2019
COUNCIL WORK PLAN

CITY OF GRESHAM GOING BEYOND

GRESHAM CITY COUNCIL/GRESHAM REDEVELOPMENT COMMISSION

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COUNCIL WORK PLAN PROCESS

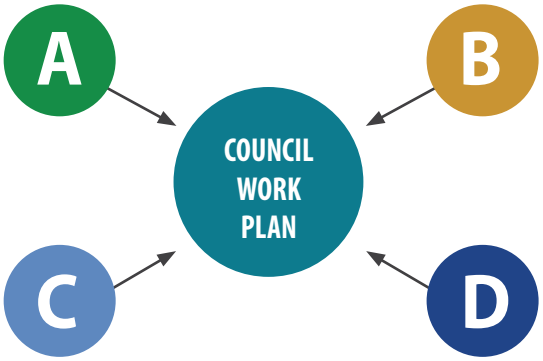
LISTENING: Throughout the year, Gresham City Council members hear feedback from residents, task forces, Council Citizen Advisory Committees (CCACs), and neighborhood associations about what they'd like to see in their community.

RESPONDING: Council convenes to prioritize projects that focus on a safe community, opportunity and livability, and sustainable services.

PLANNING: With Council direction and input, City staff tackle the various community focus areas through Work Plan projects that may span multiple years.

IMPLEMENTING: Complete projects may become part of the day-to-day operations of the City.

THE 2019 WORK PLAN INCLUDES PROJECTS THAT ARISE FROM:



A. The Gresham City Council and the Gresham Redevelopment Commission

B. CCACs, Neighborhood Associations, task forces and residents

C. City staff

D. Regulatory agreements and partnerships with federal, regional, state and local agencies

HOW TO GET INVOLVED

If you are interested in serving on a Council Citizen Advisory Committee, please visit ***GreshamOregon.gov/CCAC*** for more information.

If you are interested in learning more about a specific 2019 Work Plan project, please email the project owner at (FirstName).(LastName)@GreshamOregon.gov

A VIBRANT COMMUNITY FOR CHILDREN AND FAMILIES

A SAFE COMMUNITY

Gresham residents feel safe and connected.

- *Public Safety Health Services*
  - *Mobile Integrated Health*
  - *Police Mental Health Team*
  - *Research Study: Mental Health Services and Implications for Public Safety*
- *Public Safety Strategy*
- *Community Emergency Preparedness*
- *Neighborhood Nuisance: Landlord Focus*

Internal projects

- *Emergency Operations Planning*

OPPORTUNITY AND LIVABILITY

People want to live and work in this dynamic community.

- *Children and Families*
- *Parks Facilities, Assets and Opportunities*
- *Homelessness*
- *Arterial Litter Remediation*
- *Housing Opportunities*
- *Future Growth Strategies*
- *Economic Development Strategy*
- *Commercial Development Fees and Incentives*
- *One Gresham: Urban Redevelopment*
- *Pleasant Valley Transportation System Plan Refinement*
- *Neighborhood Design, Planning, and Scoping Prioritization*
- *Early Neighborhood Notification Process Review*

Internal projects

- *Pathways to Employment*

Operational decisions

- *Wireless Communication Facilities in the Right-of-Way*
- *Community Engagement and Branding*

SUSTAINABLE SERVICES

The City seeks inventive and responsible solutions.

- *Finance Models and Opportunities*
- *Legislative Advocacy*
- *Development Code and Process Updates*
- *Emerging Local Government Technologies*
- *Data and Analytics Demonstration Project*
- *Charter Review*
- *Transportation Policy*
- *Historic Resources Inventory*

Internal projects

- *Equity and Inclusion Initiative*
- *Enterprise Resource Planning System Implementation*
- *Data and Analytics*

Operational decisions

- *Environmental Overlay*
- *Water Supply Study*
- *Metro Food Scrap Policy*
- *Urban Forestry Operations and Education*

This icon represents a data and analytics pilot project.

A SAFE COMMUNITY

PUBLIC SAFETY HEALTH SERVICES

OHSU photo.

This project addresses gaps in the medical and behavioral health system as they impact public safety and includes:

MOBILE INTEGRATED HEALTH (MIH)

Project Owner: *Corey Falls, Public Safety*

The MIH project aims to connect community members frequently utilizing the 911 system with the appropriate resources to meet their needs. MIH will continue with the CARES program (a collaboration between Gresham Fire and Emergency Services and the OHSU School of Nursing to reduce the volume of non-emergency 911 calls) and the Quick Response Vehicle (QRV). MIH will continue to evaluate innovative strategies to accompany existing services.

POLICE MENTAL HEALTH TEAM

Project Owner: *Corey Falls, Public Safety*

The Police Mental Health Team is a collaboration between the Gresham Police Department and Cascadia Behavioral Healthcare's Project Respond. Clinicians from Project Respond work in an integrated team with police to assist individuals experiencing a mental health crisis.

RESEARCH STUDY: MENTAL HEALTH SERVICES AND IMPLICATIONS FOR PUBLIC SAFETY

Project Owner: *Corey Falls, Public Safety*

This study by researchers at Portland State University will help the Police and Fire departments identify gaps and effectively allocate resources in response to mental health calls.

COMMUNITY EMERGENCY PREPAREDNESS

Project Owners: *Corey Falls, Public Safety; Scott Lewis, Fire and Emergency Services*

Continuing the City's efforts to achieve a more resilient Gresham, this project will implement recommendations from the Council Task Force on Emergency Preparedness. Strategies to improve emergency preparedness messaging for the whole community will include developing an outreach plan, as well as partnering with school districts to provide preparedness information to students and their families. This project will also continue efforts to enhance neighborhood association participation in preparedness activities and engage community organizations that provide services to those in need.

NEIGHBORHOOD NUISANCE: LANDLORD FOCUS

Project Owners: *Eric Schmidt, Community Development; Robin Sells, Police*

This project continues the 2018 Council Work Plan Neighborhood Nuisance project that explored issues regarding vacant and abandoned homes and hotels/motels. In 2019, the City's Rental Housing Inspections team and the Neighborhood Enforcement Team (NET) will explore options to partner with—and hold accountable—landlords whose properties generate disproportionate complaints from tenants for code violations and police calls. Landlords that consistently demonstrate a lack of compliance with established livability codes and standards for their tenants can be considered chronic violators of nuisance codes and criminal codes. The project may consider additional enforcement tools, incentives and tenant complaint protocols.

PUBLIC SAFETY STRATEGY

Project Owner: *Corey Falls, Public Safety*

This project develops cohesive Police and Fire strategies, including implementation of the 21st Century Policing 2018 Council Work Plan project, which rolls out data-driven, evidence-based public safety approaches to assess crime, social disorders and other community problems and identify appropriate resource allocation. Also included in this project is implementation of body worn cameras for Police.

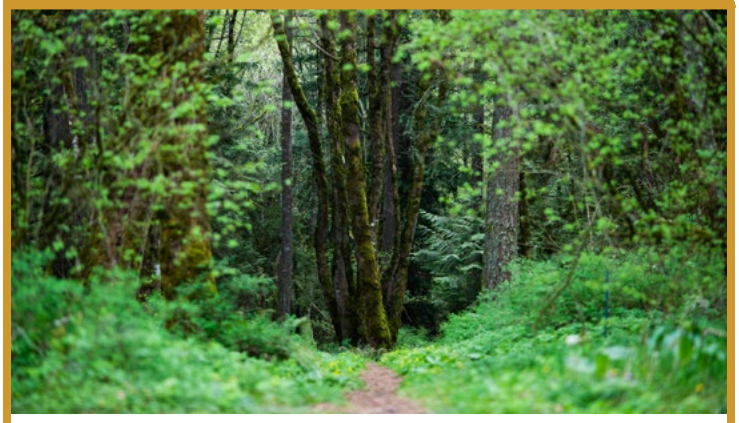
INTERNAL PROJECTS

EMERGENCY OPERATIONS PLANNING

This project updates and enhances the City's Emergency Operations Plan. The up-to-date Plan will outline the key functions and procedures the City intends to undertake when responding to or recovering from a disaster, as well as who is responsible for each key function. In addition, work will continue on the Internal Emergency Notification Plan.

OPPORTUNITY AND LIVABILITY

PARKS FACILITIES, ASSETS AND OPPORTUNITIES



Project Owners: *Steve Fancher, Environmental Services and City Operations; David Berniker, Urban Design and Planning*

This project continues to explore ways in which the City may expand and improve its park system. A key component is to create high-level conceptual master plans for Gresham's undeveloped neighborhood and community parks. The City will also continue to assess the community's priorities and explore the idea of a community center, including funding and partnership opportunities.

The following projects and efforts are also included as a part of this Council Work Plan project:

- Review of playground expansion needs, including development of placemaking playground equipment.
- Review of community garden expansion needs, including a focus on providing garden space in areas of food insecurity.
- Adoption of the Gabbert Butte Nature Park Master Plan.
- Funding strategies for the Gradin Community Sports Park.
- Options for the Hogan Butte Historic Home.
- Design and construction of Pleasant Valley Neighborhood Park #1.
- Prioritization of park projects and identification of funding for implementation.

CHILDREN AND FAMILIES

Project Owners: *Eric Chambers, Office of Governance and Management; Joe Walsh, Office of Governance and Management*

This project will continue efforts to enhance the Gresham community for families and children, including the continued exploration of public-private partnerships to expand recreational opportunities and other family-oriented support systems. Project components include an ongoing scan of funding and partnership opportunities, with special consideration for strategies that align with the recommendations of the Gresham Commission on Children and Families. The City's Youth Advisory Council's ongoing efforts to provide inclusive community events and projects for youth and families also support this project.

HOMELESSNESS

Project Owners: *Eric Chambers, Office of Governance and Management; Joe Walsh, Office of Governance and Management*

Under the direction of the Council Subcommittee on Homelessness, this project continues to explore new strategies, funding and partnership opportunities to address chronic homelessness and mitigate its impact on public safety and livability in Gresham. A cross-departmental team including staff from OGM, Parks, Police and Environmental Services will coordinate efforts. Preferred strategies will align with the 2016 report authored by the Gresham Task Force on Homelessness.

HOUSING OPPORTUNITIES

Project Owners: *Brian Monberg, Office of Governance and Management; Eric Chambers, Office of Governance and Management*

Housing supply, type and affordability are key livability issues in Gresham and across the region. This project will further the work of the Gresham Task Force on Housing, including the development of recommendations regarding strategies to enable the creation and support of housing opportunity in the city. This project will explore funding and partnership opportunities, including other public agency partners, to ensure that Gresham will have a full range of quality housing for its current and future residents.

FUTURE GROWTH STRATEGIES

Project Owners: *David Berniker, Urban Design and Planning; Steve Fancher, Environmental Services and City Operations*

Gresham, East Multnomah County, and the entire region continue to experience population growth and associated housing needs. This project will explore the planning, processes and intergovernmental partnerships that would need to be formed to consider areas south of Gresham's boundary to Highway 212 for future development. Project phases may include studying the impacts and benefits of growth, public outreach, transportation and utility infrastructure planning and land use zoning.

ARTERIAL LITTER REMEDIATION

Project Owners: *Eric Chambers, Office of Governance and Management; Joe Walsh, Office of Governance and Management; Steve Fancher, Environmental Services and City Operations*

Gresham's main arterial roadways are heavily traveled each day and are a shared lens through which residents and visitors experience the city. Discarded wrappers, bags and general litter diminish this experience, negatively impact the environment, and harm Gresham's look and feel. This Council Work Plan project will identify and deploy strategies to increase Gresham's litter remediation efforts, significantly focusing on public spaces and highly-traveled arterial roadways. Strategies could include partnerships with the Youth Advisory Council, the business community, Community Volunteer Corps and Neighbors Helping Neighbors, as well as more trash cans, signage and community education.

ECONOMIC DEVELOPMENT STRATEGY

Project Owner: *Shannon Stadey, Economic Development*

This project takes a focused look at traded sector industrial development trends (including any barriers to development or redevelopment), inventories Gresham's industrial property within City limits, and researches best practices, strategies and new development tools to encourage redevelopment of existing industrial real estate. This work will inform and support implementation of Gresham's Traded Sector Jobs Strategy, as well as recommend options to Council for addressing Gresham's dwindling industrial land supply.

ONE GRESHAM: URBAN REDEVELOPMENT

This multiyear project promotes strategic development opportunities and builds partnerships and investments that further the vision for the Rockwood, Civic and Downtown core commercial centers.

ROCKWOOD RISING

Project Owner: *Josh Fuhrer, Urban Renewal*

The multiyear Rockwood Rising project builds on previous Gresham Redevelopment Commission infrastructure investments in the Rockwood Town Center, creates economic opportunities for families in the community, and supports the goals of the Rockwood-West Gresham Renewal Plan. Redevelopment of the Catalyst Site will continue with construction in 2019 and continued outreach to local businesses and community stakeholders as programming for the site begins.

CIVIC

Project Owners: *David Berniker, Urban Design and Planning; Eric Schmidt, Community Development*

Within the Civic Neighborhood, efforts will continue to promote the vision, amenities and assets of the area, as well as City services, through thoughtful and catalytic development of key properties.

DOWNTOWN

Project Owners: *David Berniker, Urban Design and Planning; Eric Schmidt, Community Development*

Work continues related to identity-building, wayfinding, and economic development that will inform public/private partnership strategies to promote and strengthen the area.

COMMERCIAL DEVELOPMENT FEES AND INCENTIVES

Project Owner: *Eric Schmidt, Community Development*

To support desired development, this project evaluates rate structures, fees, incentives and toolkits in alignment with the City's work to bring efficiency and clarity to the multidepartment development review processes, expedited review timelines, and pre-development services. This project includes implementation of additional System Development Charge (SDC) financing options to further supplement the City's SDC methodology, updated in 2017.

PLEASANT VALLEY TRANSPORTATION SYSTEM PLAN REFINEMENT

Project Owner: *David Berniker, Urban Design and Planning*

This project continues 2018 efforts to refine the Pleasant Valley Transportation System Plan within the context of the Pleasant Valley Master Plan. This work addresses how the transportation network will move people within the Pleasant Valley area, with a focus on alternatives for distribution between Foster Road and Powell Boulevard. It also determines the design of the intersection of 172nd Avenue/Foster Road to accommodate growth in traffic and construction improvements. This work includes coordination with Clackamas and Multnomah Counties as well as the cities of Happy Valley and Portland.

NEIGHBORHOOD DESIGN, PLANNING AND SCOPING PRIORITIZATION

Project Owner: *Erik Kvarsten, Office of Governance and Management*

This project will be a collaboration between the City and Gresham's Neighborhood Associations to identify key high-level community design and planning priorities and patterns.

EARLY NEIGHBORHOOD NOTIFICATION PROCESS REVIEW

Project Owners: *Joe Walsh, Office of Governance and Management; David Berniker, Urban Design and Planning*

This project examines the process around notification of property owners and Neighborhood Associations prior to potential developments. Recommendations for potential process improvements will be presented to Council for consideration.

INTERNAL PROJECTS

PATHWAYS TO EMPLOYMENT

The City will continue its work promoting local government career pathways to the Gresham community, increasing awareness about the public service work of the City and connecting residents with economic opportunities. Building on community relationships cultivated over the last two years, staff will continue implementing Pathways to Employment strategies with a focus on broad youth exposure to City careers, process improvements in employee recruitment and retention, and meaningfully measuring progress toward program objectives.

OPERATIONAL DECISIONS

- **Wireless Communication Facilities in the Right-of-Way:** Update to Gresham Revised Code to ensure that right-of-way installations of wireless communication facilities support residential and business needs as well as the City's community design goals while meeting federal requirements.

- **Community Engagement and Branding:** Operationalized from the 2018 Council Work Plan, building on the groundwork developed by the Council Subcommittee on Branding. Staff will search for opportunities to bolster Gresham's image through mass and social mediums, and through signature community events, such as the Gresham Arts Festival, Spirit of Christmas tree lighting, and the first-annual spring Gresham Lilac Run. In addition, this operational item captures the recent addition of dedicated community engagement staff in the organization, and the work that will be done in 2019 to increase community engagement efforts and effectiveness.

SUSTAINABLE SERVICES

FINANCE MODELS AND OPPORTUNITIES

Project Owners: *Erik Kvarsten, Office of Governance and Management; Sharron Monohon, Budget and Financial Planning*

This project continues efforts to provide stability and long-term support to City operations and community and capital investment. In addition to investments in business processes and service delivery that position the City to meet future demands and expectations, consideration will be given to public safety, parks and recreation development and livability efforts consistent with other Council Work Plan projects. Emphasis on support for economic development activities, timely development review and efforts to facilitate investment in Gresham will also continue.

EMERGING LOCAL GOVERNMENT TECHNOLOGIES

Project Owners: *David Berniker, Urban Design and Planning; Stephanie Betteridge, Information and Innovation*

The purpose of this project is to explore potential impacts to the City resulting from emerging trends involving technology, economic forces, societal changes, civic engagement, environmental challenges and governance.

DEVELOPMENT CODE AND PROCESS UPDATES

Project Owners: *Erik Kvarsten, Office of Governance and Management; Mary Phillips, Urban Design and Planning*

This multiyear project identifies and implements code and process changes to make the Development Code easier to understand, more efficient to navigate, and more responsive to the current development climate. The project will focus on restructured design district standards and guidelines, targeted code updates, utilization of graphics and development review process improvements that support high quality projects and clear, predictable reviews. Complementing other staff work to improve the Development Code and promote development to enhance the built environment, this effort will also create a framework for the format, language and organization of current and future development code updates. While underway, the project will also coordinate with and inform other ongoing and new development code updates, including standards for signs and innovative housing projects.

LEGISLATIVE ADVOCACY

Project Owner: *Eric Chambers, Office of Governance and Management*

The City of Gresham is heavily impacted by decisions made at the state and federal levels. Advocating on important issues can help bring financial resources to Gresham, positively impact state and federal policy, and help ensure that the residents of Gresham retain important local-control of their community. In order to empower the organization to work on Gresham's priorities, the City Council adopts State and Federal priorities on a biennial basis, to mirror the State Legislative and Congressional schedules. This 2019 Council Work Plan item will advance Gresham's advocacy in the 2019/20 Legislatures and the 116th Congress.

DATA AND ANALYTICS DEMONSTRATION PROJECT

Project Owner: *Stephanie Betteridge, Information and Innovation*

As part of the implementation of the internal Data and Analytics Strategic Plan, this project experiments with various data visualization tools to share progress on the Council Work Plan with the public. In this pilot, staff will identify and report on performance measures for a handful of projects in order to evaluate progress toward desired project outcomes.

TRANSPORTATION POLICY

Project Owners: *Steve Fancher, Environmental Services and City Operations; David Berniker, Urban Design and Planning*

The City's Transportation System Plan forecasts transportation needs over a 20-year span. This project sets short- and long-term goals for Gresham's transportation system focused on livability, economic development, transportation options, safety and environmental quality. In addition, City Council will direct priorities for the City's Capital Improvement Program and grant applications.

CHARTER REVIEW

Project Owner: *David Ris, City Attorney's Office*

Section 45B of the Gresham Charter requires a review of the Charter every eight years. 2019 is a Charter review year.

HISTORIC RESOURCES INVENTORY

Project Owner: *David Berniker, Urban Design and Planning*

The Historic Resources Inventory has not been updated since its inception in 1987. This project is a preliminary scan of the 225 structures on the list, with a focus on potential changes or additions.

INTERNAL PROJECTS

DATA AND ANALYTICS

This project continues to build an organizational culture in which the use of data is part of day-to-day service delivery and policy making. This includes looking at data in a comprehensive way to identify trends, patterns and opportunities as well as developing a better understanding of the current environment. Key components are demonstration projects, training, implementation of business intelligence and data management tools, and expanded data governance efforts.

ENTERPRISE RESOURCE PLANNING SYSTEM (ERP) IMPLEMENTATION

This multiyear implementation will culminate in a new Enterprise Resource Planning (ERP) system that supports the City's core business functions, such as budget, human resources and planning, and allows them to be managed in a comprehensive way. The project focuses on both new technology and business process improvements.

EQUITY AND INCLUSION INITIATIVE

Project Owner: *Erik Kvarsten, Office of Governance and Management*

Gresham is one of the most diverse communities in the Portland metropolitan area and benefits greatly from the broad range of cultures and experiences its residents embody. This body of work reflects the Mayor and Council's leadership on the importance of delivering City services equitably, as well as being accessible to all Gresham residents. This work continues in 2019 both within the City's operations as well as through the policy items that come before the City Council.

OPERATIONAL DECISIONS

- **Environmental Overlay:** Ensures the City's environmental overlays and land use districts are based on the most accurate GIS data available, and that the associated Development Code provisions are clear and user-friendly.

- **Water Supply Study:** Explores options and costs to further develop Gresham's groundwater supply.

- **Metro Food Scrap Policy:** Implements City code changes related to Metro's new rules for food scrap recycling and solicits Council feedback on new City programs to comply with these rules.

- **Urban Forestry Operations and Education:** Captures the important work conducted by staff to promote a healthy and robust tree canopy in Gresham, participate in urban forestry education and outreach efforts, and educate the public regarding Gresham's tree code language and regulations. Staff from Urban Design and Planning and Neighborhoods and Livability will be involved.

CITY SERVICES

In addition to the City Council's annual Work Plan projects that build a vibrant community for children and families, the City will continue to focus on the daily work to provide services to the residents of Oregon's fourth largest city. Highlighted here is a snapshot of just a few of those services. For a complete list of City services, visit GreshamOregon.gov/Services.

74,500
Calls responded to by Police annually.

16,300
Calls responded to by Fire annually.

35,000+
Attendees at free community events put on by the City in 2018.

9,000+
Children directly supported through free Summer Kids in the Park program, free weekend recreation programs and City's partnership with Family of Friends.

1,103 Acres of park land, natural areas and trails maintained.

13 million
Gallons of wastewater processed per day in Gresham's award-winning energy net-zero wastewater treatment plant.

898+ Lane miles of streets, including sidewalks, bike lanes, streetlights, traffic signals, road signs and bike and pedestrian paths—all designed, operated and maintained by the City.

4,700 Code compliance cases resolved in 2018.

17,000+
Households and businesses provided with clean, safe and reliable water.

75,000+
Customer visits to City Hall for passports, permits and other services in 2018.

CAPITAL IMPROVEMENT PROJECT UPDATE

HITTING THE STREETS

REBUILDING GRESHAM'S LOCAL STREETS 2018-2022

The City is reconstructing all local failed streets in Gresham, the largest infrastructure reconstruction project in our community's history.

5 Years

$32 Million Investment

25% of Gresham's local streets reconstructed

7,689 addresses with new streets

2018

1,631 addresses with new streets

159 wheelchair accessible ramps added

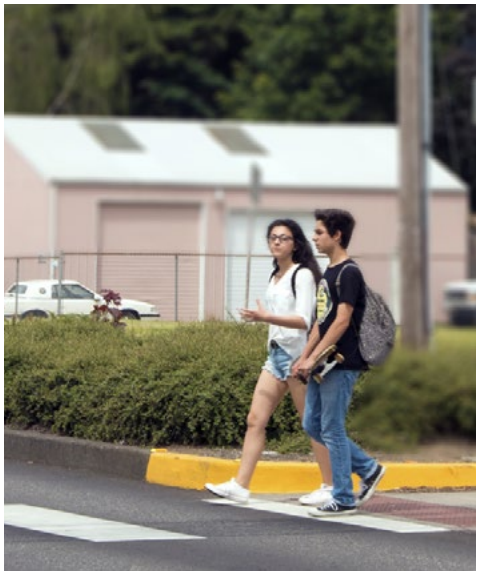
"You and your employees did an awesome job digging up the old asphalt and repaving! You were so organized and efficient that we were amazed at how fast this went and how kind and accommodating to us you were." –Gresham resident

What to expect in 2019

This year, the City is concentrating work on four primary zones across Gresham. Efforts begin this winter with underground utility work. In the summer, when weather conditions are more ideal, the City will return to rebuild the failed streets. Crews will also continue to construct wheelchair accessible curb ramps, with a goal of adding at least 260 new ramps in 2019.

More information: GreshamOregon.gov/Streets

2019 SIGNIFICANT CAPITAL IMPROVEMENT PROJECTS



CITYWIDE PROJECTS

- Stormwater "Low Impact Development Practices" retrofit projects for stream health
- Stormwater pipe system rehab and repair
- Stormwater infrastructure master plan update
- Transportation "Hitting the Streets" local street reconstruction projects/ADA ramp upgrades
- Transportation summertime pavement preservation
- Transportation pedestrian enhancements/Safe Routes to Schools (rectangular rapid flashing beacon crosswalks)
- Wastewater collection system and WWTP asset refurbishments and replacements
- Wastewater 1950s failing pipe rehabilitation and maintenance
- Wastewater infrastructure master plan update
- Water infrastructure master plan update
- Water pipeline repair, replacement and upsizing projects

WATERSHED (STORMWATER)

1. Palmquist Culvert upsize

TRANSPORTATION

2. Palmquist Road improvements

3. Hogan Road improvements – Powell to Burnside (ROW)

4. NE Cleveland Street improvements – Burnside to Stark (design)

5. NW 223rd and Stark intersection improvements (cap & design)

6. Pleasant Valley 172nd corridor planning study

7. 181st/Glisan signal upgrade and turn lane (ROW)

WASTEWATER

8. Wastewater Treatment Plant Solids process improvements

WATER

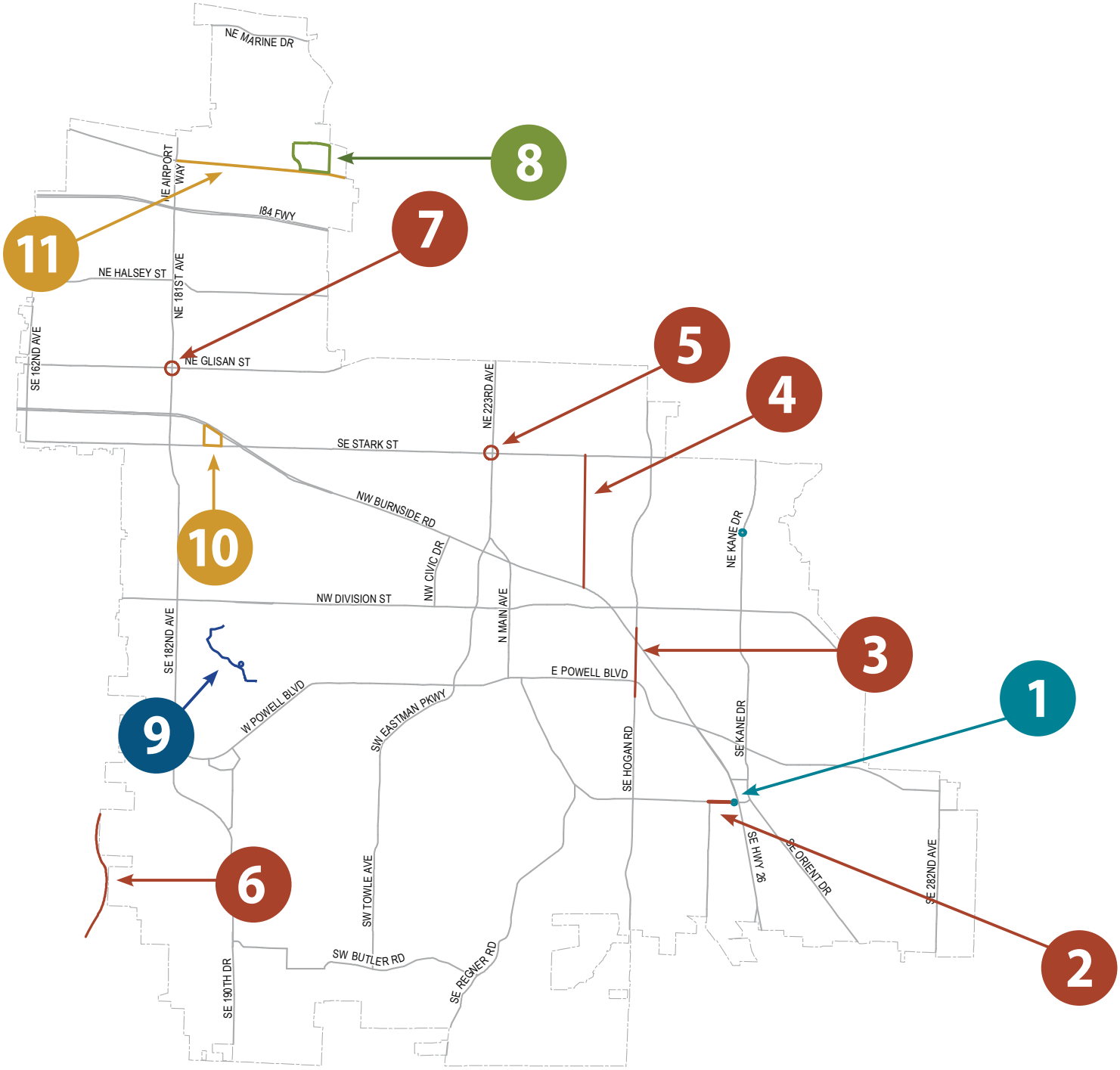
9. Grant Butte reservoirs and piping seismic retrofits

URBAN RENEWAL

10. Catalyst Site

11. Sandy Boulevard improvements

2019 SIGNIFICANT CAPITAL IMPROVEMENT PROJECTS MAP



2019 CITY AND COMMUNITY EVENTS

FIRST QUARTER
JANUARY – MARCH

- **Employee Recognition Celebration**
- **City of Gresham Birthday:** 2/11/1905
- **State of the City Address:** Presented by Mayor Bemis
- **Winter Repair Cafe**

SECOND QUARTER
APRIL – JUNE

- **Gresham Lilac Run** (first annual)
- **Earth Day Recycling Event**
- **3rd Annual Conservation and Repair Fair**
- **Volunteer Recognition Picnic**
- **May Bike Month:** Events to educate public on alternative travel options and teach bicycle safety skills.
- **Bike to Work Week**
- **Gresham Green and Clean Annual Day of Service:** Event to clean up trails, roadsides and parks.
- **Arbor Month Events**
- **Farmers Markets open**
- **Third Thursdays:** Downtown

THIRD QUARTER
JULY – SEPTEMBER

- **Play Ball**
- **SKOSH Annual Celebration**
- **Gresham Arts Festival**
- **CityFest**
- **Music Mondays:** On the Center for the Arts Plaza, hosted by the Center for the Arts Foundation.
- **Rock the Block:** POIC + RAHS Event

- **National Night Out:** Annual event to raise awareness of neighborhood safety and strengthen neighborhoods.
- **September 11:** Patriot Day Memorials
- **Teddy Bear Parade**

FOURTH QUARTER
OCTOBER – DECEMBER

- **Safe Routes to Schools:** Annual promotion of International Walk and Bike to School Day.
- **Fall Repair Cafe**
- **Safe Trick-or-Treat:** Annual downtown Trick-or-Treat event.
- **Spirit of Christmas**

EVERYONE WINS AT
WESTON
DEALERSHIPS
center for the arts foundation
CENTER FOR THE ARTS
Building a Heart for th
VOX
THE BEATLES

CITY OF
GRESHAM
OREGON

1333 NW EASTMAN PARKWAY | GRESHAM, OR 97030