

# 2029 COMMUNITY INVESTMENT FRAMEWORK: Project Programming

**GRESHAM**  
REDEVELOPMENT COMMISSION

GRDC  
January 23, 2024

# Today's purpose

**Discuss the proposal for programming priority projects over the next five years.**

# Planning: Urban Renewal Plan Goals

## PLAN GOALS SUMMARY



### **GOAL 1: Public Involvement**

Provide a variety of ways for the community to participate in and be informed about revitalizing Rockwood-West Gresham.

### **GOAL 2: Improve Rockwood Town Center**

Improve Rockwood Town Center so it provides a mix of high-quality housing, jobs, shopping and services for the community. It will also serve as an attractive “front door” to Gresham, and as a focal point for Rockwood.

### **GOAL 3: Increase Availability of Quality Housing**

Make ownership housing more available in terms of the number of units and their affordability for a range of household incomes. Improve the quality of existing rental housing while preserving affordability.

### **GOAL 4: Help Create and Retain Family-Wage Jobs by Improving Industrial and Commercial Areas**

Improve the use of industrial and commercial lands in ways that retain and generate family-wage jobs and accommodate a diversity of business types, large and small.

### **GOAL 5: Develop Public Safety and Community Service Facilities**

Facilitate development of public safety and service facilities to serve the URA.

### **GOAL 6: Parks and Recreation Facilities**

Facilitate development of conveniently located parks and recreation facilities to the URA with strong pedestrian and transit links to residential neighborhoods.

### **GOAL 7: Improve Transportation**

Provide a safe, multi-modal transportation system for circulation within and around Rockwood-West Gresham.

### **GOAL 8: Promote Quality Development**

Promote high-quality development, in keeping with the URA’s importance to the community.

# Planning: UR Plan investment types

## Urban Renewal Project Types

The Urban Renewal program can make investments in the following ways:

**Public Improvements**

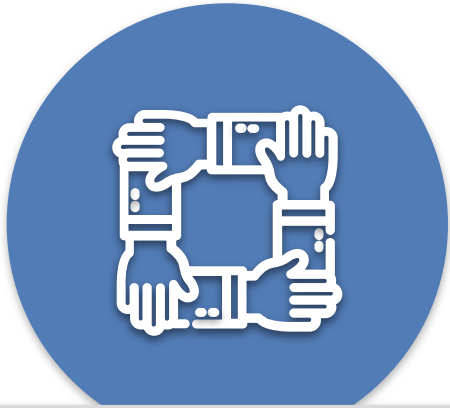
**Assistance to Property and Business Owners**

**Buying and Selling Land**

**Public Buildings**

# Partnership/Engagement

## Community Values



**Build a sense of  
community, safety, and  
belonging**



**Provide wealth generating  
opportunities for low income  
residents through  
homeownership and small  
businesses**



**Prioritize easier access to health  
and wellness services, and  
culturally responsive programs  
and resources for youth and  
adults**

## Community recommendations:

- *Affordable Home ownership opportunities*
- *Culturally responsive health and wellness opportunities*
- *Community center and recreation opportunities*

# 2029 Community Framework

<b>Housing</b>	Increase available ownership housing
<b>Community Safety</b>	Invest in Fire Station; Invest in Yamhill improvements
<b>Economic Opportunity</b>	Grant programs for new industries and storefront; Increase retail space and workforce opportunity
<b>Transportation</b>	Yamhill improvements; Coordinate transit capital improvements; Parking assessment; Pedestrian safety within Rockwood town center
<b>Community Vibrancy</b>	1-2 more development sites for cultural, wellness, economic investment; Park/recreation investment

# Housing

- Outcome: Increase available ownership housing
- Strategies:
  - Funding set aside specifically for ownership housing (for property acquisition, gap financing, or grant program).
  - Partner with programs to reduce barriers to buying/selling home.
  - Partner with programs to increase resources for mortgage assistance and other financial support

# Community Safety

- Outcomes: Develop public safety facility, increase street safety
- Strategies:
  - Contribute to the capital funding of a new Fire Station facility (station 74)
  - Invest in improvements to Yamhill Street



# Economic Opportunity

- Outcome: Increase businesses, jobs, and storefronts
- Strategies:
  - Grant programs for New Industries, Storefront Improvements
  - Ensure development sites increase economic opportunity through business development and workforce training opportunities

# Transportation

- Yamhill Street Improvements: upgrade to collector standard with pedestrian and safety amenities
  - Identified in plan
  - Community need
  - Increase access to parks
  - Increase pedestrian safety
  - Leverage Wy'East Trail
- Coordinate with TriMet Blue Line improvements and shelters
- Coordinate with proposed City parking assessment studies
- Invest in improved pedestrian safety

# Community Vibrancy

- Outcome: Increase economic, cultural, and wellness resources
- Strategies:
  - Invest in 1-2 more development sites for uses such as medical, day care, skills development, youth opportunity, elderly opportunity within Rockwood Town Center.
  - Park and recreation investment

# 2029 Framework reflects 2022 measure

## Ballot Measure 26-223

While future community outreach will assist with identifying and prioritizing specific projects. **Specific project areas that would be funded with this extension include:**

- transportation improvements and safer streets
- access to a diversity of housing options
- improving access to jobs
- small business support or recovery
- parks and recreation



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# Community Safety: Station 74 Replacement

## Gresham Fire Station 74

1520 NE 192nd Ave.

Portland, OR 97230

- Constructed 1966 (oldest station)
- Only station in current UR District
- Eligible use of UR funds\*
- Currently, have a thumbnail cost estimate of ~\$18M (Hillsboro) based on similar sized station



### Staff Recommendation:

- Initiate RFP process for Architect/Contractor
- Complete site specific “Schematic Design” for an actual replacement fire station
- Prepare realistic cost estimates including escalation projections
- Return to GRDC Summer 2024 with plans and cost estimates to inform next steps



# 2029 Community Framework Timeline

Project	FY 23/24 (Current)	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Housing Development				Housing Capital Investment		
Public Safety	Schematic Design	Fire Station Investment				
Economic Opportunity	Grant Programs					
Transportation		Yamhill Design	Construction			
Community Vibrancy	Property Acquisition					

The 2029 Community Investment Framework provides priorities and guidance for the annual budget cycle. The above table presents a timeline proposal.

Decisions regarding allocation of specific funds will be done as part of the annual budgeting process. This framework will be reviewed annually.

## Proposed for current FY 2023/24:

- Complete Schematic Design for Station 74 providing concept design, costing, initial funding plan and potential construction schedule.

## Proposed highlights for future FY 2024/25:

- Concept Design and outreach for Yamhill Street Improvements
- Explore strategic property acquisition for 1-2 additional future developments

# Next Steps

## With GRDC Direction:

- Staff to incorporate project priorities into the annual Budget Process.
- GRDC has the option to proceed with schematic design process/costing for Station 74 in this fiscal year – can initiate staff work this month.

# Questions

- Should staff proceed with the Station 74 schematic design/cost estimating work?
- Does the Commission have questions regarding the remaining priorities?