

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan is a 20-year plan aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

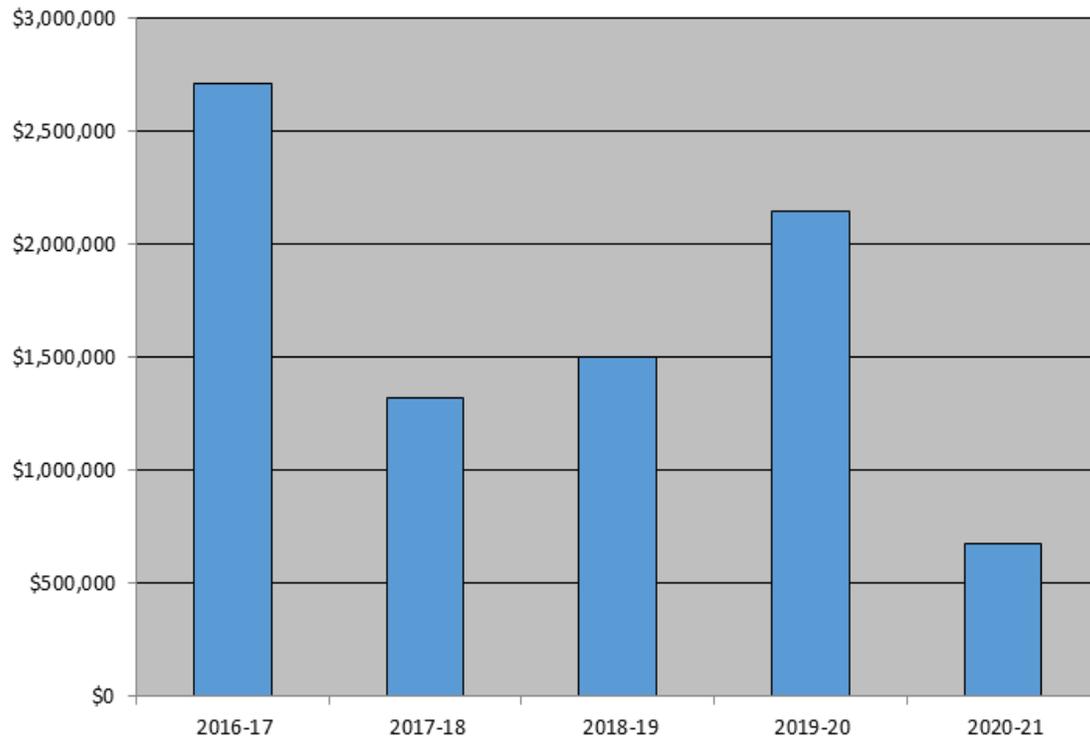
The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. This is why the URA projects are included in the City's CIP and are subject to the same review process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

Highlights

Funded capital improvement projects in FY 2016/17 include:

1. Continue to explore options for the development of the GRDC-owned Catalyst Site including the renovation of the GRDC-owned Rockwood Community Office Building (UR1043).
2. Leverage grant funding to improve and upgrade Sandy Boulevard, a major arterial in the industrial area (UR1047).
3. Improvements necessary to facilitate development of the Rockwood Boys and Girls Club and Open Meadow School at 16519 SE Stark Street, and to explore other development options on the remainder of the property (UR1053).

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary										
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total		
UR1043	Catalyst Site	3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656		
UR1047	Sandy Boulevard Improvements	4,444,000	0	0	0	0	0	4,444,000		
UR1053	Stark Street Property Redevelopment	439,087	110,000	0	0	0	0	549,087		
Grand Total		8,790,743	2,710,000	1,325,000	1,500,000	2,150,000	675,000	17,150,743		

Urban Renewal Funded Summary by Resource							
Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Other	125,000	0	0	0	0	0	125,000
Debt-SDC	175,000	60,000	0	0	0	0	235,000
Grant	3,244,000	0	0	0	0	0	3,244,000
SDC	215,000	0	0	0	0	0	215,000
Streetlight	50,000	0	0	0	0	0	50,000
Urban Renewal	4,981,743	2,650,000	1,325,000	1,500,000	2,150,000	675,000	13,281,743
Grand Total	8,790,743	2,710,000	1,325,000	1,500,000	2,150,000	675,000	17,150,743

Urban Renewal Funded Resource Detail										
Project	Project Name	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
UR1043	Catalyst Site	Urban Renewal	3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656	
UR1043 Total			3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656	
UR1047	Sandy Boulevard Improvements	Debt-SDC	175,000	0	0	0	0	0	175,000	
		Grant	3,244,000	0	0	0	0	0	3,244,000	
		SDC	175,000	0	0	0	0	0	175,000	
		Streetlight	50,000	0	0	0	0	0	50,000	
		Urban Renewal	800,000	0	0	0	0	0	800,000	
UR1047 Total			4,444,000	0	0	0	0	0	4,444,000	
UR1053	Stark Street Property Redevelopment	Debt-SDC	0	60,000	0	0	0	0	60,000	
		Other	125,000	0	0	0	0	0	125,000	
		SDC	40,000	0	0	0	0	0	40,000	
		Urban Renewal	274,087	50,000	0	0	0	0	324,087	
UR1053 Total			439,087	110,000	0	0	0	0	549,087	
Grand Total			8,790,743	2,710,000	1,325,000	1,500,000	2,150,000	675,000	17,150,743	



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FUNDED PROJECT
Urban Renewal

UR1043: Catalyst Site

Description: Located in the heart of the Rockwood Town Center, the Gresham Redevelopment Commission purchased this 6.5 acre site for redevelopment. Formerly the home of Rockwood Fred Meyer, the site is now called the Catalyst Site. This project will cover capital costs associated with site redevelopment.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partners: Private development.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Urban Renewal	3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656
Resources Total		3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656
Expenses	Design/Const Admin	390,700	150,000	132,500	150,000	215,000	67,500	1,105,700
	Construction	3,403,141	2,406,311	1,153,908	1,306,311	1,872,379	587,840	10,729,890
	Admin (3%)	113,815	43,689	38,592	43,689	62,621	19,660	322,066
Expenses Total		3,907,656	2,600,000	1,325,000	1,500,000	2,150,000	675,000	12,157,656

**FUNDED PROJECT
Urban Renewal**

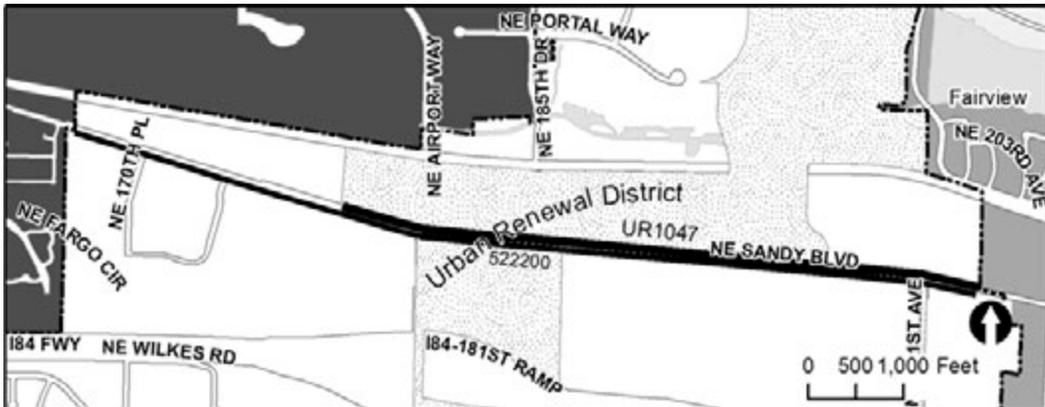
UR1047: Sandy Boulevard Street Improvements

Description: Sandy Boulevard is a major arterial through prime industrial land in the urban renewal area. To improve the function of the street network through the area, the project will update the road to current arterial standards. New and upgraded traffic signals may also be included. This project includes a grant from ODOT. SDC's are transportation and stormwater.

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

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

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



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Debt-SDC	175,000	0	0	0	0	0	175,000
	Grant	3,244,000	0	0	0	0	0	3,244,000
	SDC	175,000	0	0	0	0	0	175,000
	Streetlight	50,000	0	0	0	0	0	50,000
	Urban Renewal	800,000	0	0	0	0	0	800,000
Resources Total		4,444,000	0	0	0	0	0	4,444,000
Expenses	Design/Const Admin	711,695	0	0	0	0	0	711,695
	Construction	3,597,217	0	0	0	0	0	3,597,217
	Admin (14%)	135,088	0	0	0	0	0	135,088
Expenses Total		4,444,000	0	0	0	0	0	4,444,000

FUNDED PROJECT
Urban Renewal

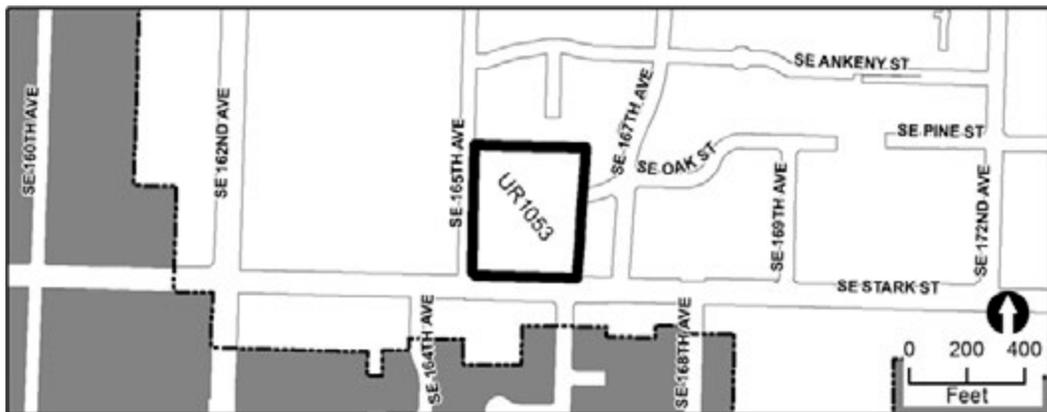
UR1053: Stark Street Property Redevelopment

Description: The Gresham Redevelopment Commission purchased this 3.8 acre site to accommodate the proposed Rockwood Boys and Girls Club (BGC) and Open Meadow School (OMS). Together, BGC and OMS are expected to occupy approximately 75% of the property, and the remainder will be redeveloped by the Commission at a later date. Current planned improvements will extend SE Oak Street from SE 165th to the existing “dead-end” just west of SE 167th using Green Street elements including pavement widening, storm treatment features, sidewalk and lighting. Potential additional investment from private development may increase the scope of improvements. SDC is stormwater.

Justification: This project will allow Boys and Girls Club and Open Meadow School to bring expanded youth services to Rockwood, as well as help renew and revitalize the Stark Street corridor, enhancing property values and attracting additional private investment. The extension of SE Oak Street is needed to enhance mobility and connectivity, to assure capacity and accessibility and to provide for a safe and efficient transportation system. This project supports the development of the property at the northeast corner of Stark & 165th.

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

Partner: Boys and Girls Club of Portland Metropolitan Area, Open Meadow School, other private development



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Other	125,000	0	0	0	0	0	125,000
	Debt-SDC	0	60,000	0	0	0	0	60,000
	SDC	40,000	0	0	0	0	0	40,000
	Urban Renewal	274,087	50,000	0	0	0	0	324,087
Resources Total		439,087	110,000	0	0	0	0	549,087
Expenses	Design/Const Admin	46,164	10,000	0	0	0	0	56,164
	Construction	339,000	86,491	0	0	0	0	425,491
	Admin (14%)	53,923	13,509	0	0	0	0	67,432
Expenses Total		439,087	110,000	0	0	0	0	549,087



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Urban Renewal Unfunded and Future Summary								
Project	Project Name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
UR1001	Riverside Drive (to Sandy Boulevard)	0	0	0	0	0	0	2,930,000
UR1002	Rockwood Triangle Implementation	0	0	0	0	0	0	176,580
UR1005	San Rafael Street (181st to 201st)	0	0	0	0	0	0	2,280,000
UR1006	Wilkes Street (181st to 192nd)	0	0	0	0	0	0	3,000,000
UR1008	201st Avenue (San Rafael to I-84)	0	0	0	0	0	0	2,400,000
UR1009	Rockwood Town Center Future Streets	0	0	0	0	0	0	1,000,000
UR1013	192nd Avenue (Wilkes to Halsey)	0	0	0	0	0	0	2,400,000
UR1016	181st Avenue Boulevard	0	0	0	0	0	0	2,400,000
UR1017	Halsey Street (181st to 195th)	0	0	0	0	0	0	2,400,000
UR1018	201st Avenue (Stark to Burnside)	0	0	0	0	0	0	960,000
UR1019	201st Avenue at Stark Street	0	0	0	0	0	0	960,000
UR1023	197th Avenue at Burnside	0	0	0	0	0	0	1,800,000
UR1026	Rockwood Town Center Parks	0	0	0	0	0	0	2,400,000
UR1032	Off Street Parking Facility	0	0	0	0	0	0	2,300,000
UR1033	Rockwood Town Center MAX Line Upgrade	0	0	0	0	0	0	2,400,000
UR1035	Transit Shelters and Amenities	0	0	0	0	0	0	1,200,000
UR1037	Pipe Replacements Along 181st South of I-84	0	0	0	0	0	0	2,231,755
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,531,750
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	3,896,338
UR1041	Team Track	0	0	0	0	0	0	1,200,000
UR1042	Rail Spur Upgrade	0	0	0	0	0	0	1,200,000
UR1044	Industrial Area Investments	0	0	0	0	0	0	1,500,000
UR1045	181st Ave Light Rail Station Improvements	0	0	0	0	0	0	4,800,000
UR1048	181st Ave Street Improvements	0	0	0	0	0	0	1,200,000
UR1050	Burnside Road Boulevard Phase II	0	0	0	0	0	0	3,000,000
UR1051	Concept Planning - 181st Ave	0	0	0	0	0	0	150,000
Grand Total		0	0	0	0	0	0	51,716,423



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**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1001: Riverside Drive (to Sandy Boulevard)

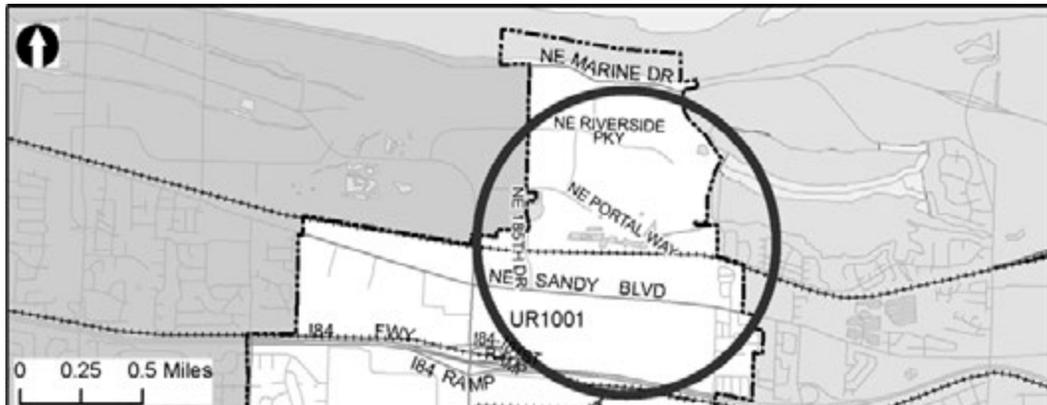
Description: This project includes preliminary engineering of alternatives for a street network that extends Riverside and Portal Way to the east. Identifying development constraints in this area and strategizing solutions will also occur. Project construction is contingent on a public/private partnership.

Justification: Once constructed, this project will provide a needed street connection, which, in turn will open underutilized land to new industrial development and bring new jobs to the urban renewal area.

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

Partners: Team with property owner to attract capital intensive industrial uses.

Cost Estimates were last updated in 2011/12.



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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1002: Rockwood Triangle Implementation

Description: The projects will be located primarily within the Rockwood Triangle (181st, Burnside, Stark) and be aimed at improving the overall appearance and economic development potential of the area. Projects include landscaping and other public amenities.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

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

Cost Estimates were last updated in 2011/12.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	176,580
Resources Total		176,580
Expenses	Design/Const Admin	87,119
	Construction	67,775
	Admin (14%)	21,686
Expenses Total		176,580

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

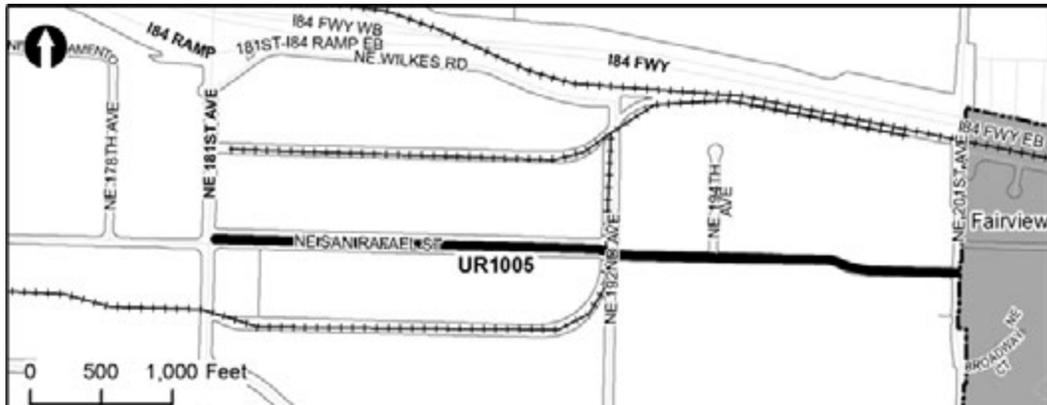
UR1005: San Rafael Street (181st to 201st)

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

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

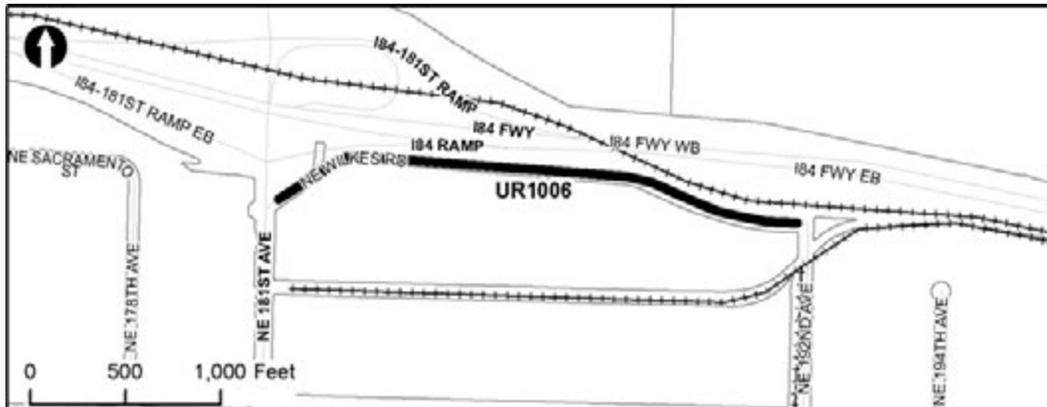
UR1006: Wilkes Street (181st to 192nd)

Description: Wilkes is a substandard street with an inverted crown and no structured drainage, which doesn't support the existing truck traffic in this prime industrial area. Pella Corporation, one of Gresham's top ten employers, is located on Wilkes. This project will improve Wilkes Street to a collector standard and it will complement the recently improved access of Wilkes at 181st.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

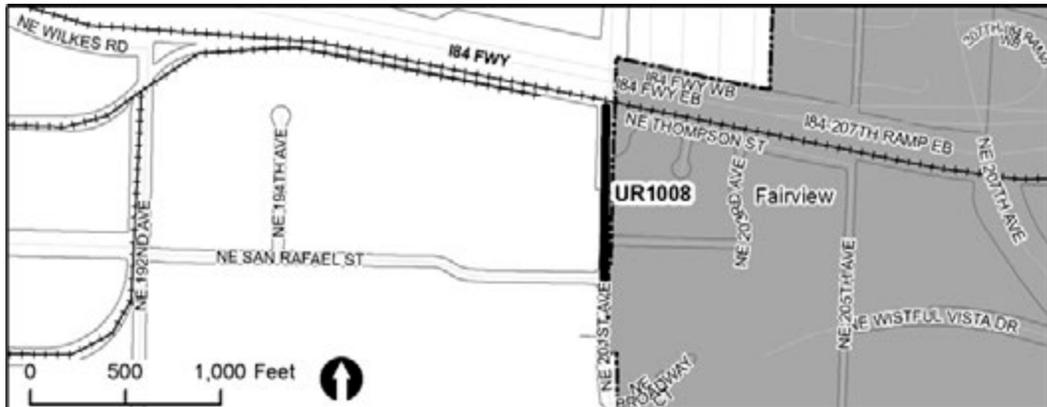
UR1008: 201st Avenue (San Rafael to I-84)

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,400,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	360,000
	Construction	1,505,263
	Admin (14%)	294,737
Expenses Total		2,400,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

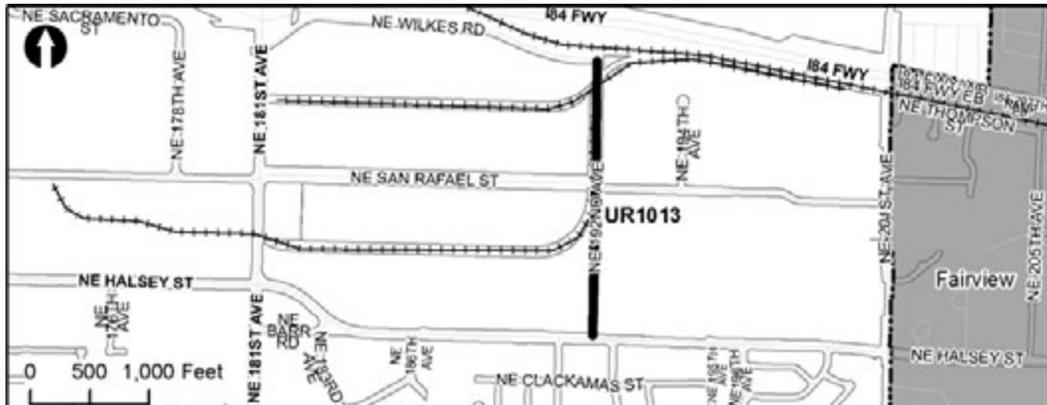
UR1013: 192nd Avenue (Wilkes to Halsey)

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1016: 181st Avenue Boulevard

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1017: Halsey Street (181st to 195th)

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1018: 201st Avenue (Stark to Burnside)

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1019: 201st Avenue at Stark Street

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

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

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1023: 197th Avenue at Burnside

Description: This project will construct pedestrian improvements to increase safety to light rail and MAX Path users..

Justification: This project will improve pedestrian safety as well as encourage walking and biking in Gresham.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1035: Transit Shelters and Amenities

Description: In coordination with TriMet, this project will improve existing bus shelters and add more shelters to the network, improve network signage, and improve overall conditions for bus riders. Areas to be addressed include Sandy Boulevard, 181st Avenue, Stark Street, San Rafael Street, Wilkes Street, 192nd Avenue, and others as required by future routes.

Justification: Improving the transit facilities will increase the safety to transit riders and encourage greater transit use.

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

Partners: TriMet

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1037: Pipe Replacements Along 181st South of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting just south of Glisan Street and extending to I-84. Based on impervious percentages for existing and future conditions, 10% of the project would be funded by SDCs. This project is noted in Stormwater CIP#912500.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. south of I-84.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	223,176
	Urban Renewal	2,008,579
Resources Total		2,231,755
Expenses	Design/Const Admin	451,800
	Construction	1,505,880
	Admin (14%)	274,075
Expenses Total		2,231,755

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1038: Pipe Replacements Along 181st North of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting north of I-84 and extending to the outfall of the 181st Avenue pipe system. Based on impervious percentages for existing and future conditions, 23% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912300.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. north of I-84.

Type of Project: Construction of facilities related to growth and to correct deficiencies.

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	352,306
	Urban Renewal	1,179,444
Resources Total		1,531,750
Expenses	Design/Const Admin	310,080
	Construction	1,033,560
	Admin (14%)	188,110
Expenses Total		1,531,750

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1039: Pipe Replacements- Barr Road & Halsey Street

Description: Partner with the City's Stormwater Division to replace pipe segments starting at the intersection of Halsey and Barr. Segments within the urban renewal area will funded through tax increment financing. Based on impervious percentages for existing and future conditions, 31% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912200.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems in 192nd Ave system.

Type of Project: Construction of facilities related to growth and to correct deficiencies.

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	Operating	1,368,509
	SDC	1,207,829
	Urban Renewal	1,320,000
Resources Total		3,896,338
Expenses	Design/Const Admin	788,760
	Construction	2,629,080
	Admin (14%)	478,498
Expenses Total		3,896,338

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

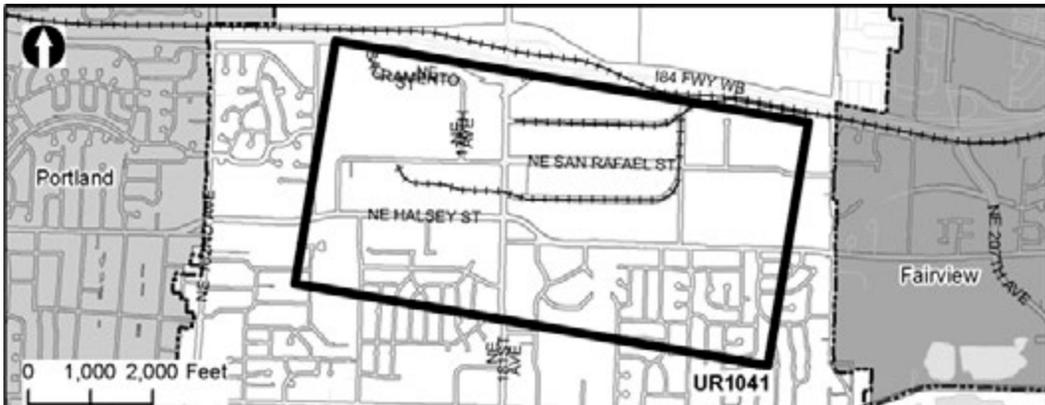
UR1041: Team Track

Description: Access to rail is becoming more appealing to industrial businesses as fuel costs increase. The industrial area south of I-84 has two spur lines that connect to Union Pacific's rail road tracks. For businesses not located directly adjacent to the spur lines, but want access to freight rail, a shared loading dock, or team track, can be used. This project will build the team track to support long term industrial growth in the urban renewal area.

Justification: Improve the public infrastructure to attract private investment.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

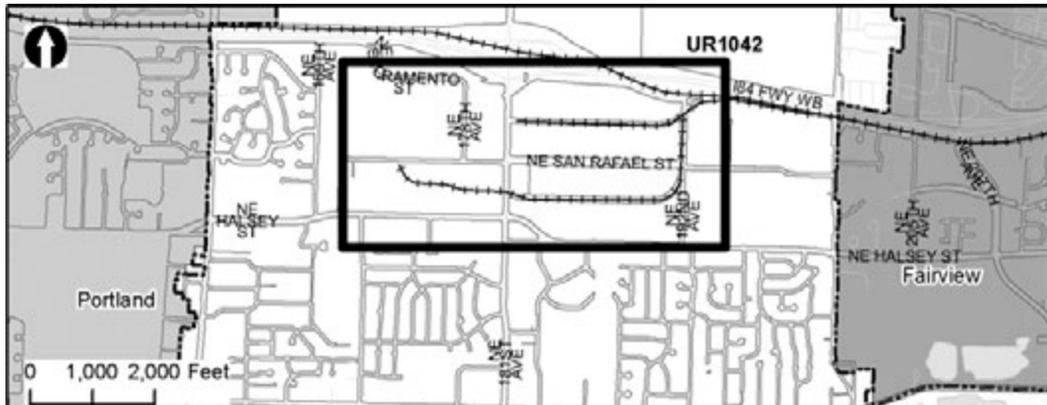
UR1042: Rail Spur Upgrade

Description: Industrial businesses are becoming more interested in access to freight rail. The industrial area south of I-84 has two spur lines with access to Union Pacific's main freight line. Currently the spur lines are in disrepair and need significant upgrading. This project will contribute to improve those spur lines in coordination with Union Pacific.

Justification: Improve the public infrastructure to attract private investment.

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

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Construction	1,052,632
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

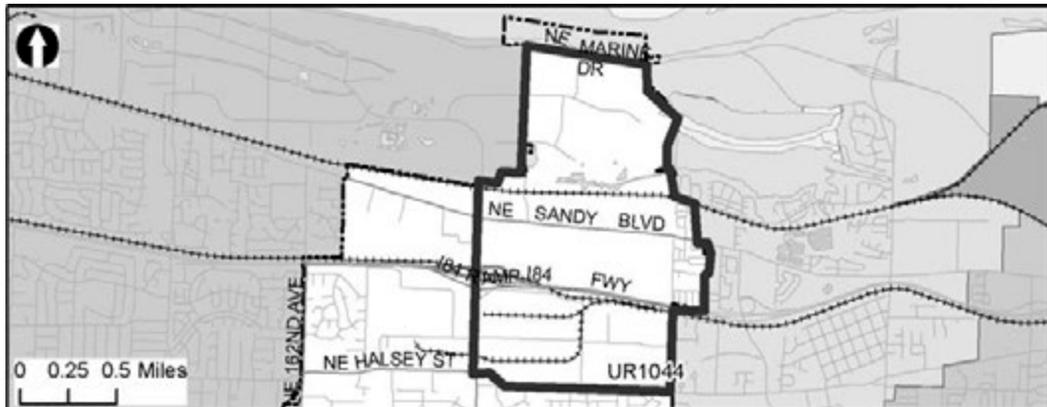
UR1044: Industrial Area Investments

Description: A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA. The FY12/13 budget funded a reconfiguration of the intersection of Wilkes Rd & 181st, improving interstate access to Wilkes industrial area.

Justification: Improve public infrastructure to attract capital intensive, industrial uses.

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

Partners: Union Pacific will be involved in any railroad spur line projects. Private investors as properties develop.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,500,000
Resources Total		1,500,000
Expenses	Design/Const Admin	263,158
	Construction	1,052,632
	Admin (14%)	184,210
Expenses Total		1,500,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1048: 181st Ave Street Improvements

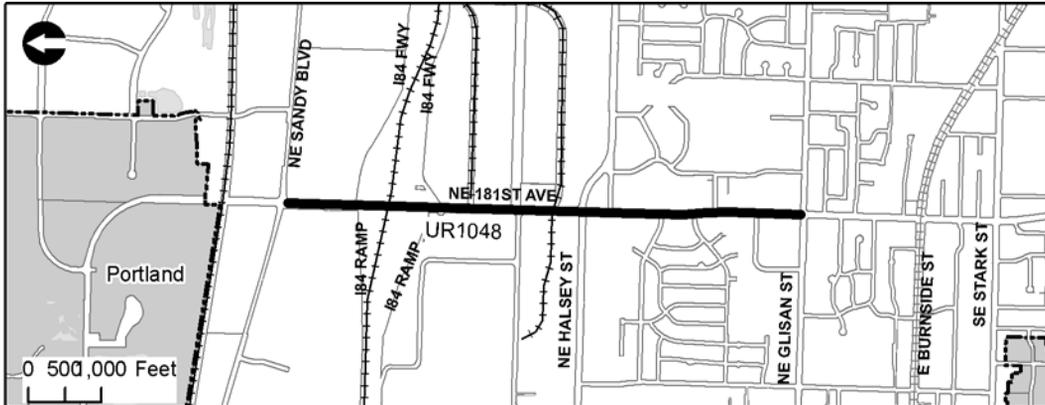
Description: 181st Avenue the north/south link between the industrial and commercial uses within the urban renewal area. It's function and appearance is key to attracting new development. This project will fund boulevard-related improvements within 181st Avenue from Sandy to Glisan. It will coordinate with the projects listed in the Transportation CIP #515100, 516600, 521200, 521300. See also UR 1051 – Concept Planning – 181st Avenue.

Justification: Attract new development to the urban renewal area and improve safety.

Type of Project: Construction of facilities and utilities for growth

Partners: City of Gresham Transportation Division, future development

Cost Estimates were last updated in 2008/09.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Design/Const Admin	105,263
	Construction	947,369
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1050: Burnside Road Boulevard Phase II

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

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

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

Partners: Additional Funding for Construction will be sought.

Cost Estimates were last updated in 2009/10.



Estimated Dollars:

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

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1051: Concept Planning - 181st Ave

Description: This project will begin preliminary concept design for project UR1016 “181st Ave Boulevard.” This project will include design options for boulevard improvements from Glisan to Yamhill through the Rockwood Town Center. Boulevard improvements may include wide sidewalks, improved street lighting, street trees and medians among other improvements.

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

Type of project: Construction of facilities and utilities for growth

Cost Estimates were last updated in 2009/10.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	150,000
Resources Total		150,000
Expenses	Design/Const Admin	131,579
	Admin (14%)	18,421
Expenses Total		150,000