	0	10,271,935
SW7004	Village Center Loop Trail - Springwater (T-4)	0	0	0	0	0	0	5,895,244
SW9000	Springwater "Shovel Ready" Infrastructure – Stormwater	0	0	0	0	0	0	10,892,937
Grand Total		0	0	0	0	0	0	233,795,010

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley



Pleasant Valley Plan District

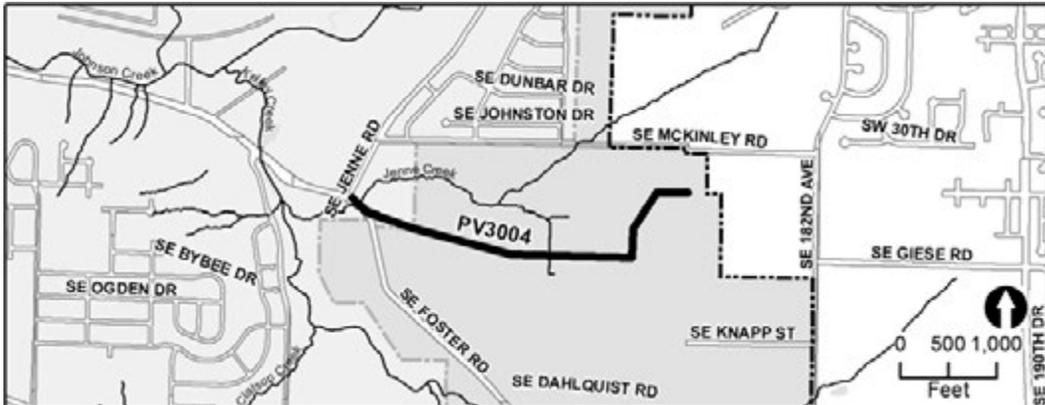
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater**

PV3004: Lower Giese Road Trunk

Description: This project installs approximately 4,110-feet of 8, 12 and 24-inch sewer main. This line will extend to the existing Jenne Road Trunk or will connect to the Lower Kelley Creek Trunk if completed.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,078,449
Resources Total		1,078,449
Expenses	Design/Const Admin	141,901
	Construction	804,107
	Admin (14%)	132,441
Expenses Total		1,078,449

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater

PV3005: Upper Giese Road Trunk

Description: This project installs approximately 4,605-feet of 8 and 10-inch sewer main. This line will connect to the Giese Road Trunk.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	710,842
Resources Total		710,842
Expenses	Design/Const Admin	93,532
	Construction	530,014
	Admin (14%)	87,296
Expenses Total		710,842

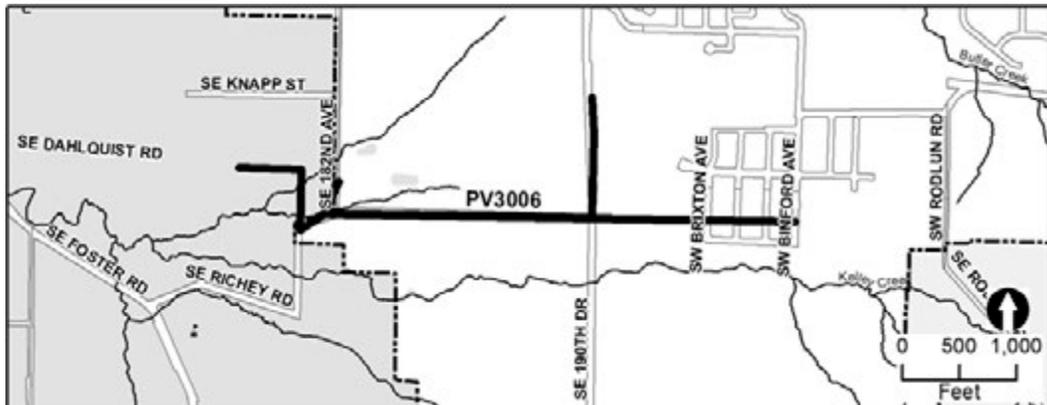
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater

PV3006: Upper Kelley Creek Trunk

Description: This project installs approximately 6,822-feet of 8 and 10-inch sewer main. This line will connect to the Lower Kelley Creek Trunk line.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,987,030
Resources Total		1,987,030
Expenses	Design/Const Admin	261,451
	Construction	1,481,558
	Admin (14%)	244,021
Expenses Total		1,987,030

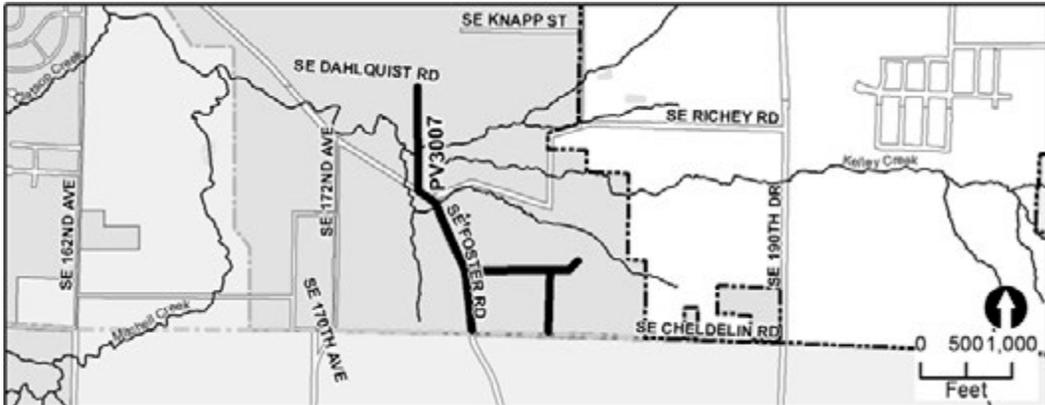
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater

PV3007: Foster Road Trunk

Description: This project installs approximately 4,629-feet of 8 and 10-inch sewer main. This line will connect to the Lower Kelley Creek Trunk line.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,365,832
Resources Total		1,365,832
Expenses	Design/Const Admin	179,715
	Construction	1,018,383
	Admin (14%)	167,734
Expenses Total		1,365,832

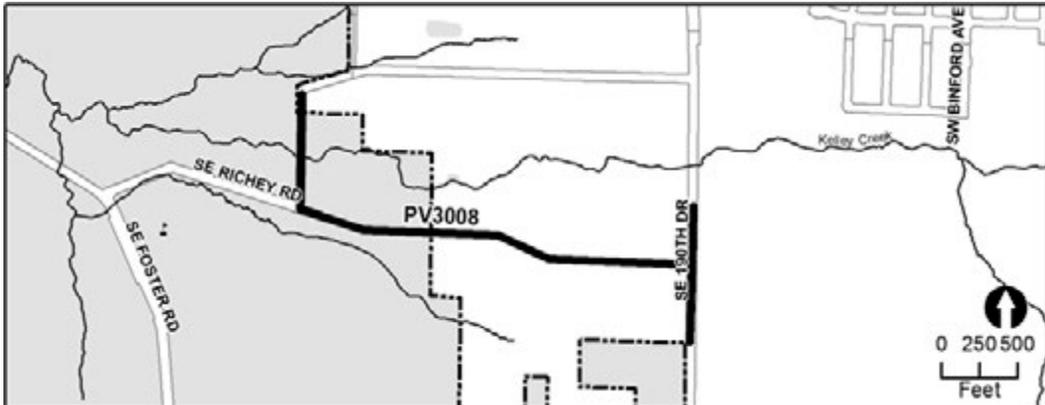
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater

PV3008: Cheldelin Trunk

Description: This project installs approximately 4,313-feet of 8, 10 and 12-inch sewer main. This line will connect to the Upper Kelley Creek Trunk line.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,326,025
Resources Total		1,326,025
Expenses	Design/Const Admin	174,477
	Construction	988,703
	Admin (14%)	162,845
Expenses Total		1,326,025

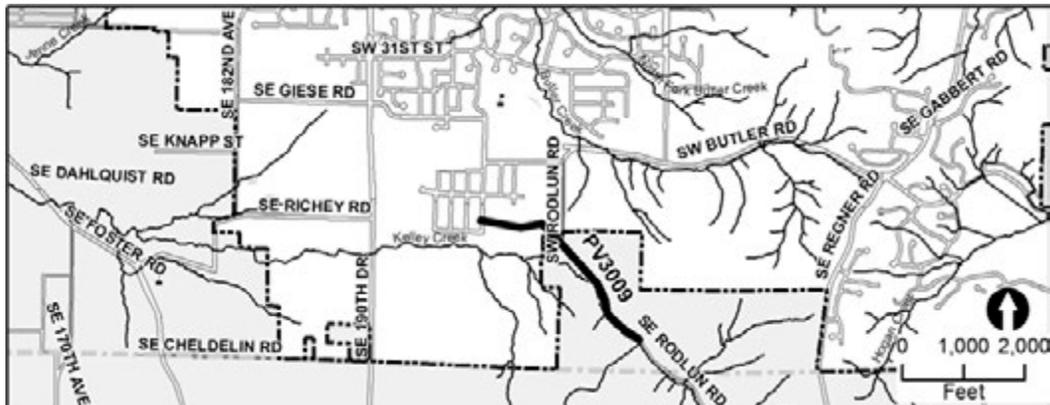
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater**

PV3009: Rodlun Road Trunk

Description: This project installs approximately 3,668 feet of 8 inch sewer main line. This trunk will connect to existing the Upper Giese Road Trunk.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,016,817
Resources Total		1,016,817
Expenses	Design/Const Admin	133,792
	Construction	758,153
	Admin (14%)	124,872
Expenses Total		1,016,817

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

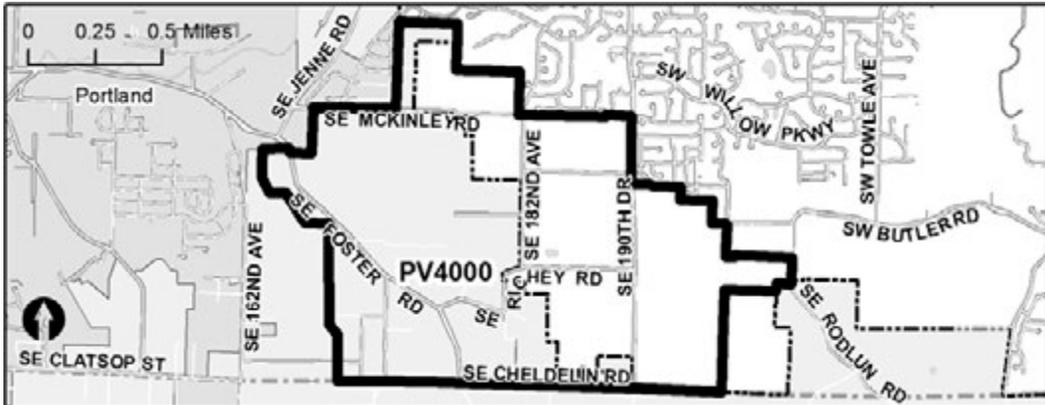
PV4000: Pleasant Valley Water Infrastructure Backbone

Description: This project installs a new water system backbone to meet the residential development of Pleasant Valley. This project is located in the new Pleasant Valley Neighborhood district within the City.

Justification: The Pleasant Valley area of Gresham is slated for considerable residential development in the future. Gresham has entered into an Infrastructure Agreement with several developers interested in proceeding with development in the area. Through the Agreement, developers will install an infrastructure backbone and receive defined system development charge credits towards the installation of improvements within adopted utility master plans. The desired outcome is the installation of improvements which will allow the orderly and planned development of this important residential area of the community. This project will construct a supply backbone served by the South Hills and Butler Reservoirs. (Existing / Future Customers Benefited: 0% / 100%)

Type of Project: New construction of utilities.

Map: Refer to the City of Gresham Neighborhood Districts Map.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	3,073,502
Resources Total		3,073,502
Expenses	Construction	3,073,502
Expenses Total		3,073,502

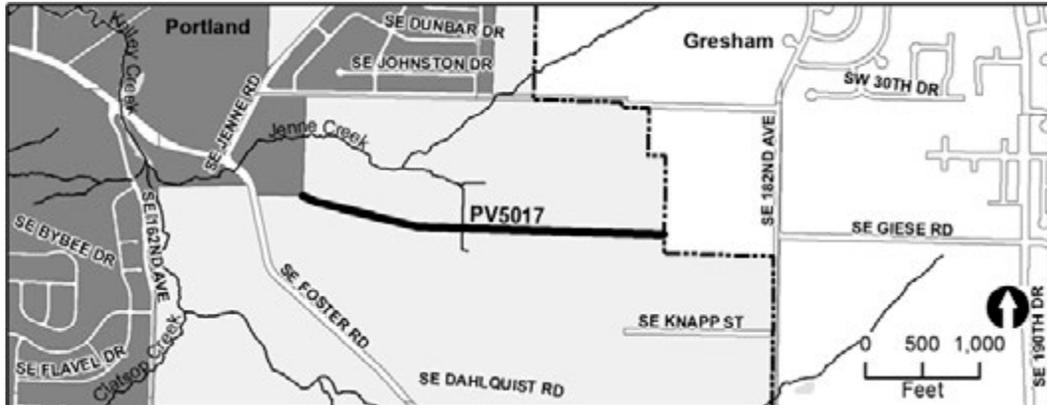
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5017: Giese Rd (City Limits to 3200' West)

Description: This project constructs a new Minor Arterial from west city limits (approx 1000' west of 182nd) to 3200' west. Project includes pavement construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,207,800
Resources Total		2,207,800
Expenses	Construct/Reimburse	2,207,800
Expenses Total		2,207,800

**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5018: SE Knapp (172nd to 182nd)

Description: This project constructs a new Major Collector from 172nd to 182nd. Project includes pavement construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	994,700
Resources Total		994,700
Expenses	Construct/Reimburse	994,700
Expenses Total		994,700

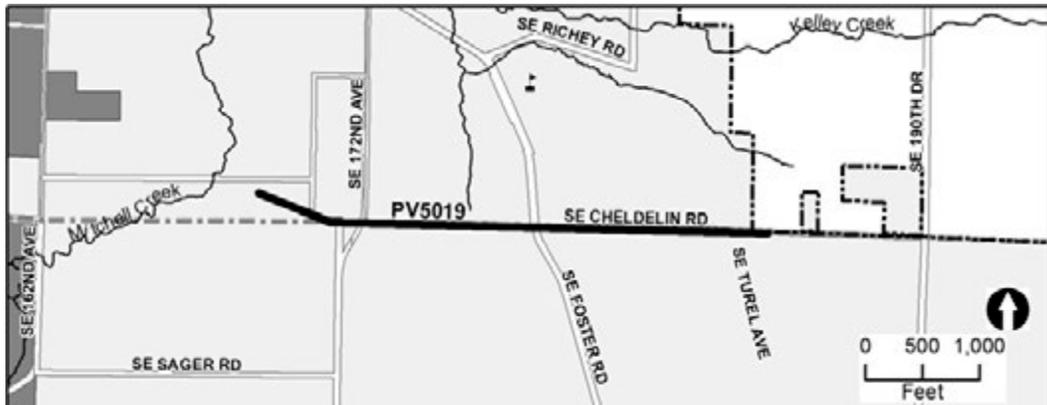
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5019: SE Cheldelin (City Limits to 4500' west)

Description: This project improves the north half of Cheldelin, east of Foster Road, to a Minor Arterial standard, and constructs the north half of a new Minor Arterial from Foster Road to 172nd. From 172nd to 1200' west, a new Minor Arterial will be constructed. The existing roadway will be reconstructed to support the anticipated traffic loading. Project includes bridge construction, pavement construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	4,143,980
Resources Total		4,143,980
Expenses	Construct/Reimburse	4,143,980
Expenses Total		4,143,980

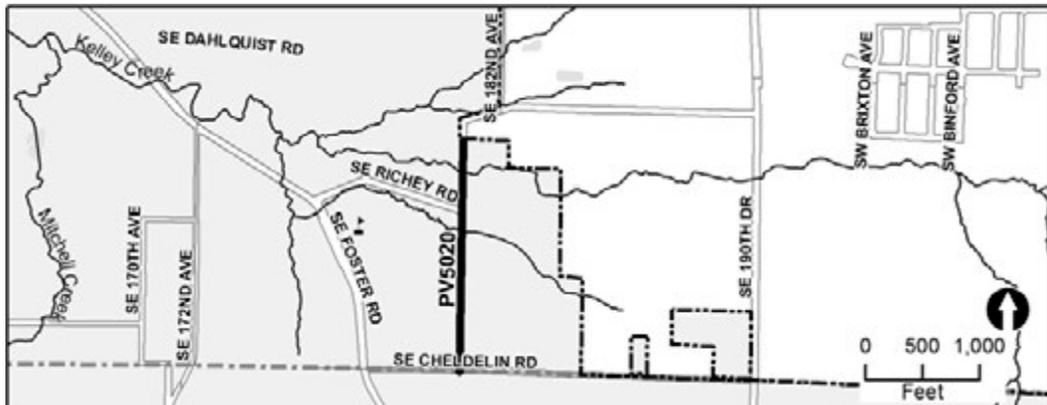
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5020: SE 182nd (City Limits to Cheldelin)

Description: This project constructs a new Standard Collector from City Limits (approx 300' north of Kelley Crk) to Cheldelin. Project includes pavement and bridge construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	4,794,000
Resources Total		4,794,000
Expenses	Construct/Reimburse	4,794,000
Expenses Total		4,794,000

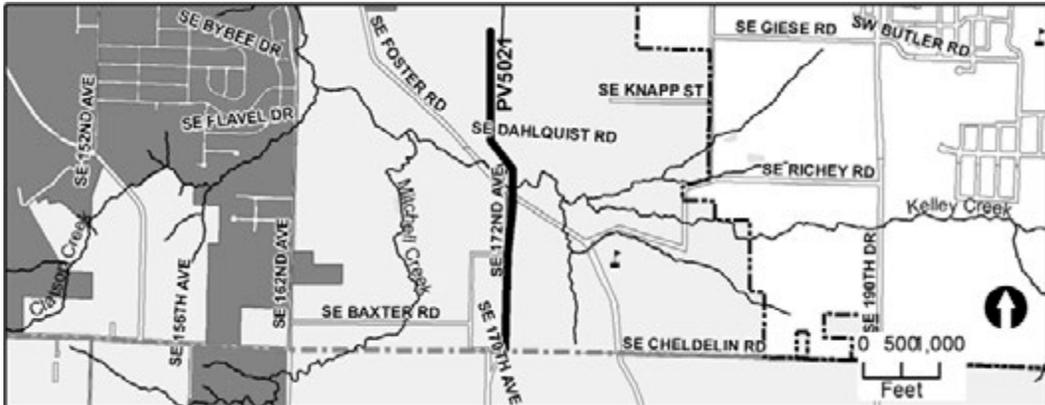
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5021: SE 172nd (Giese to Cheldelin)

Description: This project constructs a new Standard Arterial from the new Giese Road to Foster Road and improves the section from Foster to the County Line. Project includes pavement and bridge construction, curb, sidewalks, street trees, rain gardens, and street lighting. This sheet shows City funding only. The project is dependent on funding from adjacent development.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	7,886,796
Resources Total		7,886,796
Expenses	Construct/Reimburse	7,886,796
Expenses Total		7,886,796

**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5022: SE 172nd @ Giese

Description: This project constructs a new traffic signal at 172nd and Giese. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	180,600
Resources Total		180,600
Expenses	Construct/Reimburse	180,600
Expenses Total		180,600

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5023: SE 172nd @ New Neighborhood Connector

Description: This project constructs a new traffic signal at 172nd and the new neighborhood connector located approximately 1300' north of the County Line. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	180,600
Resources Total		180,600
Expenses	Construct/Reimburse	180,600
Expenses Total		180,600

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5024: SE 172nd @ Cheldelin

Description: This project constructs a new traffic signal at the intersection of 172nd and the new Cheldelin Road extension located at the County Line. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	180,600
Resources Total		180,600
Expenses	Construct/Reimburse	180,600
Expenses Total		180,600

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5025: SE 182nd @ Cheldelin

Description: This project constructs a new traffic signal at the intersection of the new 182nd extension and Cheldelin Road. The project includes intersection improvements such as curbs and ADA ramps.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	180,600
Resources Total		180,600
Expenses	Construct/Reimburse	180,600
Expenses Total		180,600

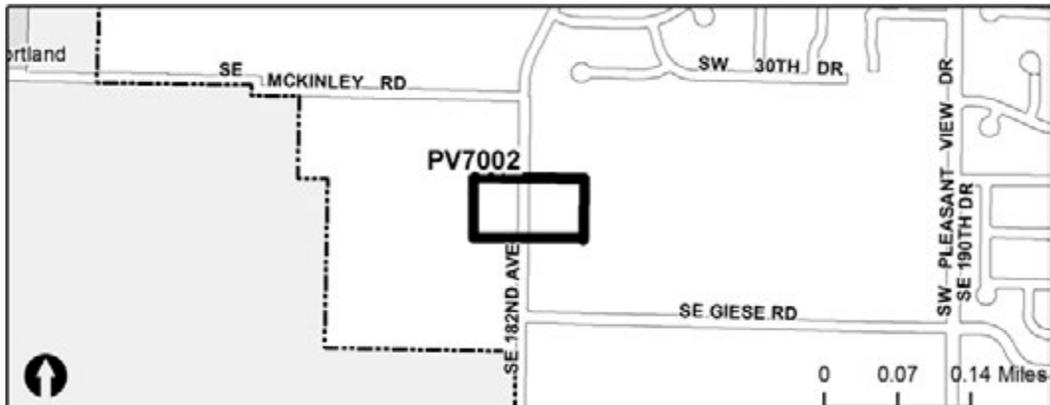
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7002: Pleasant Valley Neighborhood Park (N-8)

Description: The development of a 2.5 acre park to serve the new community of Pleasant Valley. The features of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards.

Justification: To provide active and passive recreational opportunities for residents of Pleasant Valley.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:	Funds	Description	Total
	Resources	Other	101,080
		Dev/SDC Credit	1,283,582
	Resources Total		1,384,662
	Expenses	Design/Const Admin	119,081
		Property Acq	712,195
		Construction	359,533
		Admin (14%)	193,853
	Expenses Total		1,384,662

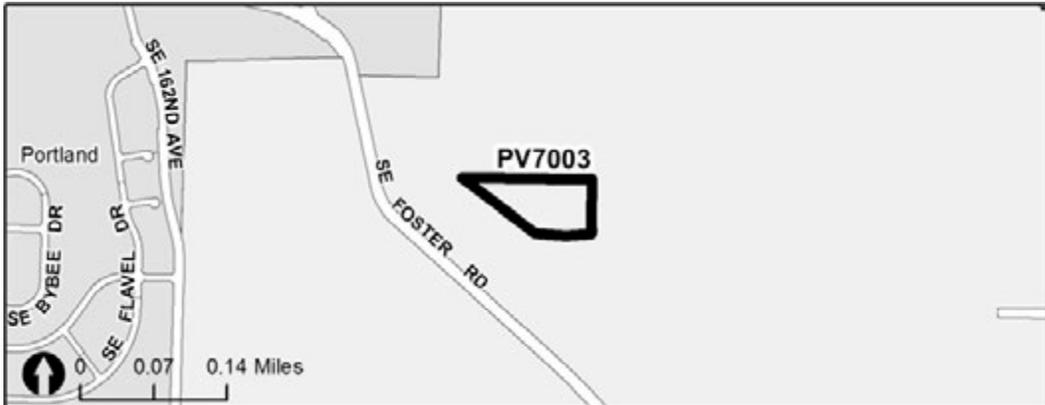
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7003: Pleasant Valley Neighborhood Park (N-9)

Description: The development of a 2.5 acre park to serve the new community of Pleasant Valley. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards.

Justification: To provide active and passive recreational opportunities for residents of Pleasant Valley.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	101,080
	Dev/SDC Credit	1,283,582
Resources Total		1,384,662
Expenses	Design/Const Admin	119,081
	Property Acq	712,195
	Construction	359,533
	Admin (14%)	193,853
Expenses Total		1,384,662

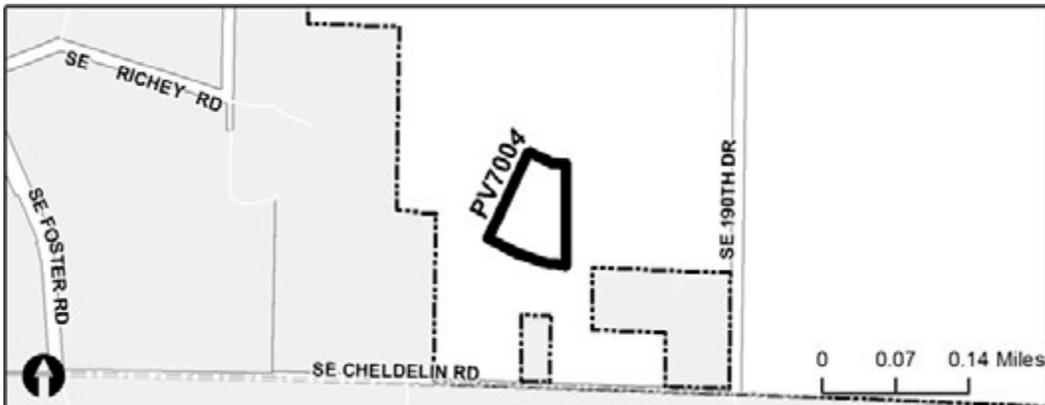
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7004: Pleasant Valley Neighborhood Park (N-10)

Description: The development of a 2.5 acre park to serve the new community of Pleasant Valley. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards.

Justification: To provide active and passive recreational opportunities for residents of Pleasant Valley.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	101,080
	Dev/SDC Credit	1,283,582
Resources Total		1,384,662
Expenses	Design/Const Admin	119,081
	Property Acq	712,195
	Construction	359,533
	Admin (14%)	193,853
Expenses Total		1,384,662

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7005: Pleasant Valley Community Park (C-8)

Description: This 20 acre park located in the Pleasant Valley community. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards. The park will be located east of the town center. There will be an ongoing annual maintenance requirement of \$140,000 for this new park.

Justification: To provide active and passive recreational opportunities for the new community of Pleasant Valley

Type of Project: Acquisition, Design & Construction



Estimated Dollars:

Funds	Description	Total
Resources	Other	1,544,216
	Dev/SDC Credit	19,609,435
Resources Total		21,153,651
Expenses	Design/Const Admin	1,819,214
	Property Acq	4,558,941
	Construction	11,813,985
	Admin (14%)	2,961,511
Expenses Total		21,153,651

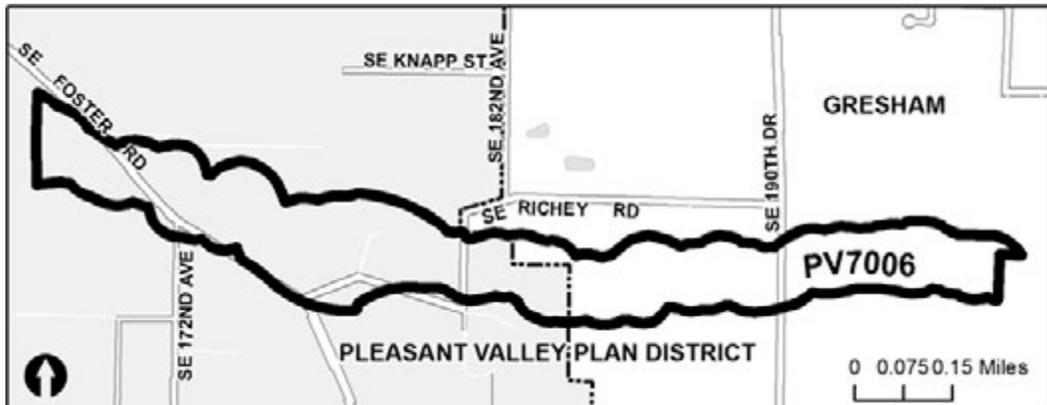
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7006: Kelley Creek Greenway-Pleasant Valley

Description: The Pleasant Valley Concept Plan calls for 135 acres to be preserved for passive recreation use, natural resource protection and community enjoyment. The concept plan will determine the locations and funding required for the development of trail-related capital improvements in addition to the land acquisition necessary to meet the concept plan goals and the Park Design Standards. There will be an ongoing annual maintenance requirement of \$67,000 for this new park.

Justification: As Gresham’s population continues to grow, environmentally sensitive natural resource areas need to be acquired, preserved and protected and developed for community. If natural areas are not acquired, natural resources may not be protected from private development and residents needs for passive nature oriented recreation will not be met.

Type of Project: Acquisition of land and other real property for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Other	749,851
		Dev/SDC Credit	9,266,848
	Resources Total		10,016,699
	Expenses	Design/Const Admin	883,386
		Property Acq	7,270,664
		Construction	424,578
		Admin (14%)	1,438,071
	Expenses Total		10,016,699

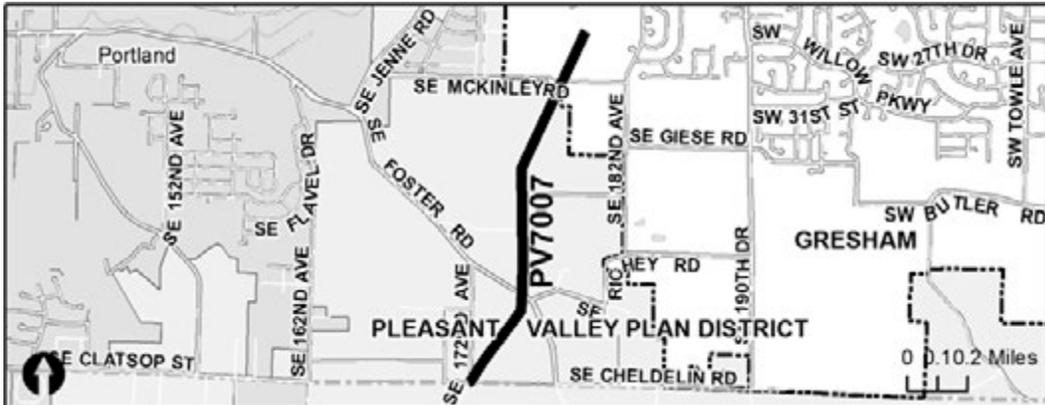
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7007: Power Line Trail – Pleasant Valley (T-2)

Description: The Pleasant Valley Concept Plan call for 8.19 miles of trails. This section of trails and bridges will construct the trail network associated with the Kelley Creek Greenway and East Buttes Loop. This project will construct 3.27 miles of trails.

Justification: The addition of the trail network in Pleasant Valley will connect residents to the larger regional trail network including the East Buttes Loop, Springwater Trail and the Power Line Trail.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	2,765,362
	Dev/SDC Credit	1,945,646
Resources Total		4,711,008
Expenses	Design/Const Admin	405,147
	Property Acq	1,171,972
	Construction	2,474,348
	Admin (14%)	659,541
Expenses Total		4,711,008

**UNFUNDED and FUTURE PROJECT
General Development**

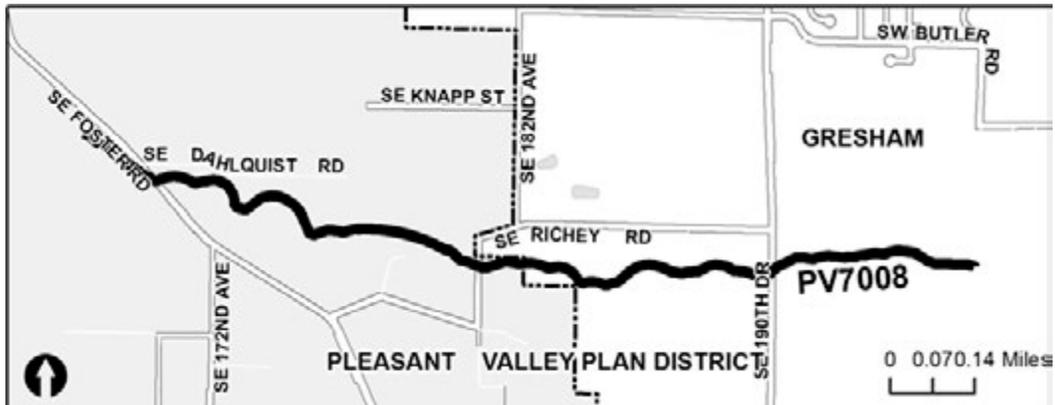
Pleasant Valley - Parks, Trails, & Open Space

PV7008: East Buttes Loop Trail – Pleasant Valley (T-3)

Description: The Pleasant Valley Concept Plan calls for 8.19 miles of trails. This section of trails will construct the trail network associated with the Power Line trail that runs north to south through Pleasant Valley and connects to the Springwater Trail. This project will construct 4.92 miles of trails.

Justification: The addition of the trail network in Pleasant Valley will connect residents to the larger regional trail network including the East Buttes Loop, Springwater Trail and the Power Line Trail.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	735,738
	Dev/SDC Credit	517,649
Resources Total		1,253,387
Expenses	Design/Const Admin	107,791
	Property Acq	311,809
	Construction	658,313
	Admin (14%)	175,474
Expenses Total		1,253,387

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9008: PV RSMF Pond_New_2

Description: Regional Stormwater management facility for basin #4 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	347,249
Resources Total		347,249
Expenses	Design/Const Admin	135,380
	Construction	169,225
	Admin (14%)	42,644
Expenses Total		347,249

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9009: PV RSMF Pond_Lower_013

Description: Regional Stormwater management facility for basin #5 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	316,850
Resources Total		316,850
Expenses	Design/Const Admin	123,528
	Construction	154,411
	Admin (14%)	38,911
Expenses Total		316,850

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9010: PV RSMF Pond_New_3

Description: Regional Stormwater management facility for basin #6 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	565,028
Resources Total		565,028
Expenses	Design/Const Admin	220,284
	Construction	275,355
	Admin (14%)	69,389
Expenses Total		565,028

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9011: PV RSMF Pond_172S_022

Description: Regional Stormwater management facility for basin #7 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	290,417
Resources Total		290,417
Expenses	Design/Const Admin	113,223
	Construction	141,529
	Admin (14%)	35,665
Expenses Total		290,417

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9012: PV RSMF Pond_172S_001A

Description: Regional Stormwater management facility for basin #8 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	262,662
Resources Total		262,662
Expenses	Design/Const Admin	102,402
	Construction	128,003
	Admin (14%)	32,257
Expenses Total		262,662

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9013: PV RSMF Pond_MITCH_001B

Description: Regional Stormwater management facility for basin #9 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	429,193
Resources Total		429,193
Expenses	Design/Const Admin	167,327
	Construction	209,158
	Admin (14%)	52,708
Expenses Total		429,193

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9014: PV RSMF Pond_New_4

Description: Regional Stormwater management facility for basin #10 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	507,170
Resources Total		507,170
Expenses	Design/Const Admin	197,727
	Construction	247,159
	Admin (14%)	62,284
Expenses Total		507,170

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9015: PV RSMF Pond_172N_001

Description: Regional Stormwater management facility for basin #11 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	393,507
Resources Total		393,507
Expenses	Design/Const Admin	153,414
	Construction	191,768
	Admin (14%)	48,325
Expenses Total		393,507

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9016: PV RSMF Pond_JENNE_011

Description: Regional Stormwater management facility for basin #12 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	385,577
Resources Total		385,577
Expenses	Design/Const Admin	150,322
	Construction	187,903
	Admin (14%)	47,352
Expenses Total		385,577

**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater**

PV9017: PV RSMF Pond_New_1

Description: Regional Stormwater management facility for basin #13 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	303,634
Resources Total		303,634
Expenses	Design/Const Admin	118,376
	Construction	147,970
	Admin (14%)	37,288
Expenses Total		303,634

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9018: PV RSMF Pond_JENNE_021

Description: Regional Stormwater management facility for basin #14 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	636,695
Resources Total		636,695
Expenses	Design/Const Admin	248,224
	Construction	310,280
	Admin (14%)	78,191
Expenses Total		636,695

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9019: PV RSMF Pond_New_5

Description: Regional Stormwater management facility for basin #15 of Pleasant Valley.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	191,294
Resources Total		191,294
Expenses	Design/Const Admin	74,579
	Construction	93,223
	Admin (14%)	23,492
Expenses Total		191,294

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9020: PV Storm Pipe 172nd Ave, Giese to Cheldelin

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	471,903
Resources Total		471,903
Expenses	Design/Const Admin	170,450
	Construction	243,500
	Admin (14%)	57,953
Expenses Total		471,903

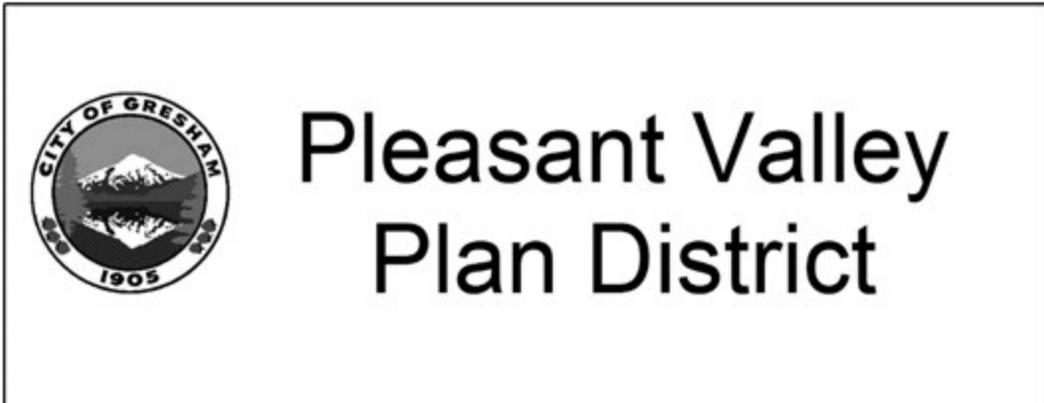
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9021: PV Storm Pipe Cheldelin Road, Clatsop to 190th

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	538,764
Resources Total		538,764
Expenses	Design/Const Admin	194,600
	Construction	278,000
	Admin (14%)	66,164
Expenses Total		538,764

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9023: PV Storm Pipe Butler Road, East of PV boundary

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	181,203
Resources Total		181,203
Expenses	Design/Const Admin	65,450
	Construction	93,500
	Admin (14%)	22,253
Expenses Total		181,203

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9024: PV Storm Pipe 182nd Ave, Giese to Cheldelin

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	411,825
Resources Total		411,825
Expenses	Design/Const Admin	148,750
	Construction	212,500
	Admin (14%)	50,575
Expenses Total		411,825

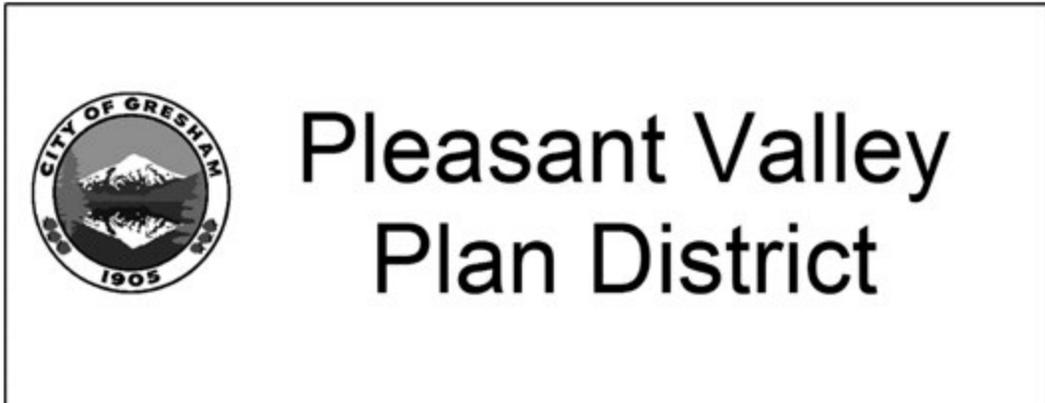
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9025: PV Storm Pipe Knapp St, 172nd to 182nd

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter, assumed to be \$50 per linear foot.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	281,010
Resources Total		281,010
Expenses	Design/Const Admin	101,500
	Construction	145,000
	Admin (14%)	34,510
Expenses Total		281,010

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9026: PV GS Plantings 172nd Ave, Giese to Cheldelin

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	243,526
Resources Total		243,526
Expenses	Design/Const Admin	87,961
	Construction	125,658
	Admin (14%)	29,907
Expenses Total		243,526

UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

PV9027: PV GS Plantings Cheldelin Road, Clatsop to 190th

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	85,638
Resources Total		85,638
Expenses	Design/Const Admin	30,932
	Construction	44,189
	Admin (14%)	10,517
Expenses Total		85,638

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9028: PV GS Plantings Butler Road, East of PV boundary

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	24,741
Resources Total		24,741
Expenses	Design/Const Admin	8,936
	Construction	12,766
	Admin (14%)	3,039
Expenses Total		24,741

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9029: PV GS Plantings 182nd Ave, Giese to Cheldelin

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	56,228
Resources Total		56,228
Expenses	Design/Const Admin	20,309
	Construction	29,013
	Admin (14%)	6,906
Expenses Total		56,228

**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater**

PV9030: PV GS Plantings Knapp St, 172nd to 182nd

Description: Reimbursement for planting of Green Street rain gardens.

Justification: Projects needed to accommodate growth in New Communities areas.

Type of Project: Design and construction of facilities to accommodate growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	38,367
Resources Total		38,367
Expenses	Design/Const Admin	13,858
	Construction	19,797
	Admin (14%)	4,712
Expenses Total		38,367

UNFUNDED and FUTURE PROJECT
General Development
Springwater



Springwater Plan District

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3000: Springwater “Shovel Ready” Trunk

Description: This project will construct the sanitary sewer interceptor from Palmland along the Springwater Trail where it turns and continues under Hwy 26 to 262nd Ave. This location will serve as the point of discharge for identified “Shovel Ready” site within the new Springwater urban growth area.

Justification: This project is needed to provide the new Springwater urban area with wastewater conveyance infrastructure to allow for growth.

Type of project: Design and construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Dev/SDC Credit	4,837,982
	Resources Total		4,837,982
	Expenses	Design/Const Admin	848,769
		Construction	3,395,075
		Admin (14%)	594,138
	Expenses Total		4,837,982

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3002: Telford Road Trunk

Description: This project will install approximately 5,357 feet of 18 inch sewer trunk along Telford Road. This trunk will connect to existing City infrastructure.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	3,926,083
Resources Total		3,926,083
Expenses	Design/Const Admin	516,590
	Construction	2,927,342
	Admin (14%)	482,151
Expenses Total		3,926,083

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3003: Jeanette Road Trunk

Description: This project will install approximately 4,000 feet of 8 inch sewer main line. This trunk will connect to the Telford Road Trunk.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,206,667
Resources Total		2,206,667
Expenses	Design/Const Admin	290,351
	Construction	1,645,322
	Admin (14%)	270,994
Expenses Total		2,206,667

**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater**

SW3004: Orient Trunk

Description: This project will install approximately 6,568 feet of 8 & 10 inch sewer main line. This trunk will connect to the Telford Road Trunk.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	3,733,952
Resources Total		3,733,952
Expenses	Design/Const Admin	491,309
	Construction	2,784,087
	Admin (14%)	458,556
Expenses Total		3,733,952

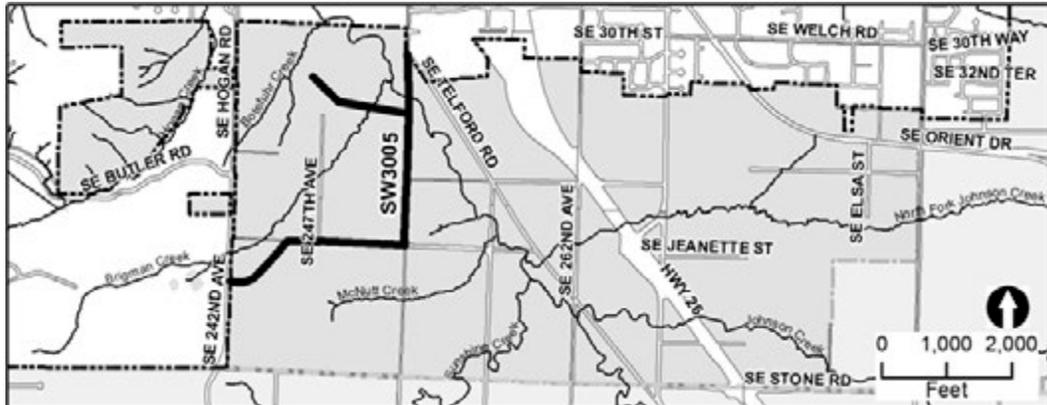
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater**

SW3005: Village Center Trunk

Description: This project will install approximately 7,360 feet of 8, 10, 12 & 15 inch sewer main line. This trunk will connect to existing City infrastructure.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	6,406,718
Resources Total		6,406,718
Expenses	Design/Const Admin	842,989
	Construction	4,776,939
	Admin (14%)	786,790
Expenses Total		6,406,718

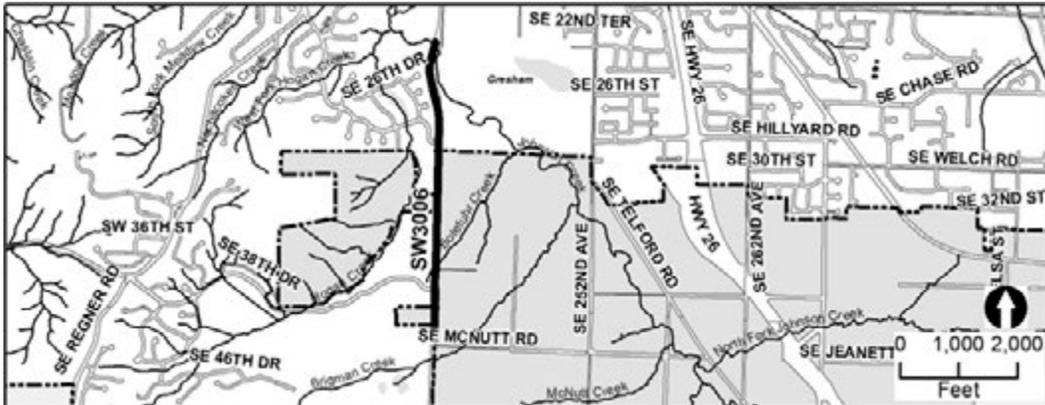
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3006: Hogan Road Trunk

Description: This project will install approximately 3,366 feet of 8 & 10 inch sewer main line. This trunk will connect to existing City infrastructure.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,722,394
Resources Total		2,722,394
Expenses	Design/Const Admin	358,210
	Construction	2,029,855
	Admin (14%)	334,329
Expenses Total		2,722,394

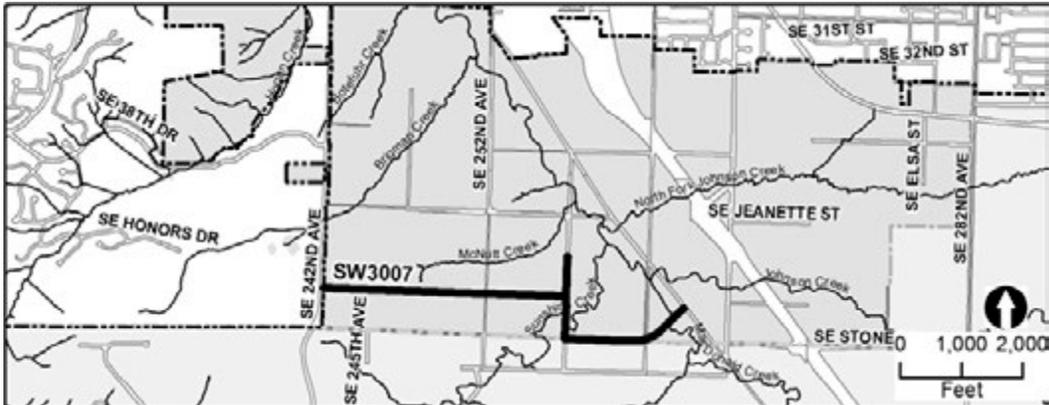
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3007: Rugg Road Trunk

Description: This project will install approximately 3,366 feet of 8 & 10 inch sewer main line. This trunk will connect to existing the Telford Road Trunk.

Justification: Wastewater collection system required for future development of area.

Type of Project: Design and construction of wastewater facilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	4,970,005
Resources Total		4,970,005
Expenses	Design/Const Admin	653,948
	Construction	3,705,706
	Admin (14%)	610,351
Expenses Total		4,970,005

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4000: Springwater Water Infrastructure Backbone

Description: This project installs a new water system supply backbone in the Springwater area of Gresham. The improvement will allow for additional commercial/industrial property for community growth and development. In addition to these costs, funded project 422100 will also serve SW Development.

Justification: The Springwater area of Gresham is largely underserved by water utilities. The Springwater plan will result in the installation of water supply backbones to the area to meet the needs of an increased commercial/industrial customer base. Future infrastructure agreements are anticipated to allow for the installation of improvements by developer (s) with the application of system development charge credits for qualified master plan improvements. The desired outcome is the installation of improvements which will allow the orderly and planned development of this important residential area of the community. (Existing / Future Customers Benefited: 0%/ 100%)

Type of Project: New construction of utilities.

Map: Refer to the City of Gresham Neighborhood Districts Map.



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	13,924,025
Resources Total		13,924,025
Expenses	Construction	12,214,057
	Admin (14%)	1,709,968
Expenses Total		13,924,025

**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5001: SE 267th (US 26 to 33rd)

Description: This project improves SE 267th to a green street collector standard. Project includes pavement widening, curb, sidewalks, street trees, rain gardens and street lighting. A traffic signal at 267th and US 26 will be constructed as a phase 1 access for the Springwater area. The signal will be removed upon construction of the full interchange as identified in the Springwater Plan. This project is dependent on State funding for a majority of the project costs.

Justification: This project will provide the transportation infrastructure needed for the first phase of development in the Springwater area.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	4,353,247
	Grant	3,817,903
Resources Total		8,171,150
Expenses	Design/Const Admin	737,325
	Property Acq	567,000
	Construction	5,863,350
	Admin (14%)	1,003,475
Expenses Total		8,171,150

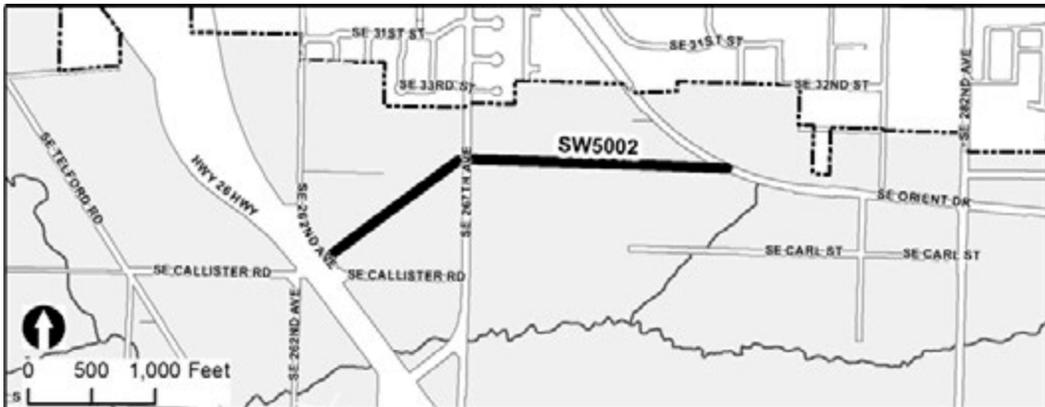
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5002: Collector A, 262nd to Orient

Description: This project constructs a new collector green street between the existing 262nd/Barnes Road and Orient. Project includes right-of-way acquisition, pavement, curb, sidewalk, street trees, rain gardens, and street lighting. The new street will be designed to accommodate a future overcrossing of Hwy 26, as identified in the Springwater Plan. This project is dependent on grant funding for a majority of the project costs.

Justification: The project will provide the transportation infrastructure needed for the first phase of development in the Springwater area.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,584,660
	Grant	8,585,736
Resources Total		10,170,396
Expenses	Design/Const Admin	592,200
	Property Acq	4,776,000
	Construction	3,553,200
	Admin (14%)	1,248,996
Expenses Total		10,170,396

**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5003: New Arterial, Orient to Jeanette

Description: This project constructs 2800 feet of new arterial green street between Orient and Jeanette, along the eastern boundary of annexation module 5B. Project includes right-of-way acquisition, pavement, curb, sidewalk, street trees, rain gardens, street lighting, and bridge construction. This project is dependent on grant funding for a majority of the project costs.

Justification: The project will provide the transportation infrastructure needed for the first phase of development in the Springwater area.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	7,025,608
	Grant	7,432,385
Resources Total		14,457,993
Expenses	Design/Const Admin	939,975
	Property Acq	4,536,000
	Construction	7,206,475
	Admin (14%)	1,775,543
Expenses Total		14,457,993

**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5006: Springwater Interchange at Hwy 26

Description: This project provides a full access, grade separated interchange connection to Hwy 26 for the Springwater industrial area.

Justification: Traffic growth associated with development of the Springwater industrial area will require additional and/or higher capacity access to Hwy 26. The additional and/or higher capacity access is necessary to maintain mobility and provide a safe and efficient transportation system.

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



Estimated Dollars:

Funds	Description	Total
Resources	Grant	23,272,010
	Operating	2,218,000
Resources Total		25,490,010
Expenses	Design/Const Admin	2,125,066
	Property Acq	1,109,000
	Construction	19,125,592
	Admin (14%)	3,130,352
Expenses Total		25,490,010

**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7000: Springwater Village Center Park & Park Blocks (N-11)

Description: The development of a 6.6 acre Village Center & Park Blocks will serve the new community of Springwater. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards and similar to the park blocks in Portland OR. There will be an ongoing annual maintenance requirement of \$82,000 for this new park.

Justification: To provide passive recreational opportunities for residents of Springwater.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	586,343
	Dev/SDC Credit	3,069,166
Resources Total		3,655,509
Expenses	Design/Const Admin	314,374
	Property Acq	1,880,197
	Construction	949,167
	Admin (14%)	511,771
Expenses Total		3,655,509

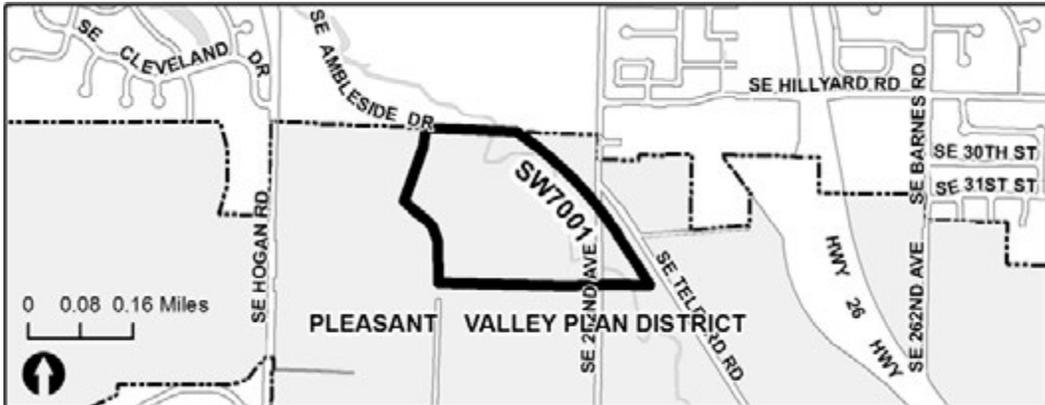
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7001: Springwater Community Park (C-6)

Description: This 20 acre community park located in the Springwater community. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards. The park will be located along Johnson creek and the Springwater Trail. There will be an ongoing annual maintenance requirement of \$141,000 for this new park.

Justification: To provide active and passive recreational opportunities for the new community of Springwater

Type of Project: Acquisition, Design & Construction



Estimated Dollars:

Funds	Description	Total
Resources	Other	772,108
	Dev/SDC Credit	9,804,717
Resources Total		10,576,825
Expenses	Design/Const Admin	909,607
	Property Acq	2,279,470
	Construction	5,906,992
	Admin (14%)	1,480,756
Expenses Total		10,576,825

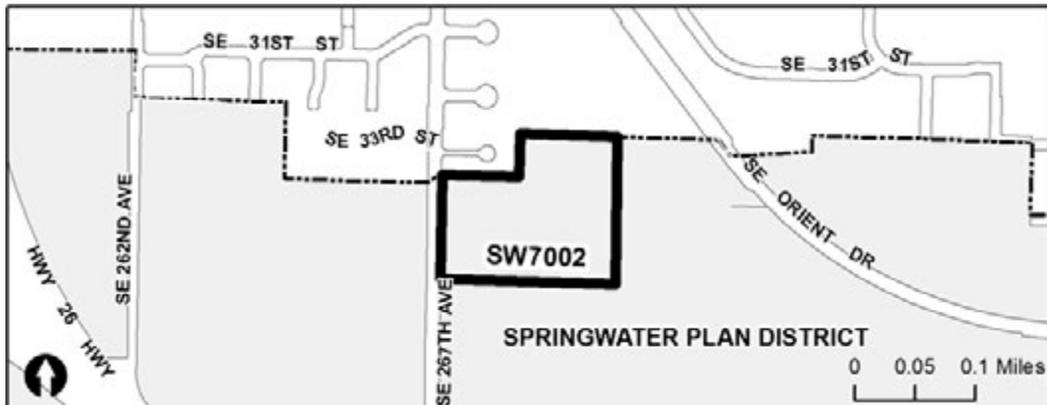
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7002: East Springwater Park (C-7)

Description: This 5-10 acre community park located in the Springwater community. The feature of the park have not been determined at this time. However, the elements will be in compliance with the City of Gresham Park Design Standards. There will be an ongoing annual maintenance requirement of \$69,000 for this new park.

Justification: To provide active and passive recreational opportunities for the new community of Springwater

Type of Project: Acquisition, Design & Construction



Estimated Dollars:

Funds	Description	Total
Resources	Other	772,108
	Dev/SDC Credit	9,804,717
Resources Total		10,576,825
Expenses	Design/Const Admin	909,607
	Property Acq	2,279,470
	Construction	5,906,992
	Admin (14%)	1,480,756
Expenses Total		10,576,825

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space

SW7003: Springwater Greenways

Description: The Springwater Concept Plan calls for 121 acres to be preserved for passive recreation use, natural resource protection and community enjoyment. The concept plan will determine the locations and funding required for the development of trail-related capital improvements in addition to the land acquisition necessary to meet the concept plan goals. There will be an ongoing annual maintenance requirement of \$62,000 for this new park.

Justification: As Gresham’s population continues to grow, environmentally sensitive natural resource areas need to be acquired, preserved and protected and developed for community. If natural areas are not acquired, natural resources may not be protected from private development and residents needs for passive nature oriented recreation will not be met.

Type of Project: Acquisition of land and other real property for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Other	1,404,173
		Dev/SDC Credit	8,867,762
	Resources Total		10,271,935
	Expenses	Design/Const Admin	883,386
		Property Acq	7,525,900
		Construction	424,578
		Admin (14%)	1,438,071
	Expenses Total		10,271,935

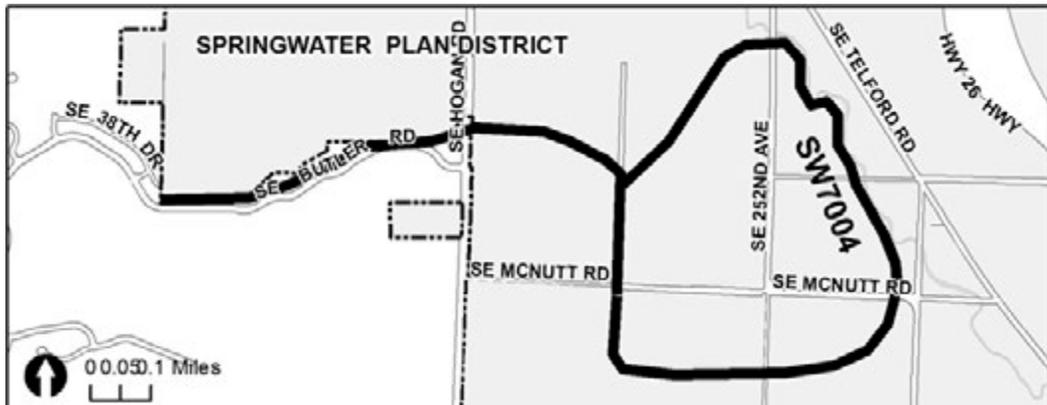
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7004: Village Center Loop Trail – Springwater (T-4)

Description: The Springwater Concept Plan call for 4.09 miles of trails. This project will provide trail oriented activities for Springwater and increase the non-vehicular capacity of the transportation network. The project will provide a loop around the central residential core and connections with the Springwater Trail and the East Buttes Loop. There will be an ongoing annual maintenance requirement of \$18,000 for this new trail.

Justification: Gresham’s residents consistently rank trail oriented activities as the most popular form of active recreation.

Type of Project: Acquisition, Design & Construction.



Estimated Dollars:

Funds	Description	Total
Resources	Other	3,460,508
	Dev/SDC Credit	2,434,736
Resources Total		5,895,244
Expenses	Design/Const Admin	506,991
	Property Acq	1,466,579
	Construction	3,096,340
	Admin (14%)	825,334
Expenses Total		5,895,244

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Stormwater

SW9000 : Springwater “Shovel Ready” Infrastructure – Stormwater Facilities

Description: The stormwater collection/conveyance system (swales) is designed to collect and convey the runoff from the future roadway and adjacent property surfaces. Collected stormwater will be conveyed to regional stormwater facilities to provide storage for flood control, stream stability, and water quality. These facilities will limit the post-development 2-yr runoff peak flows to half of the existing condition, Nuisance storm post-development runoff peak flows to existing conditions, and be able to pass the 100-yr runoff peak and volume through the facility via an overflow structure. All green street swales, regardless of roadway classification, were designed to convey the nuisance storm event in accordance with the Springwater planning criteria. Street trees will be installed within the future roadway right-of-ways in accordance with the Metro's Green Streets approach.

Justification: This project is required to provide the new Springwater urban area with stormwater conveyance and management infrastructure to allow for growth.

Type of Project: Design and construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Dev/SDC Credit	10,892,937
	Resources Total		10,892,937
	Expenses	Construction	9,555,208
		Admin (14%)	1,337,729
	Expenses Total		10,892,937