

General Development

Funded Projects

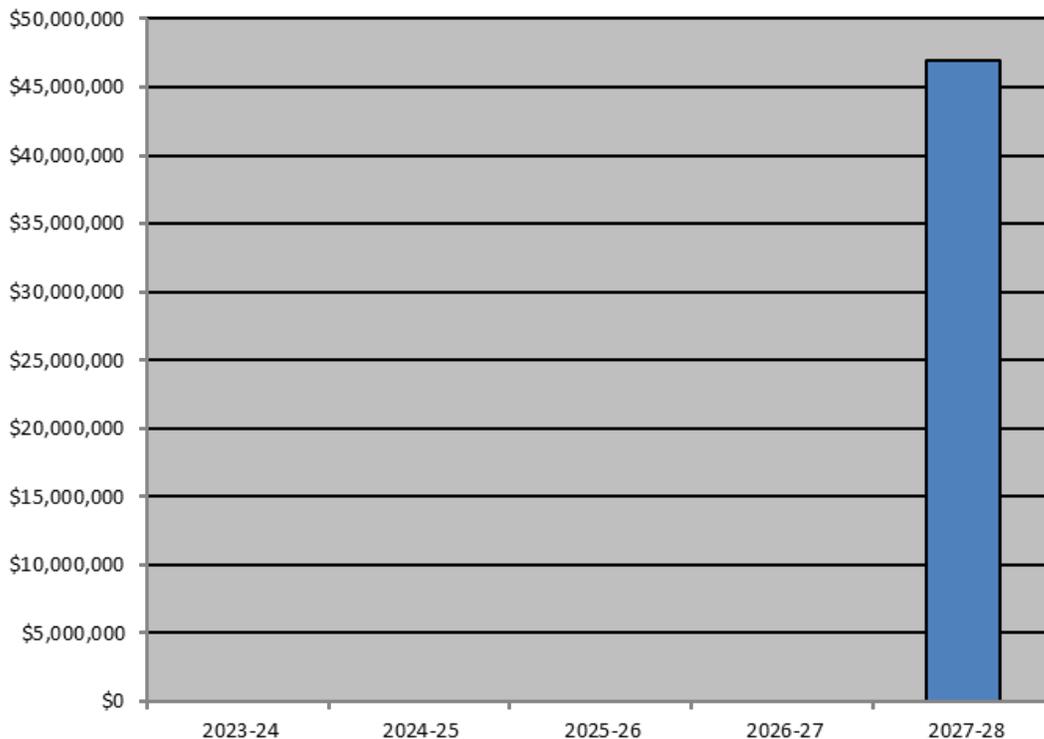
Overview

This program coordinates infrastructure planning related to the Pleasant Valley and Springwater Plan Districts. Construction of infrastructure for Pleasant Valley and Springwater must be closely coordinated across all program areas (i.e., wastewater, water, transportation, parks and stormwater) to ensure necessary services are available.

Highlights

Development activity continues in Pleasant Valley and Springwater with the construction of public infrastructure and single-family housing. The proposed CIP includes budget authority to reimburse developers for construction of SDC-eligible infrastructure in Pleasant Valley and/or Springwater, in addition to projects (CIPPVW003, CIPPVWT003, CIPPVTR017, CIPPVSW011) which assist in facilitating growth in Pleasant Valley.

General Development Expenditure Graph by Fiscal Year



CITY OF
GRESHAM
OREGON

General Development Funded Summary										
Project	Project Name	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total		
CIPPVW002	Wastewater Development Coordination	541,238	0	0	0	0	0	541,238		
CIPPVW003	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000		
CIPPVW001	Water Development Coordination	1,745,328	0	0	0	0	0	1,745,328		
CIPPVW003	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000		
CIPPVTR002	Transportation Development Coordination	3,801,082	0	0	0	0	0	3,801,082		
CIPPVTR003	Giese Rd (190th to 3200' West)	0	0	0	0	0	1,474,996	1,474,996		
CIPPVTR004	Knapp Rd (182nd to 190th)	0	0	0	0	0	739,693	739,693		
CIPPVTR005	Richey-Knapp Parkway	0	0	0	0	0	149,502	149,502		
CIPPVTR006	SE 190th (30th to North of Knapp Extension)	0	0	0	0	0	2,912,435	2,912,435		
CIPPVTR007	SE 190th (Knapp/41st to Cheldelin)	0	0	0	0	0	8,400,325	8,400,325		
CIPPVTR008	SE 190th @ Highland	0	0	0	0	0	608,263	608,263		
CIPPVTR009	SE 182nd, Giese to Knapp	0	0	0	0	0	343,681	343,681		
CIPPVTR010	SE 182nd, Knapp to Richey	0	0	0	0	0	3,031,696	3,031,696		
CIPPVTR011	SE Cheldelin (190th to 1500' West)	0	0	0	0	0	558,566	558,566		
CIPPVTR012	SE 190th @ Knapp/41st	0	0	0	0	0	242,697	242,697		
CIPPVTR013	SE 172nd @ Foster Road	0	0	0	0	0	403,151	403,151		
CIPPVTR014	Richey Road @ Foster	0	0	0	0	0	705,514	705,514		
CIPPVTR015	SE 190th @ Cheldelin	0	0	0	0	0	242,697	242,697		
CIPPVTR016	SE 182nd @ Giese	0	0	0	0	0	242,697	242,697		
CIPPVTR017	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000		
CIPPVK002	Parks Development Coordination	1,370,805	0	0	0	0	0	1,370,805		
CIPPVK003	Pacific Landmark Neighborhood Park	0	0	0	0	0	3,639,250	3,639,250		
CIPPVSW001	Stormwater Development Coordination	603,490	0	0	0	0	0	603,490		
CIPPVSW002	PV RSMF Pond_172N_014	0	0	0	0	0	1,071,749	1,071,749		
CIPPVSW003	PV RSMF Pond_Lower_001A	0	0	0	0	0	1,002,429	1,002,429		
CIPPVSW004	PV RSMF Pond_Route_LowerHead	0	0	0	0	0	427,382	427,382		
CIPPVSW005	PV Storm Pipe 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	633,348	633,348		
CIPPVSW006	PV Storm Pipe Richey Road, 182nd to 190th	0	0	0	0	0	257,027	257,027		
CIPPVSW007	PV GS Plantings 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	254,094	254,094		
CIPPVSW008	PV GS Plantings Giese Road, Foster to 190th	0	0	0	0	0	125,572	125,572		
CIPPVSW009	PV GS Plantings Richey Road, 182nd to 190th	0	0	0	0	0	35,092	35,092		
CIPPVSW010	PV Storm Pipe Giese Road, Foster to 190th	0	0	0	0	0	814,432	814,432		
CIPPVSW011	Advanced Wetland, Stream and Floodplain Mitigation	445,000	0	0	0	0	0	445,000		
CIPSPWW001	Wastewater Development Coordination	850,000	0	0	0	0	0	850,000		
CIPSPWT001	Water Development Coordination	1,000,000	0	0	0	0	0	1,000,000		
CIPSPTR001	Springwater Transportation Development Coordination	328,594	0	0	0	0	11,487,367	11,815,961		
CIPSPTR002	Hogan Road Widening, Palmquist to Rugg	0	0	0	0	0	2,365,153	2,365,153		
CIPSPPK001	Springwater Parks Development Coordination	200,000	0	0	0	0	0	200,000		

General Development Funded Summary									
Project	Project Name	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total	
CIPSPSW001	Stormwater Development Coordination	255,218	0	0	0	0	0	255,218	
CIPSPSW002	Springwater Phase 1 Planning Annex Area 2	0	0	0	0	0	2,583,904	2,583,904	
CIPSPSW003	Springwater Phase 1 Planning Annex Area 3a	0	0	0	0	0	1,367,807	1,367,807	
CIPSPSW004	Springwater Natural Resources Protection Project 4: Ho	0	0	0	0	0	776,046	776,046	
Grand Total		11,740,755	0	0	0	0	46,896,565	58,637,320	

General Development Funded Summary by Resource							
Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Other	0	0	0	0	0	2,556,966	2,556,966
Dev/SDC Credit	10,695,755	0	0	0	0	44,044,898	54,740,653
Developer	0	0	0	0	0	294,701	294,701
Operating	245,000	0	0	0	0	0	245,000
SDC	800,000	0	0	0	0	0	800,000
Grand Total	11,740,755	0	0	0	0	46,896,565	58,637,320

General Development Funded Resource Detail										
Project	Project Name	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total	
CIPVW002	Wastewater Development Coordination	Dev/SDC Credit	541,238	0	0	0	0	0	541,238	
CIPVW002 Total			541,238	0	0	0	0	0	541,238	
CIPVW003	Advanced Wetland, Stream and Floodplain Mitigatio	SDC	200,000	0	0	0	0	0	200,000	
CIPVW003 Total			200,000	0	0	0	0	0	200,000	
CIPVW001	Water Development Coordination	Dev/SDC Credit	1,745,328	0	0	0	0	0	1,745,328	
CIPVW001 Total			1,745,328	0	0	0	0	0	1,745,328	
CIPVW003	Advanced Wetland, Stream and Floodplain Mitigatio	SDC	200,000	0	0	0	0	0	200,000	
CIPVW003 Total			200,000	0	0	0	0	0	200,000	
CIPVTR002	Transportation Development Coordination	Dev/SDC Credit	3,801,082	0	0	0	0	0	3,801,082	
CIPVTR002 Total			3,801,082	0	0	0	0	0	3,801,082	
CIPVTR003	Giese Rd (190th to 3200' West)	Dev/SDC Credit	0	0	0	0	0	1,474,996	1,474,996	
CIPVTR003 Total			0	0	0	0	0	1,474,996	1,474,996	
CIPVTR004	Knapp Rd (182nd to 190th)	Dev/SDC Credit	0	0	0	0	0	739,693	739,693	
CIPVTR004 Total			0	0	0	0	0	739,693	739,693	
CIPVTR005	Richey-Knapp Parkway	Dev/SDC Credit	0	0	0	0	0	149,502	149,502	
CIPVTR005 Total			0	0	0	0	0	149,502	149,502	
CIPVTR006	SE 190th (30th to North of Knapp Extension)	Dev/SDC Credit	0	0	0	0	0	2,912,435	2,912,435	
CIPVTR006 Total			0	0	0	0	0	2,912,435	2,912,435	
CIPVTR007	SE 190th (Knapp/41st to Cheldelin)	Dev/SDC Credit	0	0	0	0	0	8,400,325	8,400,325	
CIPVTR007 Total			0	0	0	0	0	8,400,325	8,400,325	
CIPVTR008	SE 190th @ Highland	Dev/SDC Credit	0	0	0	0	0	313,562	313,562	
CIPVTR008 Total		Developer	0	0	0	0	0	294,701	294,701	
CIPVTR008	SE 182nd, Giese to Knapp	Dev/SDC Credit	0	0	0	0	0	608,263	608,263	
CIPVTR008 Total			0	0	0	0	0	343,681	343,681	
CIPVTR009	SE 182nd, Knapp to Richey	Dev/SDC Credit	0	0	0	0	0	3,031,696	3,031,696	
CIPVTR009 Total			0	0	0	0	0	3,031,696	3,031,696	
CIPVTR010	SE Cheldelin (190th to 1500' West)	Dev/SDC Credit	0	0	0	0	0	558,566	558,566	
CIPVTR010 Total			0	0	0	0	0	558,566	558,566	
CIPVTR011	SE 190th @ Knapp/41st	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPVTR011 Total			0	0	0	0	0	242,697	242,697	
CIPVTR012	SE 172nd @ Foster Road	Dev/SDC Credit	0	0	0	0	0	403,151	403,151	
CIPVTR012 Total			0	0	0	0	0	403,151	403,151	
CIPVTR013	Richey Road @ Foster	Dev/SDC Credit	0	0	0	0	0	705,514	705,514	
CIPVTR013 Total			0	0	0	0	0	705,514	705,514	
CIPVTR014	SE 190th @ Cheldelin	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPVTR014 Total			0	0	0	0	0	242,697	242,697	
CIPVTR015	SE 182nd @ Giese	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPVTR015 Total			0	0	0	0	0	242,697	242,697	
CIPVTR016	Advanced Wetland, Stream and Floodplain Mitigatio	Operating	200,000	0	0	0	0	0	200,000	
CIPVTR016 Total			200,000	0	0	0	0	0	200,000	
CIPVTR017 Total			200,000	0	0	0	0	0	200,000	

General Development Funded Resource Detail										
Project	Project Name	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total	
CIPPPK002	Parks Development Coordination	Dev/SDC Credit	1,370,805	0	0	0	0	0	1,370,805	
CIPPPK002 Total			1,370,805	0	0	0	0	0	1,370,805	
CIPPPK003	Pacific Landmark Neighborhood Park	Dev/SDC Credit	0	0	0	0	0	3,583,844	3,583,844	
		Other	0	0	0	0	0	55,406	55,406	
CIPPPK003 Total			0	0	0	0	0	3,639,250	3,639,250	
CIPPSW001	Stormwater Development Coordination	Dev/SDC Credit	603,490	0	0	0	0	0	603,490	
CIPPSW001 Total			603,490	0	0	0	0	0	603,490	
CIPPSW002	PV RSMF Pond_172N_014	Other	0	0	0	0	0	1,071,749	1,071,749	
CIPPSW002 Total			0	0	0	0	0	1,071,749	1,071,749	
CIPPSW003	PV RSMF Pond_Lower_001A	Other	0	0	0	0	0	1,002,429	1,002,429	
CIPPSW003 Total			0	0	0	0	0	1,002,429	1,002,429	
CIPPSW004	PV RSMF Pond_Route_LowerHead	Other	0	0	0	0	0	427,382	427,382	
CIPPSW004 Total			0	0	0	0	0	427,382	427,382	
CIPPSW005	PV Storm Pipe 190th Ave, N PV boundary to Cheldeli	Dev/SDC Credit	0	0	0	0	0	633,348	633,348	
CIPPSW005 Total			0	0	0	0	0	633,348	633,348	
CIPPSW006	PV Storm Pipe Richey Road, 182nd to 190th	Dev/SDC Credit	0	0	0	0	0	257,027	257,027	
CIPPSW006 Total			0	0	0	0	0	257,027	257,027	
CIPPSW007	PV GS Plantings 190th Ave, N PV boundary to Chelde	Dev/SDC Credit	0	0	0	0	0	254,094	254,094	
CIPPSW007 Total			0	0	0	0	0	254,094	254,094	
CIPPSW008	PV GS Plantings Giese Road, Foster to 190th	Dev/SDC Credit	0	0	0	0	0	125,572	125,572	
CIPPSW008 Total			0	0	0	0	0	125,572	125,572	
CIPPSW009	PV GS Plantings Richey Road, 182nd to 190th	Dev/SDC Credit	0	0	0	0	0	35,092	35,092	
CIPPSW009 Total			0	0	0	0	0	35,092	35,092	
CIPPSW010	PV Storm Pipe Giese Road, Foster to 190th	Dev/SDC Credit	0	0	0	0	0	814,432	814,432	
CIPPSW010 Total			0	0	0	0	0	814,432	814,432	
CIPPSW011	Advanced Wetland, Stream and Floodplain Mitigatio	Operating	45,000	0	0	0	0	0	45,000	
		SDC	400,000	0	0	0	0	0	400,000	
CIPPSW011 Total			445,000	0	0	0	0	0	445,000	
CIPSPW001	Wastewater Development Coordination	Dev/SDC Credit	850,000	0	0	0	0	0	850,000	
CIPSPW001 Total			850,000	0	0	0	0	0	850,000	
CIPSPW001	Water Development Coordination	Dev/SDC Credit	1,000,000	0	0	0	0	0	1,000,000	
CIPSPW001 Total			1,000,000	0	0	0	0	0	1,000,000	
CIPSPTR001	Springwater Transportation Development Coordinat	Dev/SDC Credit	328,594	0	0	0	0	11,487,367	11,815,961	
CIPSPTR001 Total			328,594	0	0	0	0	11,487,367	11,815,961	
CIPSPTR002	Hogan Road Widening, Palmquist to Rugg	Dev/SDC Credit	0	0	0	0	0	2,365,153	2,365,153	
CIPSPTR002 Total			0	0	0	0	0	2,365,153	2,365,153	
CIPSPPK001	Springwater Parks Development Coordination	Dev/SDC Credit	200,000	0	0	0	0	0	200,000	
CIPSPPK001 Total			200,000	0	0	0	0	0	200,000	
CIPSPSW001	Stormwater Development Coordination	Dev/SDC Credit	255,218	0	0	0	0	0	255,218	
CIPSPSW001 Total			255,218	0	0	0	0	0	255,218	
CIPSPSW002	Springwater Phase 1 Planning Annex Area 2	Dev/SDC Credit	0	0	0	0	0	2,583,904	2,583,904	

General Development Funded Resource Detail										
Project	Project Name	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total	Total
CIPSPSW002	Total		0	0	0	0	0	2,583,904	2,583,904	2,583,904
CIPSPSW003	Springwater Phase 1 Planning Annex Area 3a	Dev/SDC Credit	0	0	0	0	0	1,367,807	1,367,807	1,367,807
CIPSPSW003	Total		0	0	0	0	0	1,367,807	1,367,807	1,367,807
CIPSPSW004	Springwater Natural Resources Protection Project 4:	Dev/SDC Credit	0	0	0	0	0	776,046	776,046	776,046
CIPSPSW004	Total		0	0	0	0	0	776,046	776,046	776,046
Grand Total			11,740,755	0	0	0	0	46,896,565	58,637,320	58,637,320

FUNDED PROJECT
General Development
Pleasant Valley

CITY OF
GRESHAM

Pleasant Valley
Plan Area

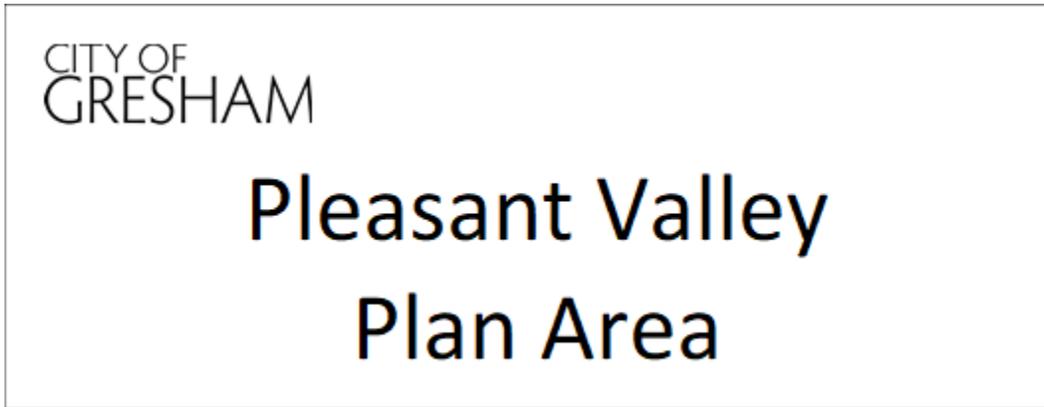
FUNDED PROJECT
General Development
Pleasant Valley - Wastewater

CIPPVWW002: Wastewater Development Coordination

Description: This project funding will be used to leverage wastewater resources with new development projects, resulting in wastewater improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	541,238	0	0	0	0	0	541,238
Resources Total		541,238	0	0	0	0	0	541,238
Expenses	Construct/Reimburse	541,238	0	0	0	0	0	541,238
Expenses Total		541,238	0	0	0	0	0	541,238

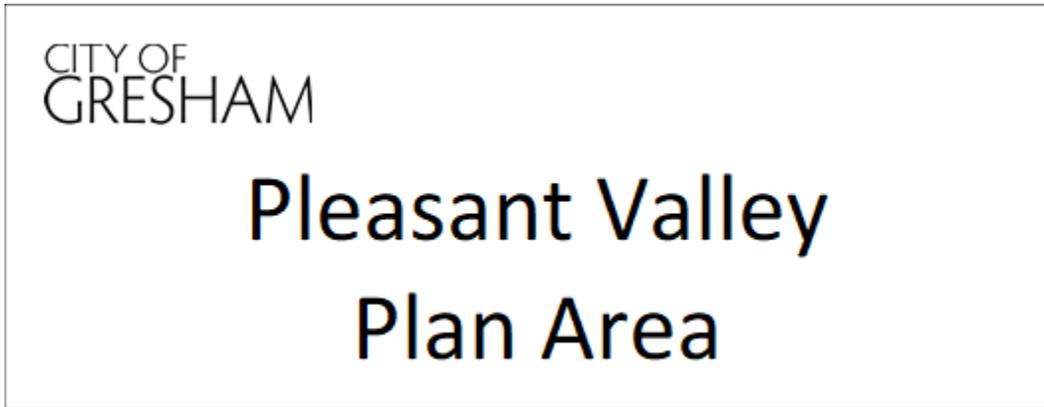
FUNDED PROJECT
General Development
Pleasant Valley - Wastewater

CIPVWW003: Advanced Wetland, Stream and Floodplain Mitigation

Description: This project addresses the need to identify, in advance of master-planned infrastructure improvements, opportunities for wetland and waterway mitigation needed to offset unavoidable impacts related to the construction of road and utility projects. This is a priority need in new community areas of Pleasant Valley, Kelley Creek Headwaters, and Springwater. Efforts include field survey, data analysis, design permitting, and property acquisition to secure appropriate land for wetland and waterway mitigation to be conducted in advance of proposed impacts. SDC project #31.

Justification: Assists the City in preventing construction delays that occur when there is no agency-approved mitigation option available for wetland and stream impacts related to public improvements needed for new community development. Provides necessary mechanism to meet state and federal resource protection requirements while protecting the condition and function of the City’s natural resources. Proactive identification of comprehensive mitigation strategy provides significant cost-savings compared to reactive mitigation planning as projects are designed.

Type of Project: Wetland and Stream Mitigation.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	SDC	200,000	0	0	0	0	0	200,000
Resources Total		200,000	0	0	0	0	0	200,000
Expenses	Design/Const Admin	7,000	0	0	0	0	0	7,000
	Construction	15,000	0	0	0	0	0	15,000
	Property Acq	153,400	0	0	0	0	0	153,400
	Admin (14%)	24,600	0	0	0	0	0	24,600
Expenses Total		200,000	0	0	0	0	0	200,000

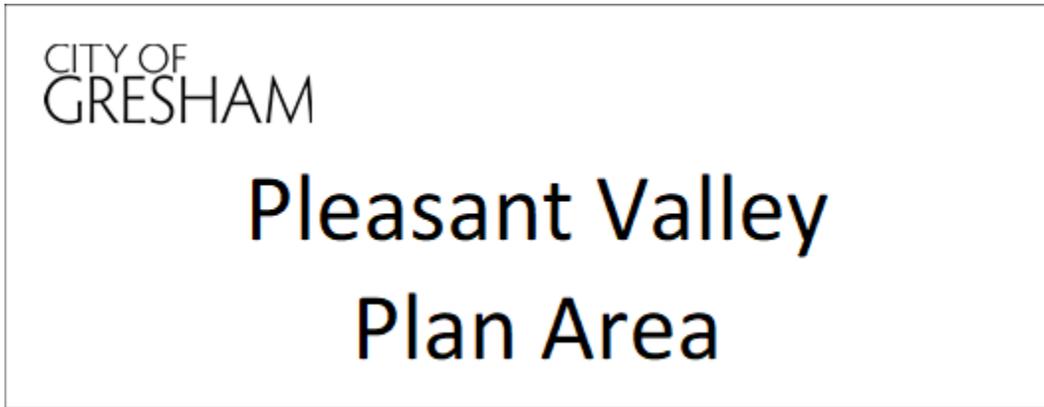
FUNDED PROJECT
General Development
Pleasant Valley - Water

CIPPVWT001: Water Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in water improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	1,745,328	0	0	0	0	0	1,745,328
Resources Total		1,745,328	0	0	0	0	0	1,745,328
Expenses	Construct/Reimburse	1,745,328	0	0	0	0	0	1,745,328
Expenses Total		1,745,328	0	0	0	0	0	1,745,328

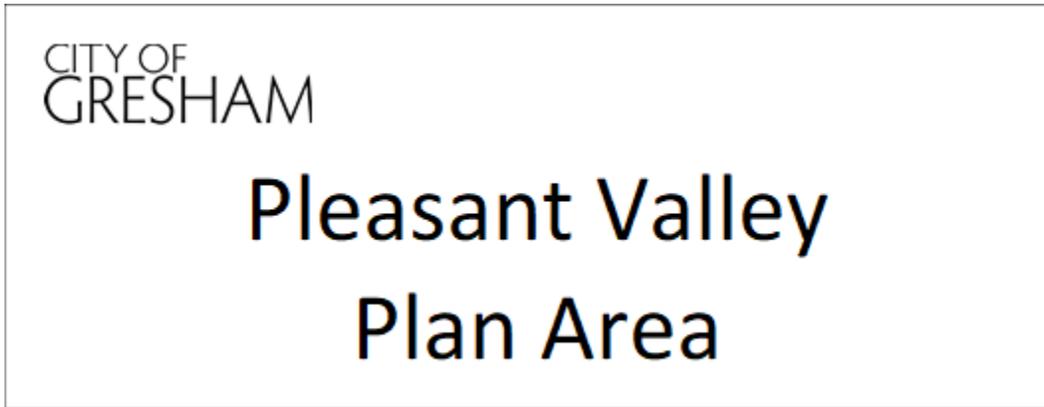
FUNDED PROJECT
General Development
Pleasant Valley - Water

CIPPVWT003: Advanced Wetland, Stream and Floodplain Mitigation

Description: This project addresses the need to identify, in advance of master-planned infrastructure improvements, opportunities for wetland and waterway mitigation needed to offset unavoidable impacts related to the construction of road and utility projects. This is a priority need in new community areas of Pleasant Valley, Kelley Creek Headwaters, and Springwater. Efforts include field survey, data analysis, design permitting, and property acquisition to secure appropriate land for wetland and waterway mitigation to be conducted in advance of proposed impacts.

Justification: Assists the City in preventing construction delays that occur when there is no agency-approved mitigation option available for wetland and stream impacts related to public improvements needed for new community development. Provides necessary mechanism to meet state and federal resource protection requirements while protecting the condition and function of the City’s natural resources. Proactive identification of comprehensive mitigation strategy provides significant cost-savings compared to reactive mitigation planning as projects are designed.

Type of Project: Wetland and Stream Mitigation.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	SDC	200,000	0	0	0	0	0	200,000
Resources Total		200,000	0	0	0	0	0	200,000
Expenses	Design/Const Admin	7,000	0	0	0	0	0	7,000
	Construction	15,000	0	0	0	0	0	15,000
	Property Acq	153,400	0	0	0	0	0	153,400
	Admin (14%)	24,600	0	0	0	0	0	24,600
Expenses Total		200,000	0	0	0	0	0	200,000

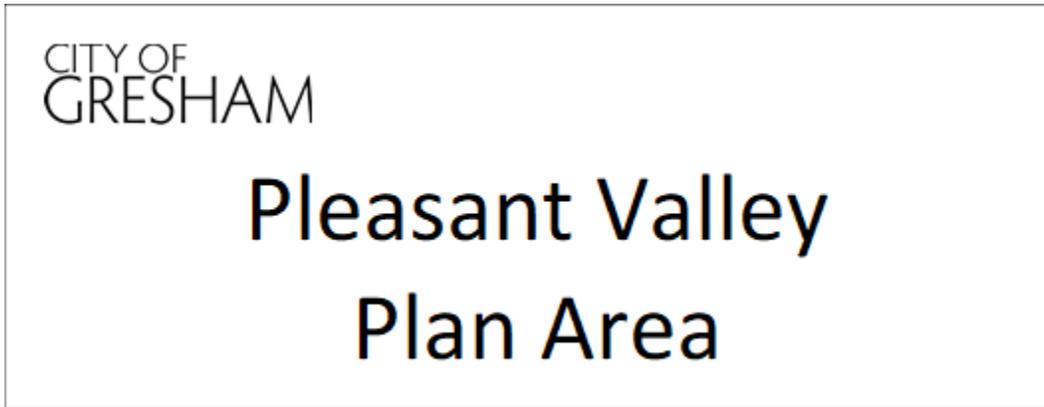
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR002: Transportation Development Coordination

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	3,801,082	0	0	0	0	0	3,801,082
Resources Total		3,801,082	0	0	0	0	0	3,801,082
Expenses	Construct/Reimburse	3,801,082	0	0	0	0	0	3,801,082
Expenses Total		3,801,082	0	0	0	0	0	3,801,082

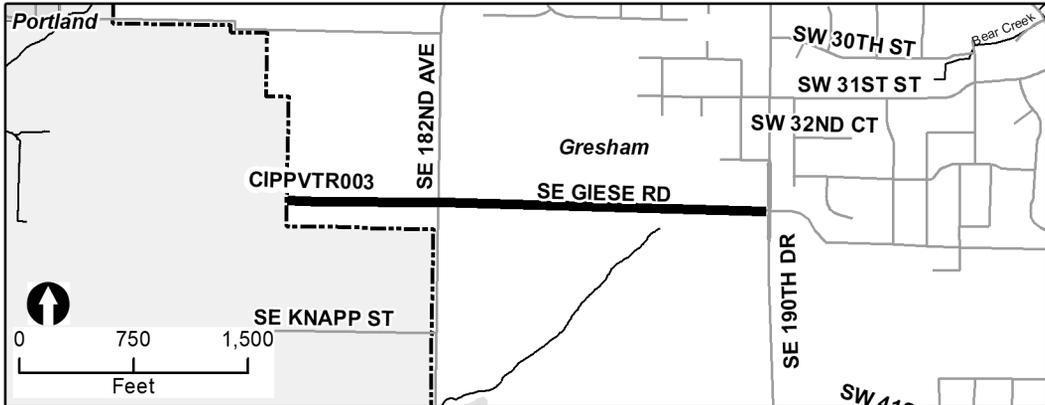
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR003: Giese Rd (190th to 3200' West)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	1,474,996	1,474,996
Resources Total		0	0	0	0	0	1,474,996	1,474,996
Expenses	Construction	0	0	0	0	0	1,293,856	1,293,856
	Admin (14%)	0	0	0	0	0	181,140	181,140
Expenses Total		0	0	0	0	0	1,474,996	1,474,996

FUNDED PROJECT

General Development

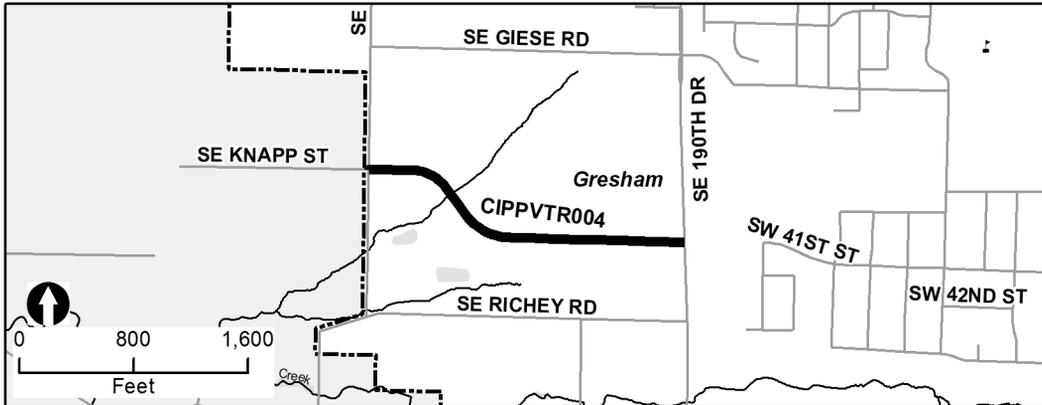
Pleasant Valley - Transportation

CIPPVTR004: Knapp Rd (182nd to 190th)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	739,693	739,693
Resources Total		0	0	0	0	0	739,693	739,693
Expenses	Construct/Reimburse	0	0	0	0	0	648,853	648,853
	Admin (14%)	0	0	0	0	0	90,840	90,840
Expenses Total		0	0	0	0	0	739,693	739,693

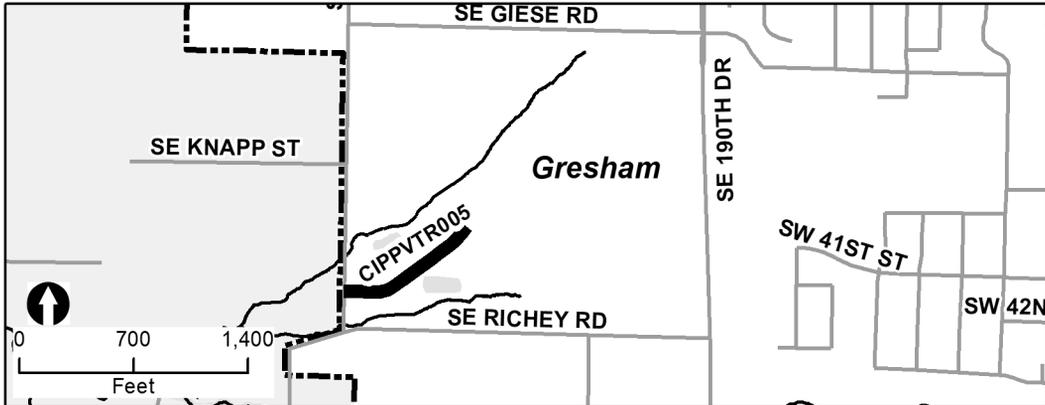
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR005: Richey-Knapp Parkway

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	149,502	149,502
Resources Total		0	0	0	0	0	149,502	149,502
Expenses	Construct/Reimburse	0	0	0	0	0	131,143	131,143
	Admin (14%)	0	0	0	0	0	18,359	18,359
Expenses Total		0	0	0	0	0	149,502	149,502

FUNDED PROJECT

General Development

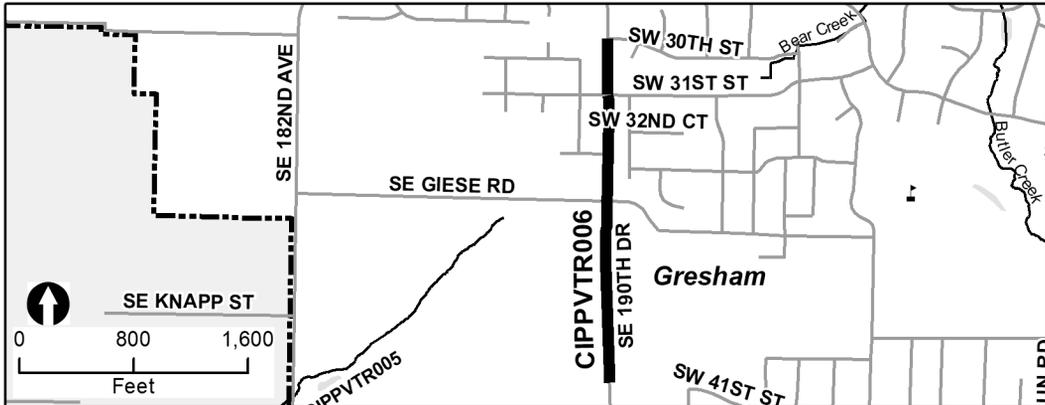
Pleasant Valley - Transportation

CIPVTR006: SE 190th (30th to North of Knapp Extension)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,912,435	2,912,435
Resources Total		0	0	0	0	0	2,912,435	2,912,435
Expenses	Construct/Reimburse	0	0	0	0	0	2,554,769	2,554,769
	Admin (14%)	0	0	0	0	0	357,666	357,666
Expenses Total		0	0	0	0	0	2,912,435	2,912,435

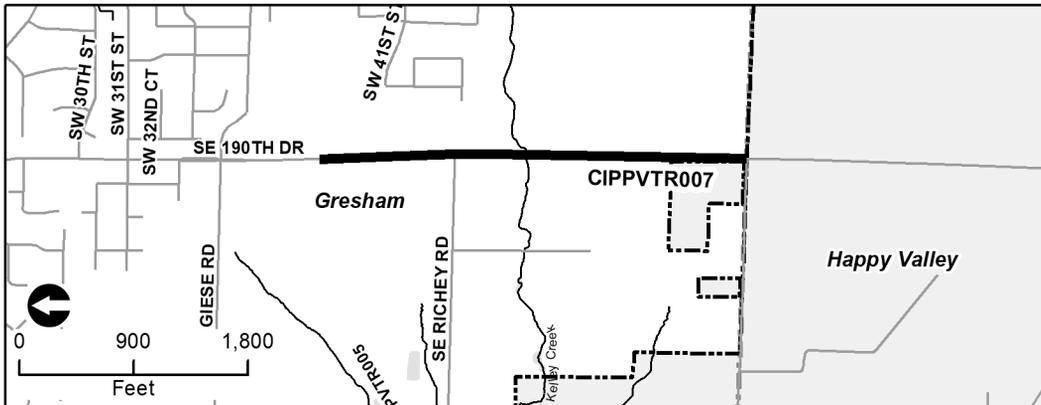
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR007: SE 190th (Knapp/41st to Cheldelin)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	8,400,325	8,400,325
Resources Total		0	0	0	0	0	8,400,325	8,400,325
Expenses	Construct/Reimburse	0	0	0	0	0	7,368,706	7,368,706
	Admin (14%)	0	0	0	0	0	1,031,619	1,031,619
Expenses Total		0	0	0	0	0	8,400,325	8,400,325

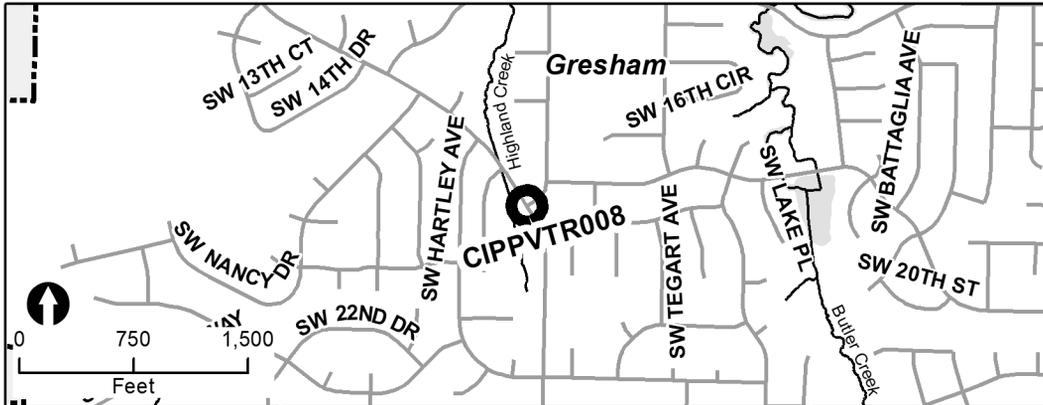
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR008: SE 190th @ Highland

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	313,562	313,562
	Developer	0	0	0	0	0	294,701	294,701
Resources Total		0	0	0	0	0	608,263	608,263
Expenses	Design/Const Admin	0	0	0	0	0	117,880	117,880
	Construct/Reimburse	0	0	0	0	0	386,214	386,214
	Construction	0	0	0	0	0	29,470	29,470
	Admin (14%)	0	0	0	0	0	74,699	74,699
Expenses Total		0	0	0	0	0	608,263	608,263

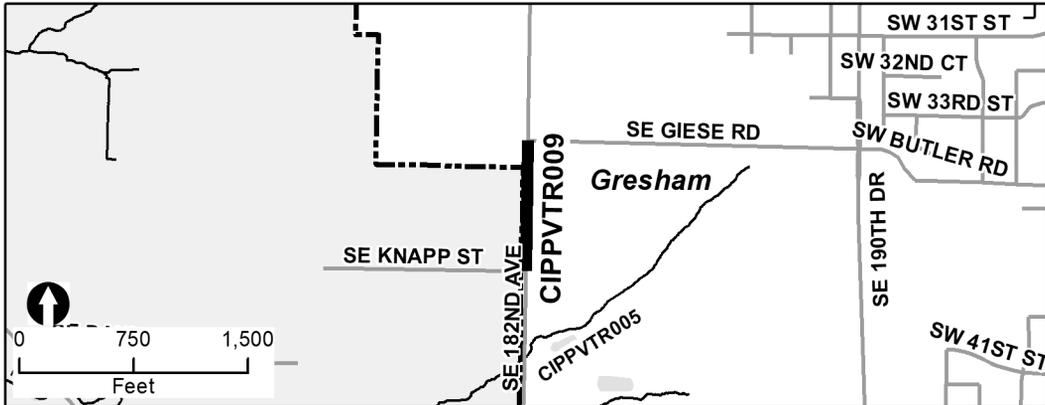
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR009: SE 182nd (Giese to Knapp)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	343,681	343,681
Resources Total		0	0	0	0	0	343,681	343,681
Expenses	Construct/Reimburse	0	0	0	0	0	301,476	301,476
	Admin (14%)	0	0	0	0	0	42,205	42,205
Expenses Total		0	0	0	0	0	343,681	343,681

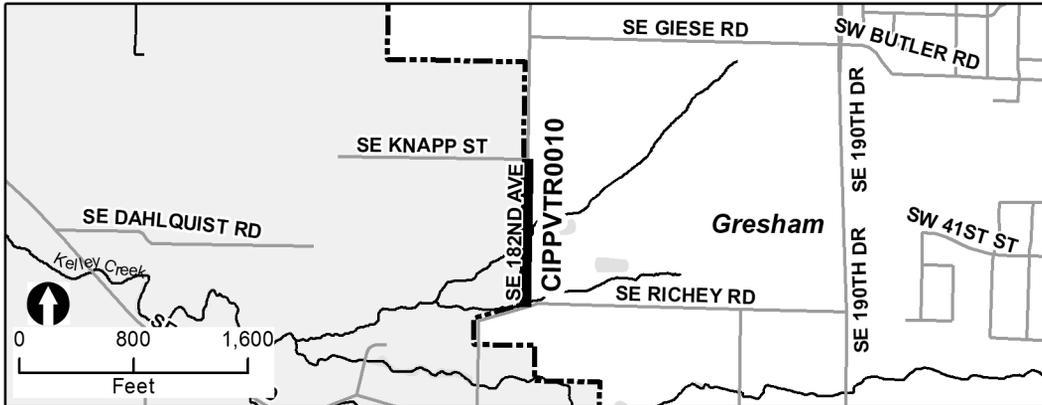
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR010: SE 182nd, Knapp to Richey

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	3,031,696	3,031,696
Resources Total		0	0	0	0	0	3,031,696	3,031,696
Expenses	Construction	0	0	0	0	0	2,659,383	2,659,383
	Admin (14%)	0	0	0	0	0	372,313	372,313
Expenses Total		0	0	0	0	0	3,031,696	3,031,696

FUNDED PROJECT

General Development

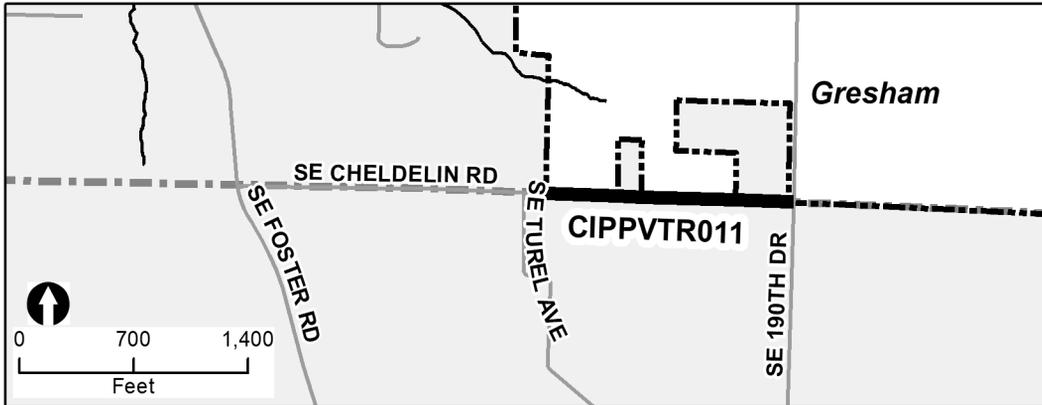
Pleasant Valley - Transportation

CIPPVTR011: SE Cheldelin (190th to 1500' West)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	558,566	558,566
Resources Total		0	0	0	0	0	558,566	558,566
Expenses	Construct/Reimburse	0	0	0	0	0	489,971	489,971
	Admin (14%)	0	0	0	0	0	68,595	68,595
Expenses Total		0	0	0	0	0	558,566	558,566

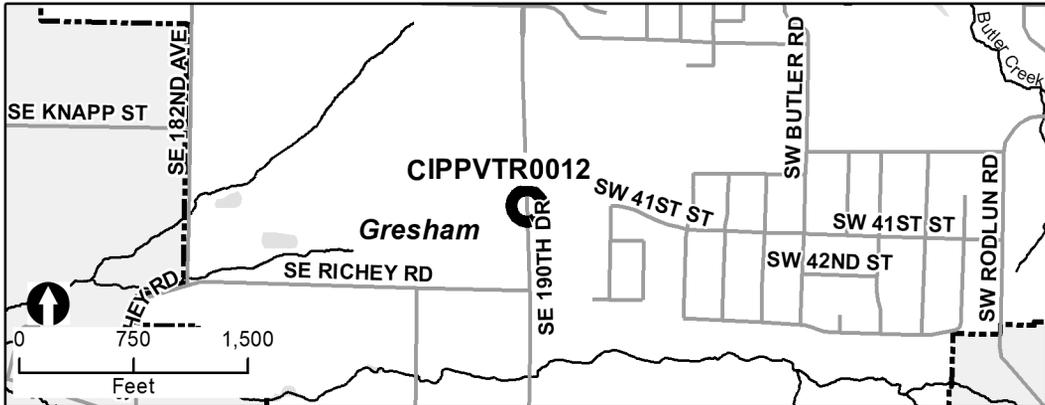
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR012: SE 190th @ Knapp/41st

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	242,697	242,697
Resources Total		0	0	0	0	0	242,697	242,697
Expenses	Construct/Reimburse	0	0	0	0	0	212,892	212,892
	Admin (14%)	0	0	0	0	0	29,805	29,805
Expenses Total		0	0	0	0	0	242,697	242,697

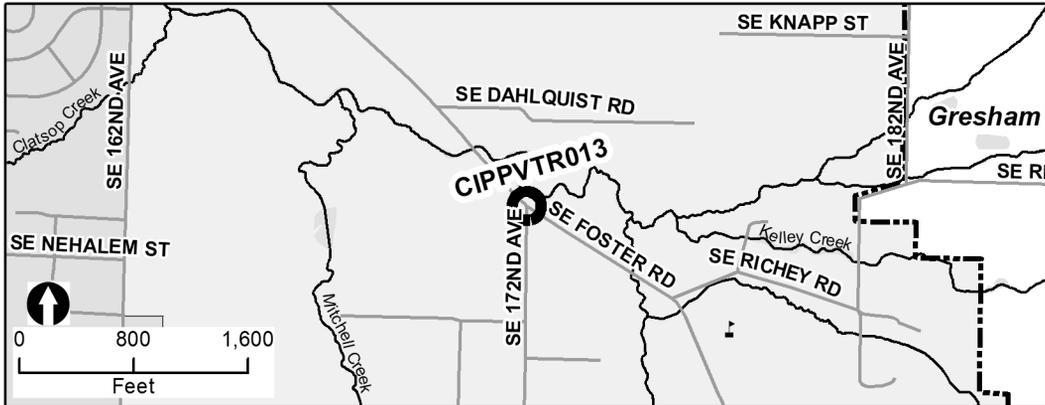
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR013: SE 172nd @ Foster Road

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	403,151	403,151
Resources Total		0	0	0	0	0	403,151	403,151
Expenses	Construct/Reimburse	0	0	0	0	0	353,641	353,641
	Admin (14%)	0	0	0	0	0	49,510	49,510
Expenses Total		0	0	0	0	0	403,151	403,151

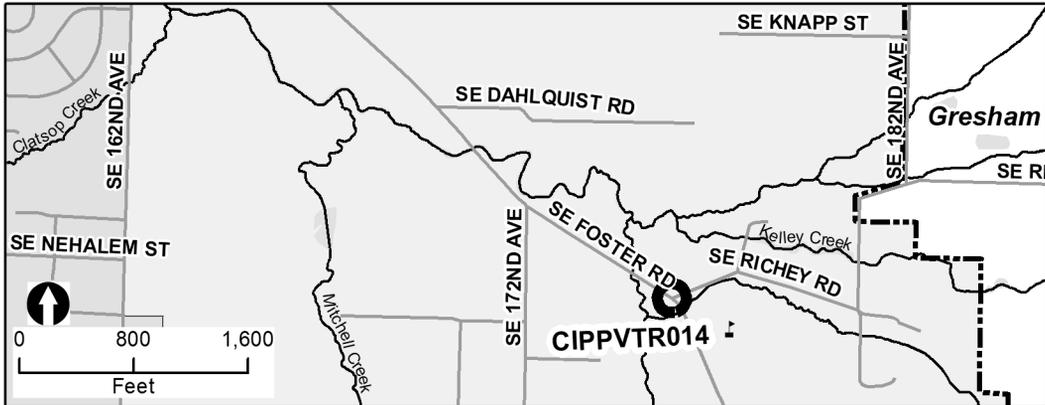
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR014: Richey Road @ Foster

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	705,514	705,514
Resources Total		0	0	0	0	0	705,514	705,514
Expenses	Construct/Reimburse	0	0	0	0	0	618,872	618,872
	Admin (14%)	0	0	0	0	0	86,642	86,642
Expenses Total		0	0	0	0	0	705,514	705,514

FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR015: SE 190th @ Cheldelin

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	242,697	242,697
Resources Total		0	0	0	0	0	242,697	242,697
Expenses	Construct/Reimburse	0	0	0	0	0	212,892	212,892
	Admin (14%)	0	0	0	0	0	29,805	29,805
Expenses Total		0	0	0	0	0	242,697	242,697

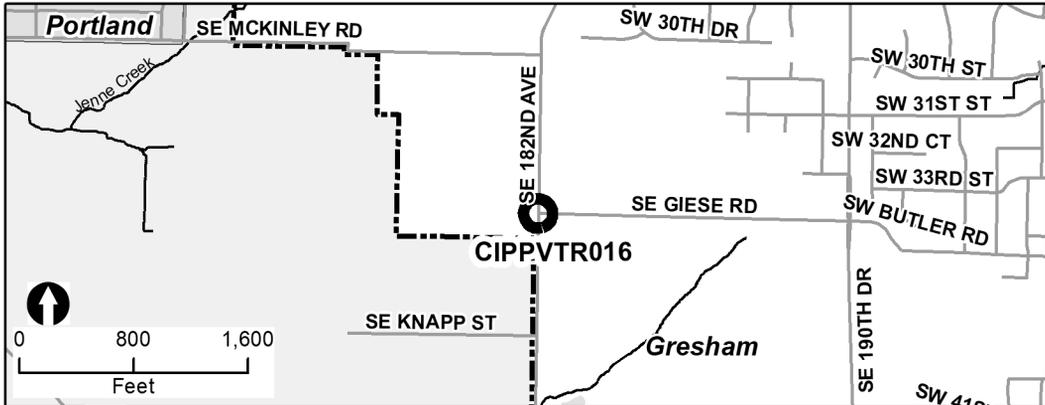
FUNDED PROJECT
General Development
Pleasant Valley - Transportation

CIPPVTR016: SE 182nd @ Giese

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	242,697	242,697
Resources Total		0	0	0	0	0	242,697	242,697
Expenses	Construction	0	0	0	0	0	212,892	212,892
	Admin (14%)	0	0	0	0	0	29,805	29,805
Expenses Total		0	0	0	0	0	242,697	242,697

FUNDED PROJECT

General Development

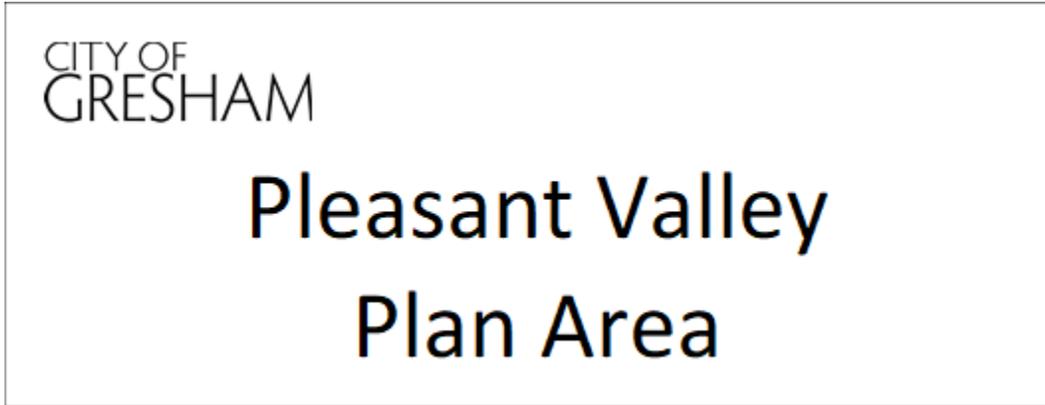
Pleasant Valley - Transportation

CIPVTR017: Advanced Wetland, Stream and Floodplain Mitigation

Description: This project addresses the need to identify, in advance of master-planned infrastructure improvements, opportunities for wetland and waterway mitigation needed to offset unavoidable impacts related to the construction of road and utility projects. This is a priority need in new community areas of Pleasant Valley, Kelley Creek Headwaters, and Springwater. Efforts include field survey, data analysis, design permitting, and property acquisition to secure appropriate land for wetland and waterway mitigation to be conducted in advance of proposed impacts.

Justification: Assists the City in preventing construction delays that occur when there is no agency-approved mitigation option available for wetland and stream impacts related to public improvements needed for new community development. Provides necessary mechanism to meet state and federal resource protection requirements while protecting the condition and function of the City’s natural resources. Proactive identification of comprehensive mitigation strategy provides significant cost-savings compared to reactive mitigation planning as projects are designed.

Type of Project: Wetland and Stream Mitigation.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Operating	200,000	0	0	0	0	0	200,000
Resources Total		200,000	0	0	0	0	0	200,000
Expenses	Design/Const Admin	7,000	0	0	0	0	0	7,000
	Construction	15,000	0	0	0	0	0	15,000
	Property Acq	153,400	0	0	0	0	0	153,400
	Admin (14%)	24,600	0	0	0	0	0	24,600
Expenses Total		200,000	0	0	0	0	0	200,000

FUNDED PROJECT

General Development

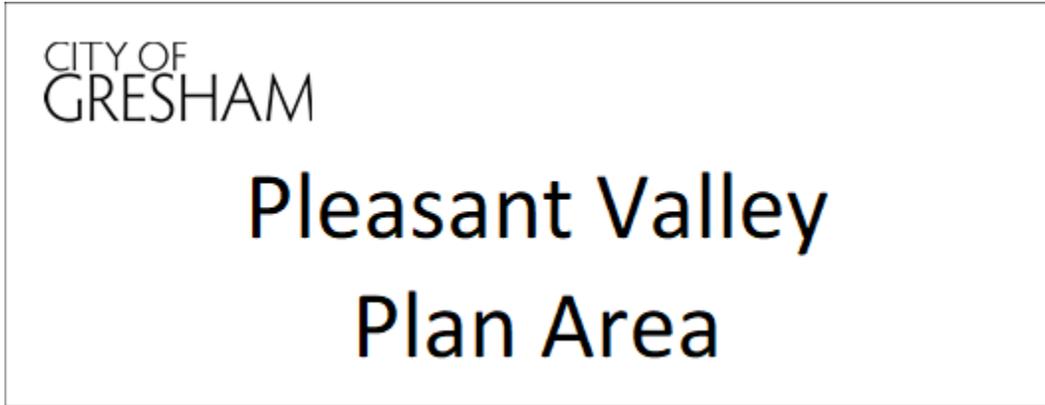
Pleasant Valley - Parks, Trails & Open Space

CIPVVPK002: Parks Development Coordination

Description: This project funding will be used to leverage park resources with new development projects, resulting in park improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

Justification: This project supports development of Pleasant Valley.

Type of Project: Construction of park improvements for growth.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	1,370,805	0	0	0	0	0	1,370,805
Resources Total		1,370,805	0	0	0	0	0	1,370,805
Expenses	Construct/Reimburse	1,370,805	0	0	0	0	0	1,370,805
Expenses Total		1,370,805	0	0	0	0	0	1,370,805

**FUNDED PROJECT
General Development**

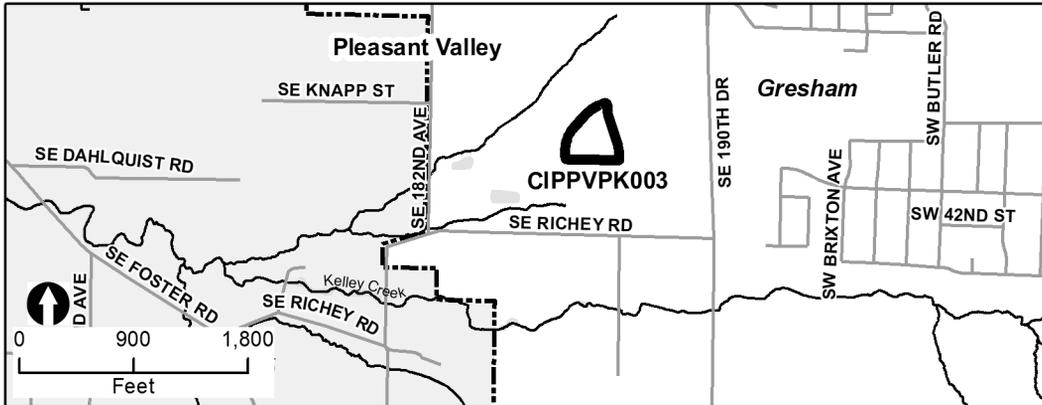
Pleasant Valley - Parks, Trails & Open Space

CIPPVPK003: Pacific Landmark Neighborhood Park

Description: This project will acquire land, master plan, design and construct a 3.03-acre neighborhood park to serve the new community of Pleasant Valley. SDC project #22.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Construction of neighborhood park for growth.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Other	0	0	0	0	0	55,406	55,406
	Dev/SDC Credit	0	0	0	0	0	3,583,844	3,583,844
Resources Total		0	0	0	0	0	3,639,250	3,639,250
Expenses	Design/Const Admin	0	0	0	0	0	93,950	93,950
	Construction	0	0	0	0	0	1,447,741	1,447,741
	Property Acq	0	0	0	0	0	1,650,634	1,650,634
	Admin (14%)	0	0	0	0	0	446,925	446,925
Expenses Total		0	0	0	0	0	3,639,250	3,639,250

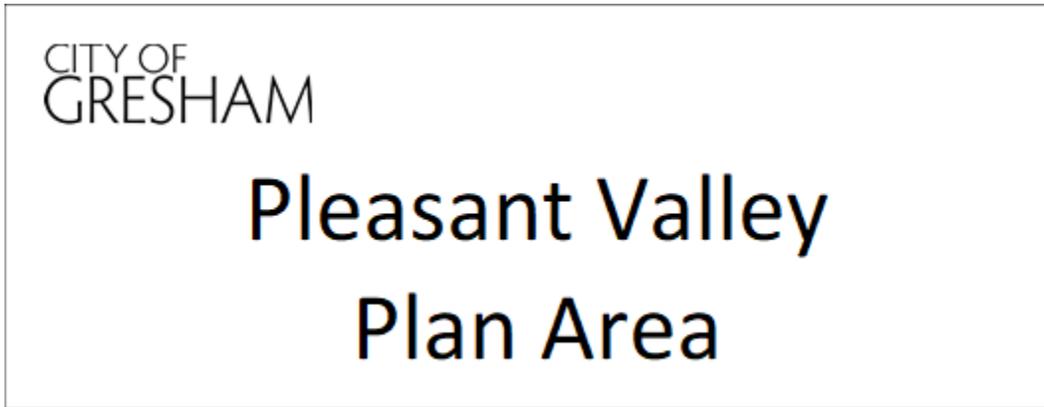
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

CIPPVSW001: Stormwater Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in stormwater improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

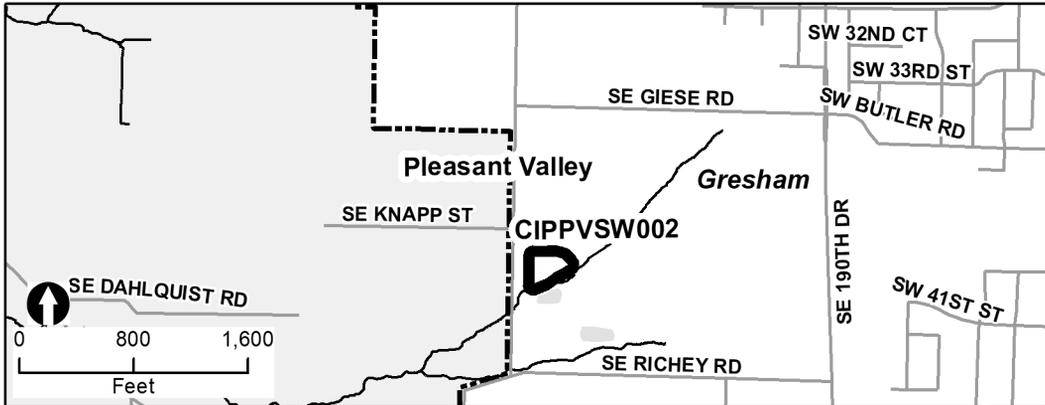
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	603,490	0	0	0	0	0	603,490
Resources Total		603,490	0	0	0	0	0	603,490
Expenses	Construct/Reimburse	603,490	0	0	0	0	0	603,490
Expenses Total		603,490	0	0	0	0	0	603,490

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPPVSW002: PV RSMF Pond_172N_014

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

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Other	0	0	0	0	0	1,071,749	1,071,749
Resources Total		0	0	0	0	0	1,071,749	1,071,749
Expenses	Design/Const Admin	0	0	0	0	0	441,958	441,958
	Construction	0	0	0	0	0	552,448	552,448
	Admin (14%)	0	0	0	0	0	77,343	77,343
Expenses Total		0	0	0	0	0	1,071,749	1,071,749

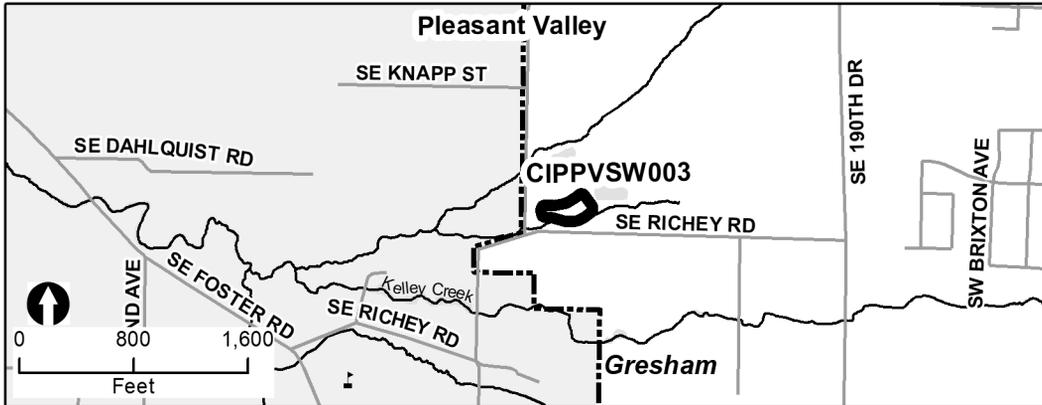
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

CIPPVSW003: PV RSMF Pond_Lower_001A

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

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

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



Estimated Dollars:

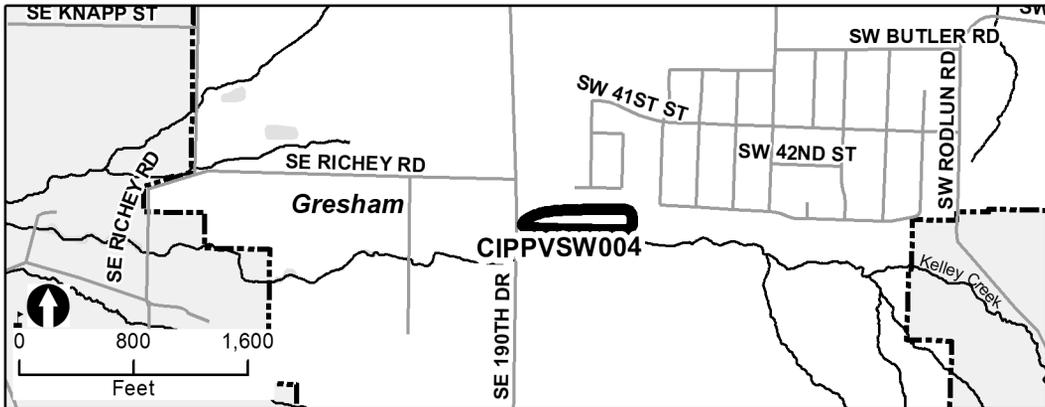
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Other	0	0	0	0	0	1,002,429	1,002,429
Resources Total		0	0	0	0	0	1,002,429	1,002,429
Expenses	Design/Const Admin	0	0	0	0	0	413,373	413,373
	Construction	0	0	0	0	0	516,716	516,716
	Admin (14%)	0	0	0	0	0	72,340	72,340
Expenses Total		0	0	0	0	0	1,002,429	1,002,429

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPPVSW004: PV RSMF Pond_Route_LowerHead

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

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Other	0	0	0	0	0	427,382	427,382
Resources Total		0	0	0	0	0	427,382	427,382
Expenses	Design/Const Admin	0	0	0	0	0	166,621	166,621
	Construction	0	0	0	0	0	208,275	208,275
	Admin (14%)	0	0	0	0	0	52,486	52,486
Expenses Total		0	0	0	0	0	427,382	427,382

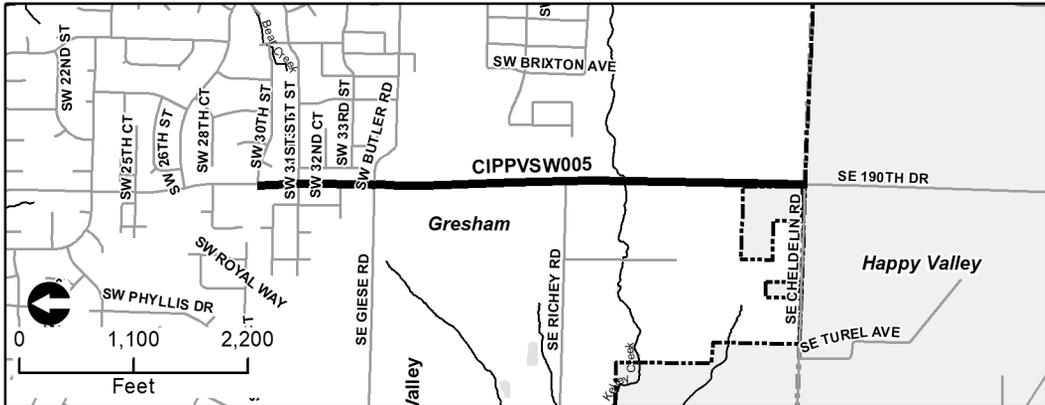
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

CIPPVSW005: PV Storm Pipe 190th Ave, N PV boundary to Cheldelin

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

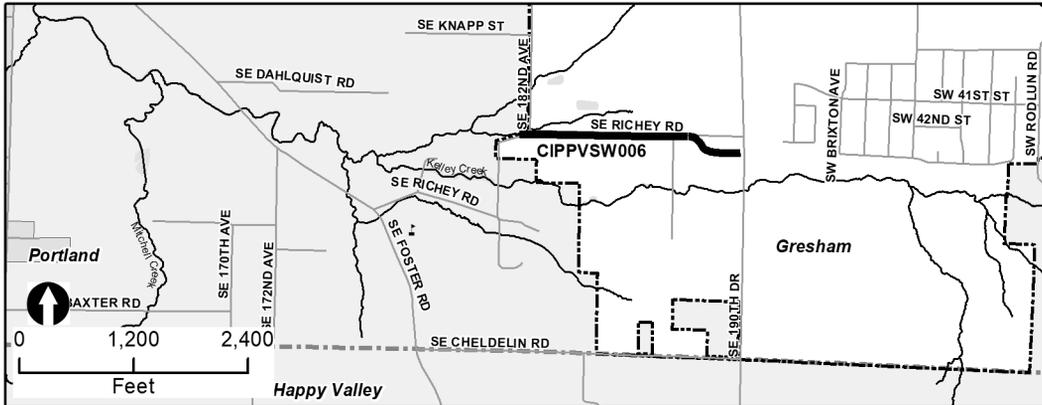
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	633,348	633,348
Resources Total		0	0	0	0	0	633,348	633,348
Expenses	Design/Const Admin	0	0	0	0	0	240,947	240,947
	Construction	0	0	0	0	0	344,211	344,211
	Admin (14%)	0	0	0	0	0	48,190	48,190
Expenses Total		0	0	0	0	0	633,348	633,348

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPVSW006: PV Storm Pipe Richey Road, 182nd to 190th

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	257,027	257,027
Resources Total		0	0	0	0	0	257,027	257,027
Expenses	Design/Const Admin	0	0	0	0	0	97,782	97,782
	Construction	0	0	0	0	0	139,688	139,688
	Admin (14%)	0	0	0	0	0	19,557	19,557
Expenses Total		0	0	0	0	0	257,027	257,027

**FUNDED PROJECT
General Development**

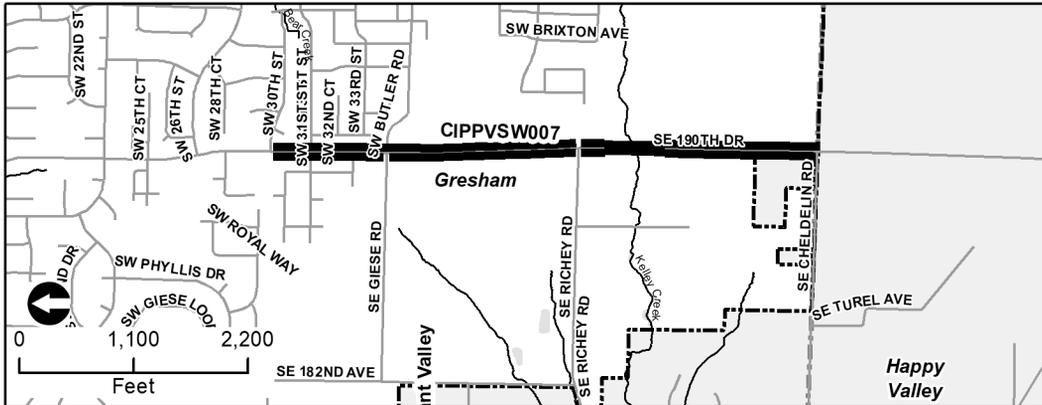
Pleasant Valley - Stormwater

CIPVSW007: PV GS Plantings 190th Ave, N PV boundary to Cheldelin

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

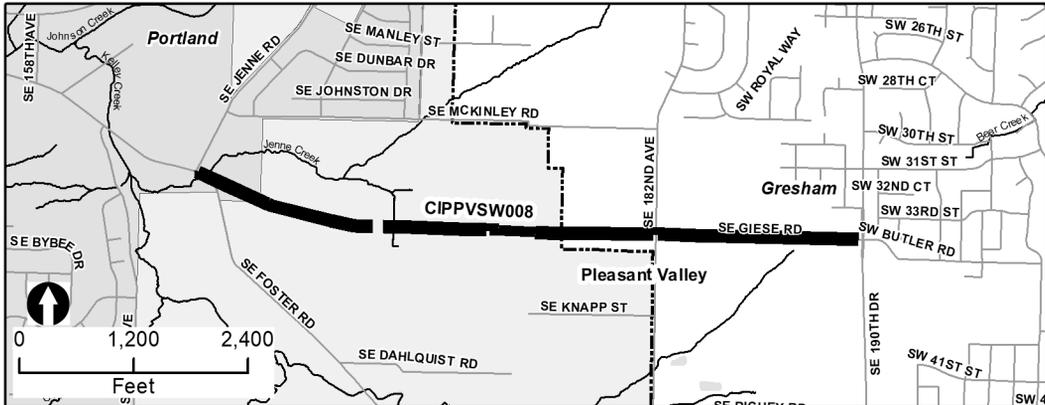
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	254,094	254,094
Resources Total		0	0	0	0	0	254,094	254,094
Expenses	Design/Const Admin	0	0	0	0	0	91,778	91,778
	Construction	0	0	0	0	0	131,112	131,112
	Admin (14%)	0	0	0	0	0	31,204	31,204
Expenses Total		0	0	0	0	0	254,094	254,094

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPVSW008: PV GS Plantings Giese Road, Foster to 190th

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

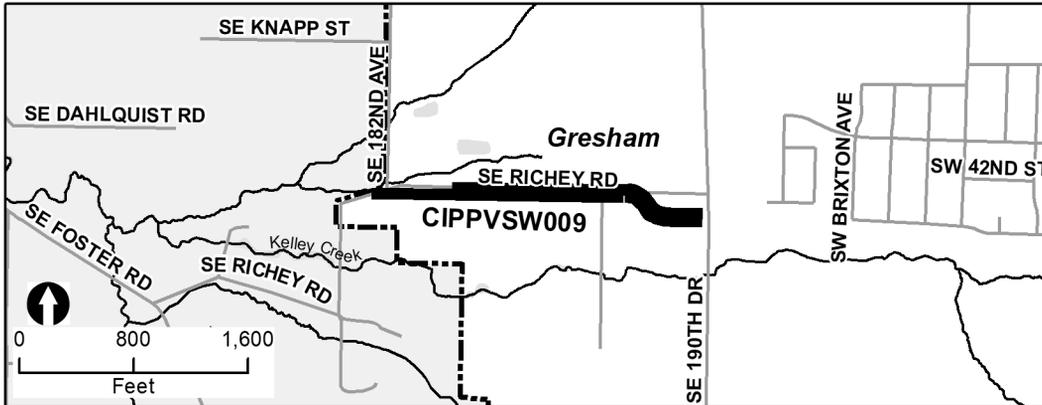
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	125,572	125,572
Resources Total		0	0	0	0	0	125,572	125,572
Expenses	Design/Const Admin	0	0	0	0	0	47,772	47,772
	Construction	0	0	0	0	0	68,246	68,246
	Admin (14%)	0	0	0	0	0	9,554	9,554
Expenses Total		0	0	0	0	0	125,572	125,572

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPPVSW009: PV GS Plantings Richey Road, 182nd to 190th

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

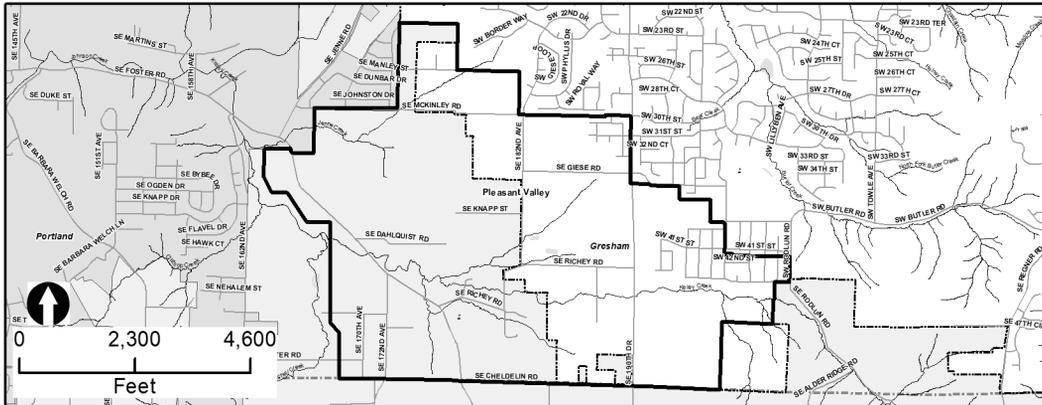
Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	35,092	35,092
Resources Total		0	0	0	0	0	35,092	35,092
Expenses	Design/Const Admin	0	0	0	0	0	13,350	13,350
	Construction	0	0	0	0	0	19,072	19,072
	Admin (14%)	0	0	0	0	0	2,670	2,670
Expenses Total		0	0	0	0	0	35,092	35,092

FUNDED PROJECT
General Development
Pleasant Valley - Stormwater
CIPVSW010: PV Storm Pipe Giese Road, Foster to 190th

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	814,432	814,432
Resources Total		0	0	0	0	0	814,432	814,432
Expenses	Design/Const Admin	0	0	0	0	0	294,171	294,171
	Construction	0	0	0	0	0	420,243	420,243
	Admin (14%)	0	0	0	0	0	100,018	100,018
Expenses Total		0	0	0	0	0	814,432	814,432

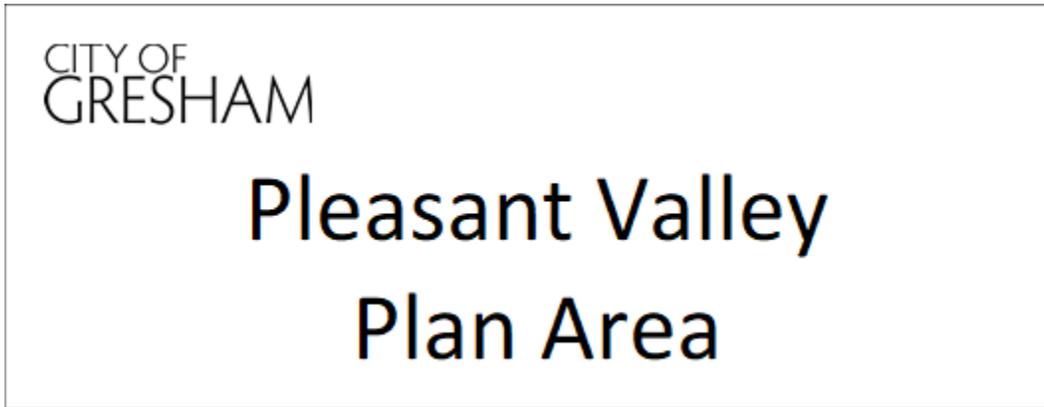
FUNDED PROJECT
General Development
Pleasant Valley - Stormwater

CIPVSW011: Advanced Wetland, Stream and Floodplain Mitigation

Description: This project addresses the need to identify, in advance of master-planned infrastructure improvements, opportunities for wetland and waterway mitigation needed to offset unavoidable impacts related to the construction of road and utility projects. This is a priority need in new community areas of Pleasant Valley, Kelley Creek Headwaters, and Springwater. Efforts include field survey, data analysis, design permitting, and property acquisition to secure appropriate land for wetland and waterway mitigation to be conducted in advance of proposed impacts. SDC project #PV-28.

Justification: Assists the City in preventing construction delays that occur when there is no agency-approved mitigation option available for wetland and stream impacts related to public improvements needed for new community development. Provides necessary mechanism to meet state and federal resource protection requirements while protecting the condition and function of the City’s natural resources. Proactive identification of comprehensive mitigation strategy provides significant cost-savings compared to reactive mitigation planning as projects are designed.

Type of Project: Wetland and Stream Mitigation.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Operating	45,000	0	0	0	0	0	45,000
	SDC	400,000	0	0	0	0	0	400,000
Resources Total		445,000	0	0	0	0	0	445,000
Expenses	Design/Const Admin	12,000	0	0	0	0	0	12,000
	Construction	20,000	0	0	0	0	0	20,000
	Property Acq	358,400	0	0	0	0	0	358,400
	Admin (14%)	54,600	0	0	0	0	0	54,600
Expenses Total		445,000	0	0	0	0	0	445,000

FUNDED PROJECT
General Development
Springwater

CITY OF
GRESHAM

Springwater
Plan Area

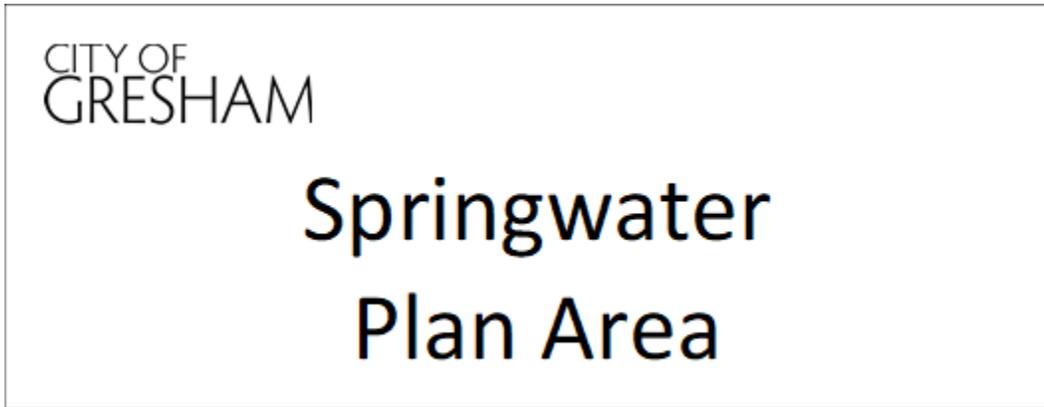
FUNDED PROJECT
General Development
Springwater - Wastewater

CIPSPWW001 : Wastewater Development Coordination

Description: This project funding will be used to leverage wastewater resources with new development projects, resulting in wastewater improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	850,000	0	0	0	0	0	850,000
Resources Total		850,000	0	0	0	0	0	850,000
Expenses	Construct/Reimburse	850,000	0	0	0	0	0	850,000
Expenses Total		850,000	0	0	0	0	0	850,000

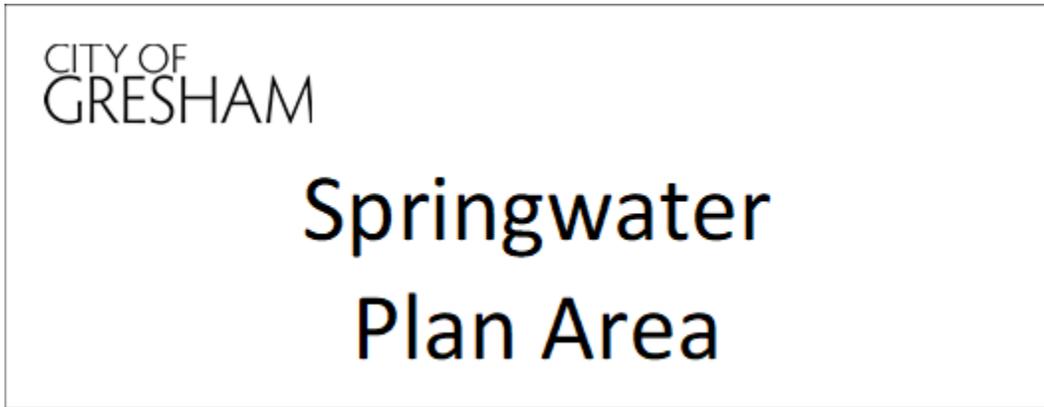
FUNDED PROJECT
General Development
Springwater - Water

CIPSPWT001: Water Development Coordination

Description: This project funding will be used to leverage water resources with new development projects, resulting in water improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	1,000,000	0	0	0	0	0	1,000,000
Resources Total		1,000,000	0	0	0	0	0	1,000,000
Expenses	Construct/Reimburse	1,000,000	0	0	0	0	0	1,000,000
Expenses Total		1,000,000	0	0	0	0	0	1,000,000

FUNDED PROJECT

General Development

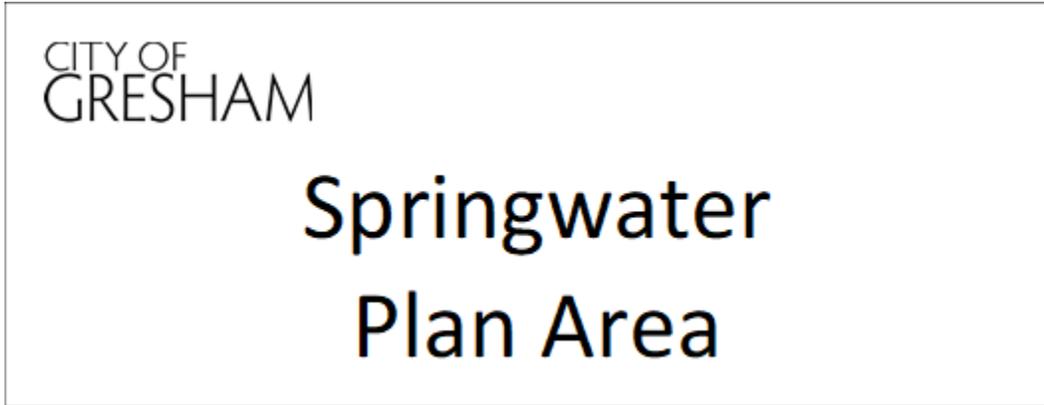
Springwater - Transportation

CIPSPTR001: Springwater Transportation Development Coordination

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

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

Type of Project: Construction of facilities and utilities for growth



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	328,594	0	0	0	0	11,487,367	11,815,961
Resources Total		328,594	0	0	0	0	11,487,367	11,815,961
Expenses	Construct/Reimburse	328,594	0	0	0	0	11,487,367	11,815,961
Expenses Total		328,594	0	0	0	0	11,487,367	11,815,961

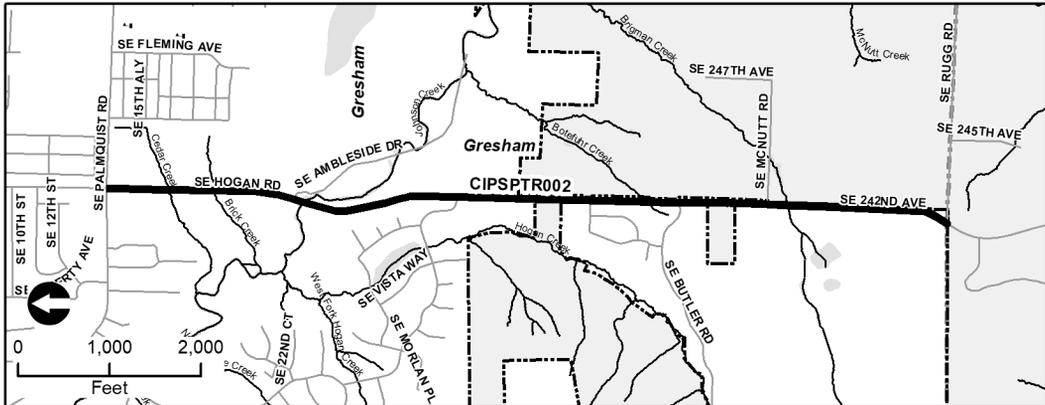
FUNDED PROJECT
General Development
Springwater - Transportation

CIPSPTR002: Hogan Road Widening, Palmquist to Rugg

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

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

Type of Project: Construction of facilities and utilities for growth



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,365,153	2,365,153
Resources Total		0	0	0	0	0	2,365,153	2,365,153
Expenses	Construction	0	0	0	0	0	2,074,696	2,074,696
	Admin (14%)	0	0	0	0	0	290,457	290,457
Expenses Total		0	0	0	0	0	2,365,153	2,365,153

FUNDED PROJECT

General Development

Springwater – Parks, Trails & Open Space

CIPSPPK001: Springwater Parks Development Coordination

Description: This project funding will be used to leverage park resources with new development projects, resulting in park improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	200,000	0	0	0	0	0	200,000
Resources Total		200,000	0	0	0	0	0	200,000
Expenses	Construct/Reimburse	200,000	0	0	0	0	0	200,000
Expenses Total		200,000	0	0	0	0	0	200,000

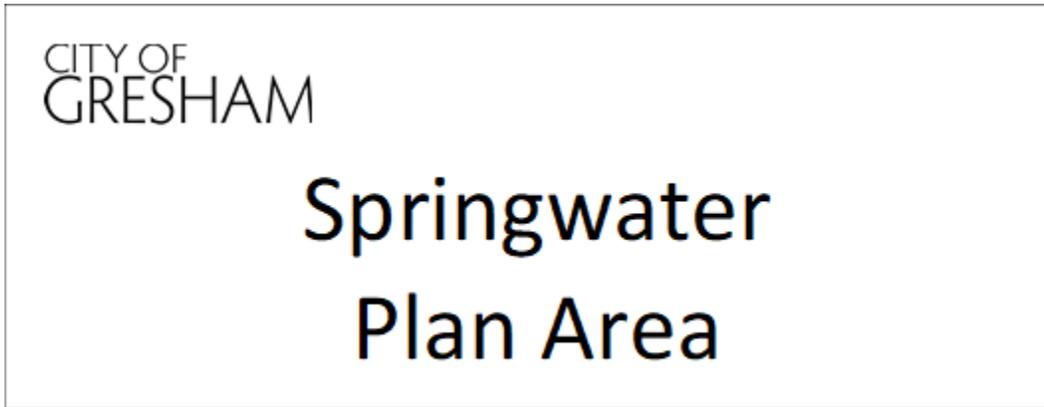
FUNDED PROJECT
General Development
Springwater - Stormwater

CIPSPSW001 : Stormwater Development Coordination

Description: This project funding will be used to leverage stormwater resources with new development projects, resulting in stormwater improvements beyond what either the new development or City resources could have accomplished alone. This project may provide systems development charge credits to developers for certain identified improvements.

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	255,218	0	0	0	0	0	255,218
Resources Total		255,218	0	0	0	0	0	255,218
Expenses	Construct/Reimburse	255,218	0	0	0	0	0	255,218
Expenses Total		255,218	0	0	0	0	0	255,218

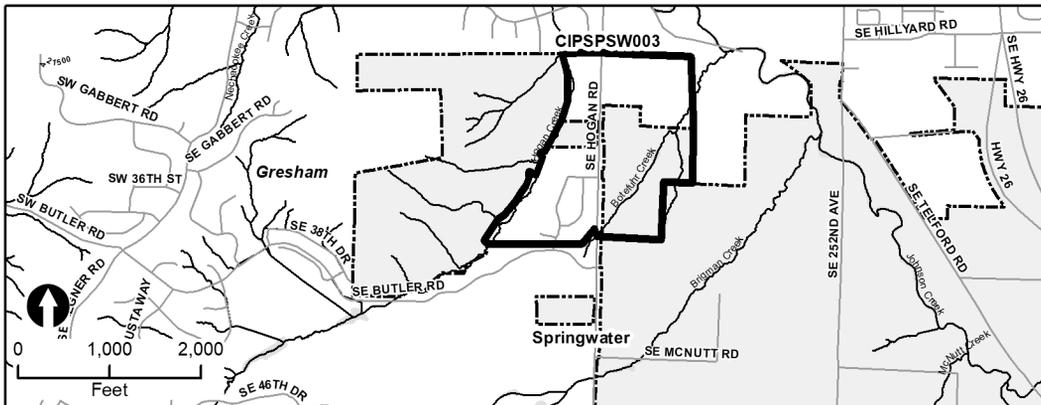
FUNDED PROJECT
General Development
Springwater - Stormwater

CIPSPSW003 : Springwater Phase 1 Planning Annex Area 3a

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

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

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



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	1,367,807	1,367,807
Resources Total		0	0	0	0	0	1,367,807	1,367,807
Expenses	Design/Const Admin	0	0	0	0	0	202,026	202,026
	Construction	0	0	0	0	0	673,418	673,418
	Other	0	0	0	0	0	324,387	324,387
	Admin (14%)	0	0	0	0	0	167,976	167,976
Expenses Total		0	0	0	0	0	1,367,807	1,367,807

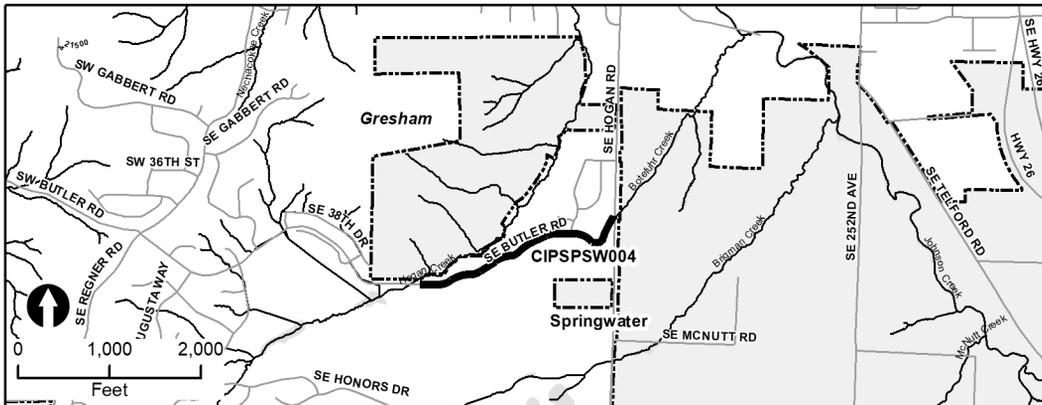
FUNDED PROJECT
General Development
Springwater - Stormwater

CIPSPSW004 : Springwater Natural Resources Protection Project 4: Hogan and Botefuhr Creeks Wildlife Corridor

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

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

Type of Project: Natural Resource Protection.



Estimated Dollars:

Funds	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Resources	Dev/SDC Credit	0	0	0	0	0	776,046	776,046
Resources Total		0	0	0	0	0	776,046	776,046
Expenses	Design/Const Admin	0	0	0	0	0	56,873	56,873
	Construction	0	0	0	0	0	284,372	284,372
	Property Acq	0	0	0	0	0	339,497	339,497
	Admin (14%)	0	0	0	0	0	95,304	95,304
Expenses Total		0	0	0	0	0	776,046	776,046

General Development Unfunded and Future Summary									
Project	Project Name	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total	
PV3004	Lower Giese Road Trunk	0	0	0	0	0	0	734,178	
PV3006	Upper Kelley Creek Trunk	0	0	0	0	0	0	2,489,059	
PV3007	Foster Road Trunk	0	0	0	0	0	0	870,911	
PV3009	Rodlun Road Trunk	0	0	0	0	0	0	278,743	
PV4005	SW 31st Street between SE 182nd Ave.	0	0	0	0	0	0	596,616	
PV4006	SE 182nd Ave. between SW 30th & 31st Streets	0	0	0	0	0	0	255,693	
PV4007	SW Pleasant View Drive/190th between PV1 and SE Richey	0	0	0	0	0	0	238,170	
PV4008	SE Giese Road between SE 182nd Ave. and SW Pleasant View	0	0	0	0	0	0	1,117,699	
PV4009	SE Richey Road between SE 182nd and SW Pleasant View	0	0	0	0	0	0	941,340	
PV4010	SE 182nd Ave. between SW 31st St. and Richey Road	0	0	0	0	0	0	1,052,486	
PV4011	SW Pleasant View Drive/190th between Richey Road	0	0	0	0	0	0	1,179,510	
PV4012	Extend Main West along SE McKinley Road	0	0	0	0	0	0	1,212,400	
PV4013	SE Cheldelin Road between SE 182nd and SW Pleasant View	0	0	0	0	0	0	1,326,948	
PV4014	Extend Proposed SE 182nd Ave. Main (PV4) from SE Richey	0	0	0	0	0	0	1,027,534	
PV4015	SE Giese Road between SE 172nd and 182nd Avenues	0	0	0	0	0	0	1,478,417	
PV4016	SE 172nd Avenue between SE Giese Road and SE Richey Road	0	0	0	0	0	0	1,020,387	
PV4017	SE 172nd Avenue between SE Richey and SE Cheldelin	0	0	0	0	0	0	1,208,688	
PV4018	SE Cheldelin Road between SE 172nd and 182nd Avenues	0	0	0	0	0	0	1,190,876	
PV4019	Pleasant Valley Reservoir (5 mg)	0	0	0	0	0	0	14,069,056	
CIPPVWT002	SW Pleasant Valley Drive to SW Eastwood Ave.	0	0	0	0	0	0	2,499,653	
CIPPVWT004	Hunters Highland Service Level Looping	0	0	0	0	0	0	234,768	
PV5005	SE 190th @ Giese Rd.	0	0	0	0	0	0	404,814	
PV5017	Giese Rd, City Limits to 3200' West	0	0	0	0	0	0	2,602,564	
PV5018	SE Knapp, 172nd to 182nd	0	0	0	0	0	0	1,172,557	
PV5019	SE Cheldelin, City Limits to 4500' west	0	0	0	0	0	0	4,884,942	
PV5020	SE 182nd, City Limits to Cheldelin	0	0	0	0	0	0	5,651,188	
PV5021	SE 172nd, Giese to Cheldelin	0	0	0	0	0	0	9,296,989	
PV5022	SE 172nd @ Giese	0	0	0	0	0	0	212,892	
PV5023	SE 172nd @ New Neighborhood Connector	0	0	0	0	0	0	212,892	
PV5024	SE 172nd @ Cheldelin	0	0	0	0	0	0	212,892	
PV5025	SE 182nd @ Cheldelin	0	0	0	0	0	0	212,892	
PV7002	182nd Avenue Neighborhood Park	0	0	0	0	0	0	3,874,913	
PV7003	Pleasant Valley Neighborhood Park #2	0	0	0	0	0	0	4,626,987	
PV7004	Pleasant Valley Neighborhood Park #3	0	0	0	0	0	0	4,093,044	
PV7005	Pleasant Valley Community Park	0	0	0	0	0	0	20,402,475	
PV7007	East Buttes Powerline Corridor Path	0	0	0	0	0	0	3,509,394	
PV7008	Kelley Creek Path	0	0	0	0	0	0	4,350,785	
PV7010	Pleasant Valley Neighborhood Park #1	0	0	0	0	0	0	4,145,429	

General Development Unfunded and Future Summary								
Project	Project Name	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
PV7011	Pleasant Valley Urban Plaza #1	0	0	0	0	0	0	2,332,860
PV7012	Pleasant Valley Urban Plaza #2	0	0	0	0	0	0	2,503,097
PV9008	PV RSMF Pond_New_2	0	0	0	0	0	0	347,249
PV9009	PV RSMF Pond_Lower_013	0	0	0	0	0	0	316,850
PV9010	PV RSMF Pond_New_3	0	0	0	0	0	0	565,028
PV9011	PV RSMF Pond_172S_022	0	0	0	0	0	0	290,417
PV9012	PV RSMF Pond_172S_001A	0	0	0	0	0	0	262,662
PV9013	PV RSMF Pond_MITCH_001B	0	0	0	0	0	0	429,193
PV9014	PV RSMF Pond_New_4	0	0	0	0	0	0	507,170
PV9015	PV RSMF Pond_172N_001	0	0	0	0	0	0	393,507
PV9016	PV RSMF Pond_JENNE_011	0	0	0	0	0	0	385,577
PV9017	PV RSMF Pond_New_1	0	0	0	0	0	0	303,634
PV9018	PV RSMF Pond_JENNE_021	0	0	0	0	0	0	636,695
PV9019	PV RSMF Pond_New_5	0	0	0	0	0	0	191,294
PV9020	PV Storm Pipe 172nd Ave, Giese to Cheldelin	0	0	0	0	0	0	556,281
PV9021	PV Storm Pipe Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	635,097
PV9023	PV Storm Pipe Butler Road, East of PV boundary	0	0	0	0	0	0	213,603
PV9024	PV Storm Pipe 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	485,461
PV9025	PV Storm Pipe Knapp St, 172nd to 182nd	0	0	0	0	0	0	331,256
PV9026	PV GS Plantings 172nd Ave, Giese to Cheldelin	0	0	0	0	0	0	287,070
PV9027	PV GS Plantings Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	100,950
PV9028	PV GS Plantings Butler Road, East of PV boundary	0	0	0	0	0	0	29,165
PV9029	PV GS Plantings 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	66,282
PV9030	PV GS Plantings Knapp St, 172nd to 182nd	0	0	0	0	0	0	45,227
SW3002	Telford Road Trunk	0	0	0	0	0	0	2,255,803
SW3003	Jeanette Road Trunk	0	0	0	0	0	0	639,767
SW3004	Orient Trunk	0	0	0	0	0	0	1,929,174
SW3005	Village Center Trunk	0	0	0	0	0	0	418,461
SW3007	Rugg Road Trunk	0	0	0	0	0	0	1,776,719
CIPSPWW002	Telford Road Trunk Creek Crossings	0	0	0	0	0	0	360,714
CIPSPWW003	Jeanette Rd Hwy Creek Crossing	0	0	0	0	0	0	1,337,943
CIPSPWW004	Orient Road Trunk Creek Crossing	0	0	0	0	0	0	1,320,261
CIPSPWW005	Village Center Trunk North Creek Crossing	0	0	0	0	0	0	294,701
CIPSPWW006	Village Center Trunk South Creek Crossing	0	0	0	0	0	0	799,229
SW4002	South Hills SE Butler Road Transmission from South Hills	0	0	0	0	0	0	273,329
SW4003	SE Hogan Road/242nd between SE Butler Road and SE Rugg Road	0	0	0	0	0	0	1,496,539
SW4004	SE Rugg Road between SE Hogan Road/242nd	0	0	0	0	0	0	1,358,868
SW4005	SE 252nd Ave. between SE McNutt Road and SE Rugg Road	0	0	0	0	0	0	996,845

General Development Unfunded and Future Summary								
Project	Project Name	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
SW4006	SE McNutt Road between SE Hogan Road/242nd Ave.	0	0	0	0	0	0	1,371,616
SW4007	Extend Proposed South Hills Distribution Piping - Butler	0	0	0	0	0	0	1,819,451
SW4008	Extend Proposed South Hills Distribution Piping - SE 252nd	0	0	0	0	0	0	989,824
SW4009	Extend Proposed South Hills Distribution Piping - SE Hogan	0	0	0	0	0	0	1,522,506
SW4010	Extend Intermediate Distribution from SE 30th Street	0	0	0	0	0	0	1,168,923
SW4011	SE Orient Drive Alignment Anderson and Wheeler Reservoir	0	0	0	0	0	0	2,004,934
SW4012	SE Anderson Road/267th between SE Orient and SE Jeanette	0	0	0	0	0	0	1,012,644
SW4013	SE Jeanette Road Alignment between Anderson and Wheeler	0	0	0	0	0	0	1,989,667
SW4014	SE Telford Road btwn Proposed Intermediate Dist. Piping	0	0	0	0	0	0	3,154,054
SW4015	SE McNutt Road btwn Proposed Intermediate Dist. Piping	0	0	0	0	0	0	831,328
SW4016	Barnes Road Loop Extension	0	0	0	0	0	0	846,071
SW4017	SE 247th Ave. between Proposed South Hills Dist. Piping	0	0	0	0	0	0	804,108
SW4018	SE 247th Avenue between Intermediate Dist. Piping & SE	0	0	0	0	0	0	889,169
CIPSPWT002	Wheeler North Reservoir (2 mg)	0	0	0	0	0	0	5,866,927
CIPSPWT003	Wheeler to Intermediate PRV	0	0	0	0	0	0	467,267
SW5001	SE 267th (US 26 to 33rd)	0	0	0	0	0	0	9,632,187
SW5002	Collector A, 262nd to Orient	0	0	0	0	0	0	11,988,907
SW5003	New Arterial, Orient to Jeanette	0	0	0	0	0	0	17,043,145
SW5006	Springwater Interchange on Hwy 26	0	0	0	0	0	0	25,490,010
SW5007	SE Orient Dr. - Approx. 950 feet south of SE Welch Rd. to	0	0	0	0	0	0	3,252,480
SW5008	SE Hogan Rd (E Powell Blvd to SE Palmquist Rd)	0	0	0	0	0	0	57,419,163
SW6000	On-Street Paths	0	0	0	0	0	0	1,874,299
SW7000	Village Center Neighborhood Park	0	0	0	0	0	0	7,303,282
SW7001	Springwater Community Park	0	0	0	0	0	0	10,576,825
SW7002	East Springwater Community Park	0	0	0	0	0	0	11,572,070
SW7004	Village Center Loop Trail	0	0	0	0	0	0	989,113
SW7006	Park Blocks & Circle	0	0	0	0	0	0	8,662,304
SW7007	Springwater Path	0	0	0	0	0	0	1,268,287
SW7008	Springwater Trail #1	0	0	0	0	0	0	513,365
SW7009	Springwater Trail #2	0	0	0	0	0	0	123,322
SW7010	Buttes Trail	0	0	0	0	0	0	328,886
SW9000	Springwater "Shovel Ready" Infrastructure - Stormwater	0	0	0	0	0	0	12,840,641
Grand Total		0	0	0	0	0	0	337,981,534

CITY OF
GRESHAM
OREGON

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley

CITY OF
GRESHAM

Pleasant Valley
Plan Area

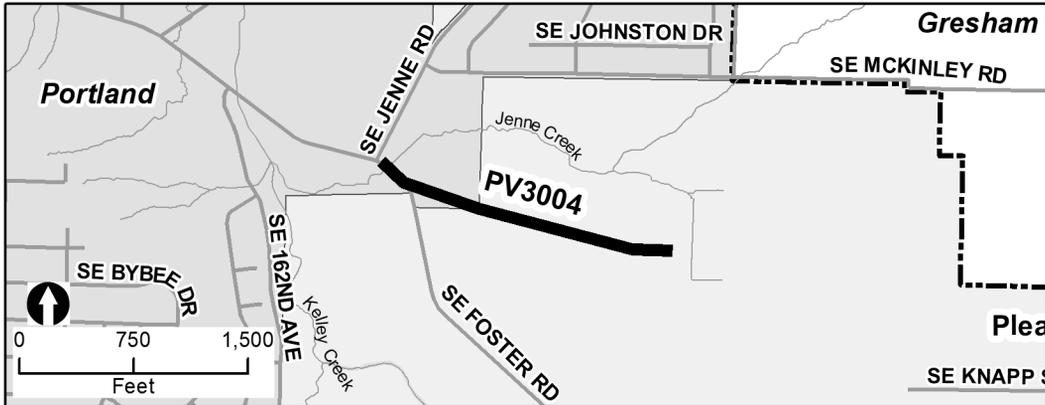
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater**

PV3004: Lower Giese Road Trunk

Description: This project will install approximately 2,035-feet of 10 & 24-inch sewer main using open trench excavation methods. This project will extend wastewater service into the southern portion of the Pleasant Valley expansion area. SDC project #8.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	734,178
Resources Total		734,178
Expenses	Design/Const Admi	96,629
	Construction	547,385
	Admin (14%)	90,164
Expenses Total		734,178

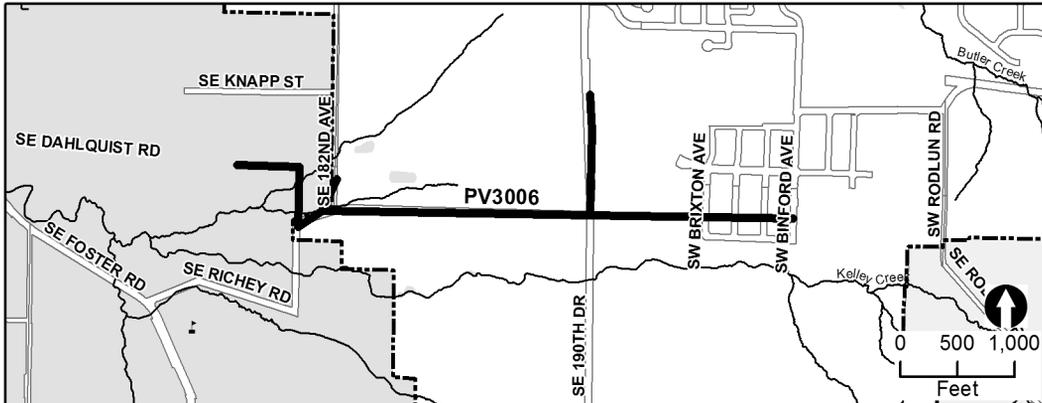
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater**

PV3006: Upper Kelley Creek Trunk

Description: This project installs approximately 6,822-feet of 8 and 10-inch sewer main. This line will connect to the Lower Kelley Creek Trunk line. SDC project #11.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,489,059
Resources Total		2,489,059
Expenses	Design/Const Admi	327,427
	Construction	1,855,980
	Admin (14%)	305,652
Expenses Total		2,489,059

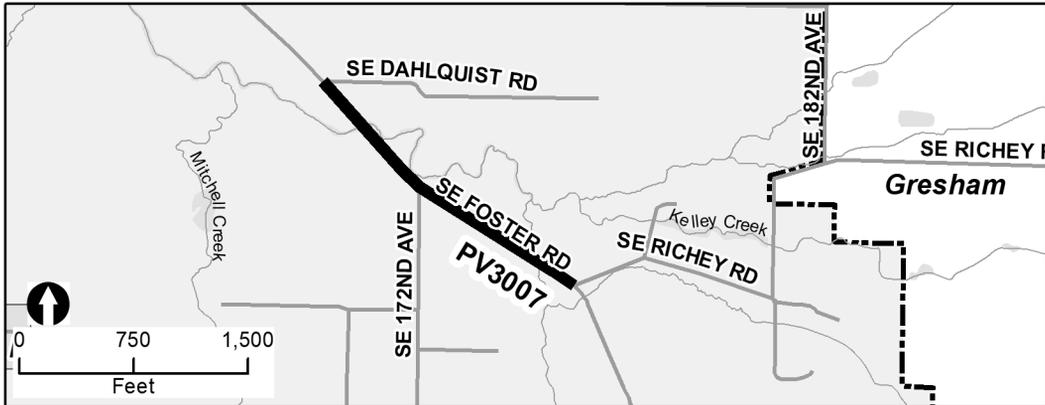
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater

PV3007: Foster Road Trunk

Description: This project will install approximately 2,784-feet of 12-inch sewer main using open trench excavation methods. This project will extend wastewater service into the southern portion of the Pleasant Valley expansion area. SDC project #12.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	870,911
Resources Total		870,911
Expenses	Design/Const Admi	114,605
	Construction	649,356
	Admin (14%)	106,950
Expenses Total		870,911

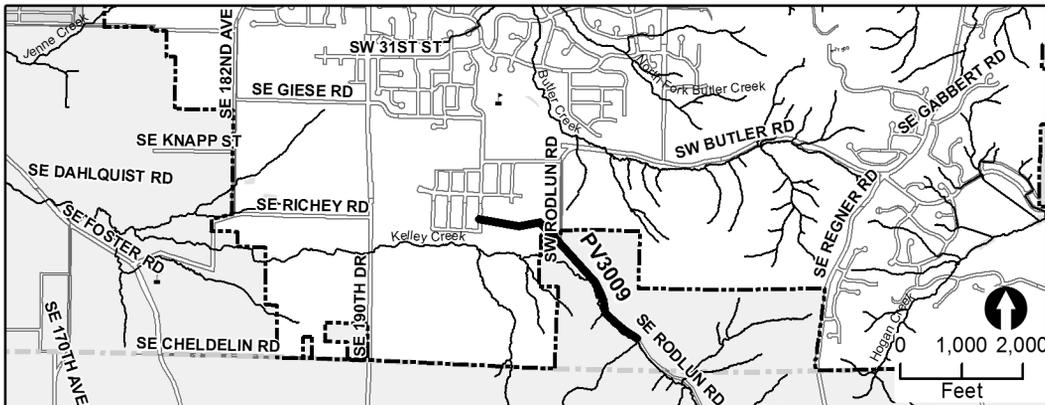
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Wastewater**

PV3009: Rodlun Road Trunk

Description: This project installs approximately 3,668 feet of 8 inch sewer main line. This trunk will connect to existing the Upper Giese Road Trunk. SDC project #24.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	278,743
Resources Total		278,743
Expenses	Design/Const Admi	36,690
	Construction	207,802
	Admin (14%)	34,251
Expenses Total		278,743

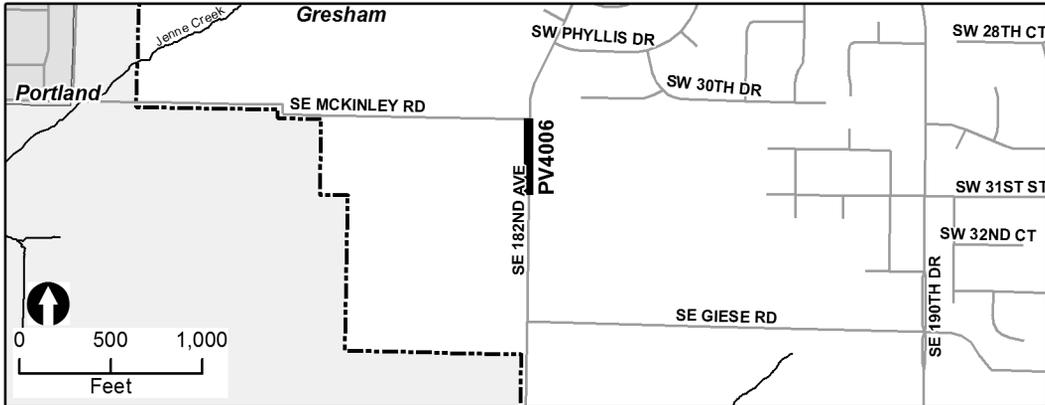
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4006: SE 182nd Ave. between SW 30th & 31st Streets

Description: This project installs 450 L.F. of 12" D.I. waterline along SE 182nd Avenue between SW 30th and 31st Streets. SDC project #PV3C.

Justification: This project will provide transmission capacity and looping on the North side of the Pleasant Valley Plan District on the West side of the Hunters Highland Service Level to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Hunters Highland Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	255,693
Resources Total		255,693
Expenses	Construct/Reimburs	255,693
Expenses Total		255,693

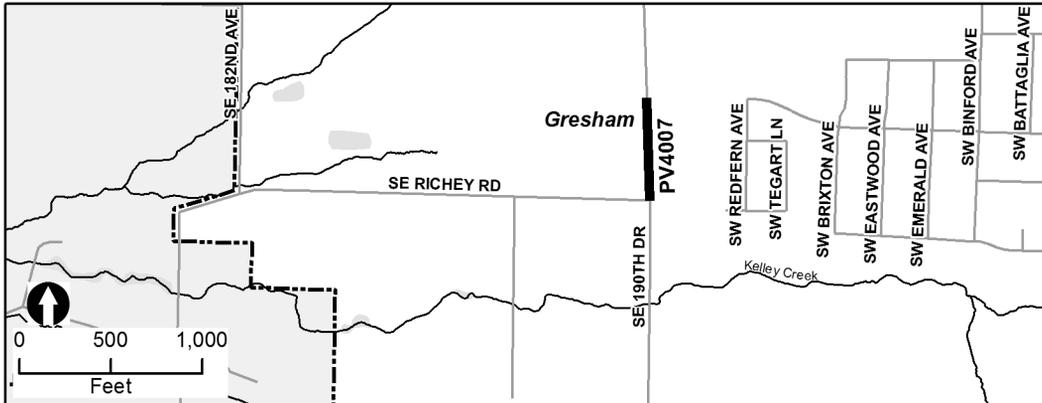
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

PV4007: SW Pleasant View Drive/190th between PV1 and SE Richey

Description: This project installs 300 L.F. of 16" D.I. waterline along SW Pleasant View Drive/190th between PV1 and SE Richey Road. SDC project #PV4A.

Justification: This project will provide transmission capacity and looping in the Northeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	SDC	238,170
Resources Total		238,170
Expenses	Design/Const Admi	23,817
	Construction	185,205
	Admin (14%)	29,148
Expenses Total		238,170

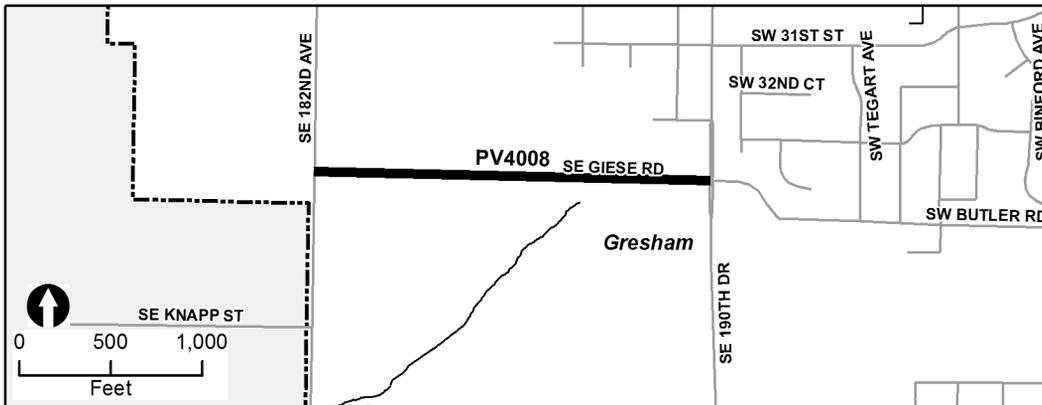
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4008: SE Giese Road between SE 182nd Ave. and SW Pleasant View

Description: This project installs 2,190 L.F. of 16" D.I. along SE Giese Road between SE 182nd Avenue and SW Pleasant View Drive/190th. SDC project #PV4B.

Justification: This project will provide transmission capacity and looping in the Northeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,117,699
Resources Total		1,117,699
Expenses	Construct/Reimburs	1,117,699
Expenses Total		1,117,699

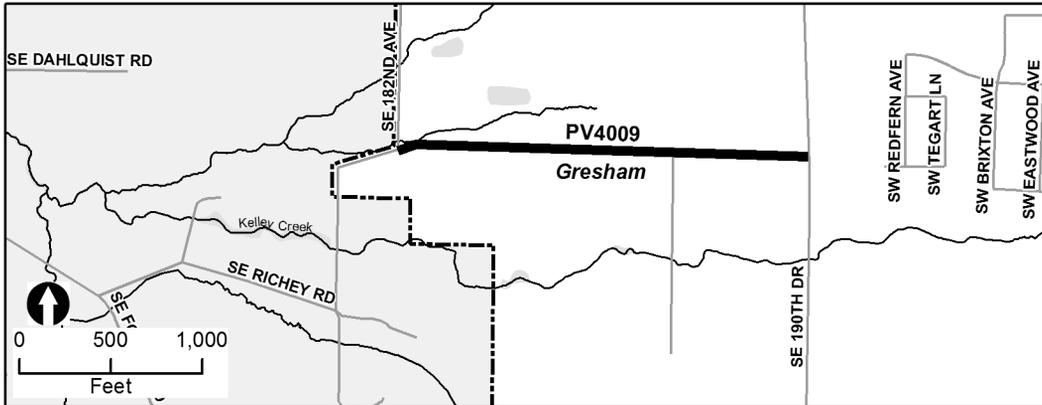
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4009: SE Richey Road between SE 182nd and SW Pleasant View

Description: This project installs 2,252 L.F. of 12" waterline. along SE Richey Road between SE 182nd Avenue and SW Pleasant View Drive/190th. SDC project #SDC 4C.

Justification: This project will provide transmission capacity and looping in the Northeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	941,340
Resources Total		941,340
Expenses	Construct/Reimburse	941,340
Expenses Total		941,340

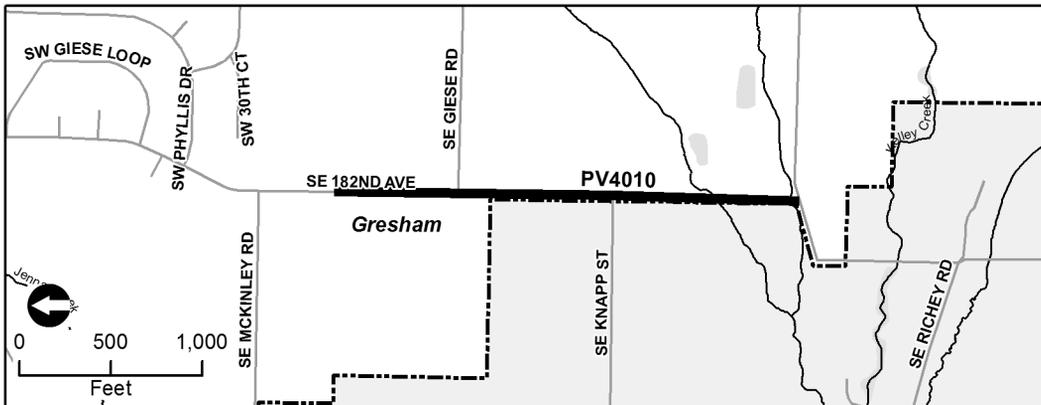
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

PV4010: SE 182nd Ave. between SW 31st St. and Richey Road

Description: This project installs 2,532 L.F. of 12” waterline along SE 182nd Avenue between SW 31st Street and SE Richey Road. SDC project #PV4D.

Justification: This project will provide transmission capacity and looping in the Northeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,052,486
	Resources Total		1,052,486
	Expenses	Construct/Reimburse	1,052,486
	Expenses Total		1,052,486

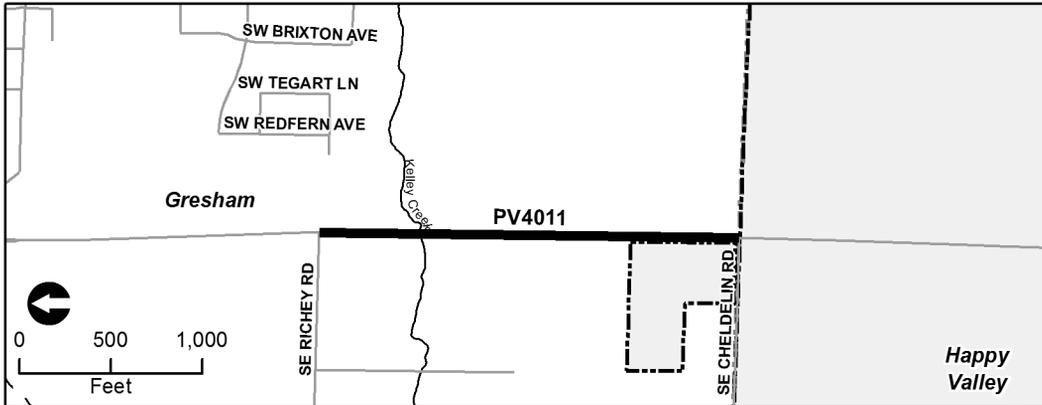
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4011: SW Pleasant View Drive/190th between Richey Road

Description: This project installs 2,300 L.F. of 16" D.I. waterline. This project will run along SW Pleasant View Drive/190th between SE Richey Road and SE Cheldelin Road. SDC project #PV5.

Justification: This project will provide transmission capacity and looping on the East side of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,179,510
	Resources Total		1,179,510
	Expenses	Construct/Reimburse	1,179,510
	Expenses Total		1,179,510

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4012: Extend Main West along SE McKinley Road

Description: This project installs 2,920 L.F. of 12” D.I. waterline. This project will extend main west along SE McKinley Road from SE 182nd Avenue then north to meet SW Border Way just south of existing Hunters Highland Reservoir. SDC project #PV6.

Justification: This project will provide transmission capacity and looping on the North side of the Pleasant Valley Plan District on the West Side of the Hunters Highland Service Level to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Hunters Highland Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,212,400
Resources Total		1,212,400
Expenses	Construct/Reimburse	1,212,400
Expenses Total		1,212,400

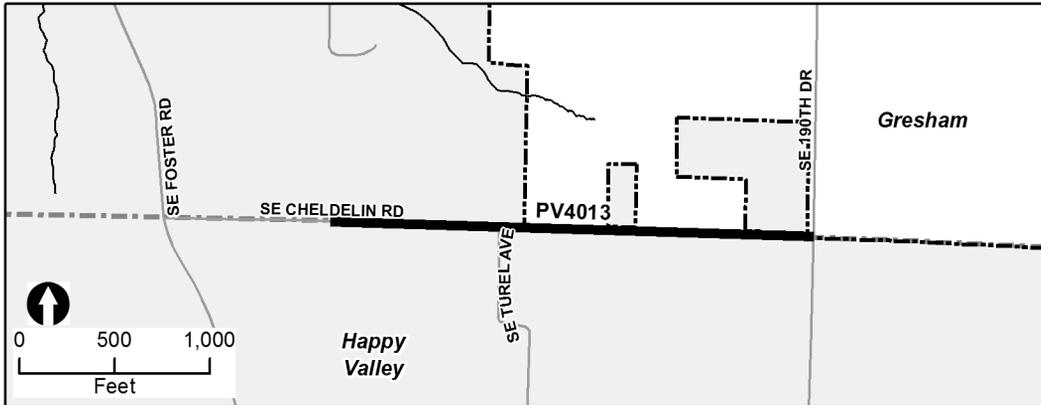
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4013: SE Cheldelin Road between SE 182nd and SW Pleasant View

Description: This project installs 2,590 L.F. of 16" D.I. along SE Cheldelin Road between SE 182nd Avenue and SW Pleasant View Drive. SDC project #PV7A.

Justification: This project will provide transmission capacity and looping in the Southeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,326,948
Resources Total		1,326,948
Expenses	Construct/Reimburse	1,326,948
Expenses Total		1,326,948

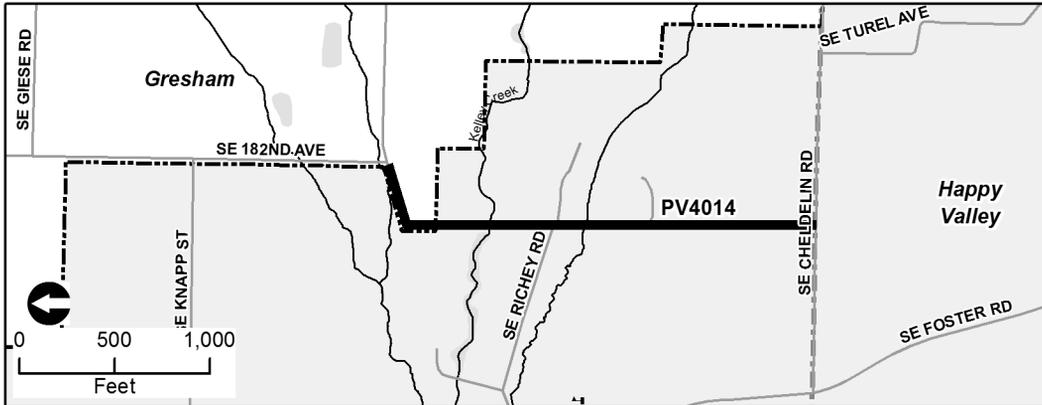
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4014: Extend Proposed SE 182nd Ave. Main (PV4) from SE Richey to SE Cheldelin

Description: This project installs 2,480 L.F. of 12" waterline extending the proposed SE 182nd Avenue main (PV4) from SE Richey Road south to SE Cheldelin Road. SDC project #PV7B.

Justification: This project will provide transmission capacity and looping in the Southeast portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,027,534
Resources Total		1,027,534
Expenses	Construct/Reimburse	1,027,534
Expenses Total		1,027,534

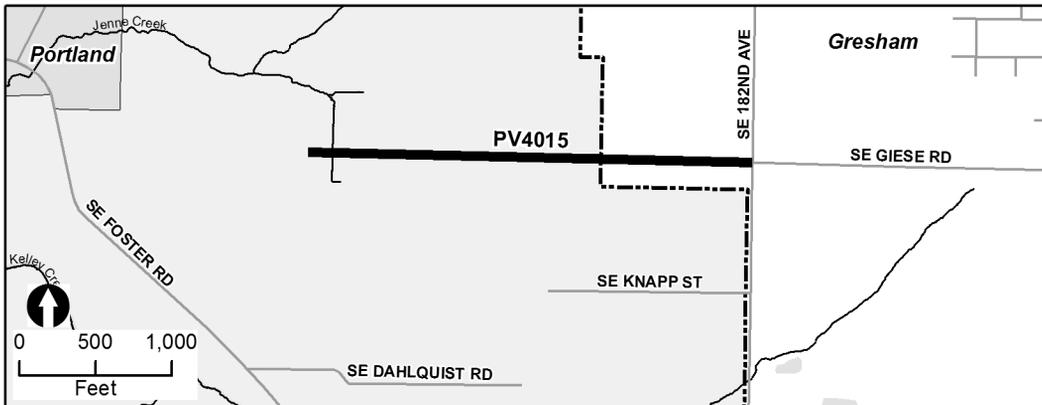
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4015: SE Giese Road between SE 172nd and 182nd Avenues

Description: This project installs 2,905 L.F. of 16" D.I. waterline along SE Giese Road between SE 172nd and 182nd Avenues. SDC project #PV8A.

Justification: This project will provide transmission capacity and looping in the West portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,478,417
	Resources Total		1,478,417
	Expenses	Construct/Reimburse	1,478,417
	Expenses Total		1,478,417

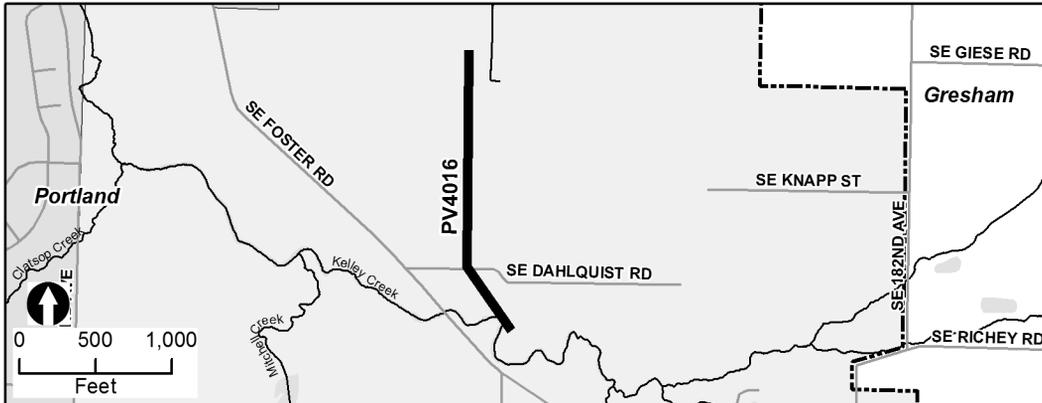
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

PV4016: SE 172nd Avenue between SE Giese Road and SE Richey Road

Description: This project installs 2,005 L.F. of 16" D.I. waterline along SE 172nd Avenue between SE Giese Road and SE Richey Road. SDC project #PV8B.

Justification: This project will provide transmission capacity and looping in the West portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,020,387
	Resources Total		1,020,387
	Expenses	Construct/Reimburse	1,020,387
	Expenses Total		1,020,387

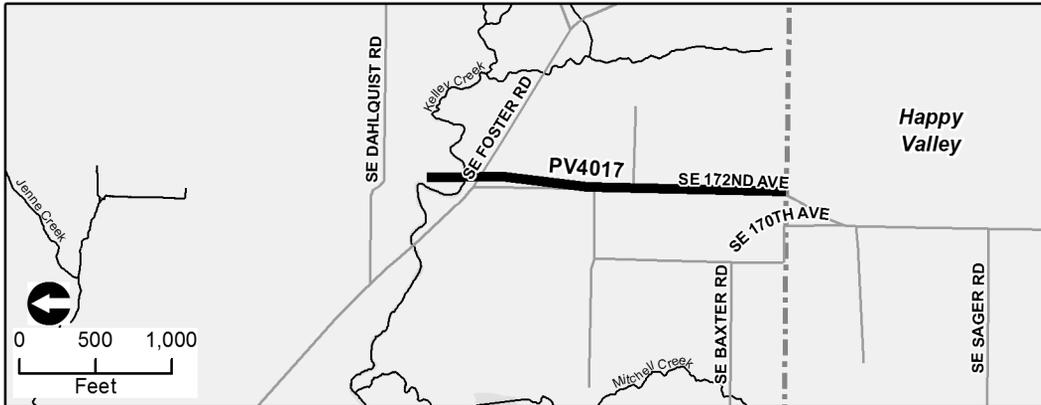
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

PV4017: SE 172nd Avenue between SE Richey and SE Cheldelin

Description: This project installs 2,375 L.F. of 16" D.I. waterline along SE 172nd Avenue between SE Richey Road and SE Cheldelin Road. SDC project #PV8C.

Justification: This project will provide transmission capacity and looping in the West portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,208,688
Resources Total		1,208,688
Expenses	Construct/Reimburse	1,208,688
Expenses Total		1,208,688

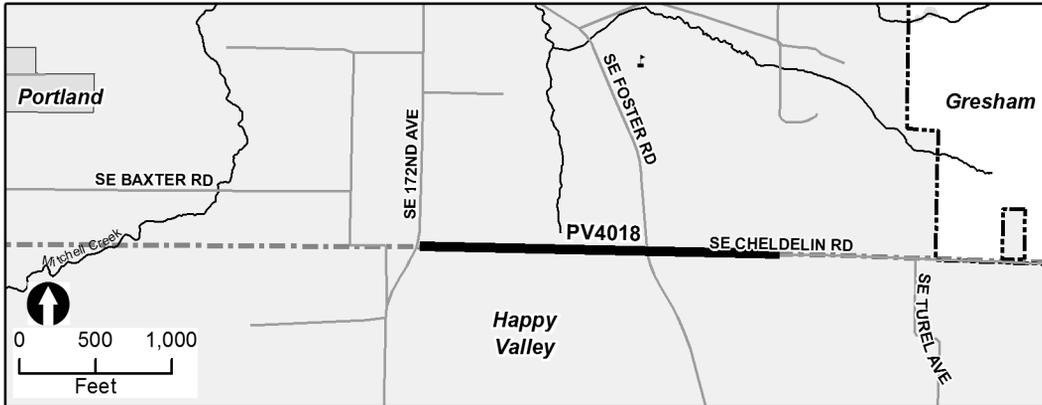
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water

PV4018: SE Cheldelin Road between SE 172nd and 182nd Avenues

Description: This project installs 2,340 L.F. of 16" D.I. waterline along SE Cheldelin Road between SE 172nd and 182nd Avenues. SDC project #PV8D.

Justification: This project will provide transmission capacity and looping in the West portion of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,190,876
Resources Total		1,190,876
Expenses	Construct/Reimburse	1,190,876
Expenses Total		1,190,876

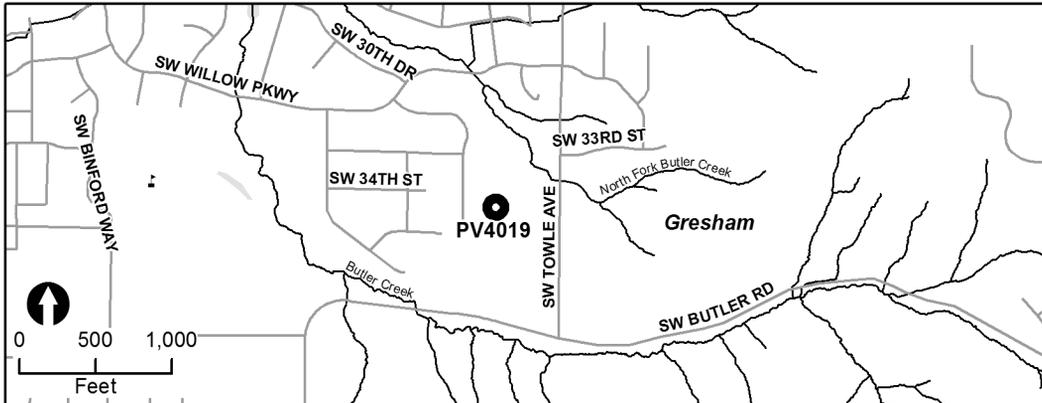
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

PV4019: Pleasant Valley Reservoir (5 mg)

Description: This project installs a 5MG reservoir adjacent to the existing Butler Reservoir to expand the capacity of the Intermediate service level. SDC Project #R-1 (SF2).

Justification: This project will construct the new Pleasant Valley reservoir to provide expanded storage and water system capacity to serve customers in the Pleasant Valley Plan district. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	14,069,056
Resources Total		14,069,056
Expenses	Construct/Reimburse	14,069,056
Expenses Total		14,069,056

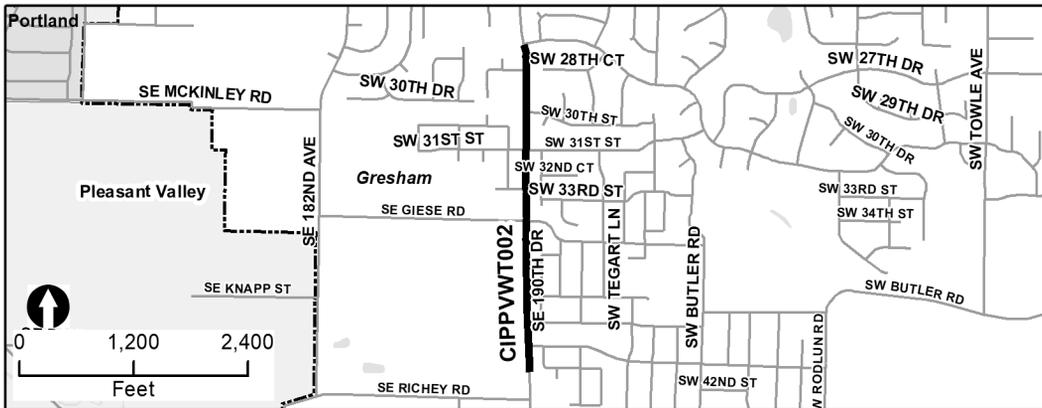
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

CIPVWT002: SW Pleasant Valley Drive to SW Eastwood Ave.

Description: This project installs 3,360 L.F. of 16" D.I. waterline. This project will run from SW Pleasant View Drive/190th and SW Willow Parkway to existing Intermediate transmission in SW Eastwood Ave. SDC project #D-1(PV2).

Justification: This project will provide transmission capacity and looping on the Northeastern corner of the Intermediate service level of the Pleasant Valley Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Intermediate Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	SDC	2,499,653
Resources Total		2,499,653
Expenses	Design/Const Admi	249,965
	Construction	1,942,675
	Admin (14%)	307,013
Expenses Total		2,499,653

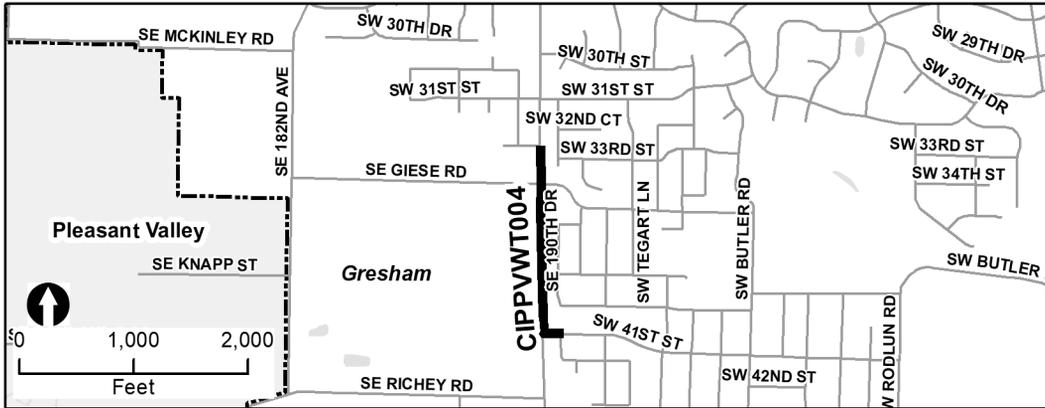
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Water**

CIPVWT004: Hunters Highland Service Level Looping

Description: This project installs 550 L.F. of 12” D.I. waterline. This project will extend the 12” main in SW Pleasant View Drive/190th. This will accomplish looping of the service level and eliminate dead end connections. SDC project D-8.

Justification: This project provide transmission capacity and looping in the Central portion of the Pleasant Valley Plan District on the South side of the Hunters Highland Service Level to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Hunters Highland Service Level water to the Pleasant Valley development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	SDC	234,768
Resources Total		234,768
Expenses	Design/Const Admi	51,036
	Construction	154,925
	Admin (14%)	28,807
Expenses Total		234,768

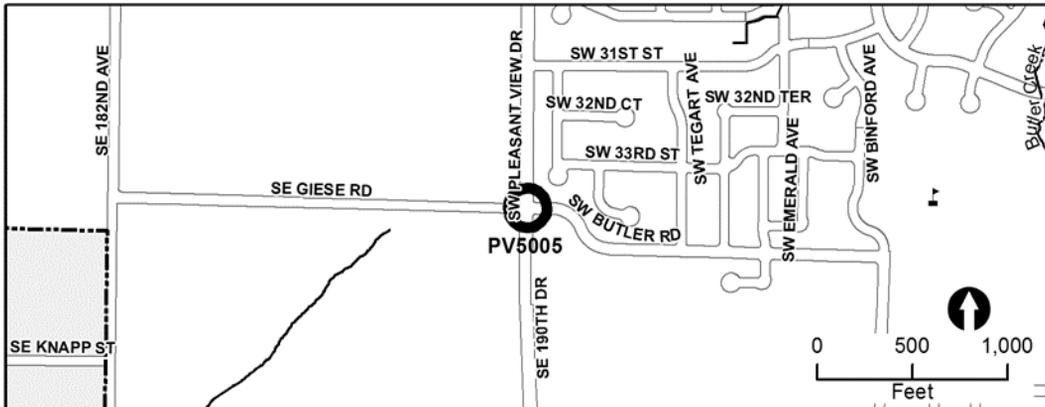
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5005: SE 190th @ Giese Rd.

Description: This project constructs a new traffic signal at 190th and Giese. Project includes intersection improvements such as curbs and ramps. SDC project #PV-01 and PV-traffic.

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	404,814
Resources Total		404,814
Expenses	Construct/Reimburse	404,814
Expenses Total		404,814

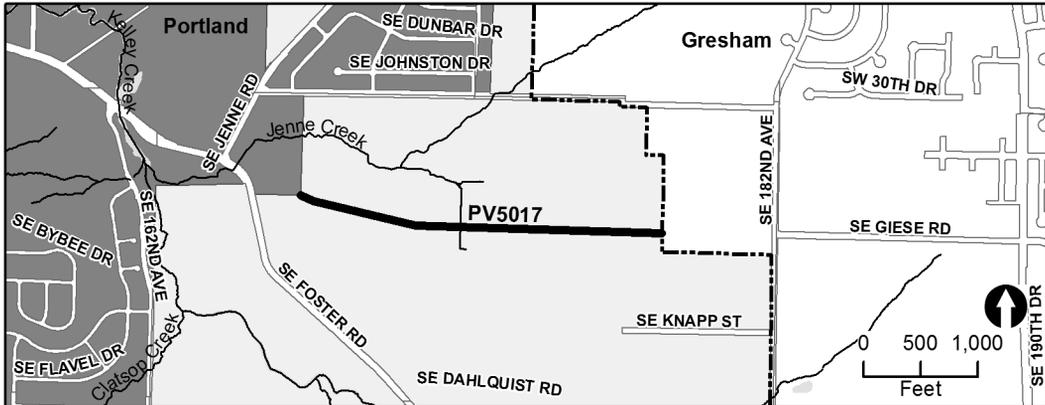
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

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

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,602,564
Resources Total		2,602,564
Expenses	Construct/Reimburse	2,602,564
Expenses Total		2,602,564

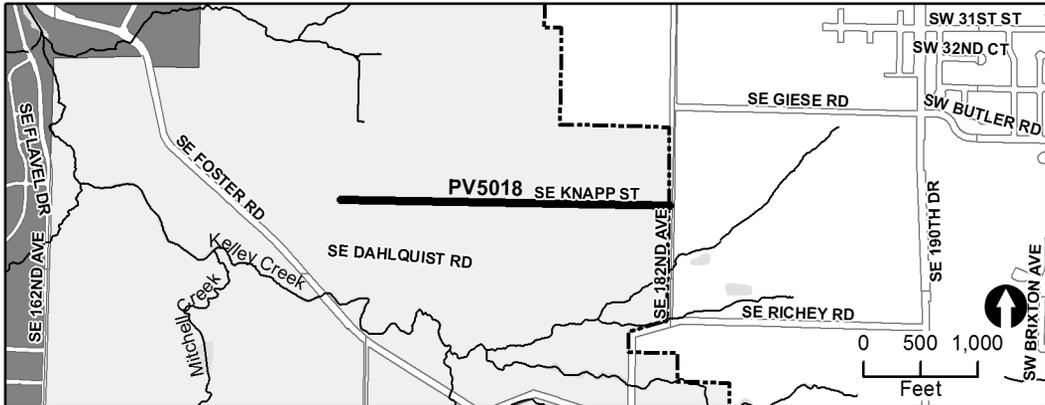
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5018: SE Knapp (172nd to 182nd)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,172,557
Resources Total		1,172,557
Expenses	Construct/Reimburse	1,172,557
Expenses Total		1,172,557

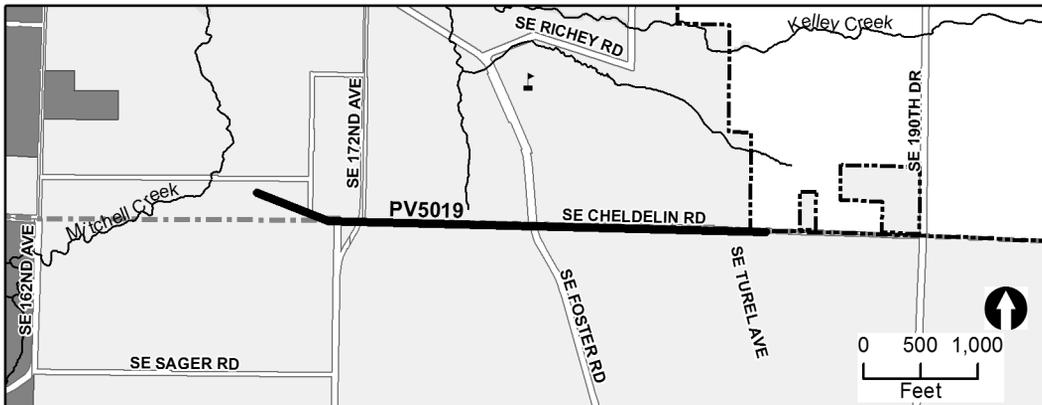
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

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

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	4,884,942
	Resources Total		4,884,942
	Expenses	Construct/Reimburse	4,884,942
	Expenses Total		4,884,942

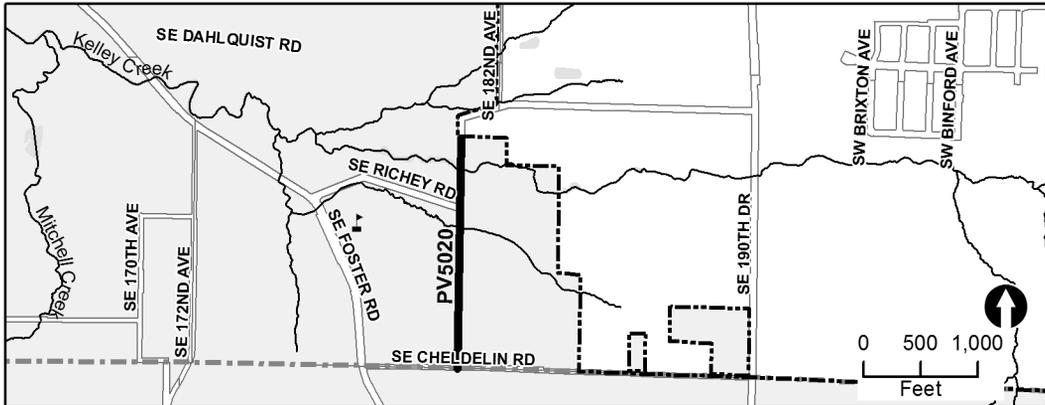
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5020: SE 182nd (City Limits to Cheldelin)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	5,651,188
Resources Total		5,651,188
Expenses	Construct/Reimburse	5,651,188
Expenses Total		5,651,188

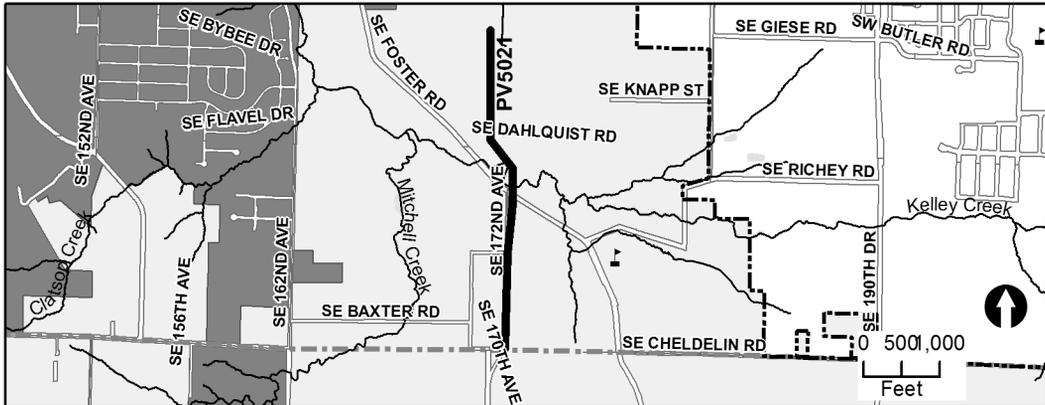
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5021: SE 172nd (Giese to Cheldelin)

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	9,296,989
Resources Total		9,296,989
Expenses	Construct/Reimburse	9,296,989
Expenses Total		9,296,989

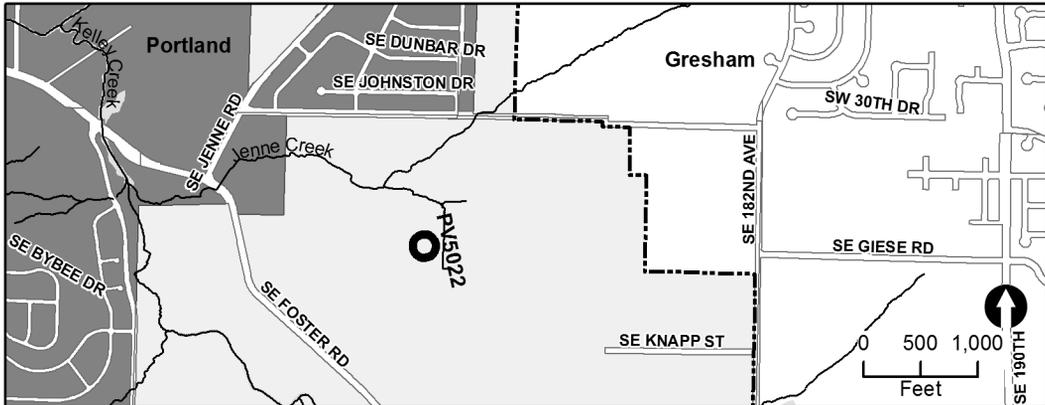
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5022: SE 172nd @ Giese

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	212,892
Resources Total		212,892
Expenses	Construct/Reimburse	212,892
Expenses Total		212,892

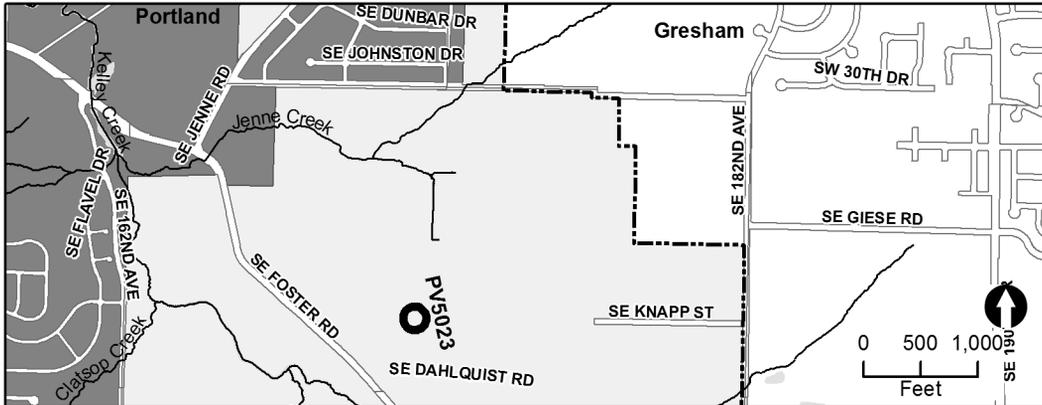
**UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation**

PV5023: SE 172nd @ New Neighborhood Connector

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	212,892
Resources Total		212,892
Expenses	Construct/Reimburse	212,892
Expenses Total		212,892

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5024: SE 172nd @ Cheldelin

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	212,892
Resources Total		212,892
Expenses	Construct/Reimburse	212,892
Expenses Total		212,892

UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Transportation

PV5025: SE 182nd @ Cheldelin

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

Justification: This project supports development of Pleasant Valley.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	212,892
Resources Total		212,892
Expenses	Construct/Reimburse	212,892
Expenses Total		212,892

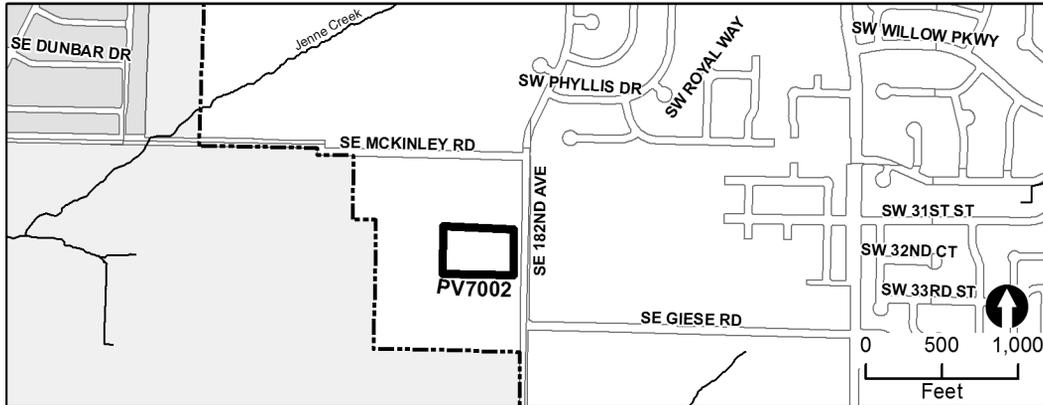
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7002: 182nd Avenue Neighborhood Park

Description: This project will acquire land, master plan, design and construct a 3.23-acre neighborhood park to serve the new community of Pleasant Valley. SDC project #23.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Acquire, master plan, design and construction of a neighborhood park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	58,914
	Dev/SDC Credit	3,815,999
Resources Total		3,874,913
Expenses	Design/Const Admi	93,949
	Property Acq	1,760,355
	Construction	1,544,741
	Admin (14%)	475,868
Expenses Total		3,874,913

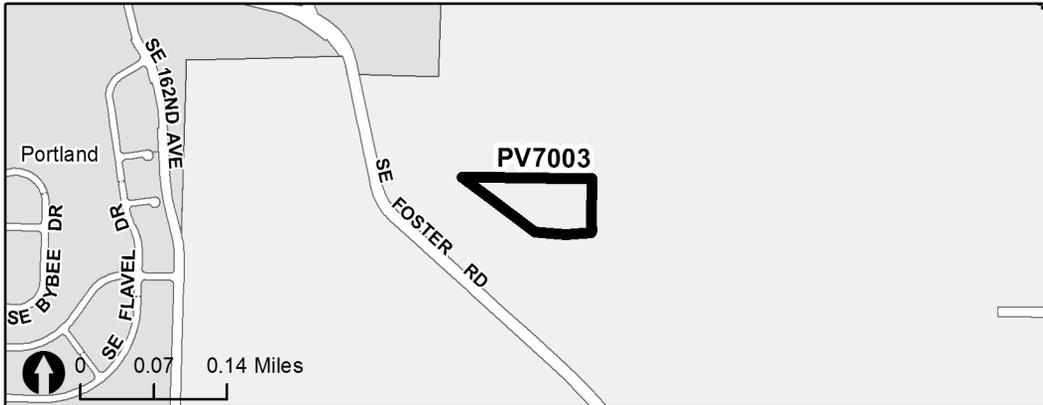
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7003: Pleasant Valley Neighborhood Park #2

Description: This project will acquire land, master plan, design and construct a 2.93-acre neighborhood park to serve the new community of Pleasant Valley. SDC project #24.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Acquire, master plan, design and construction of a neighborhood park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	84,389
	Dev/SDC Credit	4,542,598
Resources Total		4,626,987
Expenses	Design/Const Admi	93,949
	Property Acq	1,598,082
	Construction	2,366,730
	Admin (14%)	568,226
Expenses Total		4,626,987

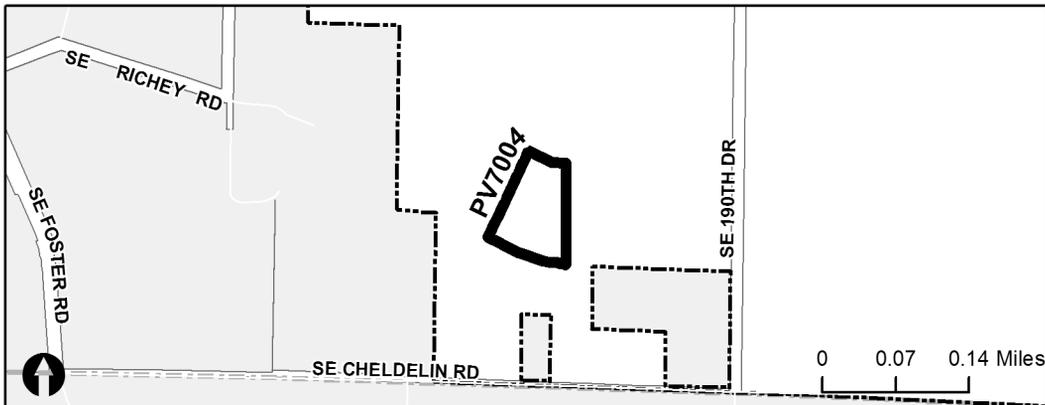
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7004: Pleasant Valley Neighborhood Park #3

Description: This project will acquire land, master plan, design and construct a 3.41-acre neighborhood park to serve the new community of Pleasant Valley. SDC project #25.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Acquire, master plan, design and construction of a neighborhood park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	62,162
	Dev/SDC Credit	4,030,882
Resources Total		4,093,044
Expenses	Design/Const Admi	93,949
	Property Acq	1,861,912
	Construction	1,634,530
	Admin (14%)	502,653
Expenses Total		4,093,044

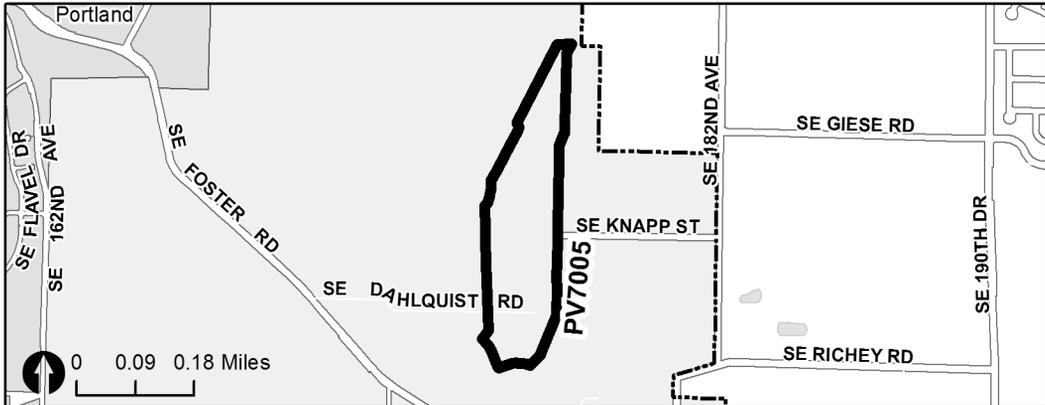
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7005: Pleasant Valley Community Park

Description: This project will acquire land, master plan, design and construct a 25.76-acre community park located in Pleasant Valley to serve an expanding Gresham community. SDC project #26.

Justification: Development is needed to provide a wide range of active and passive recreation opportunities for all Gresham residents, such as natural areas, performance spaces, playing fields for organized sports, trails, and group picnic areas.

Type of Project: Acquire, master plan, design and construction of a community park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	5,520,998
	Dev/SDC Credit	14,881,477
Resources Total		20,402,475
Expenses	Design/Const Admi	187,898
	Property Acq	10,535,600
	Construction	7,173,410
	Admin (14%)	2,505,567
Expenses Total		20,402,475

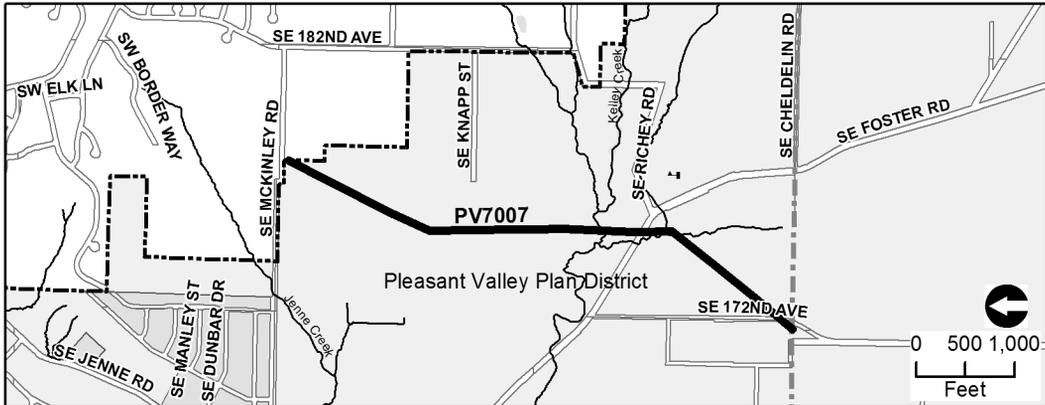
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7007: East Buttes Powerline Corridor Path

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 1.26 miles of the East Buttes Powerline Corridor off-road paths and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. This project is affiliated with #722500. SDC project #28.

Justification: The addition of the trail network in Pleasant Valley will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of an off-road path for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	1,503,776
	Dev/SDC Credit	2,005,618
Resources Total		3,509,394
Expenses	Design/Const Admi	402,398
	Property Acq	1,334,696
	Construction	1,341,322
	Admin (14%)	430,978
Expenses Total		3,509,394

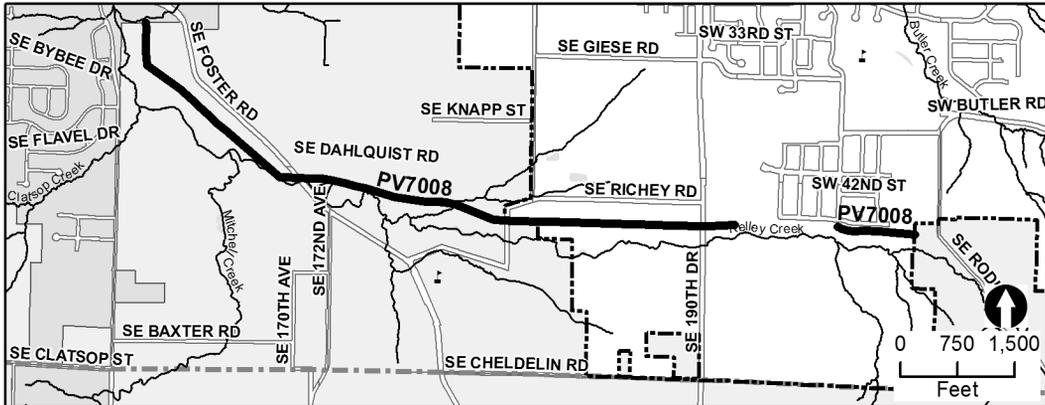
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Parks, Trails, & Open Space

PV7008: Kelley Creek Path

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 1.88 miles of the Kelley Creek off-road paths and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. This project is affiliated with #722500. SDC project #29.

Justification: The addition of the trail network in Pleasant Valley will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of an off-road path for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	1,864,598
	Dev/SDC Credit	2,486,187
Resources Total		4,350,785
Expenses	Design/Const Admi	596,200
	Property Acq	1,232,944
	Construction	1,987,334
	Admin (14%)	534,307
Expenses Total		4,350,785

**UNFUNDED and FUTURE PROJECT
General Development**

Pleasant Valley - Parks, Trails, & Open Space

PV7010: Pleasant Valley Neighborhood Park #1

Description: This project will acquire land, master plan, design and construct a 2.62-acre neighborhood park to serve the new community of Pleasant Valley. SDC project #61.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Acquire, master plan, design and construction of a neighborhood park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	75,702
	Dev/SDC Credit	4,069,727
Resources Total		4,145,429
Expenses	Design/Const Admi	93,949
	Property Acq	1,428,313
	Construction	2,114,080
	Admin (14%)	509,087
Expenses Total		4,145,429

**UNFUNDED and FUTURE PROJECT
General Development**

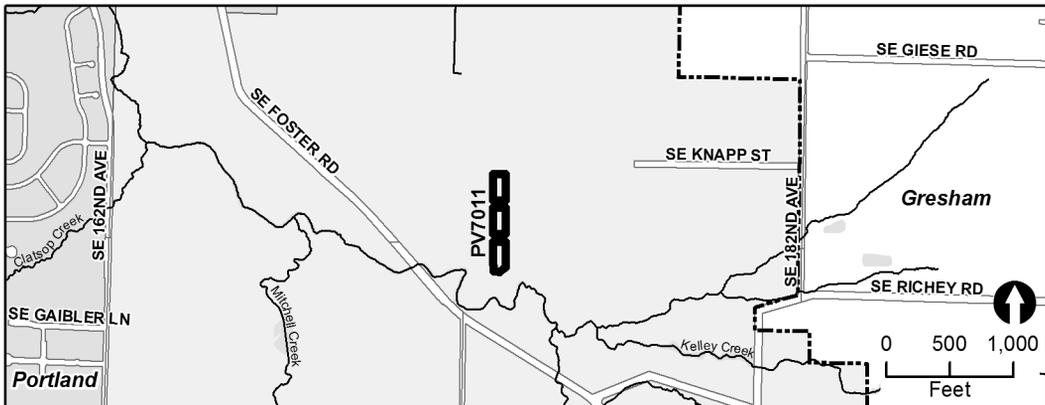
Pleasant Valley - Parks, Trails, & Open Space

PV7011: Pleasant Valley Urban Plaza #1

Description: This project will acquire land, master plan, design and construct a 1.45-acre urban plaza to serve the new community of Pleasant Valley. SDC project #62.

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

Type of Project: Acquire, master plan, design and construction of a plaza for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	43,121
	Dev/SDC Credit	2,289,739
Resources Total		2,332,860
Expenses	Design/Const Admi	93,949
	Property Acq	785,134
	Construction	1,167,286
	Admin (14%)	286,491
Expenses Total		2,332,860

**UNFUNDED and FUTURE PROJECT
General Development**

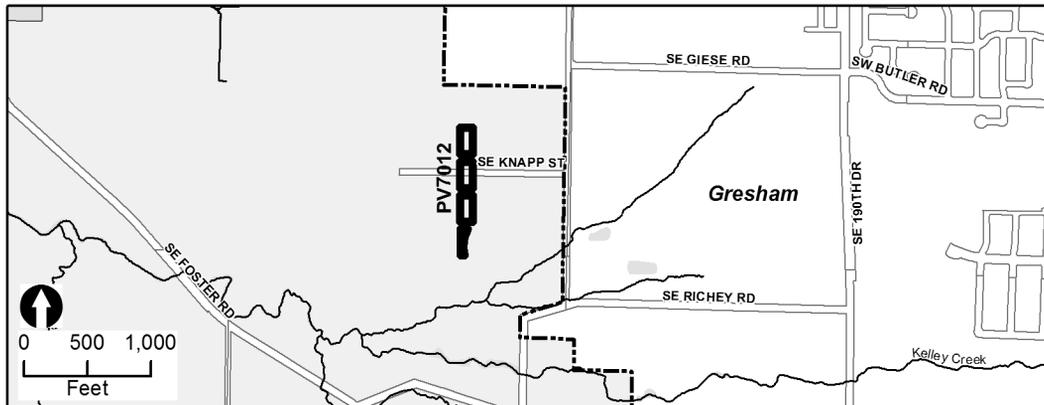
Pleasant Valley - Parks, Trails, & Open Space

PV7012: Pleasant Valley Urban Plaza #2

Description: This project will acquire land, master plan, design and construct a 1.56 acre urban plaza to serve the new community of Pleasant Valley. SDC project #63.

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

Type of Project: Acquire, master plan, design and construction of a plaza for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Other	46,075
		Dev/SDC Credit	2,457,022
	Resources Total		2,503,097
	Expenses	Design/Const Admi	93,949
		Property Acq	849,324
		Construction	1,252,427
		Admin (14%)	307,397
	Expenses Total		2,503,097

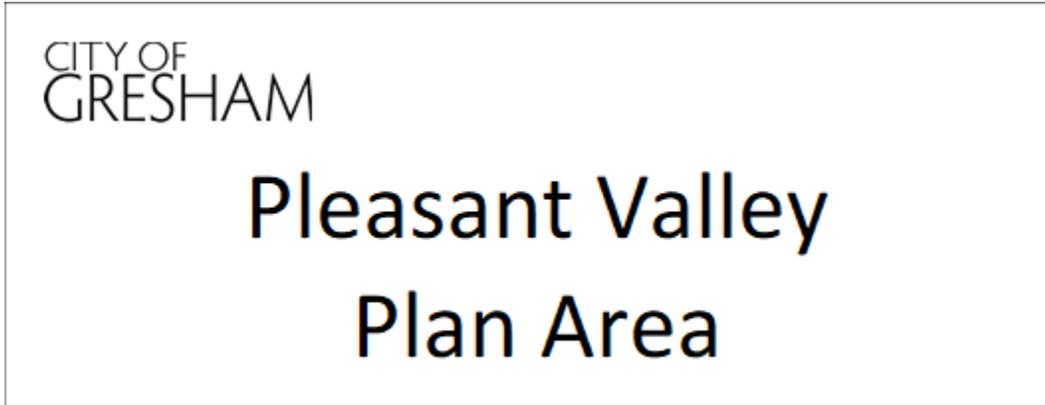
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9008: PV RSMF Pond_New_2

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

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

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



Estimated Dollars:

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

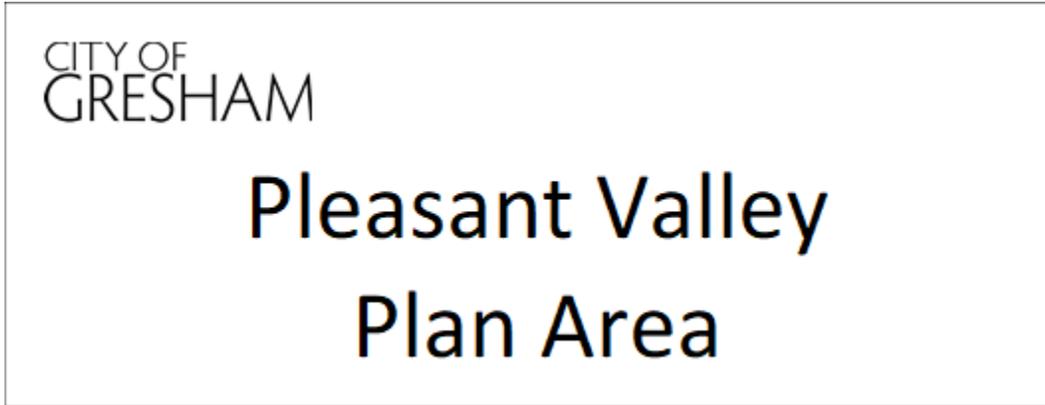
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9009: PV RSMF Pond_Lower_013

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

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

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



Estimated Dollars:

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

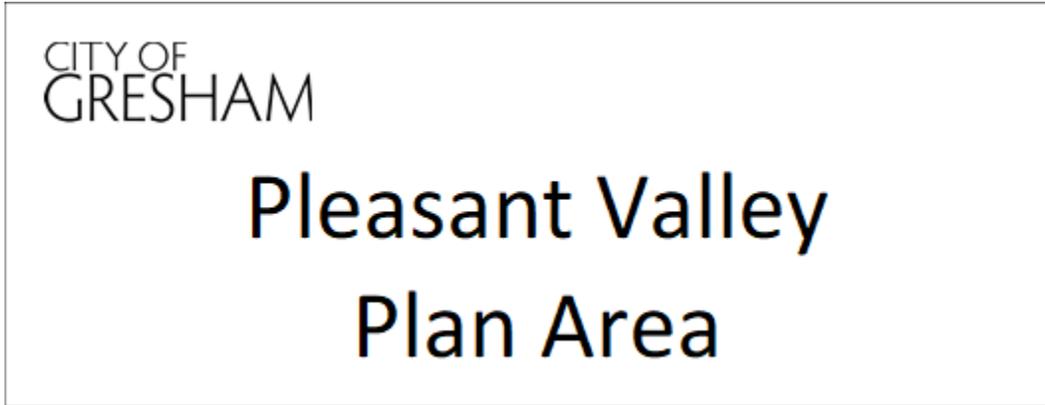
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9010: PV RSMF Pond_New_3

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

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

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



Estimated Dollars:

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

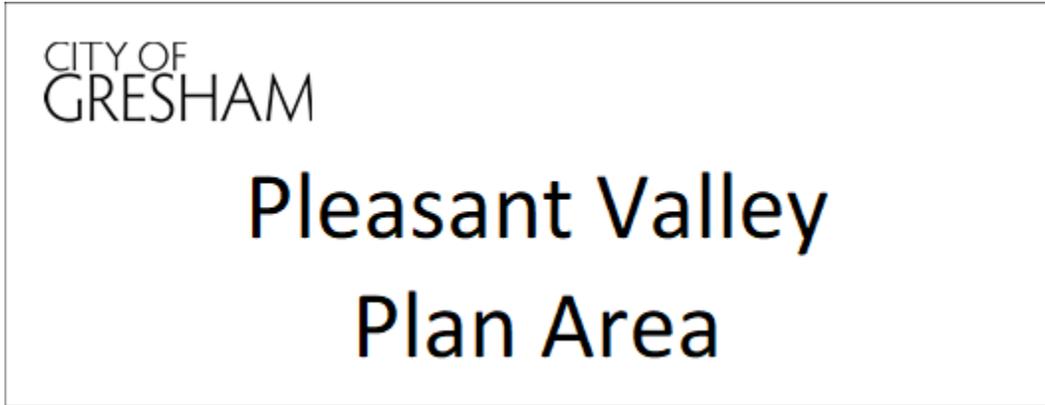
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9011: PV RSMF Pond_172S_022

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

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

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



Estimated Dollars:

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

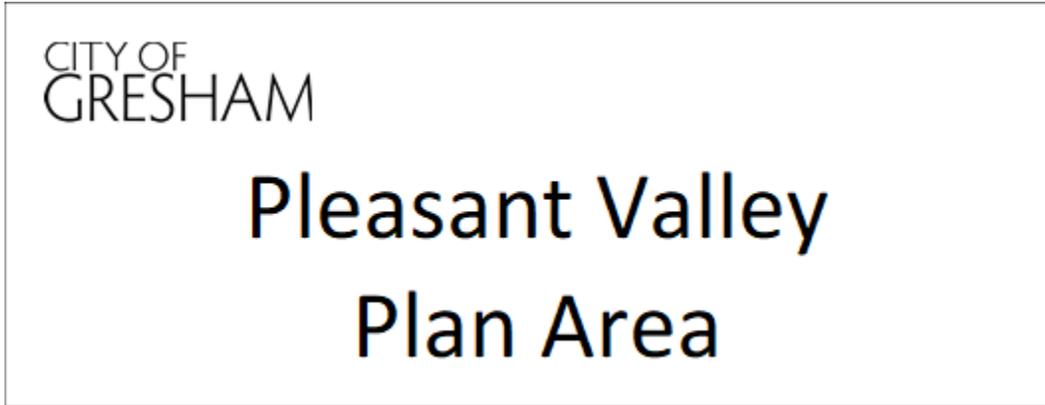
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9012: PV RSMF Pond_172S_001A

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

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

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



Estimated Dollars:

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

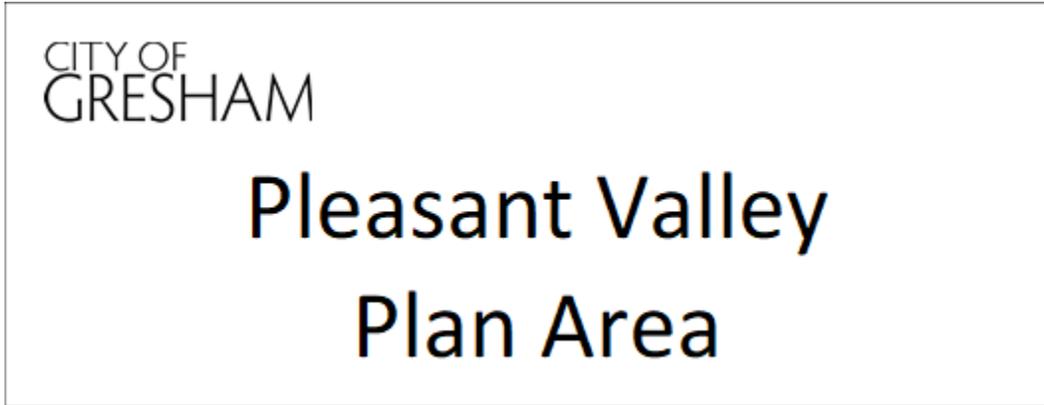
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9013: PV RSMF Pond_MITCH_001B

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

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

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



Estimated Dollars:

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

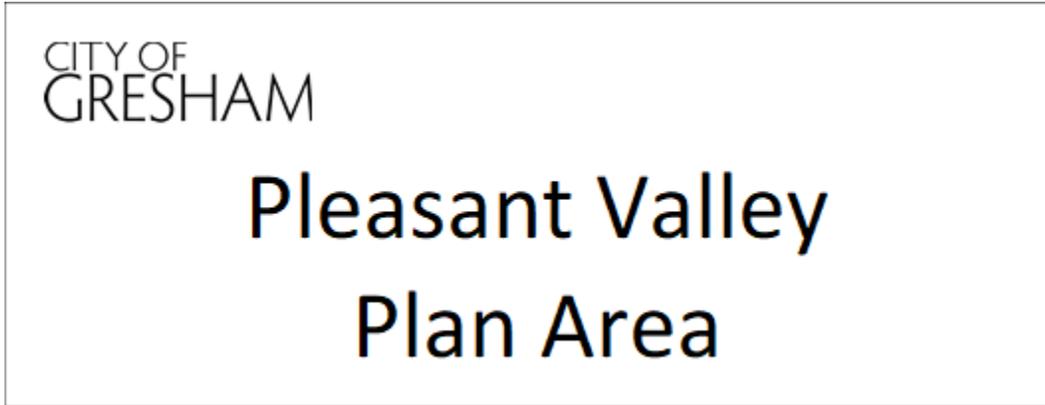
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9014: PV RSMF Pond_New_4

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

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

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



Estimated Dollars:

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

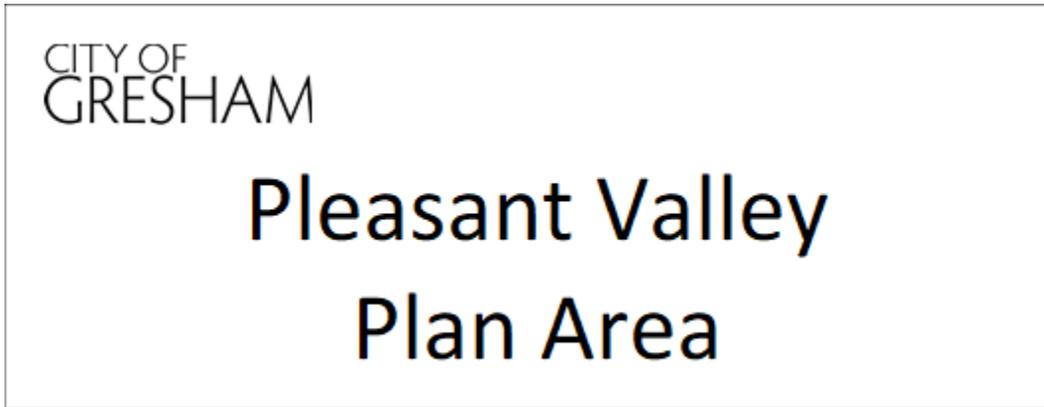
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9015: PV RSMF Pond_172N_001

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

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

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



Estimated Dollars:

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

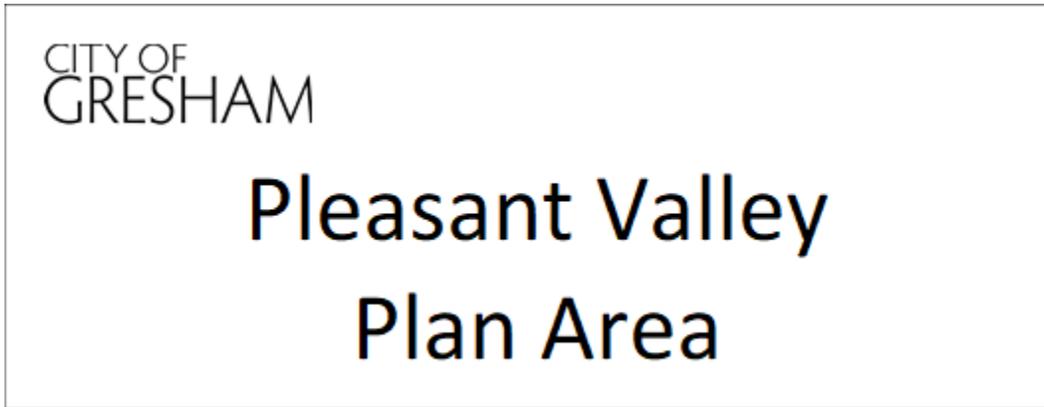
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9016: PV RSMF Pond_JENNE_011

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

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

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



Estimated Dollars:	Funds	Description	Total
	Resources	Other	385,577
	Resources Total		385,577
	Expenses	Design/Const Admin	150,322
		Construction	187,903
		Admin (14%)	47,352
	Expenses Total		385,577

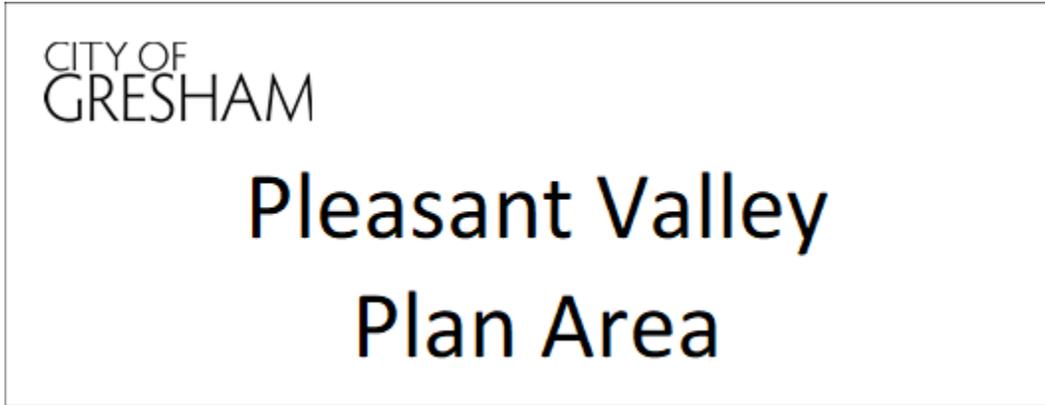
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9017: PV RSMF Pond_New_1

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

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

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



Estimated Dollars:

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

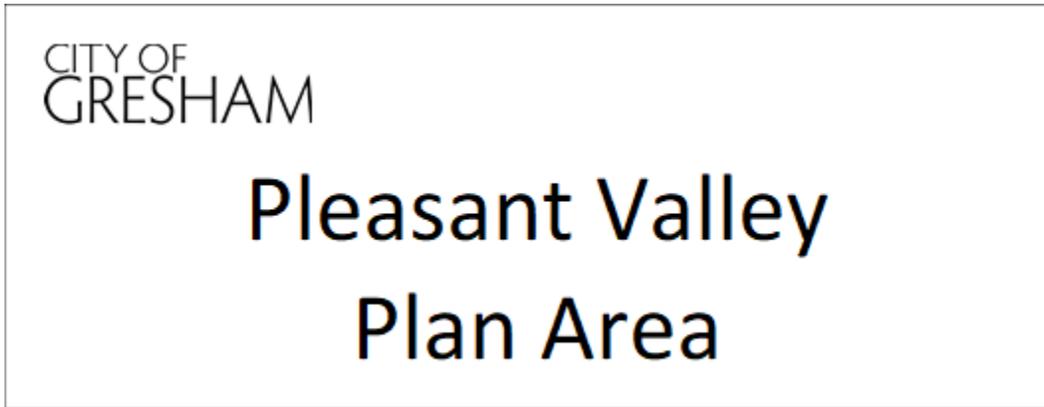
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9018: PV RSMF Pond_JENNE_021

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

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

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



Estimated Dollars:	Funds	Description	Total
	Resources	Other	636,695
	Resources Total		636,695
	Expenses	Design/Const Admin	248,224
		Construction	310,280
		Admin (14%)	78,191
	Expenses Total		636,695

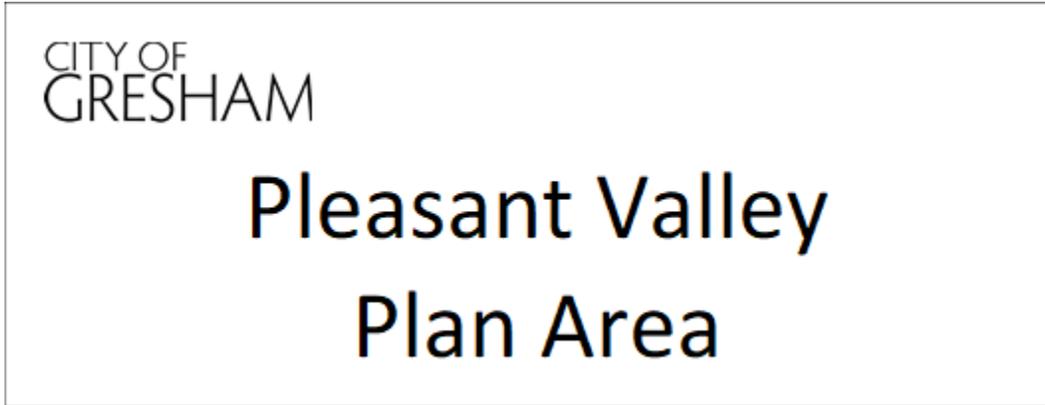
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

PV9019: PV RSMF Pond_New_5

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

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

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



Estimated Dollars:

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

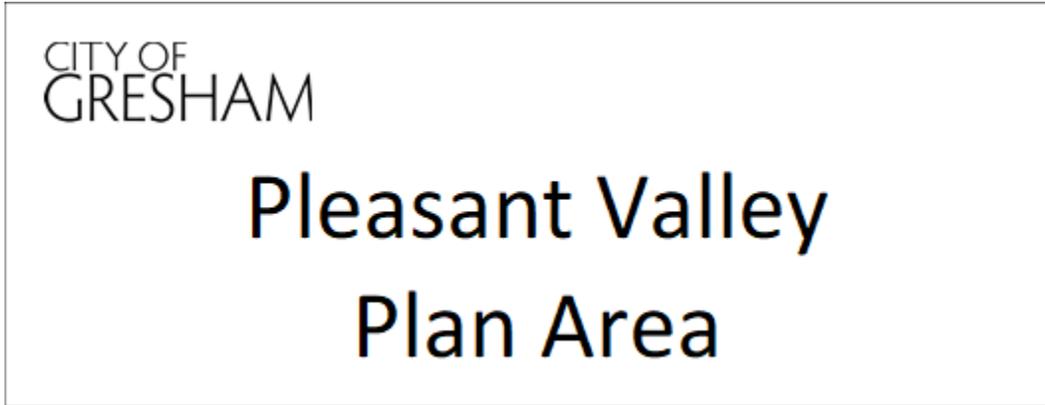
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

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

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	556,281
Resources Total		556,281
Expenses	Design/Const Admi	200,927
	Construction	287,039
	Admin (14%)	68,315
Expenses Total		556,281

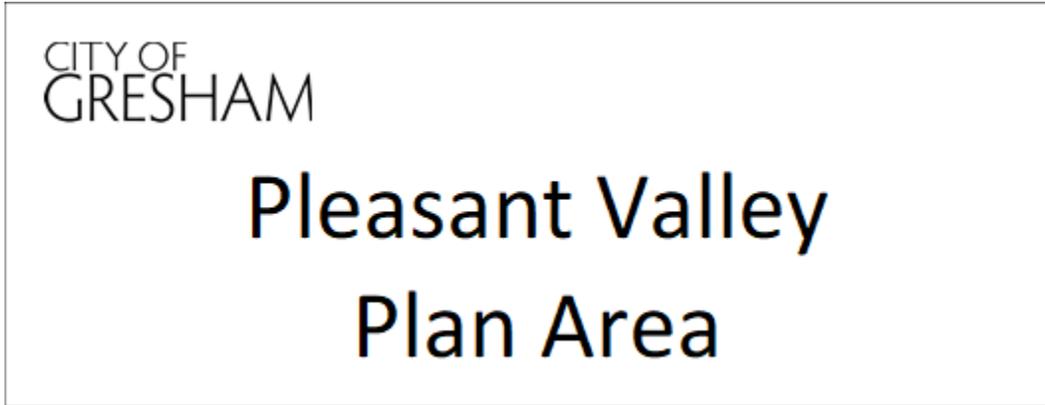
UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

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

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	635,097
Resources Total		635,097
Expenses	Design/Const Admi	229,395
	Construction	327,708
	Admin (14%)	77,994
Expenses Total		635,097

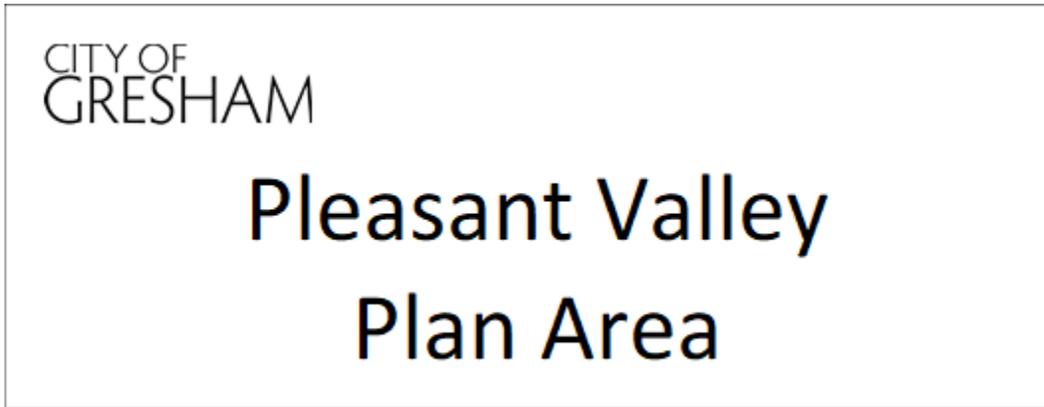
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

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

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	213,603
Resources Total		213,603
Expenses	Design/Const Admi	77,153
	Construction	110,218
	Admin (14%)	26,232
Expenses Total		213,603

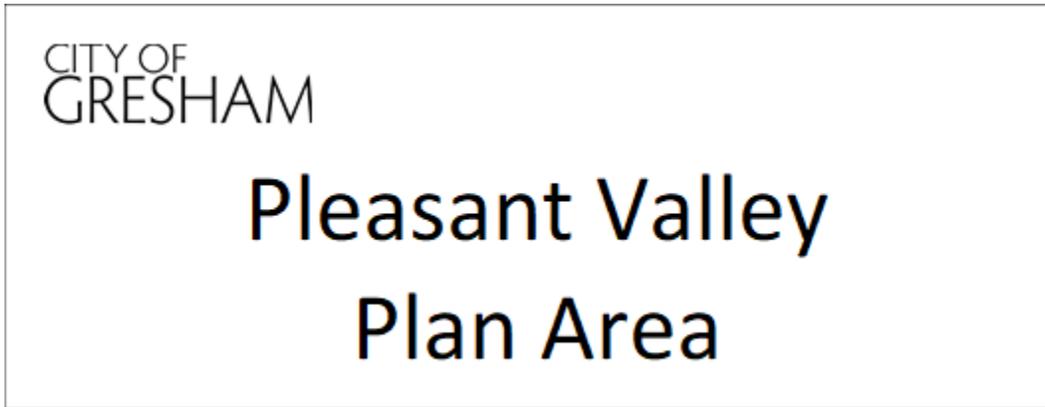
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

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

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	485,461
Resources Total		485,461
Expenses	Design/Const Admi	175,347
	Construction	250,496
	Admin (14%)	59,618
Expenses Total		485,461

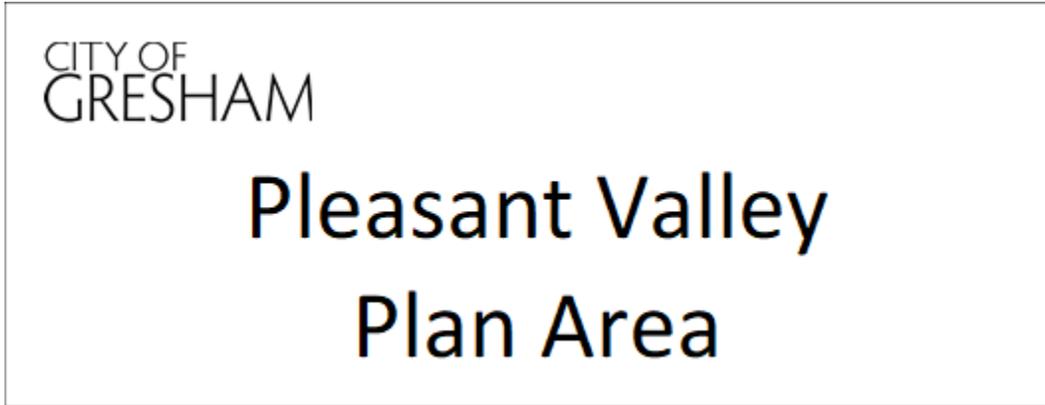
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

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

Description: Storm pipe reimbursement for proportion of pipe greater than 12" diameter.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	331,256
Resources Total		331,256
Expenses	Design/Const Admi	119,649
	Construction	170,926
	Admin (14%)	40,681
Expenses Total		331,256

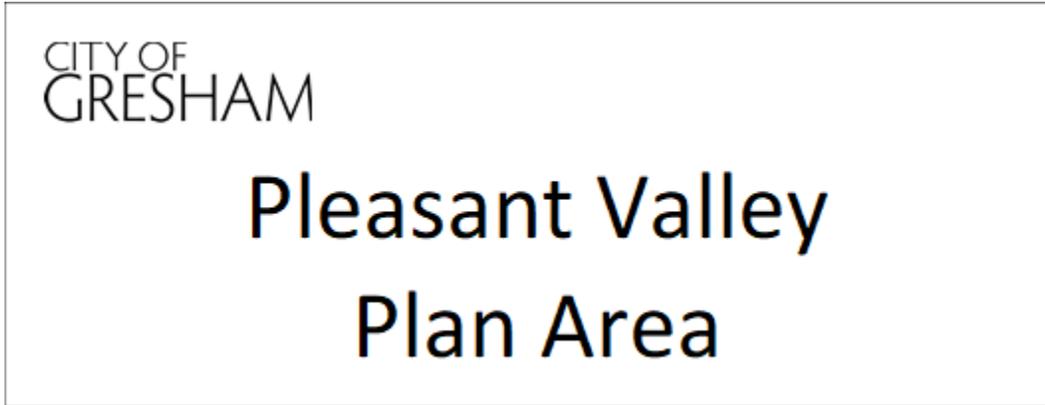
UNFUNDED and FUTURE PROJECT
General Development
Pleasant Valley - Stormwater

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

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	287,070
Resources Total		287,070
Expenses	Design/Const Admi	103,689
	Construction	148,126
	Admin (14%)	35,255
Expenses Total		287,070

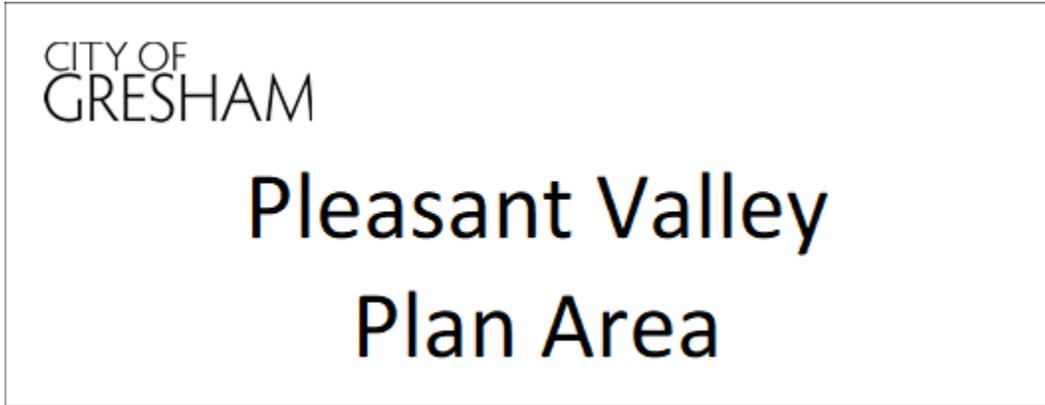
UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

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

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	100,950
Resources Total		100,950
Expenses	Design/Const Admi	36,463
	Construction	52,090
	Admin (14%)	12,397
Expenses Total		100,950

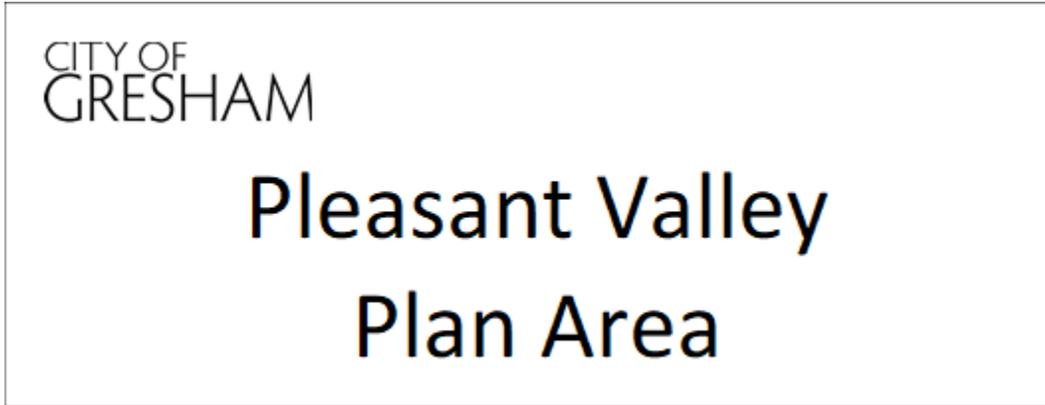
UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

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

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	29,165
Resources Total		29,165
Expenses	Design/Const Admi	10,534
	Construction	15,049
	Admin (14%)	3,582
Expenses Total		29,165

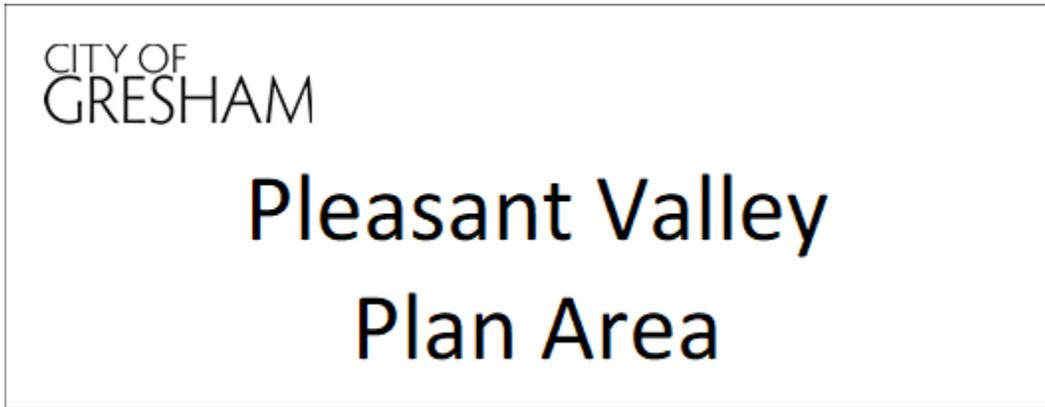
UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

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

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	66,282
Resources Total		66,282
Expenses	Design/Const Admi	23,940
	Construction	34,201
	Admin (14%)	8,141
Expenses Total		66,282

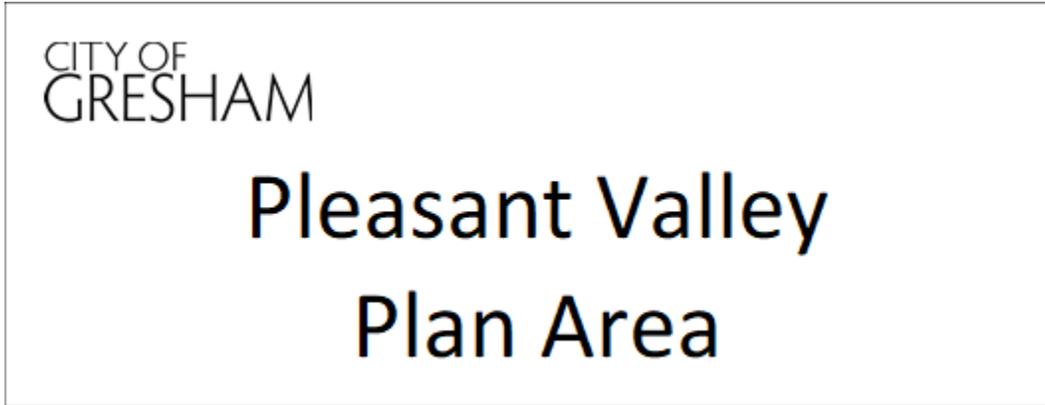
UNFUNDED and FUTURE PROJECT
 General Development
 Pleasant Valley - Stormwater

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

Description: Reimbursement for planting of Green Street rain gardens.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	45,227
Resources Total		45,227
Expenses	Design/Const Admi	16,336
	Construction	23,336
	Admin (14%)	5,555
Expenses Total		45,227

UNFUNDED and FUTURE PROJECT
General Development
Springwater

CITY OF
GRESHAM

Springwater
Plan Area

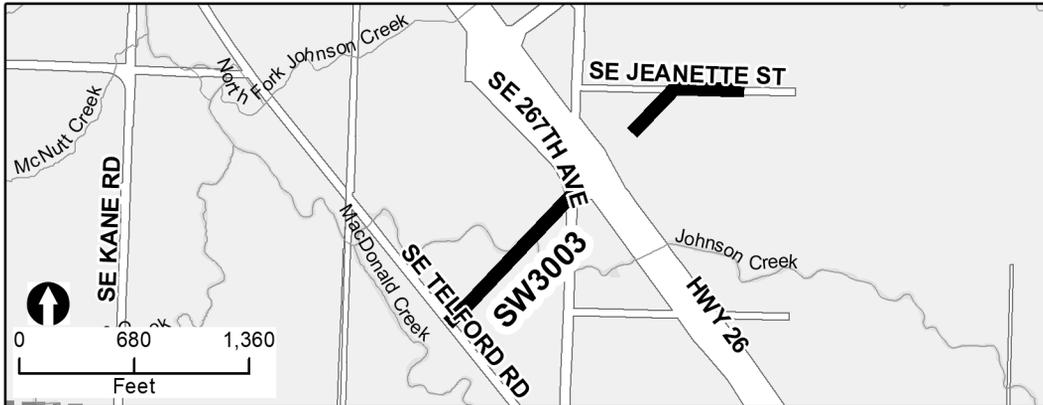
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3003: Jeanette Road Trunk

Description: This project will install approximately 1942-feet of 10 & 12-inch sewer main using open trench excavation methods. This project will extend wastewater service into the Springwater area. SDC project #16-A.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	639,767
Resources Total		639,767
Expenses	Design/Const Admi	84,267
	Construction	476,904
	Admin (14%)	78,596
Expenses Total		639,767

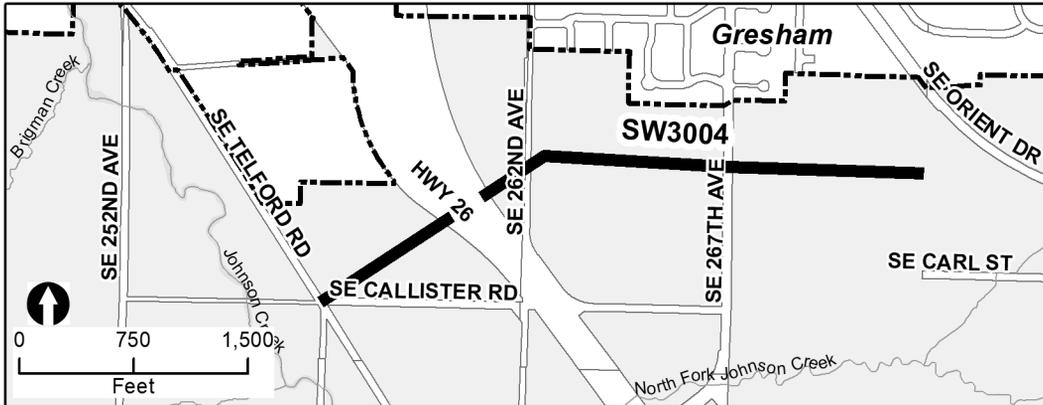
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3004: Orient Trunk

Description: This project will install approximately 4,051-feet of 10 & 12-inch sewer main using open trench excavation methods. This project will extend wastewater service into the Springwater area. SDC project #17-A.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,929,174
Resources Total		1,929,174
Expenses	Design/Const Admi	253,878
	Construction	1,438,373
	Admin (14%)	236,923
Expenses Total		1,929,174

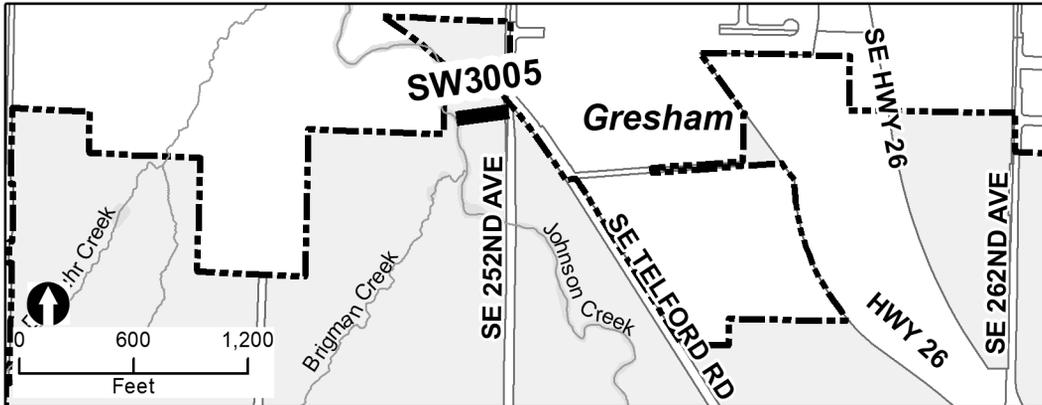
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3005: Village Center Trunk

Description: This project will install approximately 301-feet of 10-inch sewer main using open trench excavation methods. This project will extend wastewater service into the Springwater area. SDC project #18-A.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	418,461
Resources Total		418,461
Expenses	Design/Const Admi	55,063
	Construction	312,021
	Admin (14%)	51,377
Expenses Total		418,461

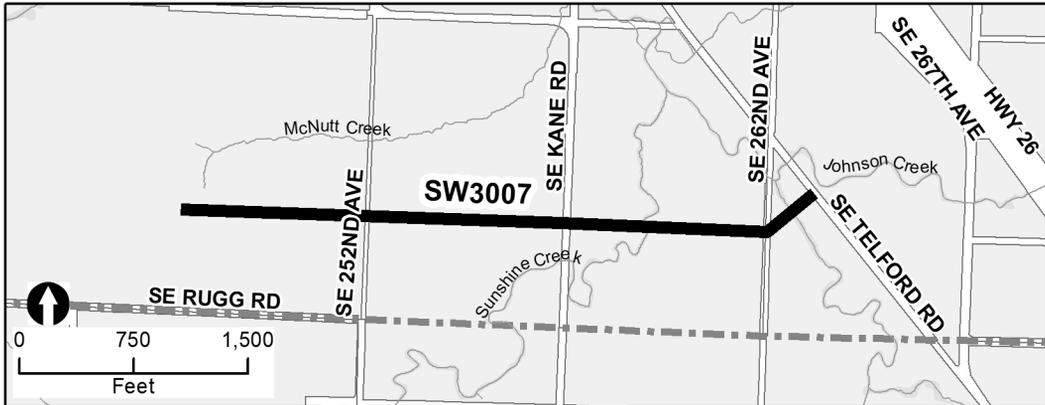
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

SW3007: Rugg Road Trunk

Description: This project will install approximately 4265-feet of 10-inch sewer main using open trench excavation methods. This project will extend wastewater service into the Springwater area. SDC project #20.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,776,719
Resources Total		1,776,719
Expenses	Design/Const Admi	233,770
	Construction	1,324,740
	Admin (14%)	218,209
Expenses Total		1,776,719

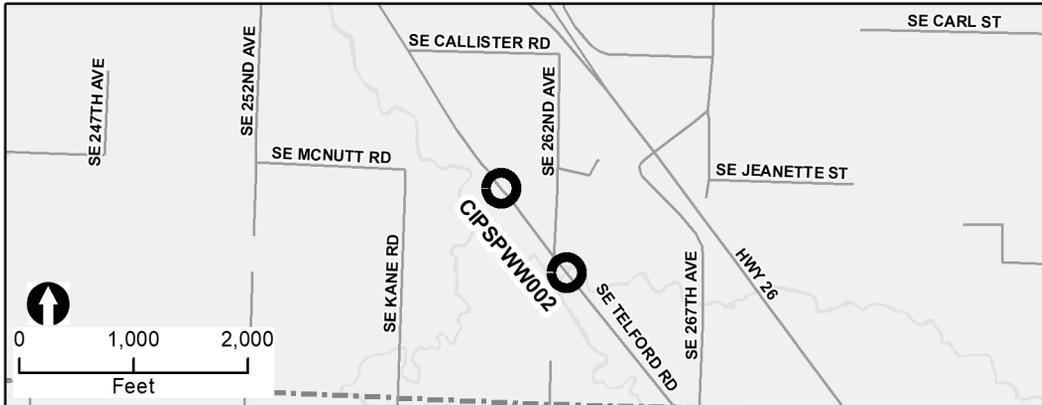
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

CIPSPWW002: Telford Road Trunk Creek Crossings

Description: This project will install approximately 99-feet of 15 & 18-inch sewer main using trenchless installation methods. This project will extend wastewater service into the Springwater area. SDC project #15-B.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	360,714
Resources Total		360,714
Expenses	Design/Const Admi	28,765
	Construction	287,651
	Admin (14%)	44,298
Expenses Total		360,714

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

CIPSPWW003: Jeanette Rd Hwy Creek Crossing

Description: This project will install the portion of the Jeanette Road Trunk under highway 26 using the trenchless construction method of boring. The bore will be approximately 370 feet long. This project will extend wastewater service into the Springwater area. SDC project #16-B.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,337,943
Resources Total		1,337,943
Expenses	Design/Const Admi	106,695
	Construction	1,066,939
	Admin (14%)	164,309
Expenses Total		1,337,943

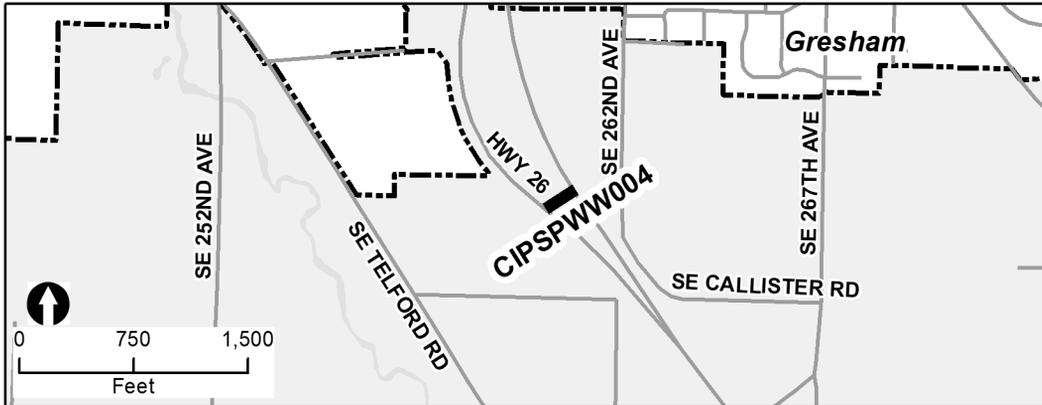
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

CIPSPWW004: Orient Road Trunk Creek Crossing

Description: This project will install the portion of the Orient Road Trunk under highway 26 and is approximately 242 feet using the trenchless construction method of boring. This project will extend wastewater service into the Springwater area. SDC project #17-B.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,320,261
Resources Total		1,320,261
Expenses	Design/Const Admi	105,284
	Construction	1,052,839
	Admin (14%)	162,138
Expenses Total		1,320,261

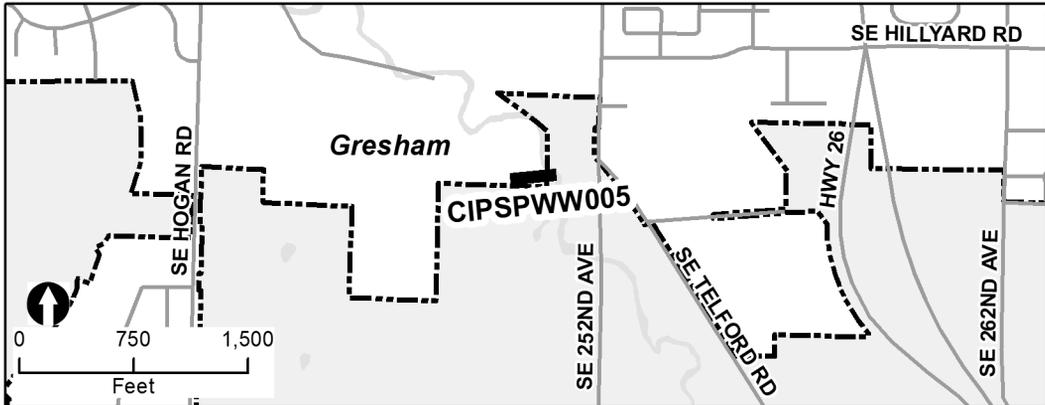
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

CIPSPWW005: Village Center Trunk North Creek Crossing

Description: This project will install the portion of Village Center Trunk under Johnson Creek using the trenchless construction method of boring. This project will extend wastewater service into the Springwater area. SDC project #18-B.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	294,701
Resources Total		294,701
Expenses	Design/Const Admi	23,501
	Construction	235,009
	Admin (14%)	36,191
Expenses Total		294,701

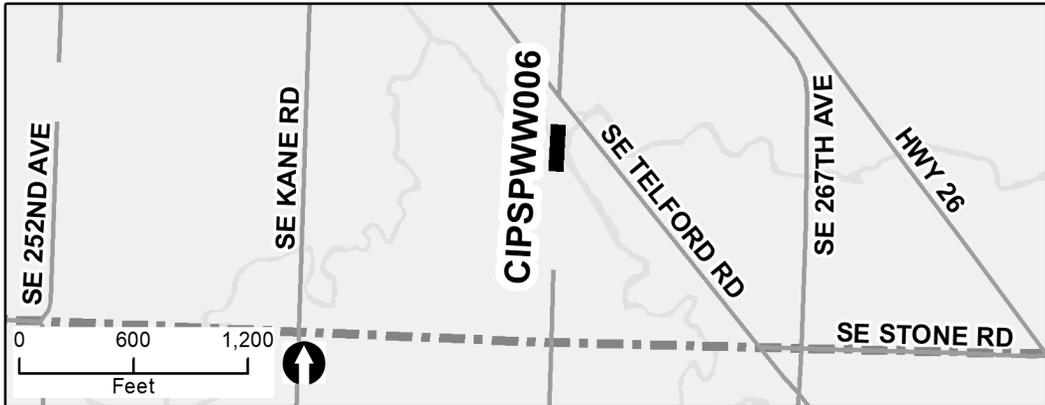
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Wastewater

CIPSPWW006: Village Center Trunk South Creek Crossing

Description: This project will install the portion of Village Center Trunk under Johnson Creek using the trenchless construction method of boring. This project will extend wastewater service into the Springwater area. SDC project #18-C.

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	799,229
Resources Total		799,229
Expenses	Design/Const Admi	63,734
	Construction	637,344
	Admin (14%)	98,151
Expenses Total		799,229

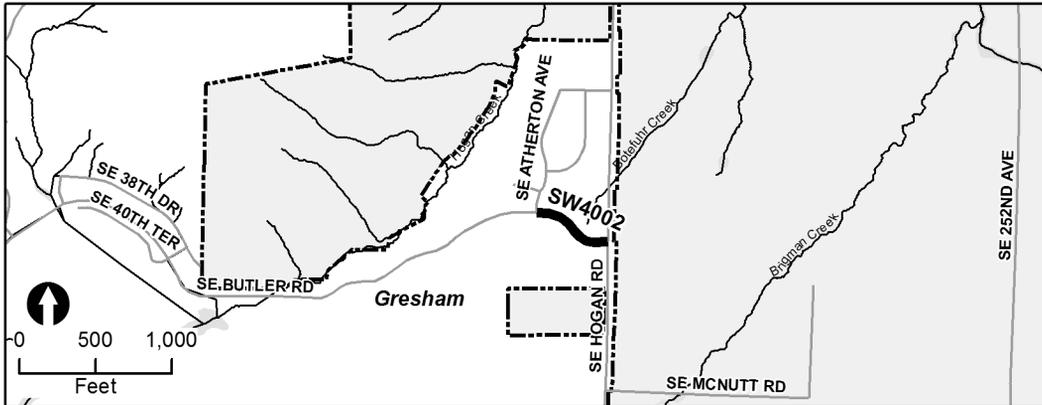
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4002: South Hills SE Butler Road Transmission from South Hills

Description: This project installs 530 L.F. of 16” D.I. waterline. This project will connect from South Hills Reservoir to SE Hogan Road/242nd. SDC project #D-9 (SW1).

Justification: This project will provide transmission capacity and looping on the West side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	273,329
Resources Total		273,329
Expenses	Construct/Reimburse	273,329
Expenses Total		273,329

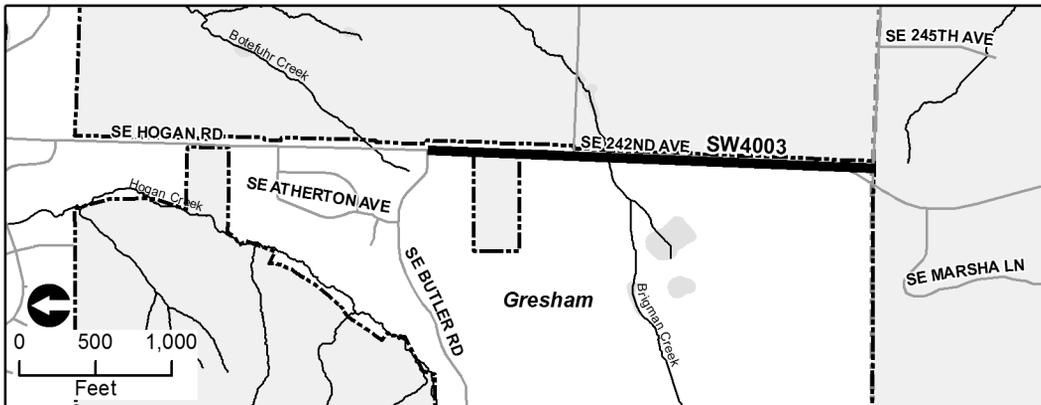
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4003: SE Hogan Road/242nd between SE Butler Road and SE Rugg

Description: This project installs 2,935 L.F. of 16” D.I. waterline along SE Hogan Road/242nd between Butler Road and SE Rugg Road. SDC project #SW2A.

Justification: This project will provide transmission capacity and looping on the South side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,496,539
	Resources Total		1,496,539
	Expenses	Construct/Reimburse	1,496,539
	Expenses Total		1,496,539

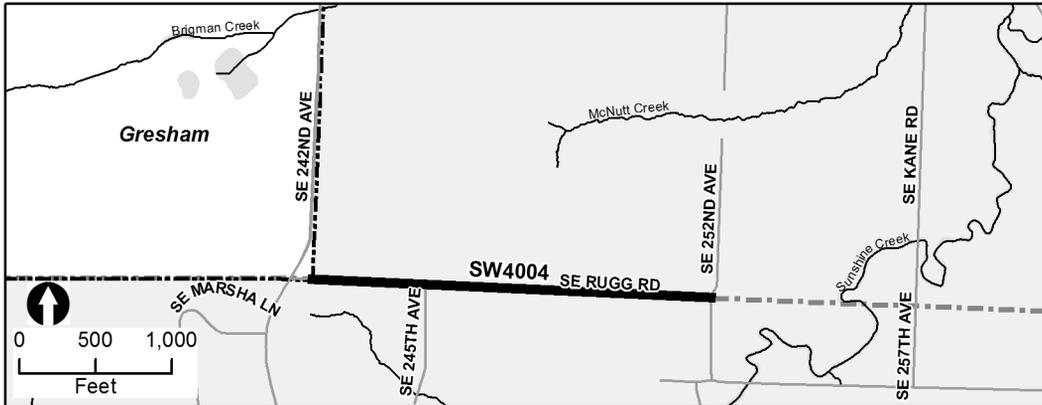
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4004: SE Rugg Road between SE Hogan Road/242nd

Description: This project installs 2,665 L.F. of 16” D.I. waterline along SE Rugg Road between SE Hogan Road/242nd and SE 252nd Avenue. SDC project #SW2B.

Justification: This project will provide transmission capacity and looping on the South side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,358,868
Resources Total		1,358,868
Expenses	Construct/Reimburse	1,358,868
Expenses Total		1,358,868

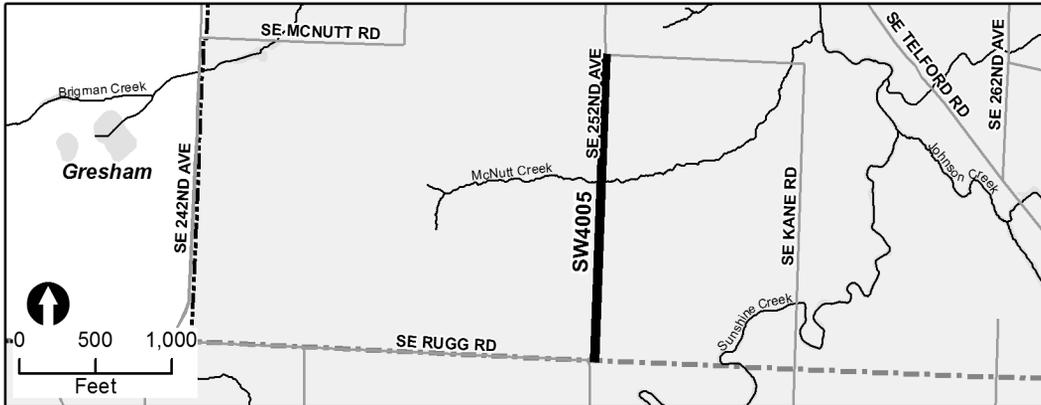
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4005: SE 252nd Ave. between SE McNutt Road and SE Rugg Road

Description: This project installs 1,955 L.F. of 16” D.I. waterline along SE 252nd Avenue between SE McNutt Road and SE Rugg Road. SDC project #SW2C.

Justification: This project will provide transmission capacity and looping on the South side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	996,845
Resources Total		996,845
Expenses	Construct/Reimburse	996,845
Expenses Total		996,845

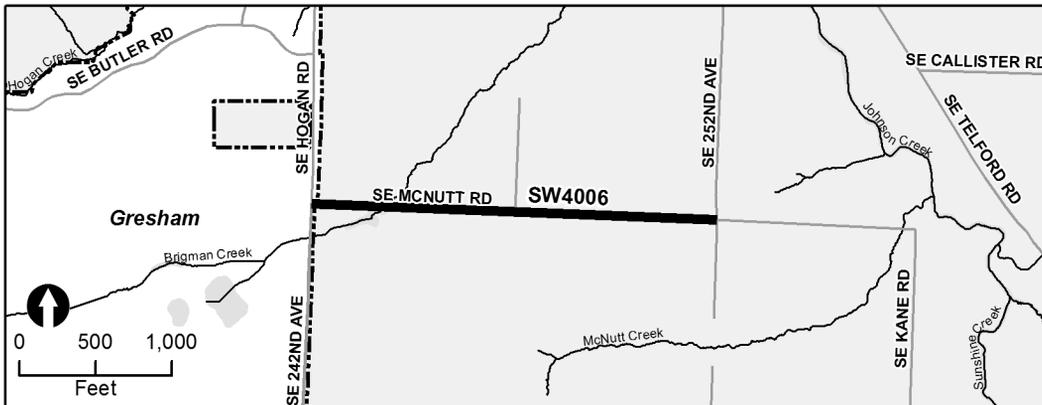
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4006: SE McNutt Road between SE Hogan Road/242nd Ave.

Description: This project installs 2,690 L.F. of 16” D.I. waterline along SE McNutt Road between SE Hogan Road/242nd and SE 252nd Avenue. SDC project #SW2D.

Justification: This project will provide transmission capacity and looping on the South side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,371,616
	Resources Total		1,371,616
	Expenses	Construct/Reimburse	1,371,616
	Expenses Total		1,371,616

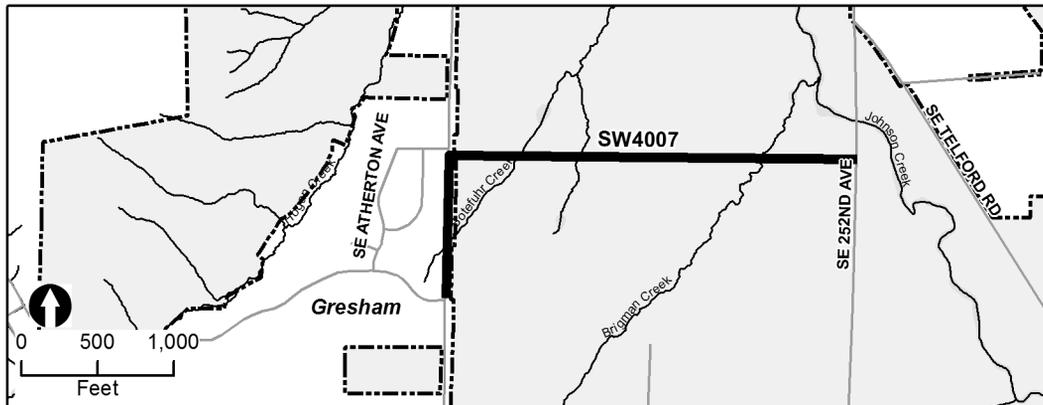
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4007: Extend Proposed South Hills Distribution Piping - Butler

Description: This project installs 3,565 L.F. of 16” D.I. waterline, extending the proposed South Hills distribution piping from SE Butler Road (SW2) north on SE Hogan Road/242nd, then east to SE 252nd Avenue. SDC project #SW3A.

Justification: This project will provide transmission capacity and looping on the North side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,819,451
	Resources Total		1,819,451
	Expenses	Construct/Reimburse	1,819,451
	Expenses Total		1,819,451

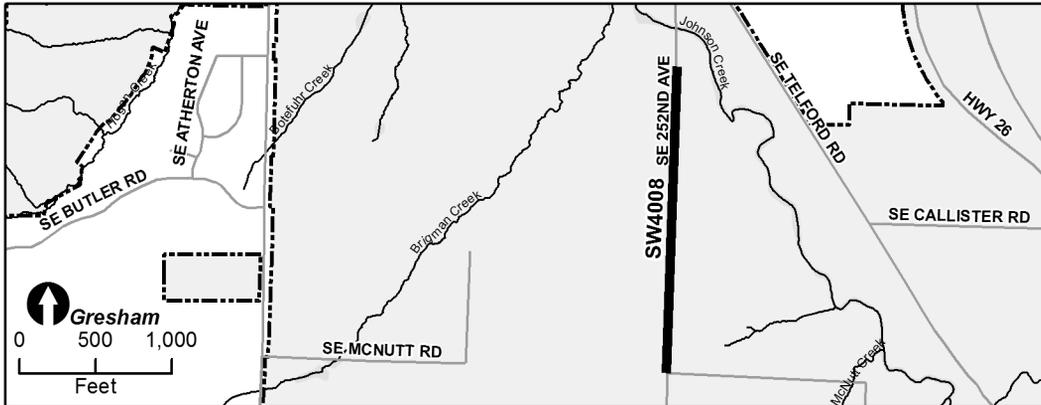
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4008: Extend Proposed South Hills Distribution Piping - SE 252nd

Description: This project installs 1,950 L.F. of 16” D.I. waterline, extending the proposed South Hills distribution piping south on SE 252nd Avenue to SE McNutt Road. SDC project #SW3B.

Justification: This project will provide transmission capacity and looping on the North side of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	989,824
Resources Total		989,824
Expenses	Construct/Reimburse	989,824
Expenses Total		989,824

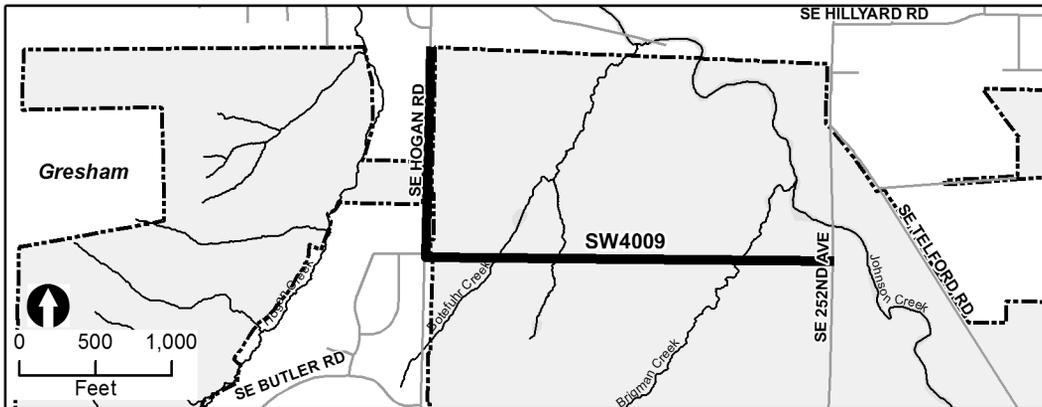
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4009: Extend Proposed South Hills Distribution Piping - SE Hogan

Description: This project installs 3,985 L.F. of 16” D.I. waterline extending the existing Intermediate distribution from SE 30th Street south along SE Hogan Road /242nd, then east to SE 252nd Avenue. SDC project #SW8A .

Justification: This project will provide transmission capacity and looping for the East side of the Intermediate service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,522,506
Resources Total		1,522,506
Expenses	Construct/Reimburse	1,522,506
Expenses Total		1,522,506

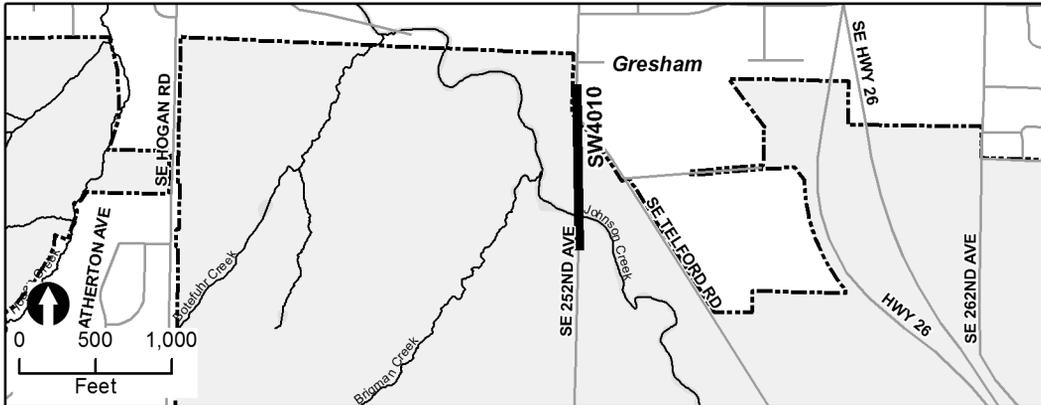
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4010: Extend Intermediate Distribution from SE 30th Street

Description: This project installs 1,075 L.F. of 16” D.I. waterline extending the existing Intermediate distribution from SE 30th Street south along SE 252nd Avenue. SDC project #SW8B.

Justification: This project will provide transmission capacity and looping for the East side of the Intermediate service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,168,923
Resources Total		1,168,923
Expenses	Construct/Reimburse	1,168,923
Expenses Total		1,168,923

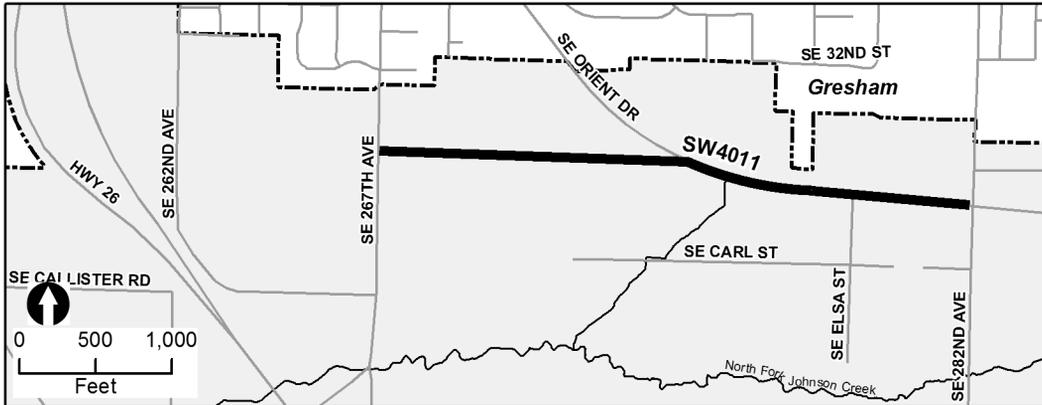
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4011: SE Orient Drive Alignment Anderson and Wheeler Reservoir

Description: This project installs 3,940 L.F. of 16” D.I. waterline along the SE Orient Drive alignment between SE Anderson Road / 267th and Wheeler Reservoir transmission main in SE 282nd Ave. SDC project #SW4A.

Justification: This project will provide transmission capacity and looping for the Lusted / SE service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Lusted / SE Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	2,004,934
Resources Total		2,004,934
Expenses	Construct/Reimburse	2,004,934
Expenses Total		2,004,934

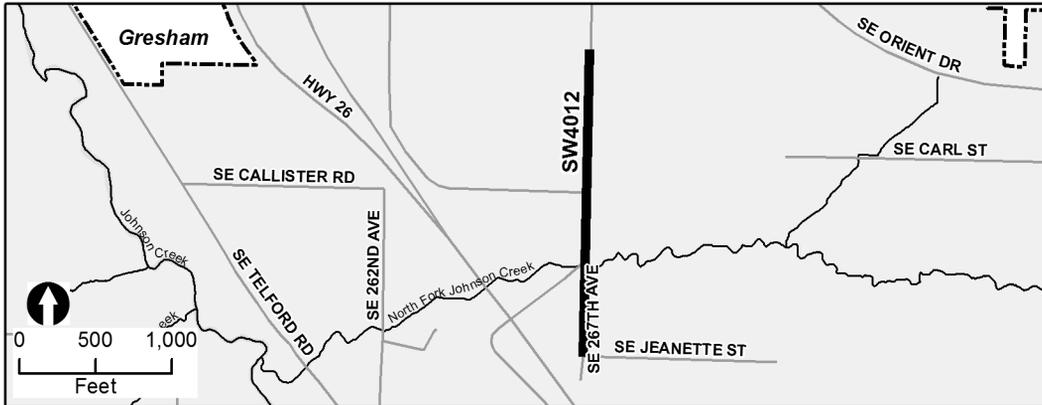
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4012: SE Anderson Road/267th between SE Orient and SE Jeanette

Description: This project installs 1,990 L.F. of 16” D.I. waterline along SE Anderson Road/267th between SE Orient Drive and SE Jeanette Street. SDC project #SW4B.

Justification: This project will provide transmission capacity and looping for the Lusted / SE service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Lusted / SE Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,012,644
Resources Total		1,012,644
Expenses	Construct/Reimburse	1,012,644
Expenses Total		1,012,644

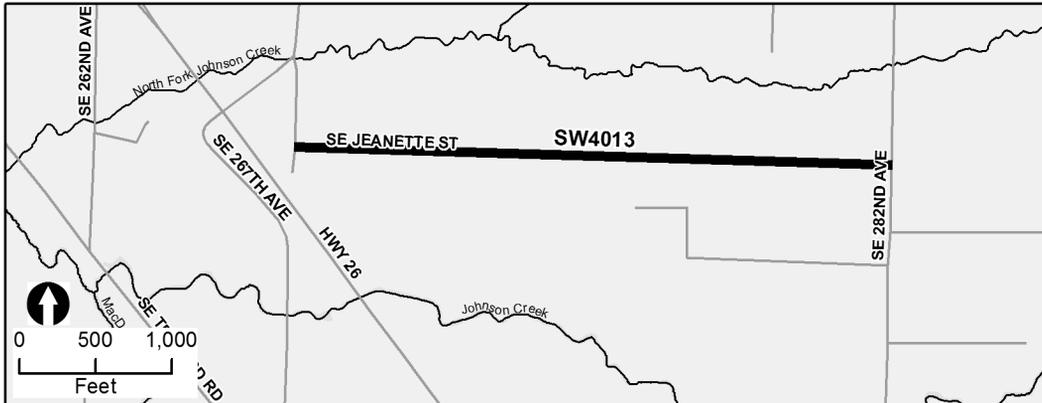
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4013: SE Jeanette Road Alignment between Anderson and Wheeler Reservoir

Description: This project installs 3,910 L.F. of 16” D.I. waterline along SE Jeanette Road alignment between SE Anderson Road / 267th and Wheeler Reservoir transmission main in SE 282nd Avenue. SDC project #SW4C.

Justification: This project will provide transmission capacity and looping for the Lusted / SE service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Lusted / SE Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	1,989,667
	Resources Total		1,989,667
	Expenses	Construct/Reimburse	1,989,667
	Expenses Total		1,989,667

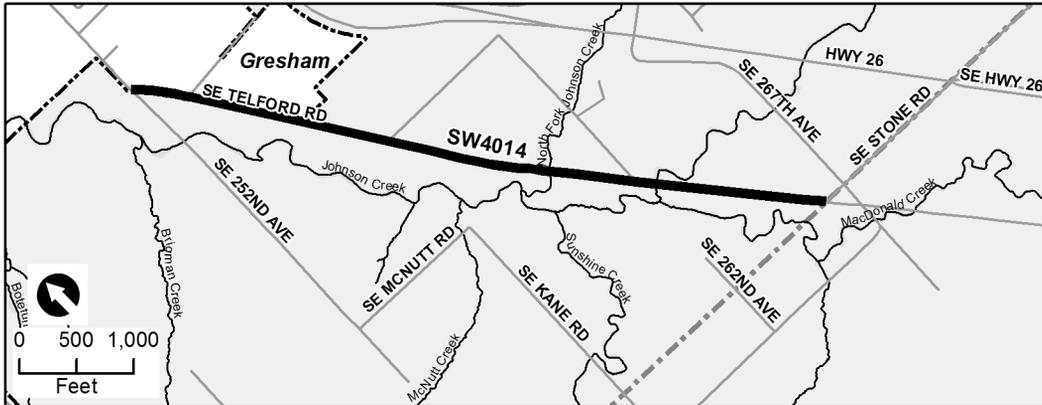
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4014: SE Telford Road btwn Proposed Intermediate Dist. Piping on SE 252nd

Description: This project installs 6,180 L.F. of 16” D.I. waterline along SE Telford Road between the proposed Intermediate distribution piping on SE 252nd Avenue (SW3) and SE Stone Road. SDC project #SW5A.

Justification: This project will provide transmission capacity and looping for the East side of the Intermediate service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	3,154,054
Resources Total		3,154,054
Expenses	Construct/Reimburse	3,154,054
Expenses Total		3,154,054

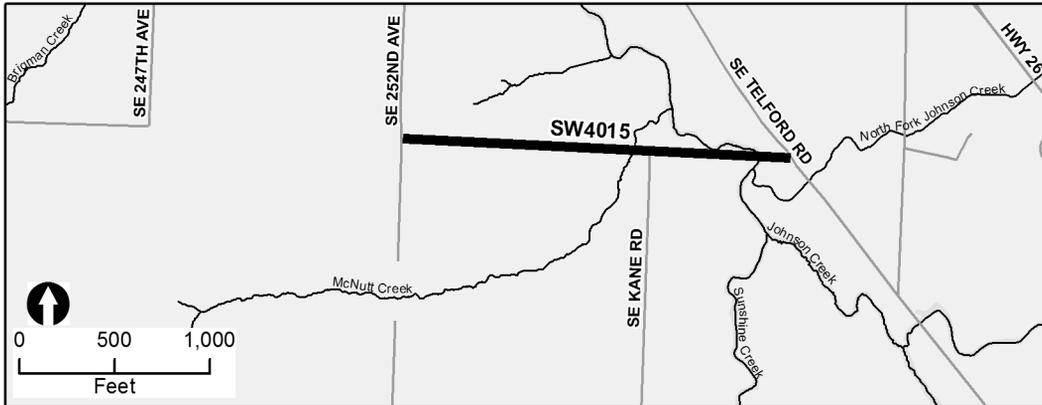
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4015: SE McNutt Road btwn Proposed Intermediate Dist. Piping on SE 252nd

Description: This project installs 2,020 L.F. of 12” D.I. waterline along SE McNutt Road between the proposed Intermediate distribution piping on SE 252nd Avenue (SW3) and SE Telford Road. SDC project #SW5B.

Justification: This project will provide transmission capacity and looping for the East side of the Intermediate service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	831,328
Resources Total		831,328
Expenses	Construct/Reimburse	831,328
Expenses Total		831,328

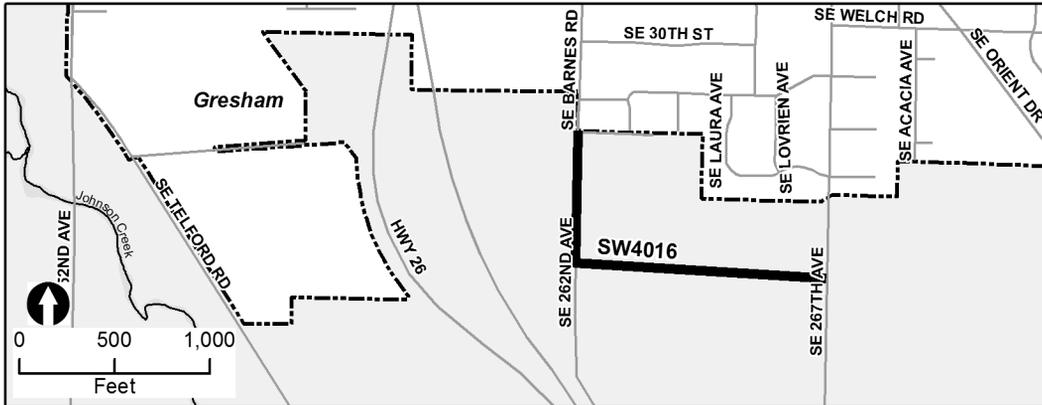
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4016: Barnes Road Loop Extension

Description: This project installs 1,940 L.F. of 12" D.I. waterline. This project will extend the existing Lusted distribution piping south on SE Barnes Road/262nd and east to the proposed Lusted distribution piping on SE 267th Avenue (SW4). SDC project #SW6.

Justification: This project will provide transmission capacity and looping for the West side of the Lusted / SE service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the "backbone" system to deliver Lusted / SE Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	846,071
Resources Total		846,071
Expenses	Construct/Reimburse	846,071
Expenses Total		846,071

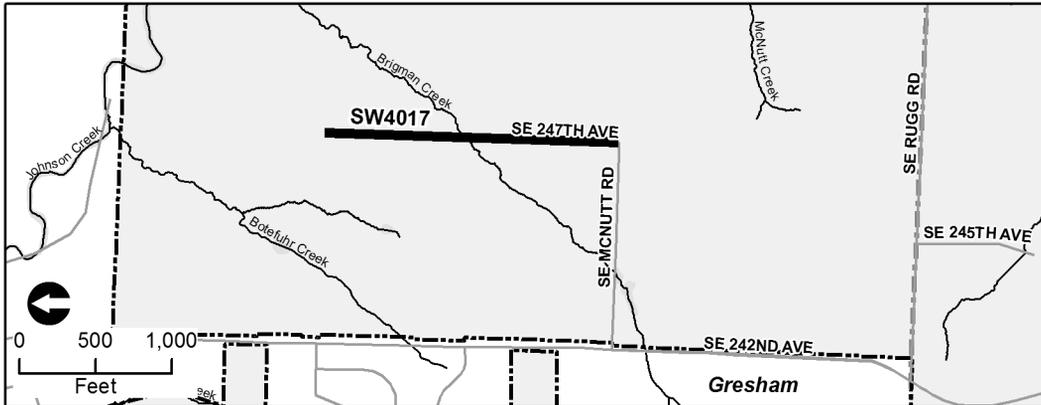
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

SW4017: SE 247th Ave. between Proposed South Hills Dist. Piping

Description: This project installs 1,930 L.F. of 12” D.I. waterline. This project will run along SE 247th Avenue between the proposed South Hills distribution piping (SW3) and SE McNutt Road. SDC project #SW7.

Justification: This project will provide transmission capacity and looping in the Central portion of the South Hills service level of the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver South Hills Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	804,108
Resources Total		804,108
Expenses	Construct/Reimburse	804,108
Expenses Total		804,108

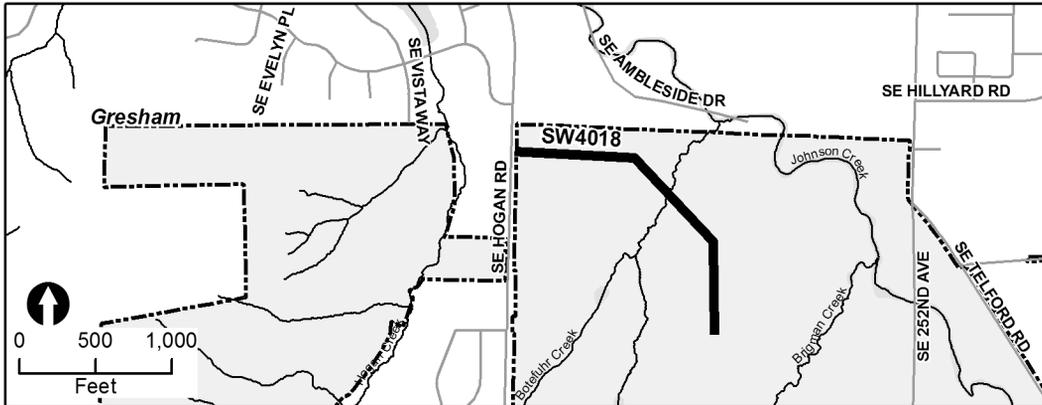
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water**

SW4018: SE 247th Avenue between Intermediate Dist. Piping & SE Hogan Road

Description: This project installs 2,140 L.F. of 12” D.I. waterline. This project will run along SE 247th Avenue between the proposed Intermediate distribution piping (SW3) and SE Hogan Road/242nd. SDC project #SW9.

Justification: This project will provide transmission capacity and looping for the East side of the Intermediate service level in the Springwater Plan District to support future development and provide fire flow capacity for future customers. When constructed this waterline will serve as part of the “backbone” system to deliver Intermediate Service Level water to the Springwater development area. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:	Funds	Description	Total
		Dev/SDC Credit	889,169
	Resources Total		889,169
	Expenses	Construct/Reimburse	889,169
	Expenses Total		889,169

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

CIPSPWT002: Wheeler North Reservoir (2 mg)

Description: This project installs a 2MG reservoir adjacent to the existing Wheeler Reservoir or on other property to be acquired to expand the capacity of the Wheeler service level. SDC Project #R-2.

Justification: This project will construct the new Wheeler North reservoir to provide expanded storage and water system capacity to serve customers in the Springwater Plan district. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	SDC	5,866,927
Resources Total		5,866,927
Expenses	Design/Const Admi	586,693
	Construction	4,559,712
	Admin (14%)	720,522
Expenses Total		5,866,927

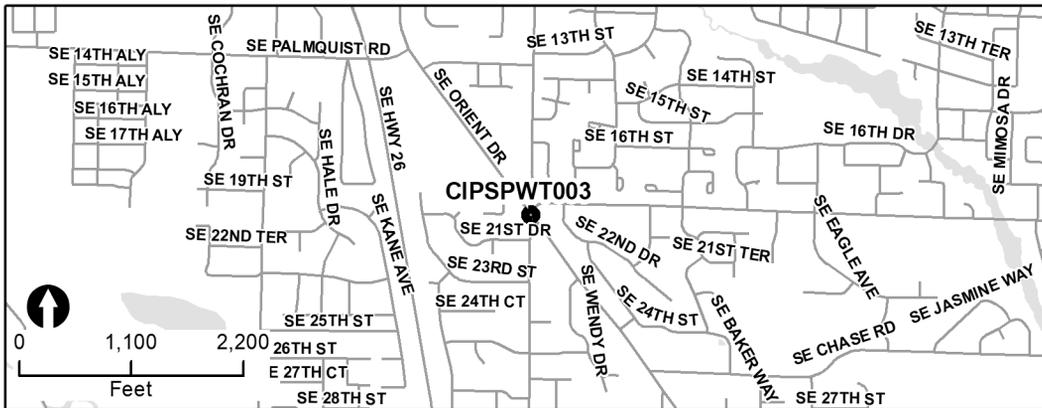
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Water

CIPSPWT003: Wheeler to Intermediate PRV

Description: This project installs a new pressure reducing valve, at SE Orient Dr and SE Barnes Rd, to interconnect the Wheeler and Intermediate pressure zones, allowing the flow of water from the Wheeler zone to Intermediate zone in case of emergency. SDC Project #R-3.

Justification: This project will construct the new Wheeler to Intermediate PRV to provide expanded water system capacity to serve customers in the Intermediate Service Level. (Existing / Future Customers Benefited: 0% / 100%).

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



Estimated Dollars:

Funds	Description	Total
Resources	SDC	467,267
Resources Total		467,267
Expenses	Design/Const Admi	46,727
	Construction	363,152
	Admin (14%)	57,388
Expenses Total		467,267

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

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

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

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	5,131,626
	Grant	4,500,561
Resources Total		9,632,187
Expenses	Design/Const Admi	869,162
	Property Acq	668,382
	Construction	6,911,742
	Admin (14%)	1,182,901
Expenses Total		9,632,187

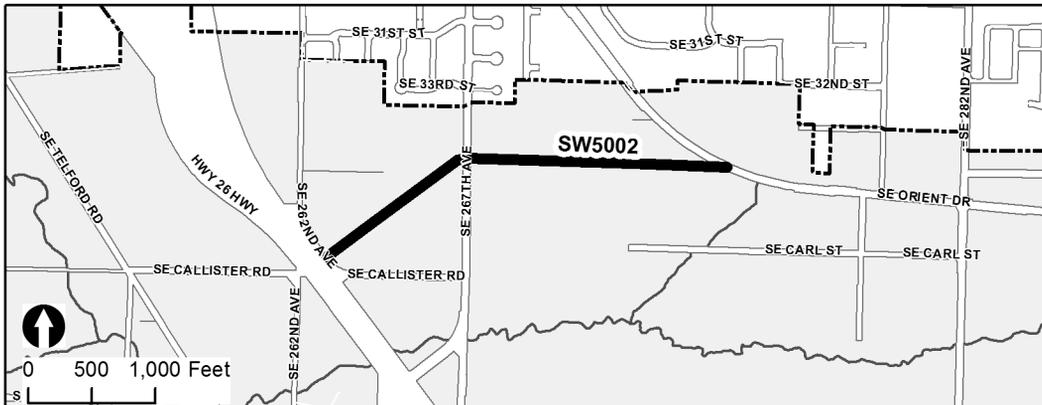
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5002: Collector A, 262nd to Orient

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

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	1,868,004
	Grant	10,120,903
Resources Total		11,988,907
Expenses	Design/Const Admi	698,088
	Property Acq	5,629,969
	Construction	4,188,528
	Admin (14%)	1,472,322
Expenses Total		11,988,907

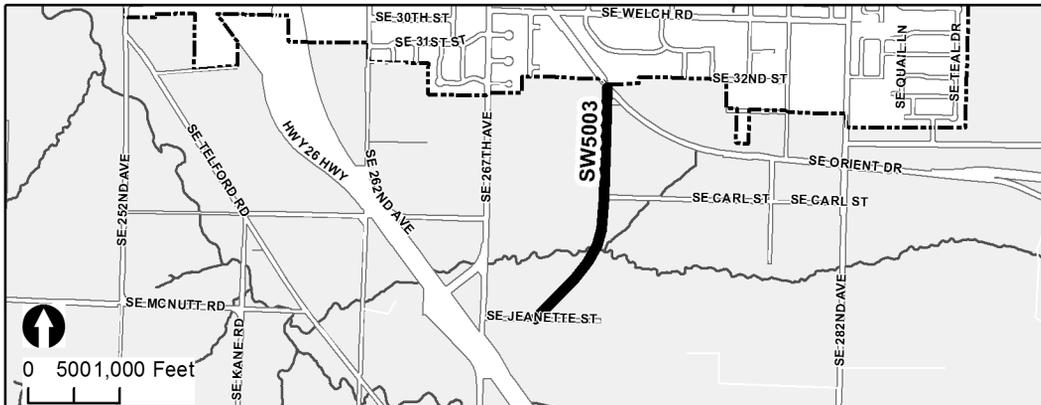
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5003: New Arterial, Orient to Jeanette

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

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

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	8,281,817
	Grant	8,761,328
Resources Total		17,043,145
Expenses	Design/Const Admi	1,108,047
	Property Acq	5,347,056
	Construction	8,495,024
	Admin (14%)	2,093,018
Expenses Total		17,043,145

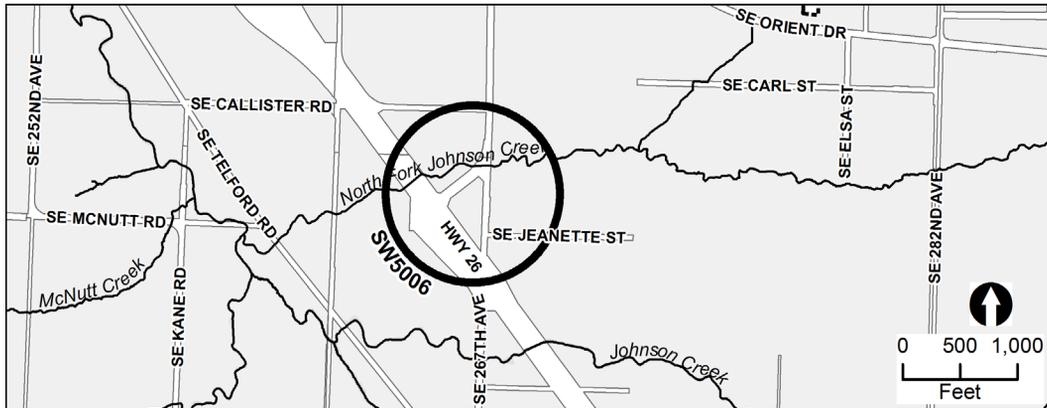
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5006: Springwater Interchange at Hwy 26

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

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

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



Estimated Dollars:

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

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

SW5007: SE Orient Dr. – Approx. 950 feet south of SE Welch Rd. to SE 282nd Ave.

Description: This project reconstructs SE Orient Dr. to the Standard Arterial section from approximately 950 feet south of SE Welch Rd. to SE 282nd Ave. including 5 travel lanes, bike lanes, curbs, sidewalk, storm drainage and street lighting. This project is related to #527300.

Justification: SE Orient Dr. is classified as a Standard Arterial in the current Transportation System Plan. It is an important north / south connector in southeast Gresham and extends into the Springwater Plan Area. It currently varies in cross section and typically lacks sidewalk, curbing, storm drainage and street lighting as well as other urban street amenities that are necessary for continued growth in the area.

Type of Project: Construction of facilities and utilities to correct deficiencies.



Estimated Dollars:

Funds	Description	Total
Resources	Operating	3,252,480
Resources Total		3,252,480
Expenses	Design/Const Admin	95,000
	Property Acq	100,000
	Construction	2,658,053
	Admin (14%)	399,427
Expenses Total		3,252,480

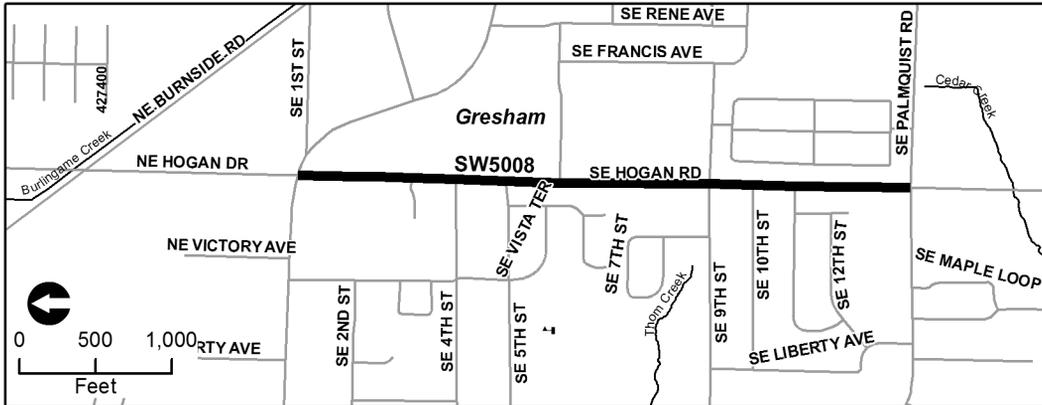
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Transportation**

SW5008: SE Hogan Rd (E Powell to SE Palmquist Rd)

Description: This project consists of widening the roadway to a major arterial section from Powell to Palmquist; acquiring right-of-way; undergrounding utilities; installing streetlights; and constructing new curb and gutter, sidewalks, bike lanes, storm drains, and intersection improvements. The project is located in the Historic Southeast and Mt. Hood Neighborhood Districts. This is TIF project #S31 in the adopted 2017 TIF project list.

Justification: This project corrects an existing deficiency and supports the Region 2040 Plan by encouraging multi-modal transportation usage. The project improves traffic safety and mobility, and it improves connectivity between Powell Blvd and Palmquist Road.

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



Estimated Dollars:

Funds	Description	Total
Resources	Dev/SDC Credit	45,935,330
	Grant	11,483,833
Resources Total		57,419,163
Expenses	Design/Const Admi	1,171,053
	Property Acq	8,934,961
	Construction	40,261,659
	Admin (14%)	7,051,490
Expenses Total		57,419,163

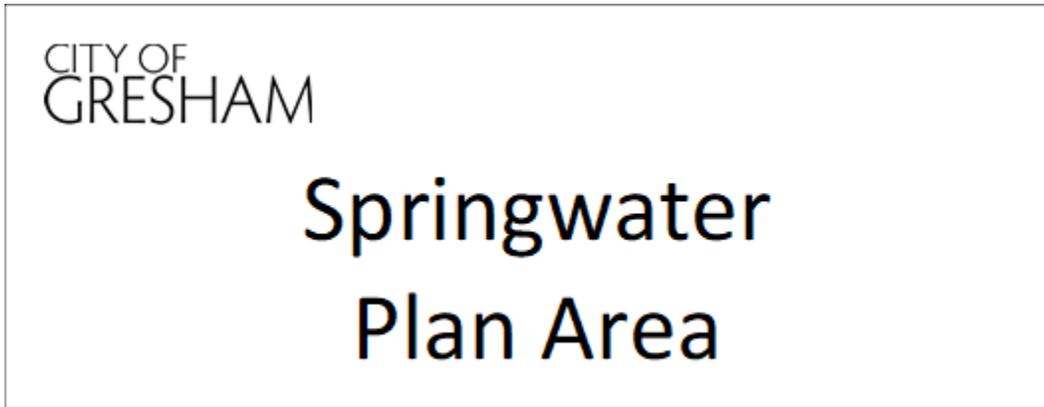
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Footpaths

SW6000: On-Street Paths

Description: This project funds construction of multi-use paths along streets as shown on the adopted City of Gresham Parks and Recreation, Trails and Natural Areas Masterplan map – Res. # 3199. SDC project #SW-PATHS.

Justification: Paths serve as an important connection for bicyclists and pedestrians seeking a more stress free environment for traveling by other means than automobiles.

Type of Project: Construction of facilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Dev/SDC Credit	1,874,299
	Resources Total		1,874,299
	Expenses	Design/Const Admi	117,880
		Construction	1,526,199
		Admin (14%)	230,220
	Expenses Total		1,874,299

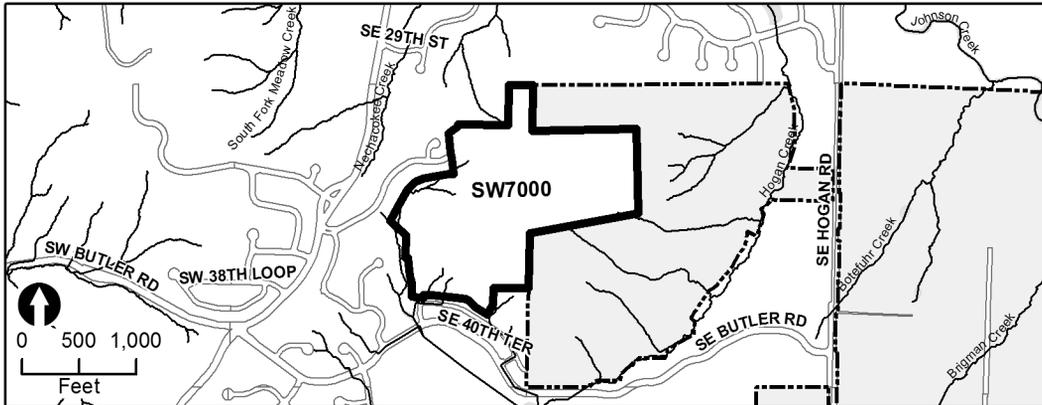
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7000: Village Center Neighborhood Park

Description: This project will acquire land, master plan, design and construct a 6.12-acre neighborhood park to serve the new community of Springwater. SDC project #3.

Justification: Development of this neighborhood park is needed to provide a wide range of active and passive recreation opportunities for residents near the park.

Type of Project: Acquire, master plan, design and construction of a neighborhood park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	592,624
	Dev/SDC Credit	6,710,658
Resources Total		7,303,282
Expenses	Design/Const Admi	125,265
	Property Acq	3,341,965
	Construction	2,939,159
	Admin (14%)	896,893
Expenses Total		7,303,282

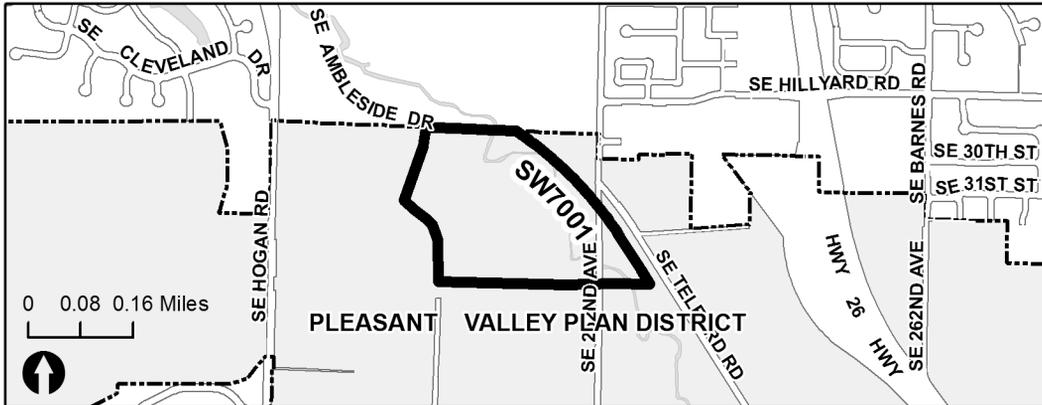
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space

SW7001: Springwater Community Park

Description: This 20 acre community park is located along Johnson creek and the Springwater Trail in the Springwater community. The park is in the parks master plan and although the features of the park have not been determined at this time, the elements will be in compliance with the City of Gresham Park Design Standards.

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

Type of Project: Acquisition, Design & Construction



Estimated Dollars:

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

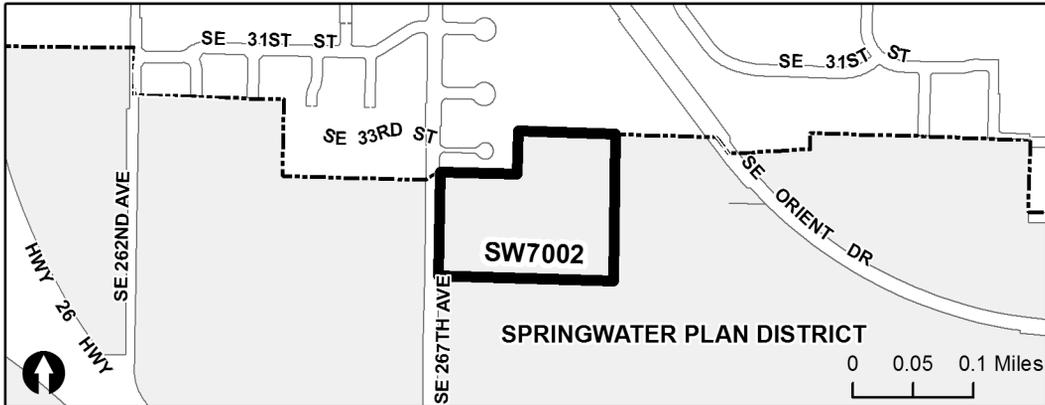
UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space

SW7002: East Springwater Community Park

Description: This project will acquire land, master plan, design and construct a 9.71-acre community park located in Springwater to serve the expanding Gresham community. SDC project #33.

Justification: Development is needed to provide a wide range of active and passive recreation opportunities for all Gresham residents, such as natural areas, performance spaces, playing fields for organized sports, trails, and group picnic areas.

Type of Project: Acquire, master plan, design and construction of a community park for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	3,509,370
	Dev/SDC Credit	8,062,700
Resources Total		11,572,070
Expenses	Design/Const Admi	187,898
	Property Acq	5,300,283
	Construction	4,662,758
	Admin (14%)	1,421,131
Expenses Total		11,572,070

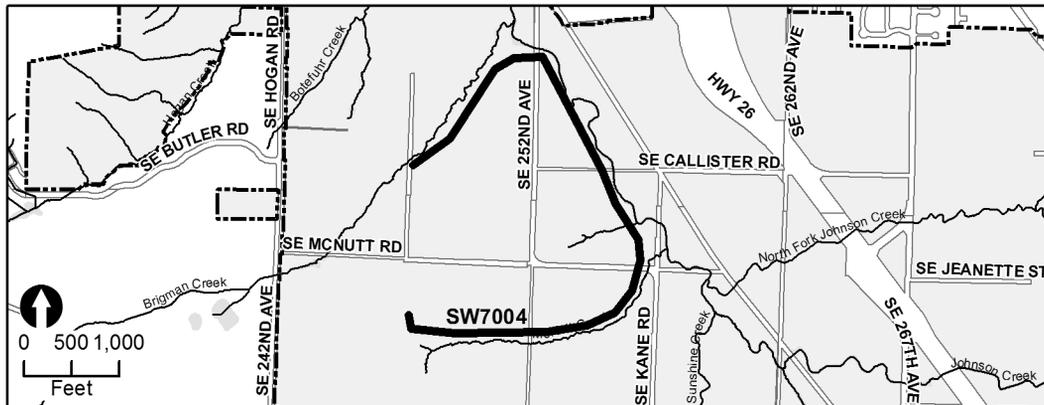
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7004: Village Center Loop Trail

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 1.36 miles of the Village Center Loop soft trail and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. This project is affiliated with #722500. SDC project #35.

Justification: The addition of the trail network in Springwater will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of a soft trail for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	423,835
	Dev/SDC Credit	565,278
Resources Total		989,113
Expenses	Design/Const Admi	175,081
	Property Acq	108,916
	Construction	583,653
	Admin (14%)	121,463
Expenses Total		989,113

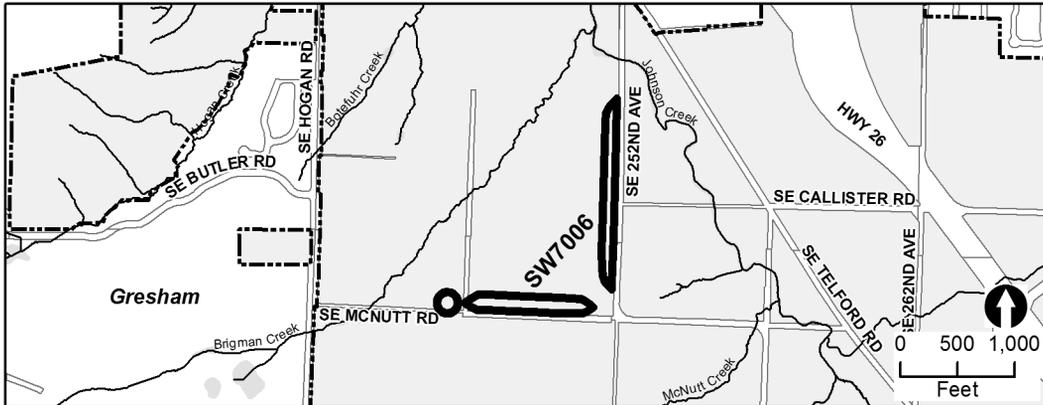
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7006: Park Blocks and Circle

Description: This project will acquire land, master plan, design and construct 7.23-acres of park blocks and circle to serve the new community of Springwater. SDC project #64.

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

Type of Project: Acquire, master plan, design and construction of park blocks for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	702,901
	Dev/SDC Credit	7,959,403
Resources Total		8,662,304
Expenses	Design/Const Admi	187,898
	Property Acq	3,945,544
	Construction	3,465,071
	Admin (14%)	1,063,791
Expenses Total		8,662,304

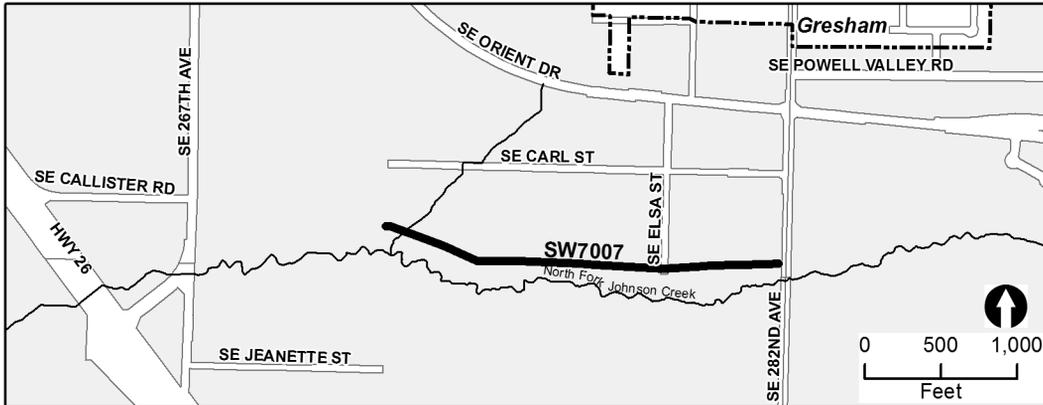
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7007: Springwater Path

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 0.50 miles of the Springwater off road path and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. SDC project #57.

Justification: The addition of the trail network in Springwater will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of a soft trail for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	543,520
	Dev/SDC Credit	724,767
Resources Total		1,268,287
Expenses	Design/Const Admi	168,637
	Property Acq	381,842
	Construction	562,043
	Admin (14%)	155,765
Expenses Total		1,268,287

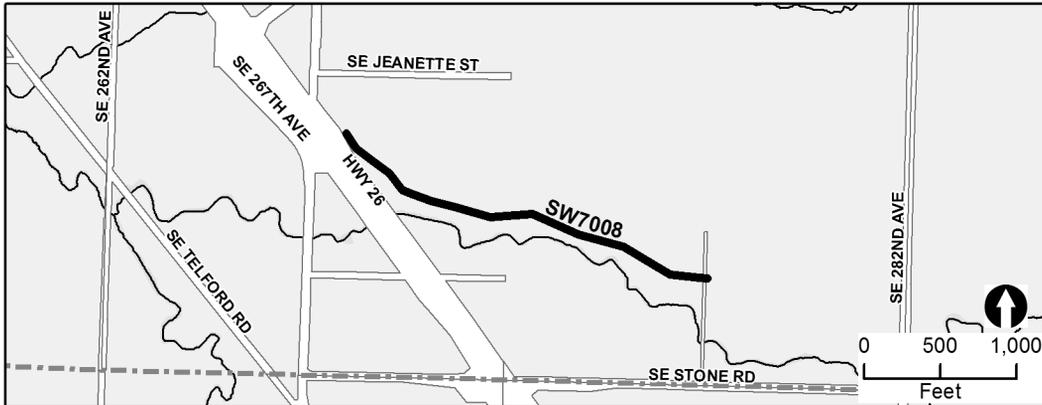
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7008: Springwater Trail #1

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 0.50 miles of soft surface trail and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. SDC project #58.

Justification: The addition of the trail network in Springwater will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of a soft surface trail for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	219,977
	Dev/SDC Credit	293,388
Resources Total		513,365
Expenses	Design/Const Admi	64,706
	Property Acq	169,899
	Construction	215,719
	Admin (14%)	63,041
Expenses Total		513,365

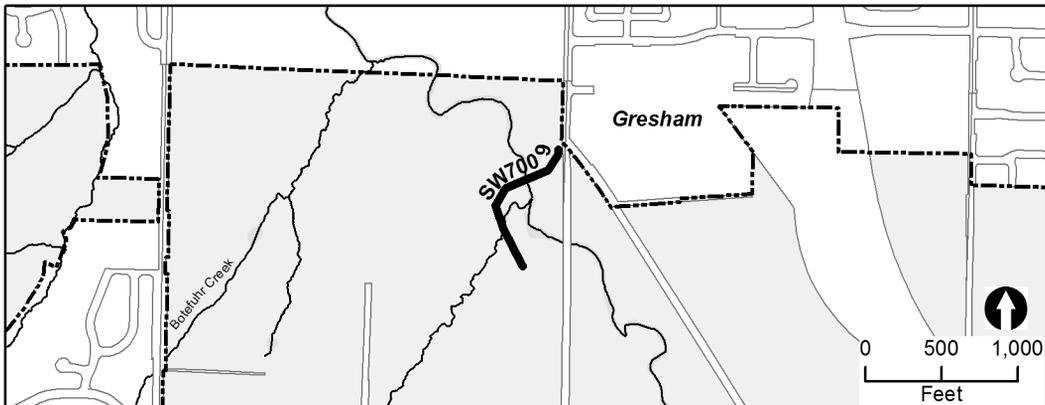
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7009: Springwater Trail #2

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 0.19 miles of soft surface trail and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. SDC project #59.

Justification: The addition of the trail network in Springwater will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of a soft surface trail for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	52,843
	Dev/SDC Credit	70,479
Resources Total		123,322
Expenses	Design/Const Admi	24,964
	Construction	83,213
	Admin (14%)	15,145
Expenses Total		123,322

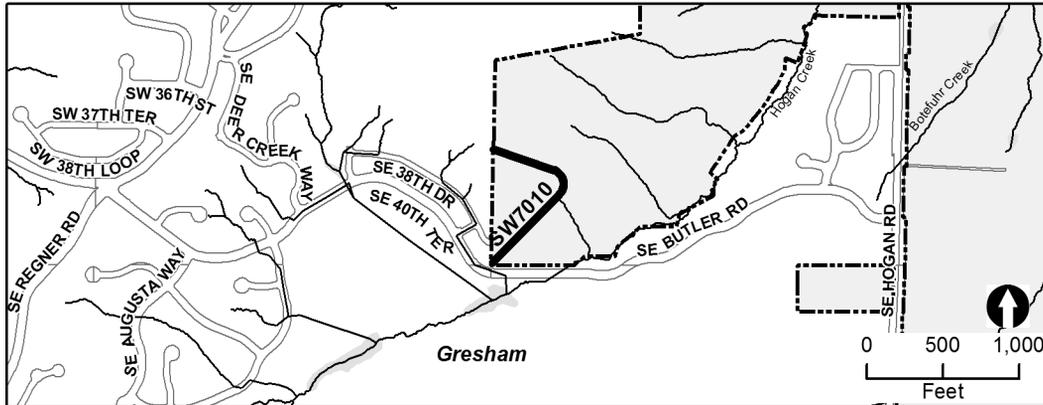
**UNFUNDED and FUTURE PROJECT
General Development
Springwater - Parks, Trails, & Open Space**

SW7010: Buttes Trail

Description: This project will acquire easements and/or right-of-ways, design and construct approximately 0.23 miles of soft surface trail and associated infrastructure identified in the Gresham Trails Master Map adopted as Appendix J of the Parks and Recreation Trails and Natural Areas Master Plan. This project is affiliated with #722501. SDC project #47.

Justification: The addition of the trail network in Springwater will connect residents to the larger regional trail network.

Type of Project: Acquisition, design and construction of a soft surface trail for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Other	140,928
	Dev/SDC Credit	187,958
Resources Total		328,886
Expenses	Design/Const Admi	29,873
	Property Acq	158,982
	Construction	99,650
	Admin (14%)	40,381
Expenses Total		328,886

UNFUNDED and FUTURE PROJECT
General Development
Springwater - Stormwater

SW9000 : Springwater “Shovel Ready” Infrastructure – Stormwater Facilities

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

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

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



Estimated Dollars:	Funds	Description	Total
	Resources	Dev/SDC Credit	12,840,641
	Resources Total		12,840,641
	Expenses	Construction	11,263,720
		Admin (14%)	1,576,921
	Expenses Total		12,840,641