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.

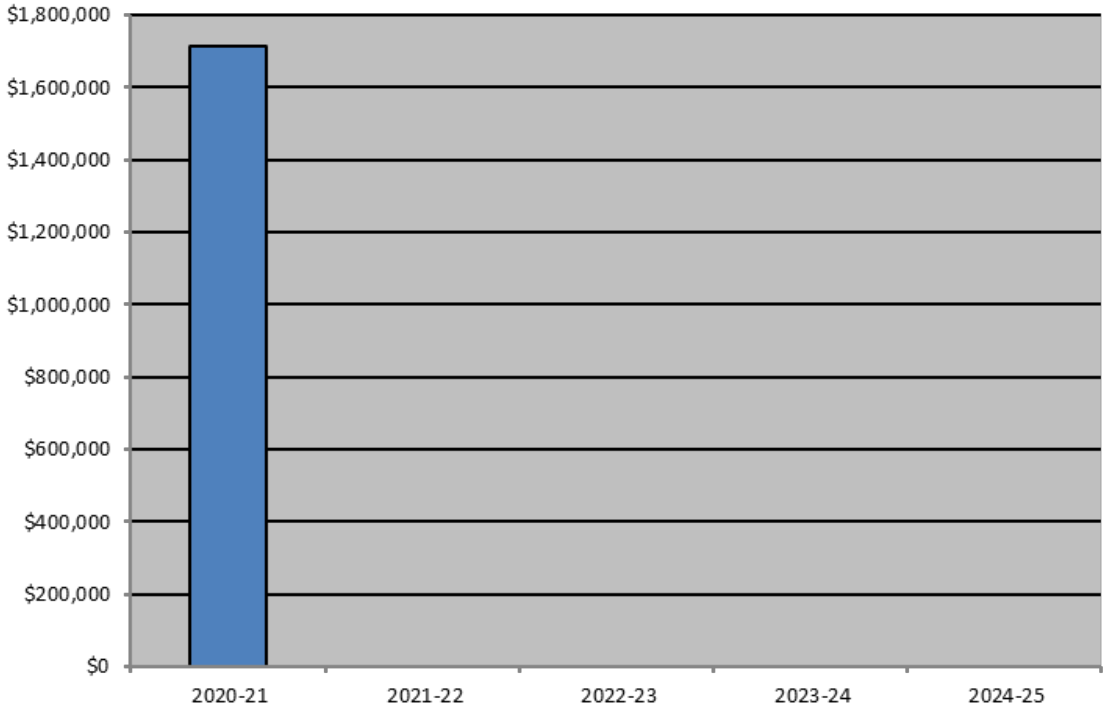
The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as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

Highlights

Significant capital improvement projects include:

1. The Rockwood Rising project on the Catalyst Site at 18535 SE Stark Street is now under construction (CIPUR00001). Improvements include a planned neighborhood urban plaza that will provide a neighborhood urban space for events and passive recreation (CIPUR00005). Efforts related to community engagement and tenant recruitment will continue.
2. Leverage grant funding to improve and upgrade Sandy Boulevard, a major arterial in the industrial area (CIPUR00002).

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary

Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	Catalyst Site	5,104,196	800,000	0	0	0	0	5,904,196
CIPUR00002	Sandy Boulevard Improvements	6,597,998	148,000	0	0	0	0	6,745,998
CIPUR00003	Stark Street Property Redevelopment	20,000	0	0	0	0	0	20,000
CIPUR00004	Sunrise Site	49,213	750,000	0	0	0	0	799,213
CIPUR00005	Rockwood Urban Plaza	894,325	16,098	0	0	0	0	910,423
Grand Total		**12,665,732**	**1,714,098**	**0**	**0**	**0**	**0**	**14,379,830**

Urban Renewal Funded Summary by Resource							
Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
Grant	3,380,265	0	0	0	0	0	3,380,265
SDC	951,134	9,297	0	0	0	0	960,431
Streetlight	48,805	60,000	0	0	0	0	108,805
Transportation	1,000	58,000	0	0	0	0	59,000
Urban Renewal	5,598,866	1,550,000	0	0	0	0	7,148,866
Grand Total	**12,665,732**	**1,714,098**	**0**	**0**	**0**	**0**	**14,379,830**

URBAN RENEWAL FUNDED SUMMARY - BY RESOURCE

Urban Renewal Funded Resource Detail

Project	Project Name	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	**Catalyst Site**	Grant	300,000	0	0	0	0	0	300,000
		Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
CIPUR00001 Total			**5,104,196**	**800,000**	**0**	**0**	**0**	**0**	**5,904,196**
CIPUR00002	**Sandy Boulevard Improvements**	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
		Grant	3,080,265	0	0	0	0	0	3,080,265
		SDC	434,634	0	0	0	0	0	434,634
		Streetlight	48,805	60,000	0	0	0	0	108,805
		Transportation	1,000	58,000	0	0	0	0	59,000
		Urban Renewal	725,457	0	0	0	0	0	725,457
CIPUR00002 Total			**6,597,998**	**148,000**	**0**	**0**	**0**	**0**	**6,745,998**
CIPUR00003	**Stark Street Property Redevelopment**	Urban Renewal	20,000	0	0	0	0	0	20,000
CIPUR00003 Total			**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**
CIPUR00004	**Sunrise Site**	Urban Renewal	49,213	750,000	0	0	0	0	799,213
CIPUR00004 Total			**49,213**	**750,000**	**0**	**0**	**0**	**0**	**799,213**
CIPUR00005	**Rockwood Urban Plaza**	Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
		SDC	516,500	9,297	0	0	0	0	525,797
CIPUR00005 Total			**894,325**	**16,098**	**0**	**0**	**0**	**0**	**910,423**
Grand Total			**12,665,732**	**1,714,098**	**0**	**0**	**0**	**0**	**14,379,830**

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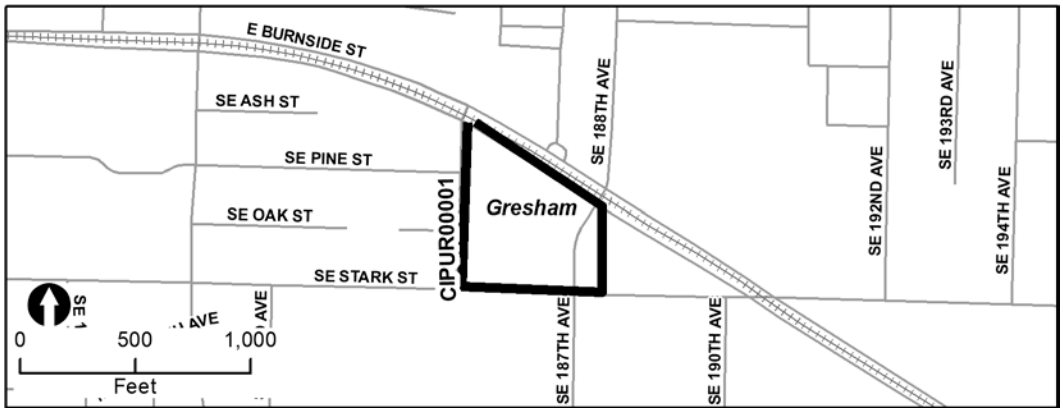
CIPUR00001: Catalyst Site

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	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Grant	300,000	0	0	0	0	0	300,000
	Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
Resources Total		**5,104,196**	**800,000**	**0**	**0**	**0**	**0**	**5,904,196**
Expenses	Design/Const Admin	510,364	80,000	0	0	0	0	590,364
	Construction	4,445,132	696,700	0	0	0	0	5,141,832
	Admin (3%)	148,700	23,300	0	0	0	0	172,000
Expenses Total		**5,104,196**	**800,000**	**0**	**0**	**0**	**0**	**5,904,196**

FUNDED PROJECT
Urban Renewal

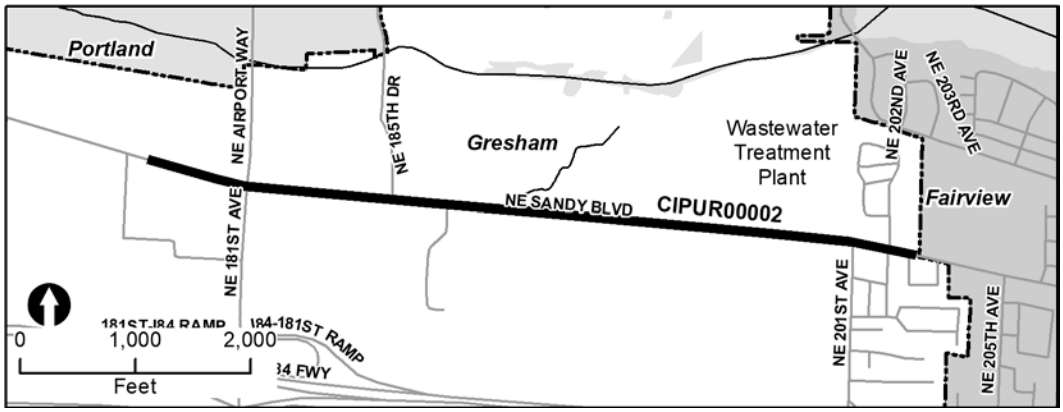
CIPUR00002: Sandy Boulevard Street Improvements

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 is stormwater (SDC project #WG-6) and Debt-SDC is transportation (SDC projects #32, #33, #PATHWAYS, and #SIGNAL OPS).

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	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
	Grant	3,080,265	0	0	0	0	0	3,080,265
	SDC	434,634	0	0	0	0	0	434,634
	Streetlight	48,805	60,000	0	0	0	0	108,805
	Transportation	1,000	58,000	0	0	0	0	59,000
	Urban Renewal	725,457	0	0	0	0	0	725,457
Resources Total		**6,597,998**	**148,000**	**0**	**0**	**0**	**0**	**6,745,998**
Expenses	Design/Const Admin	831,500	13,500	0	0	0	0	845,000
	Construction	4,256,198	116,300	0	0	0	0	4,372,498
	Property Acq	700,000	0	0	0	0	0	700,000
	Admin (14%)	810,300	18,200	0	0	0	0	828,500
Expenses Total		**6,597,998**	**148,000**	**0**	**0**	**0**	**0**	**6,745,998**

FUNDED PROJECT
Urban Renewal

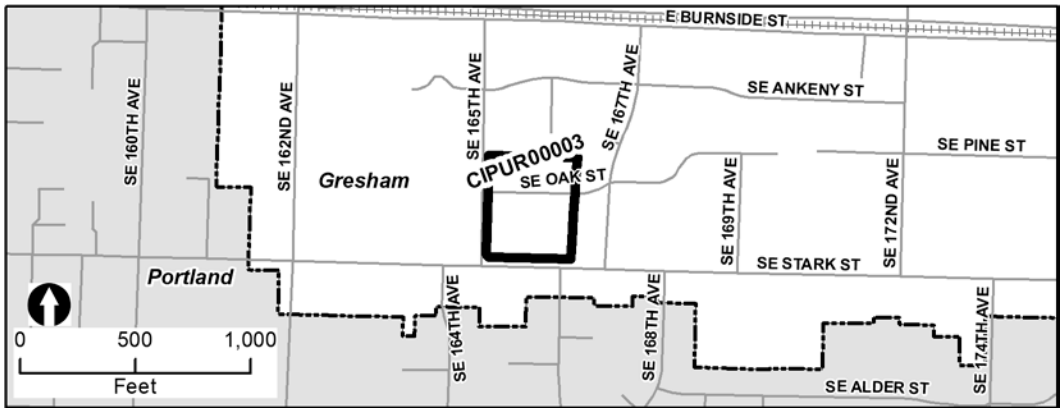
CIPUR00003: Stark Street Property Redevelopment

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 occupy approximately 75% of the property, and the remainder will be redeveloped at a later date.

Justification: This project allows 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.

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

Partner: Boys and Girls Club of Portland Metropolitan Area, Open Meadow School, Latino Network



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Urban Renewal	20,000	0	0	0	0	0	20,000
Resources Total		**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**
Expenses	Design/Const Admin	1,000	0	0	0	0	0	1,000
	Construction	16,500	0	0	0	0	0	16,500
	Admin (14%)	2,500	0	0	0	0	0	2,500
Expenses Total		**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**

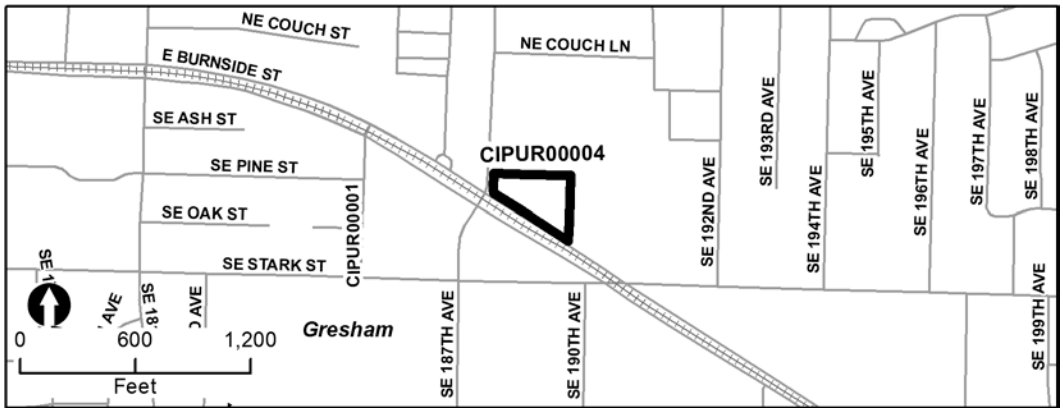
CIPUR00004: Sunrise Site

Description: This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. In September 2016, the Gresham Redevelopment Commission purchased the 0.59-acre Asia Kitchen Chinese Restaurant property at 18801 E. Burnside St. and the adjacent 1.40-acre Sunrise Community Center parcel at 18901 E. Burnside St. The purchase will ensure quality redevelopment in a manner consistent with the goals of the Rockwood-West Gresham Renewal Plan and the Commission, as well as complement redevelopment of the Commission's adjacent Rockwood Rising Catalyst Site. The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center.

Justification: This project will complement the adjacent Rockwood Rising Catalyst Site and 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.

Partner: Private development.



Estimated Dollars:

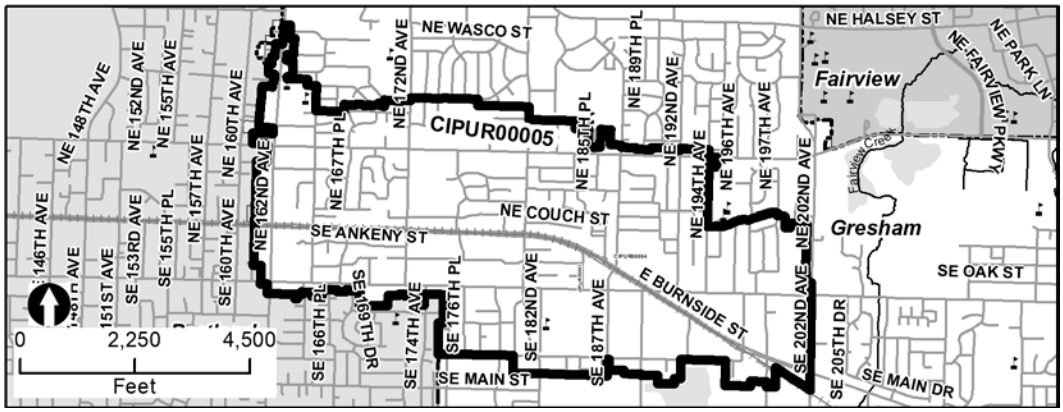
Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Urban Renewal	49,213	750,000	0	0	0	0	799,213
Resources Total		**49,213**	**750,000**	**0**	**0**	**0**	**0**	**799,213**
Expenses	Construction	47,813	728,200	0	0	0	0	776,013
	Admin (3%)	1,400	21,800	0	0	0	0	23,200
Expenses Total		**49,213**	**750,000**	**0**	**0**	**0**	**0**	**799,213**

CIPUR00005: Rockwood Urban Plaza

Description: This project will design and construct up to a 1-acre neighborhood urban plaza in the Rockwood Plan District. SDC Park project #19.

Justification: Development is needed to provide a neighborhood urban space for events and passive recreation.

Type of project: Design and construction of a neighborhood urban plaza for growth.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
	SDC	516,500	9,297	0	0	0	0	525,797
Resources Total		**894,325**	**16,098**	**0**	**0**	**0**	**0**	**910,423**
Expenses	Construct/Reimburse	894,325	16,098	0	0	0	0	910,423
Expenses Total		**894,325**	**16,098**	**0**	**0**	**0**	**0**	**910,423**

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Urban Renewal Unfunded and Future Summary

Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	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
UR1004	Property Acquisition Fund	0	0	0	0	0	0	500,000
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	1,155,552
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,160,204
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,385,970
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**	**48,258,306**

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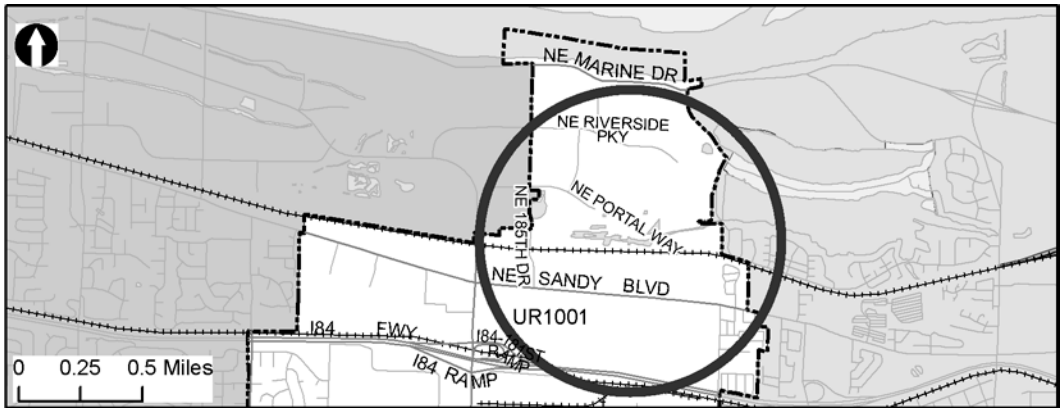
UR1001: Riverside Drive (to Sandy Boulevard)

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.



Estimated Dollars:

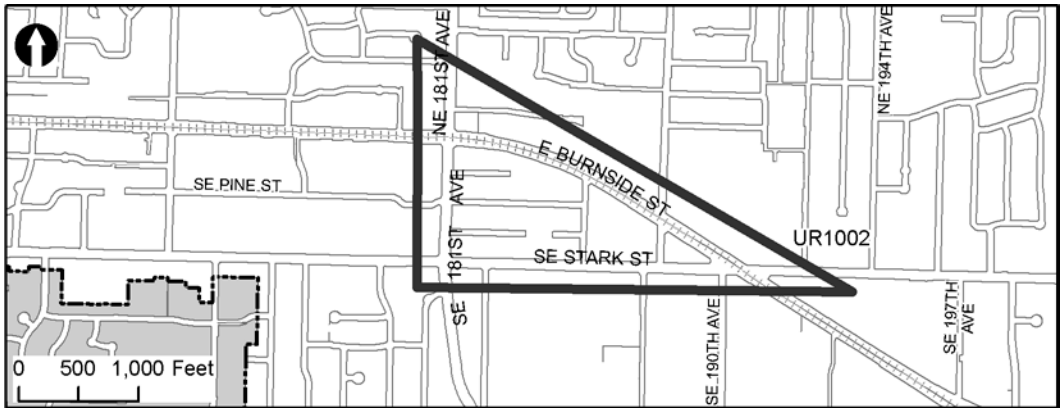
Funds	Description	Total
Resources	Urban Renewal	2,930,000
Resources Total		**2,930,000**
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
Expenses Total		**2,930,000**

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.



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**

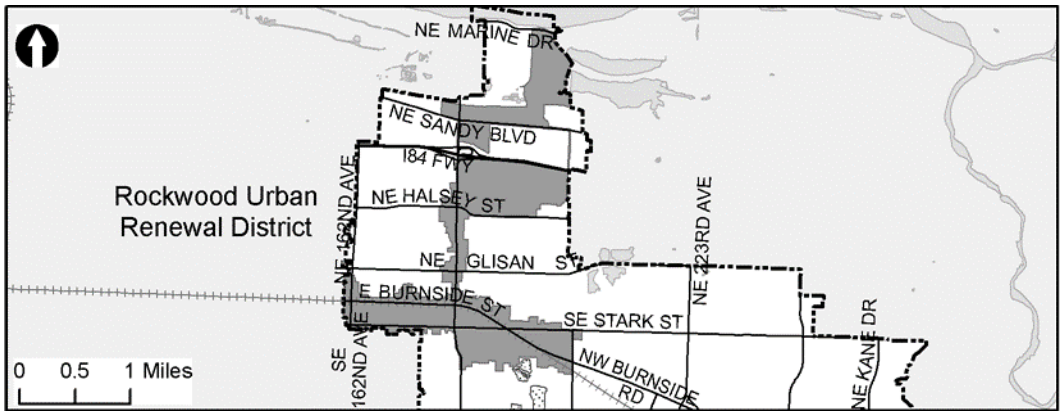
UR1004: Property Acquisition Fund

Description: The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

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: Property Acquisition.

Partners: Typical partners will be from the private sector interested in selling property or teaming on a development project.



Estimated Dollars:

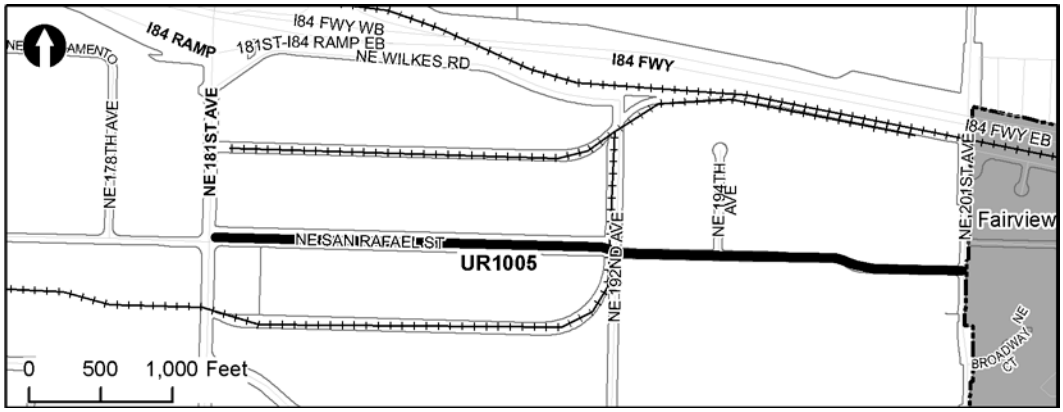
Funds	Description	Total
Resources	Urban Renewal	500,000
Resources Total		**500,000**
Expenses	Property Acq	500,000
Expenses Total		**500,000**

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.



Estimated Dollars:

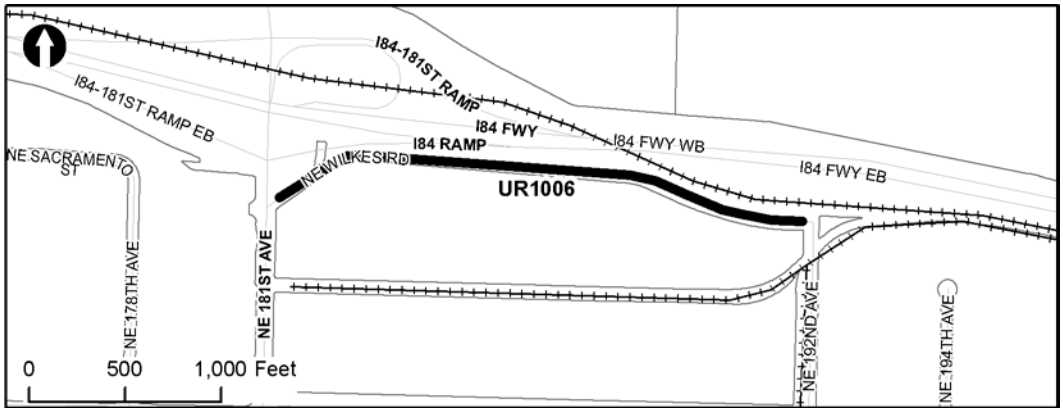
Funds	Description	Total
Resources	Urban Renewal	2,280,000
Resources Total		**2,280,000**
Expenses	Design/Const Admin	414,527
	Construction	1,585,474
	Admin (14%)	279,999
Expenses Total		**2,280,000**

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.



Estimated Dollars:

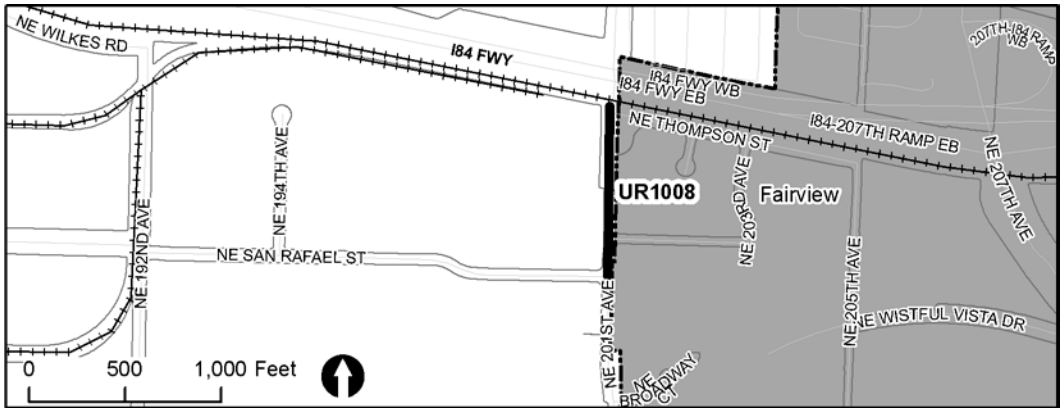
Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		**3,000,000**
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
Expenses Total		**3,000,000**

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.



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**

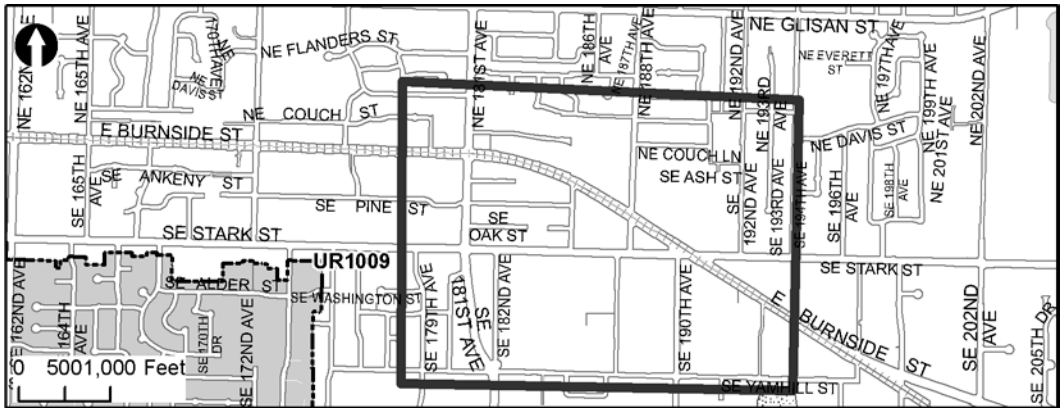
UR1009: Rockwood Town Center Future Streets

Description: This project will fund acquisition of needed right-of-way, design, and construction of new local streets within the Rockwood Town Center. The street or streets to be built will be most likely be adopted future streets on the City's future street plans.

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

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

Partners: Future permitted development will assist with acquisition and construction of local streets.



Estimated Dollars:

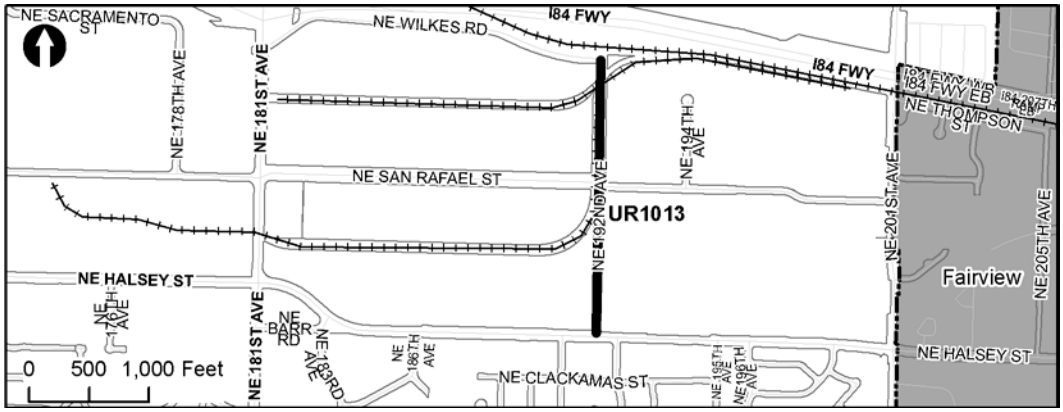
Funds	Description	Total
Resources	Urban Renewal	1,000,000
Resources Total		**1,000,000**
Expenses	Design/Const Admin	60,000
	Property Acq	100,000
	Construction	717,193
	Admin (14%)	122,807
Expenses Total		**1,000,000**

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.



Estimated Dollars:

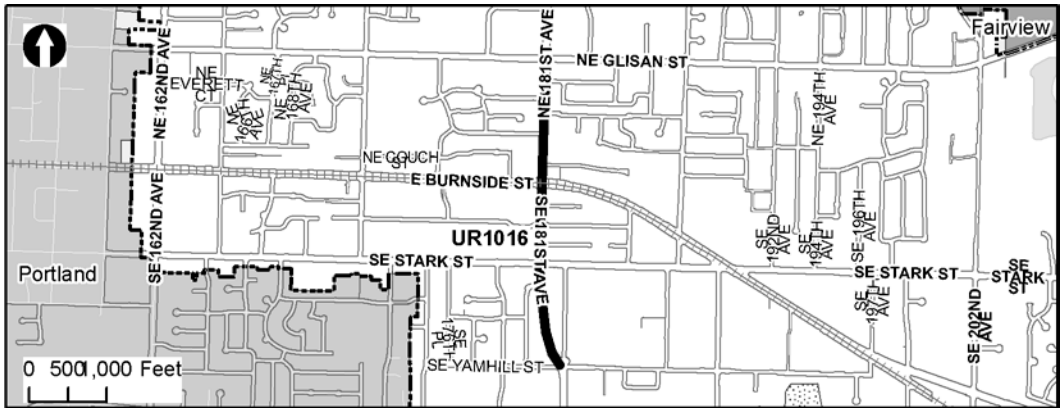
Funds	Description	Total
Resources	Urban Renewal	2,400,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	631,579
	Construction	1,473,684
	Admin (14%)	294,737
Expenses Total		**2,400,000**

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.



Estimated Dollars:

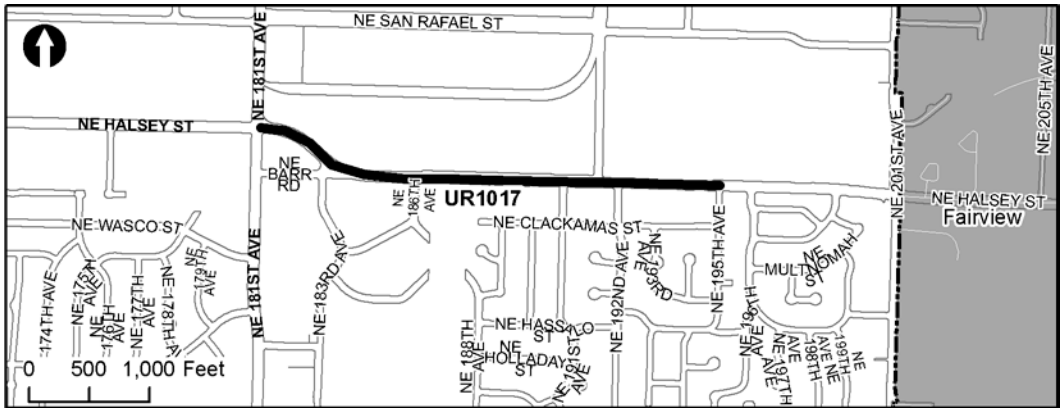
Funds	Description	Total
Resources	Grant	1,200,000
	Urban Renewal	1,200,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

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.



Estimated Dollars:

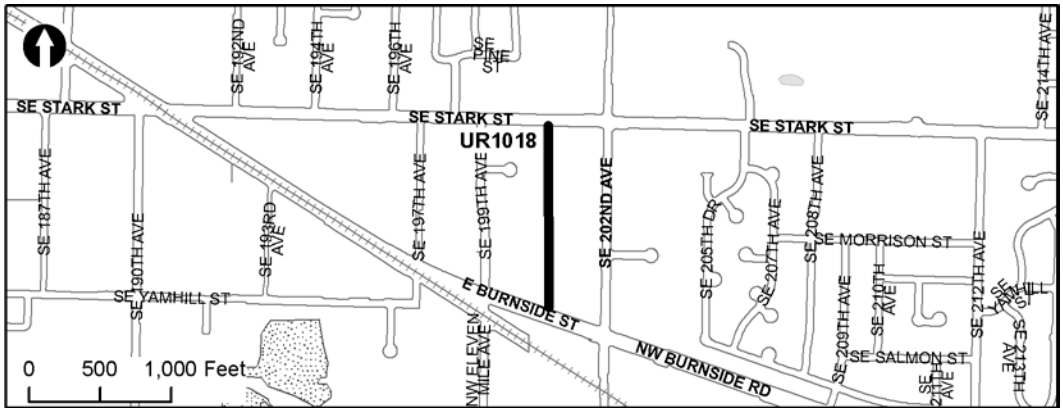
Funds	Description	Total
Resources	Developer	600,000
	Urban Renewal	1,800,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

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.



Estimated Dollars:

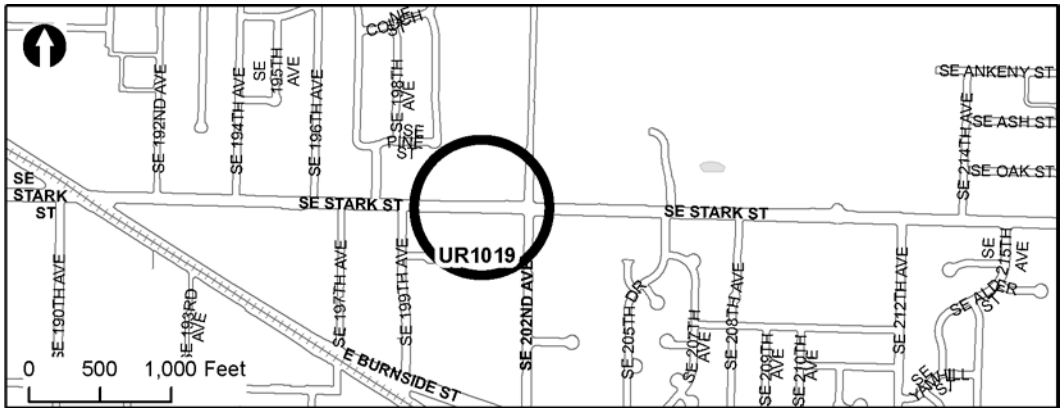
Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		**960,000**
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		**960,000**

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.



Estimated Dollars:

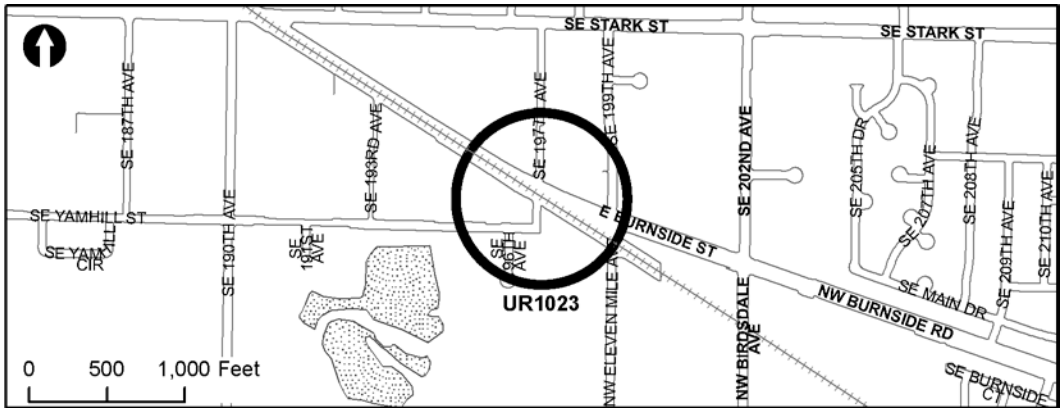
Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		**960,000**
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		**960,000**

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.



Estimated Dollars:

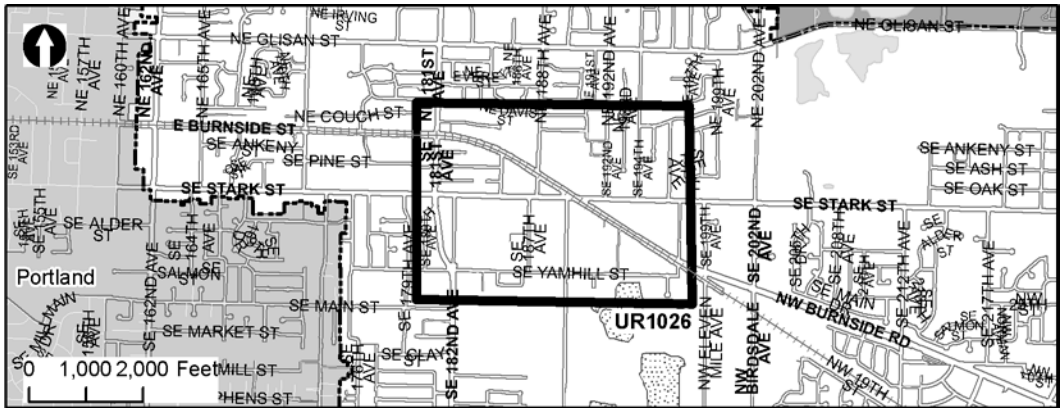
Funds	Description	Total
Resources	Urban Renewal	1,800,000
Resources Total		**1,800,000**
Expenses	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
Expenses Total		**1,800,000**

UR1026: Rockwood Town Center Parks

Description: This project will locate, design, and construct a minimum of two new neighborhood parks in the Rockwood Town Center. The parks will serve as needed green space in what is anticipated to be a highly developed area. Any work will coordinate with the City of Gresham's Parks Division.

Justification: This project will improve livability and appeal of the Rockwood neighborhood.

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



Estimated Dollars:

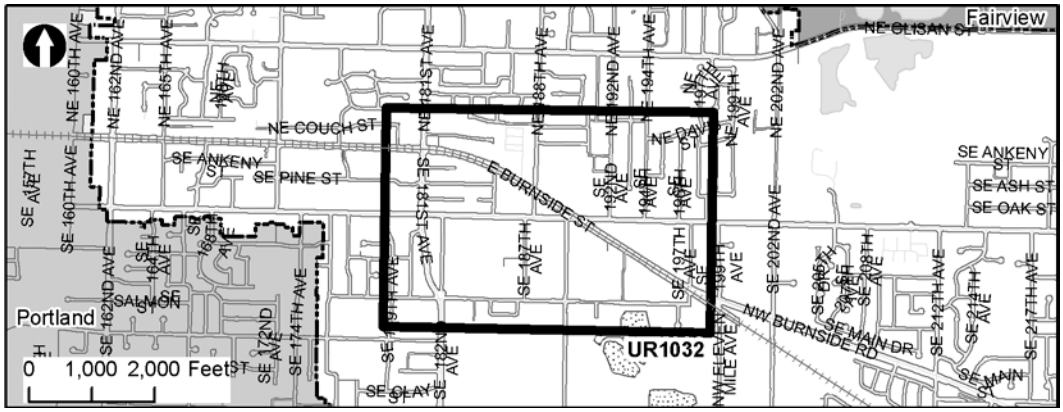
Funds	Description	Total
Resources	Developer	600,000
	Grant	600,000
	Urban Renewal	1,200,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	36,000
	Property Acq	120,000
	Construction	1,949,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

UR1032: Off Street Parking Facility

Description: Rockwood's commercial growth is dependent upon adequate parking. This project will contribute funding to construct public shared parking facilities to primarily serve the Rockwood Town Center.

Justification: Parking is instrumental in supporting commercial development as planned in the Rockwood Town Center.

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



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,300,000
Resources Total		**2,300,000**
Expenses	Design/Const Admin	300,000
	Construction	1,717,544
	Admin (14%)	282,456
Expenses Total		**2,300,000**

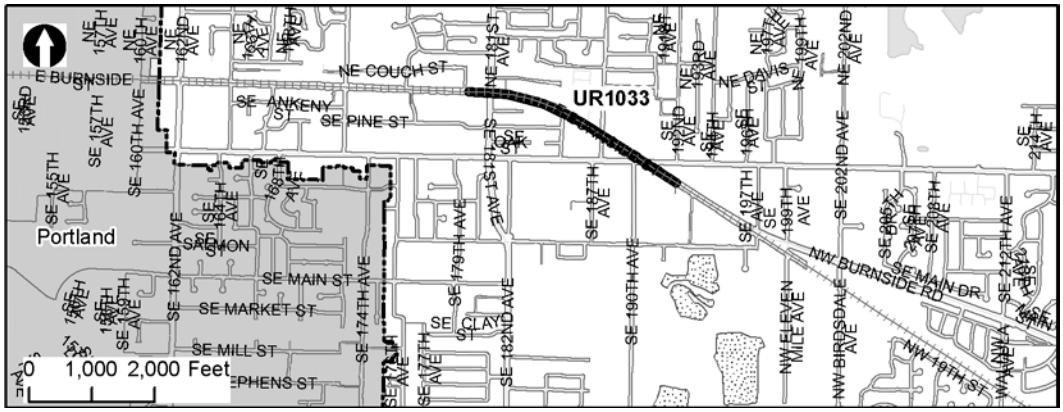
UR1033: Rockwood Town Center MAX Line Upgrade

Description: This project will improve the appearance of the light rail line through the Rockwood Town Center in partnership with TriMet. Improvements could include new landscaping, converting sections of the track from gravel to asphalt, and improved street access and mobility around the tracks. Special attention will be given to intersections and stations areas.

Justification: Public infrastructure improvements will strengthen the neighborhood and attract private investment.

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

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	TriMet	840,000
	Urban Renewal	1,560,000
Resources Total		**2,400,000**
Expenses	Design/Const Admin	36,000
	Construction	2,069,263
	Admin (14%)	294,737
Expenses Total		**2,400,000**

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

City Wide Project

Estimated Dollars:

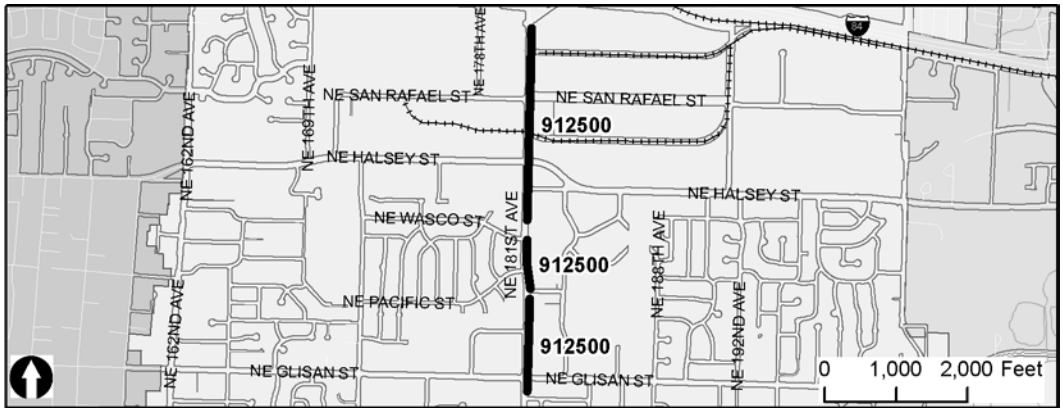
Funds	Description	Total
Resources	TriMet	960,000
	Urban Renewal	240,000
Resources Total		**1,200,000**
Expenses	Design/Const Admin	12,000
	Construction	1,040,632
	Admin (14%)	147,368
Expenses Total		**1,200,000**

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.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	115,556
	Urban Renewal	1,039,996
Resources Total		**1,155,552**
Expenses	Design/Const Admin	233,843
	Construction	779,811
	Admin (14%)	141,898
Expenses Total		**1,155,552**

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.

Estimated Dollars:

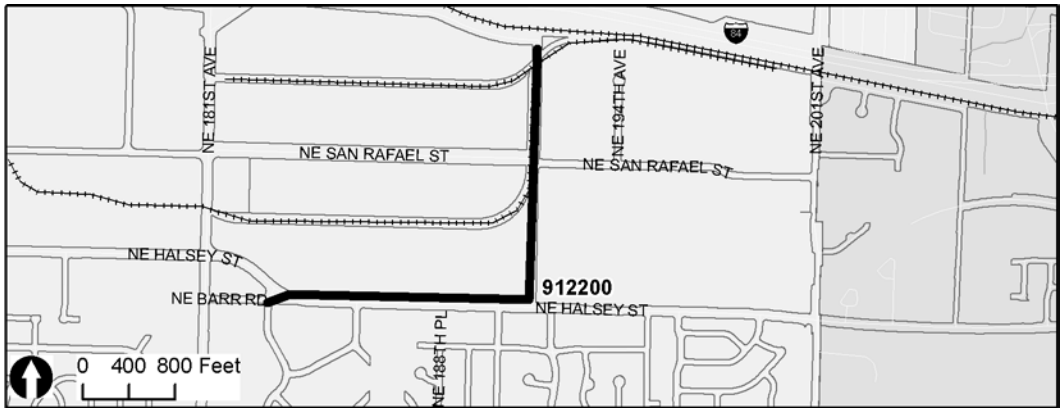
Funds	Description	Total
Resources	SDC	266,848
	Urban Renewal	893,356
Resources Total		**1,160,204**
Expenses	Design/Const Admin	234,891
	Construction	782,787
	Admin (14%)	142,526
Expenses Total		**1,160,204**

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.



Estimated Dollars:

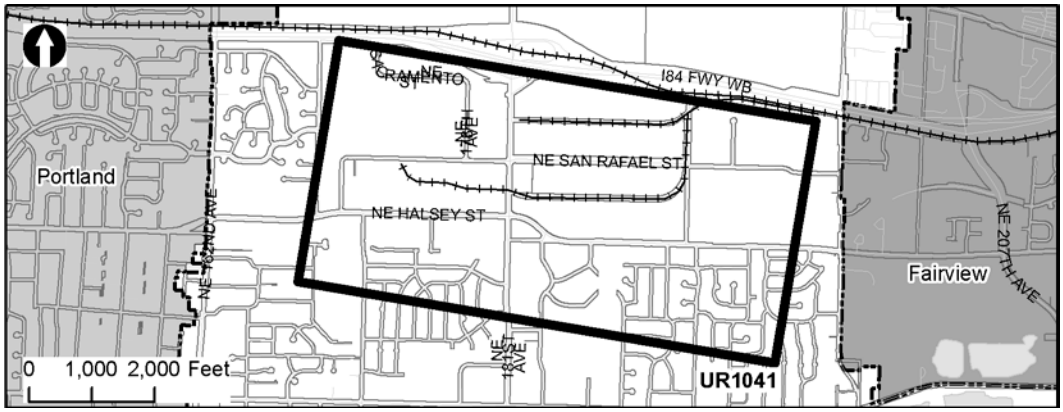
Funds	Description	Total
Resources	SDC	429,651
	Urban Renewal	956,319
Resources Total		**1,385,970**
Expenses	Design/Const Admin	280,654
	Construction	935,143
	Admin (14%)	170,173
Expenses Total		**1,385,970**

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.



Estimated Dollars:

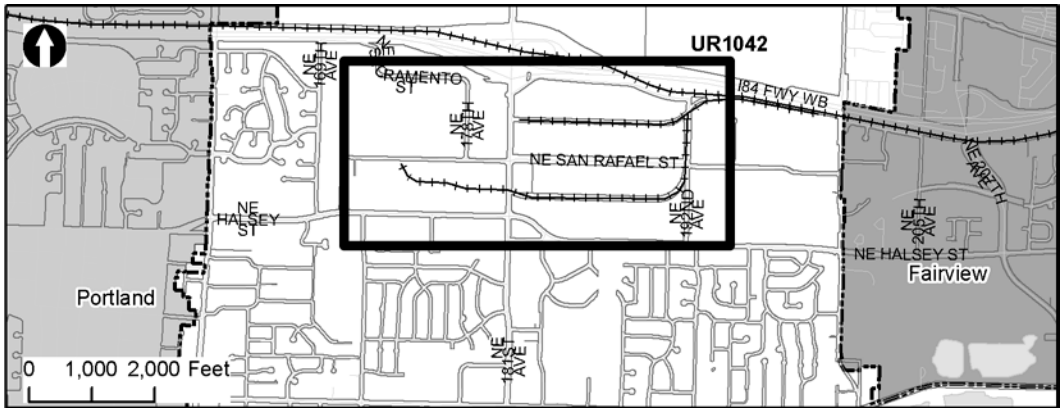
Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		**1,200,000**
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
Expenses Total		**1,200,000**

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.



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**

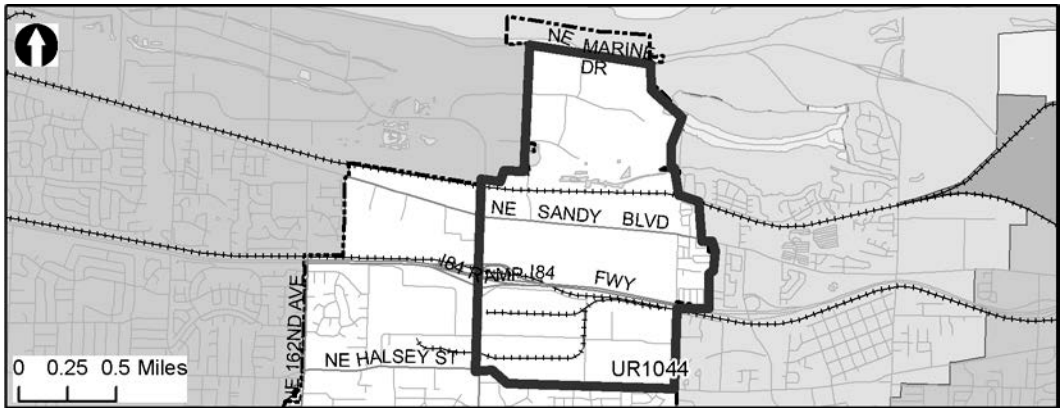
UR1044: Industrial Area Investments

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.

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**

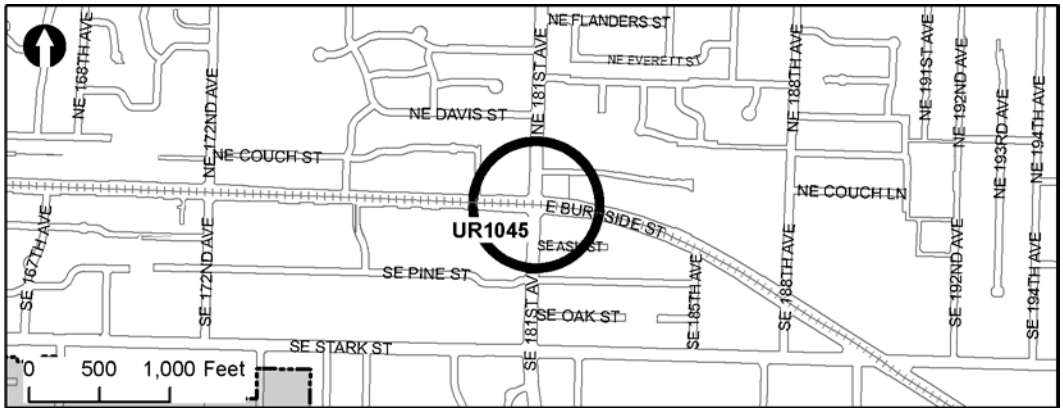
UR1045: 181st Ave Light Rail Station Improvements

Description: This project will make significant capital improvements to the 181st Street light rail station. Improvements include significant repair or possible replacement of the light rail shelters, station lighting, track upgrade and landscaping, and public art. All will increase safe access to transit and create more appealing transit facilities.

Justification: This project will increase safety for a transit dependent neighborhood and help renew and revitalize the Rockwood Town Center, making it a more appealing to private investment.

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

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	4,800,000
Resources Total		**4,800,000**
Expenses	Design/Const Admin	421,052
	Construction	3,789,474
	Admin (14%)	589,474
Expenses Total		**4,800,000**

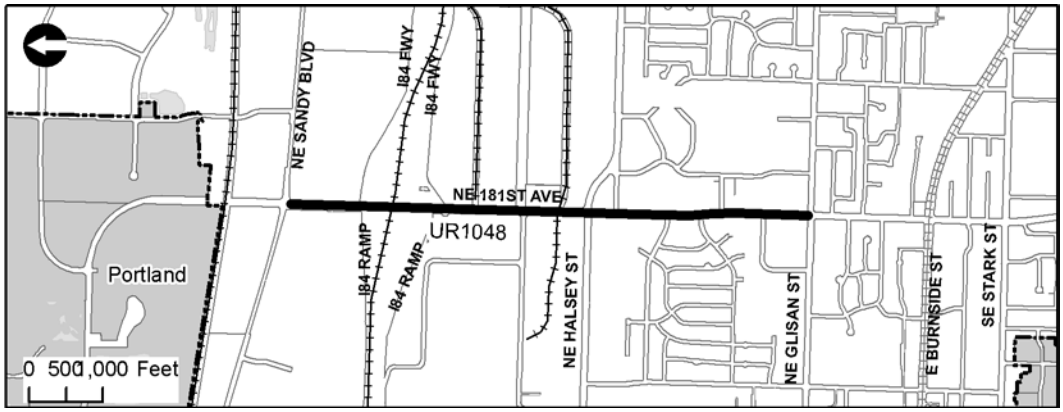
UR1048: 181st Ave Street Improvements

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. 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



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**

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.

Estimated Dollars:

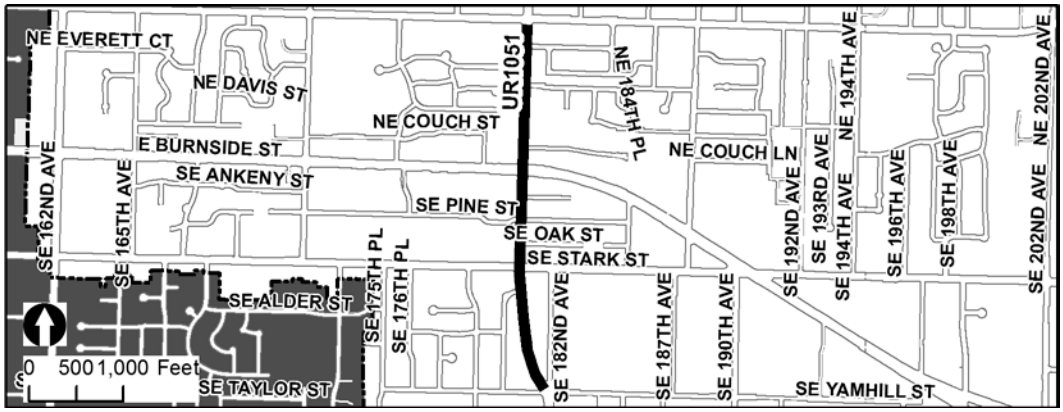
Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		**3,000,000**
Expenses	Construction	2,631,579
	Admin (14%)	368,421
Expenses Total		**3,000,000**

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.



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**