

# General Development

## Funded Projects

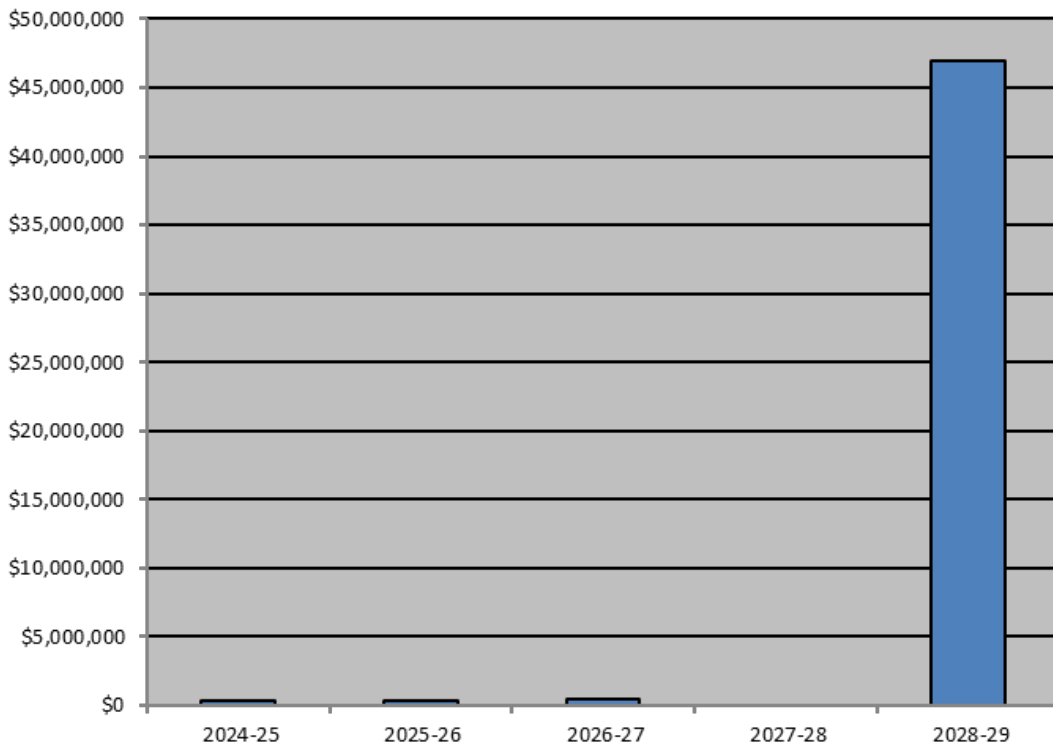
### Overview

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





General Development Funded Summary									
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total	
CIPVW002	Wastewater Development Coordination	541,238	0	0	0	0	0	541,238	
CIPVW003	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000	
CIPVW001	Water Development Coordination	1,745,328	100,000	0	0	0	0	1,845,328	
CIPVW003	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000	
CIPVW004	Hunters Highland Service Level Looping	0	0	350,000	515,000	0	0	865,000	
CIPVTR002	Transportation Development Coordination	3,418,720	100,000	0	0	0	0	3,518,720	
CIPVTR003	Giese Rd (190th to 3200' West)	0	0	0	0	0	1,474,996	1,474,996	
CIPVTR004	Knapp Rd (182nd to 190th)	0	0	0	0	0	739,693	739,693	
CIPVTR005	Richey-Knapp Parkway	0	0	0	0	0	149,502	149,502	
CIPVTR006	SE 190th (30th to North of Knapp Extension)	0	0	0	0	0	2,912,435	2,912,435	
CIPVTR007	SE 190th (Knapp/41st to Cheldelin)	0	0	0	0	0	8,400,325	8,400,325	
CIPVTR008	SE 190th @ Highland	0	0	0	0	0	608,263	608,263	
CIPVTR009	SE 182nd, Giese to Knapp	0	0	0	0	0	343,681	343,681	
CIPVTR010	SE 182nd, Knapp to Richey	0	0	0	0	0	3,031,696	3,031,696	
CIPVTR011	SE Cheldelin (190th to 1500' West)	0	0	0	0	0	558,566	558,566	
CIPVTR012	SE 190th @ Knapp/41st	0	0	0	0	0	242,697	242,697	
CIPVTR013	SE 172nd @ Foster Road	0	0	0	0	0	403,151	403,151	
CIPVTR014	Richey Road @ Foster	0	0	0	0	0	705,514	705,514	
CIPVTR015	SE 190th @ Cheldelin	0	0	0	0	0	242,697	242,697	
CIPVTR016	SE 182nd @ Giese	0	0	0	0	0	242,697	242,697	
CIPVTR017	Advanced Wetland, Stream and Floodplain Mitigation	200,000	0	0	0	0	0	200,000	
CIPVPK002	Parks Development Coordination	1,370,805	50,000	0	0	0	0	1,420,805	
CIPVPK003	Pacific Landmark Neighborhood Park	0	0	0	0	0	3,639,250	3,639,250	
CIPVSW001	Stormwater Development Coordination	511,257	100,000	0	0	0	0	611,257	
CIPVSW002	PV RSMF Pond_172N_014	0	0	0	0	0	1,071,749	1,071,749	
CIPVSW003	PV RSMF Pond_Lower_001A	0	0	0	0	0	1,002,429	1,002,429	
CIPVSW004	PV RSMF Pond_Route_LowerHead	0	0	0	0	0	427,382	427,382	
CIPVSW005	PV Storm Pipe 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	633,348	633,348	
CIPVSW006	PV Storm Pipe Richey Road, 182nd to 190th	0	0	0	0	0	257,027	257,027	
CIPVSW007	PV GS Plantings 190th Ave, N PV boundary to Cheldelin	0	0	0	0	0	254,094	254,094	
CIPVSW008	PV GS Plantings Giese Road, Foster to 190th	0	0	0	0	0	125,572	125,572	
CIPVSW009	PV GS Plantings Richey Road, 182nd to 190th	0	0	0	0	0	35,092	35,092	
CIPVSW010	PV Storm Pipe Giese Road, Foster to 190th	0	0	0	0	0	814,432	814,432	
CIPVSW011	Advanced Wetland, Stream and Floodplain Mitigation	445,000	0	0	0	0	0	445,000	
CIPSPWW001	Wastewater Development Coordination	265,527	0	0	0	0	0	265,527	
CIPSPWT001	Water Development Coordination	285,282	0	0	0	0	0	285,282	
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	

General Development Funded Summary									
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total	
CIPSPK001	Springwater Parks Development Coordination	200,000	0	0	0	0	0	200,000	
CIPSPW001	Stormwater Development Coordination	255,218	0	0	0	0	0	255,218	
CIPSPW002	Springwater Phase 1 Planning Annex Area 2	0	0	0	0	0	2,583,904	2,583,904	
CIPSPW003	Springwater Phase 1 Planning Annex Area 3a	0	0	0	0	0	1,367,807	1,367,807	
CIPSPW004	Springwater Natural Resources Protection Project 4: Ho	0	0	0	0	0	776,046	776,046	
Grand Total		9,966,969	350,000	350,000	515,000	0	46,896,565	58,078,534	

General Development Funded Summary by Resource							
Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Other	0	0	0	0	0	2,556,966	2,556,966
Dev/SDC Credit	8,921,969	350,000	0	0	0	44,044,898	53,316,867
Developer	0	0	0	0	0	294,701	294,701
Operating	245,000	0	0	0	0	0	245,000
SDC	800,000	0	350,000	515,000	0	0	1,665,000
<b>Grand Total</b>	<b>9,966,969</b>	<b>350,000</b>	<b>350,000</b>	<b>515,000</b>	<b>0</b>	<b>46,896,565</b>	<b>58,078,534</b>

General Development Funded Resource Detail										
Project	Project Name	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total	
CIPPVW002	Wastewater Development Coordination	Dev/SDC Credit	541,238	0	0	0	0	0	541,238	
CIPPVW002 Total			541,238	0	0	0	0	0	541,238	
CIPPVW003	Advanced Wetland, Stream and Floodplain Mitigatio SDC		200,000	0	0	0	0	0	200,000	
CIPPVW003 Total			200,000	0	0	0	0	0	200,000	
CIPPVW001	Water Development Coordination	Dev/SDC Credit	1,745,328	100,000	0	0	0	0	1,845,328	
CIPPVW001 Total			1,745,328	100,000	0	0	0	0	1,845,328	
CIPPVW003	Advanced Wetland, Stream and Floodplain Mitigatio SDC		200,000	0	0	0	0	0	200,000	
CIPPVW003 Total			200,000	0	0	0	0	0	200,000	
CIPPVTR002	Transportation Development Coordination	Dev/SDC Credit	3,418,720	100,000	0	0	0	0	3,518,720	
CIPPVTR002 Total			3,418,720	100,000	0	0	0	0	3,518,720	
CIPPVTR003	Giese Rd (190th to 3200' West)	Dev/SDC Credit	0	0	0	0	0	1,474,996	1,474,996	
CIPPVTR003 Total			0	0	0	0	0	1,474,996	1,474,996	
CIPPVTR004	Knapp Rd (182nd to 190th)	Dev/SDC Credit	0	0	0	0	0	739,693	739,693	
CIPPVTR004 Total			0	0	0	0	0	739,693	739,693	
CIPPVTR005	Richey-Knapp Parkway	Dev/SDC Credit	0	0	0	0	0	149,502	149,502	
CIPPVTR005 Total			0	0	0	0	0	149,502	149,502	
CIPPVTR006	SE 190th (30th to North of Knapp Extension)	Dev/SDC Credit	0	0	0	0	0	2,912,435	2,912,435	
CIPPVTR006 Total			0	0	0	0	0	2,912,435	2,912,435	
CIPPVTR007	SE 190th (Knapp/41st to Cheldelin)	Dev/SDC Credit	0	0	0	0	0	8,400,325	8,400,325	
CIPPVTR007 Total			0	0	0	0	0	8,400,325	8,400,325	
CIPPVTR008	SE 190th @ Highland	Dev/SDC Credit	0	0	0	0	0	313,562	313,562	
	Developer		0	0	0	0	0	294,701	294,701	
CIPPVTR008 Total			0	0	0	0	0	608,263	608,263	
CIPPVTR009	SE 182nd, Giese to Knapp	Dev/SDC Credit	0	0	0	0	0	343,681	343,681	
CIPPVTR009 Total			0	0	0	0	0	343,681	343,681	
CIPPVTR010	SE 182nd, Knapp to Richey	Dev/SDC Credit	0	0	0	0	0	3,031,696	3,031,696	
CIPPVTR010 Total			0	0	0	0	0	3,031,696	3,031,696	
CIPPVTR011	SE Cheldelin (190th to 1500' West)	Dev/SDC Credit	0	0	0	0	0	558,566	558,566	
CIPPVTR011 Total			0	0	0	0	0	558,566	558,566	
CIPPVTR012	SE 190th @ Knapp/41st	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPPVTR012 Total			0	0	0	0	0	242,697	242,697	
CIPPVTR013	SE 172nd @ Foster Road	Dev/SDC Credit	0	0	0	0	0	403,151	403,151	
CIPPVTR013 Total			0	0	0	0	0	403,151	403,151	
CIPPVTR014	Richey Road @ Foster	Dev/SDC Credit	0	0	0	0	0	705,514	705,514	
CIPPVTR014 Total			0	0	0	0	0	705,514	705,514	
CIPPVTR015	SE 190th @ Cheldelin	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPPVTR015 Total			0	0	0	0	0	242,697	242,697	
CIPPVTR016	SE 182nd @ Giese	Dev/SDC Credit	0	0	0	0	0	242,697	242,697	
CIPPVTR016 Total			0	0	0	0	0	242,697	242,697	
CIPPVTR017	Advanced Wetland, Stream and Floodplain Mitigatio Operating		200,000	0	0	0	0	0	200,000	
CIPPVTR017 Total			200,000	0	0	0	0	0	200,000	

General Development Funded Resource Detail										
Project	Project Name	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total	
CIPVPK002	Parks Development Coordination	Dev/SDC Credit	1,370,805	50,000	0	0	0	0	1,420,805	
CIPVPK002 Total			1,370,805	50,000	0	0	0	0	1,420,805	
CIPVPK003	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	
CIPVPK003 Total			0	0	0	0	0	3,639,250	3,639,250	
CIPPSW001	Stormwater Development Coordination	Dev/SDC Credit	511,257	100,000	0	0	0	0	611,257	
CIPPSW001 Total			511,257	100,000	0	0	0	0	611,257	
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	265,527	0	0	0	0	0	265,527	
CIPSPW001 Total			265,527	0	0	0	0	0	265,527	
CIPSPW001	Water Development Coordination	Dev/SDC Credit	285,282	0	0	0	0	0	285,282	
CIPSPW001 Total			285,282	0	0	0	0	0	285,282	
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	
CIPSPK001	Springwater Parks Development Coordination	Dev/SDC Credit	200,000	0	0	0	0	0	200,000	
CIPSPK001 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
CIPSPSW002 Total			0	0	0	0	0	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
CIPSPSW003 Total			0	0	0	0	0	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
CIPSPSW004 Total			0	0	0	0	0	776,046	776,046
CIPPVWT004	Hunters Highland Service Level Looping	SDC	0	0	350,000	515,000	0	0	865,000
CIPPVWT004 Total			0	0	350,000	515,000	0	0	865,000
Grand Total			9,966,969	350,000	350,000	515,000	0	46,896,565	58,078,534

**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley**

CITY OF  
GRESHAM

# Pleasant Valley Plan Area

**FUNDED PROJECT**

**General Development**

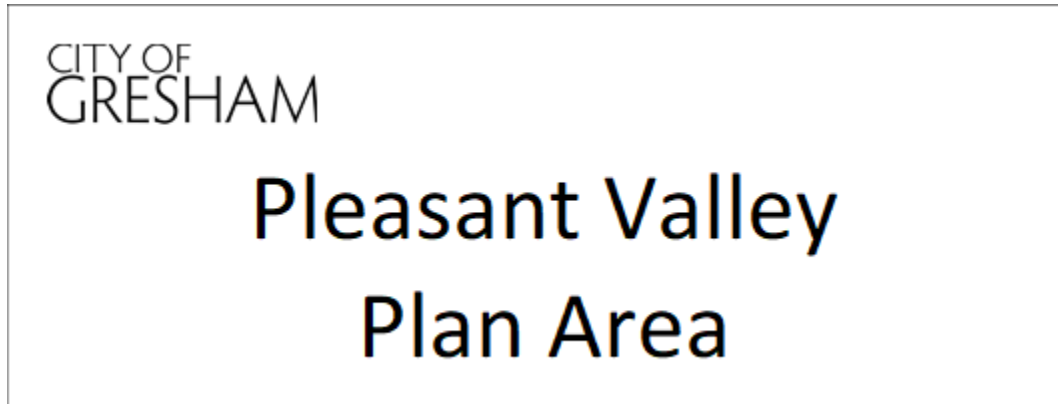
**Pleasant Valley - Wastewater**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

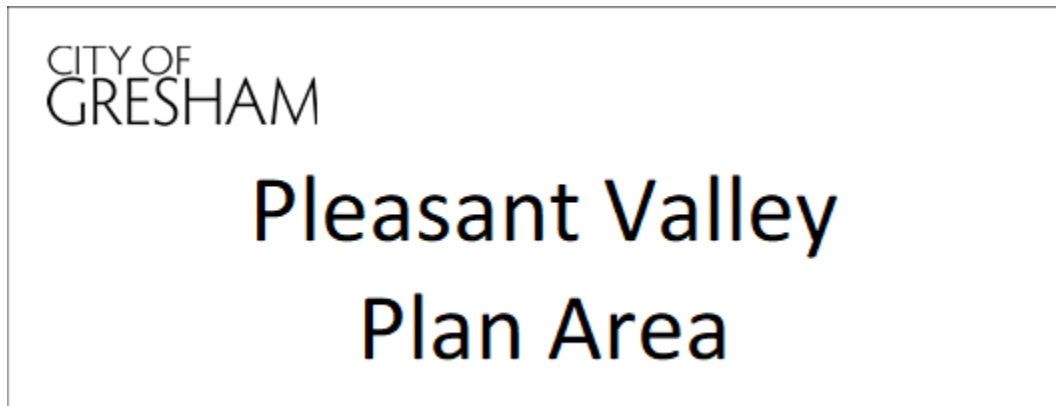
**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Wastewater**

**CIPPVWW003: 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

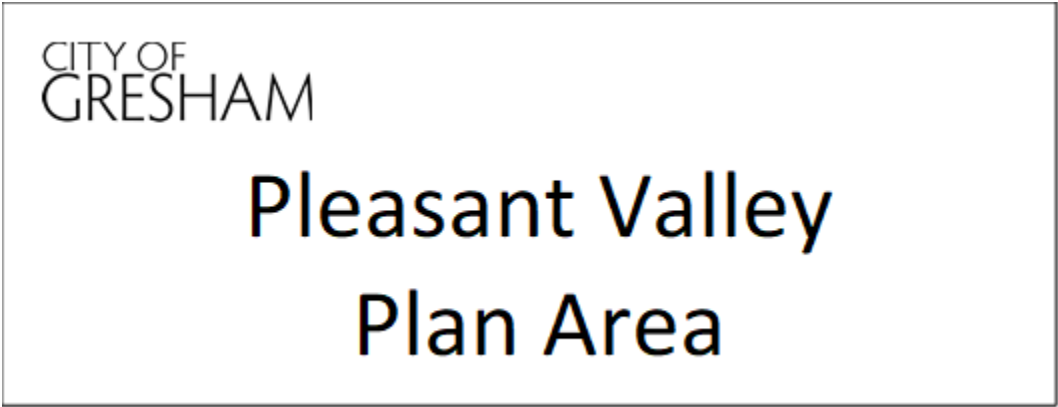
FUNDED PROJECT  
General Development  
Pleasant Valley - Water

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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	1,745,328	100,000	0	0	0	0	1,845,328
Resources Total		1,745,328	100,000	0	0	0	0	1,845,328
Expenses	Construct/Reimburse	1,745,328	100,000	0	0	0	0	1,845,328
Expenses Total		1,745,328	100,000	0	0	0	0	1,845,328

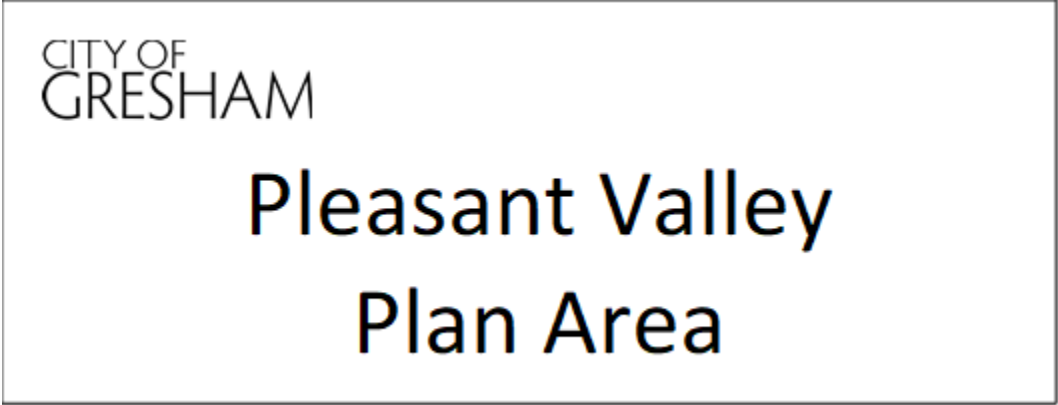
FUNDED PROJECT  
General Development  
Pleasant Valley - Water

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

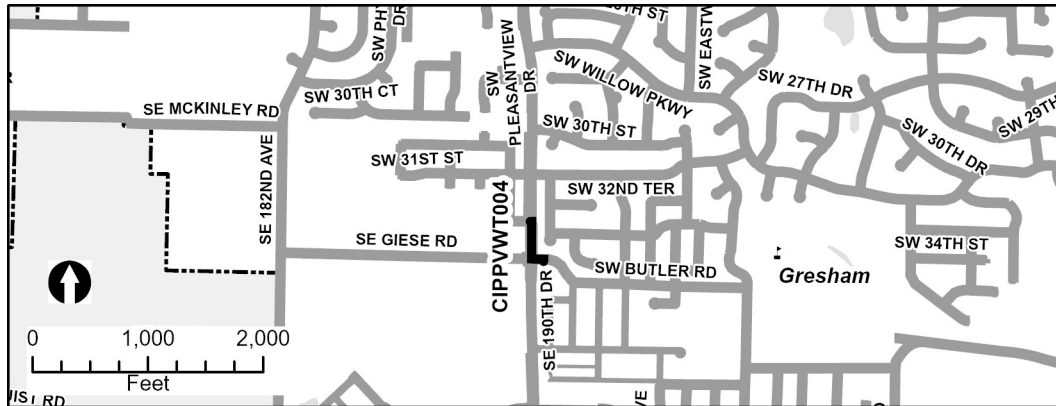
**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**CIPPVWT004: Hunters Highland Service Level Looping**

**Description:** This project installs 400 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 HH-1.

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
<b>Resources</b>	SDC	0	0	350,000	515,000	0	0	865,000
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>350,000</b>	<b>515,000</b>	<b>0</b>	<b>0</b>	<b>865,000</b>
<b>Expenses</b>	Design/Const Admin	0	0	35,000	30,000	0	0	65,000
	Construction	0	0	272,000	421,800	0	0	693,800
	Admin (14%)	0	0	43,000	63,200	0	0	106,200
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>350,000</b>	<b>515,000</b>	<b>0</b>	<b>0</b>	<b>865,000</b>

**FUNDED PROJECT**

**General Development**

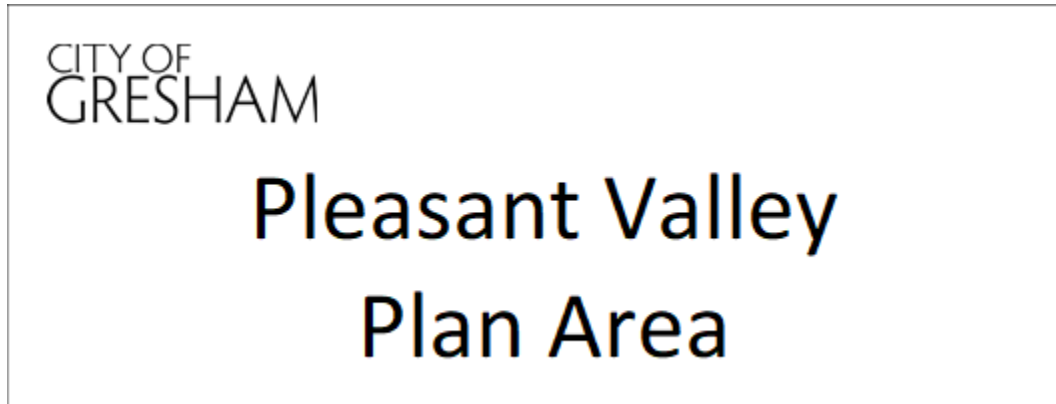
**Pleasant Valley - Transportation**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	3,418,720	100,000	0	0	0	0	3,518,720
Resources Total		3,418,720	100,000	0	0	0	0	3,518,720
Expenses	Construct/Reimburse	3,418,720	100,000	0	0	0	0	3,518,720
Expenses Total		3,418,720	100,000	0	0	0	0	3,518,720

## FUNDED PROJECT

### General Development

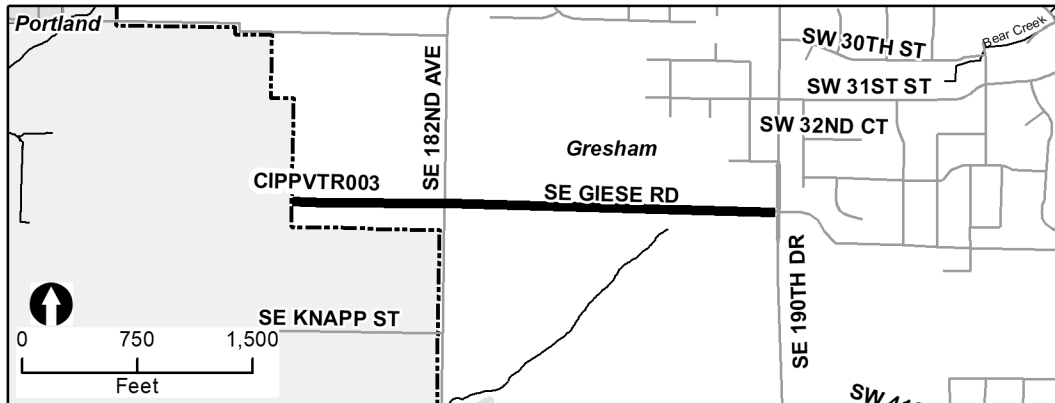
#### Pleasant Valley - Transportation

### CIPPVTR003: Giese Rd (190<sup>th</sup> to 3200' West)

**Description:** This project improves Giese to a Minor Arterial standard, from 190<sup>th</sup>, 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

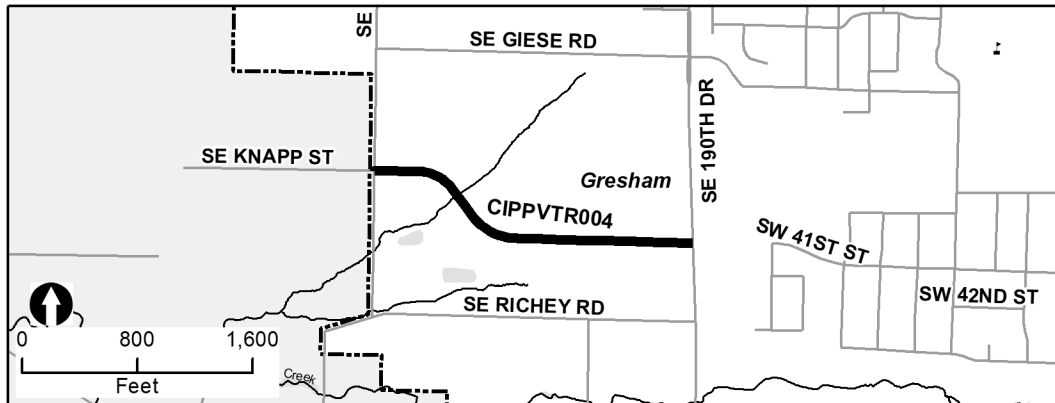
**Pleasant Valley - Transportation**

**CIPPVTR004: Knapp Rd (182<sup>nd</sup> to 190<sup>th</sup>)**

**Description:** This project will construct a new collector green street from just east of 182<sup>nd</sup> to 190<sup>th</sup>. 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

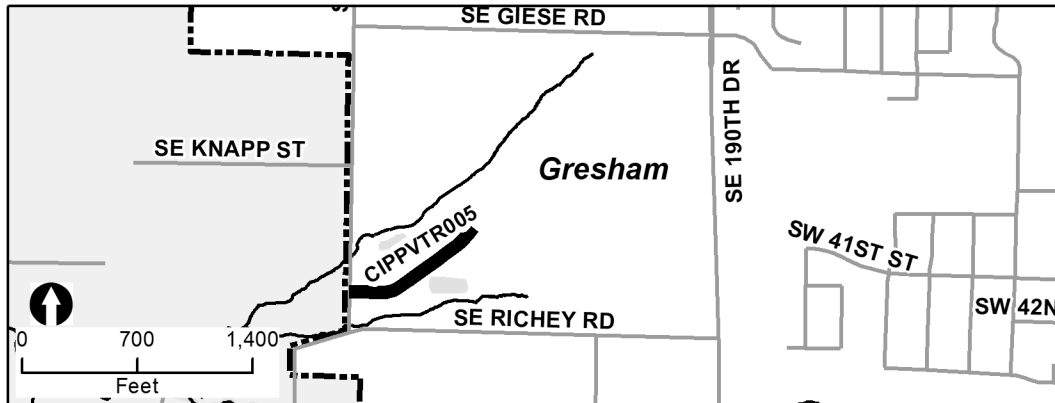
**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**CIPPVTR005: Richey-Knapp Parkway**

**Description:** This project will construct a new parkway collector green street from 182<sup>nd</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	149,502	149,502
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149,502</b>	<b>149,502</b>
Expenses	Construct/Reimburse	0	0	0	0	0	131,143	131,143
	Admin (14%)	0	0	0	0	0	18,359	18,359
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149,502</b>	<b>149,502</b>

## FUNDED PROJECT

### General Development

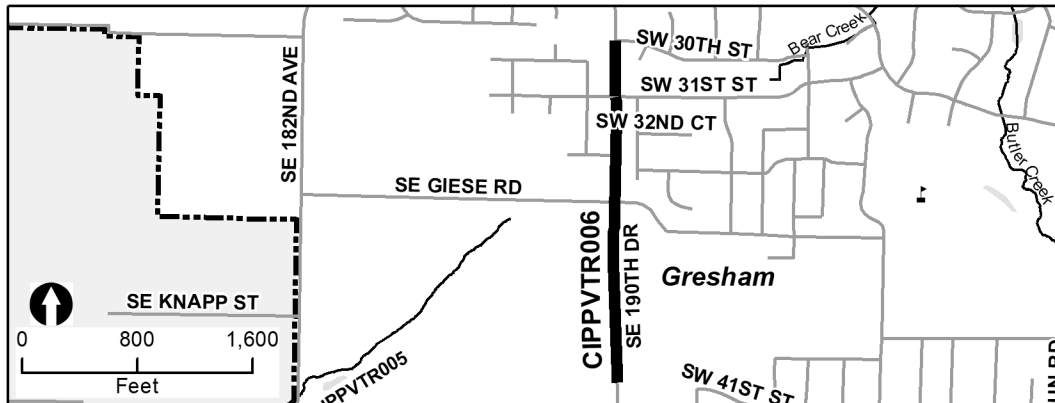
#### Pleasant Valley - Transportation

### CIPPVTR006: SE 190<sup>th</sup> (30<sup>th</sup> to North of Knapp Extension)

**Description:** This project improves 190<sup>th</sup> from 30<sup>th</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

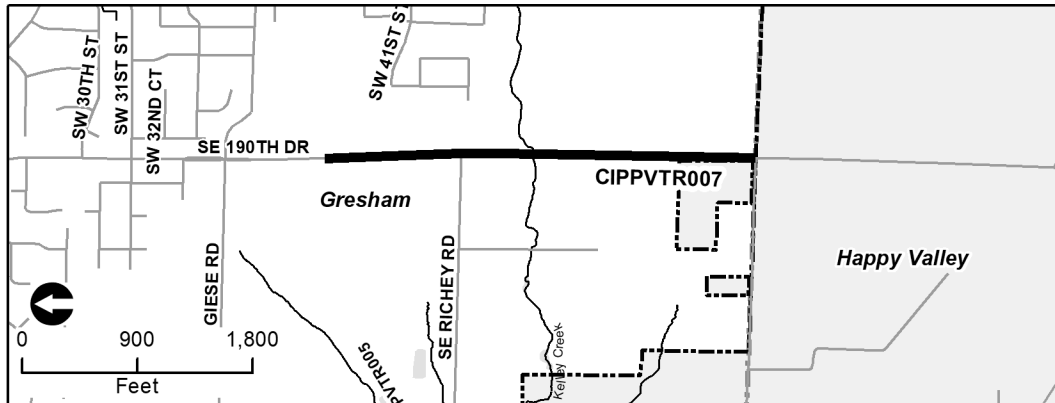
#### Pleasant Valley - Transportation

### CIPPVTR007: SE 190<sup>th</sup> (Knapp/41<sup>st</sup> to Cheldelin)

**Description:** This project improves 190<sup>th</sup> from new Knapp/41<sup>st</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

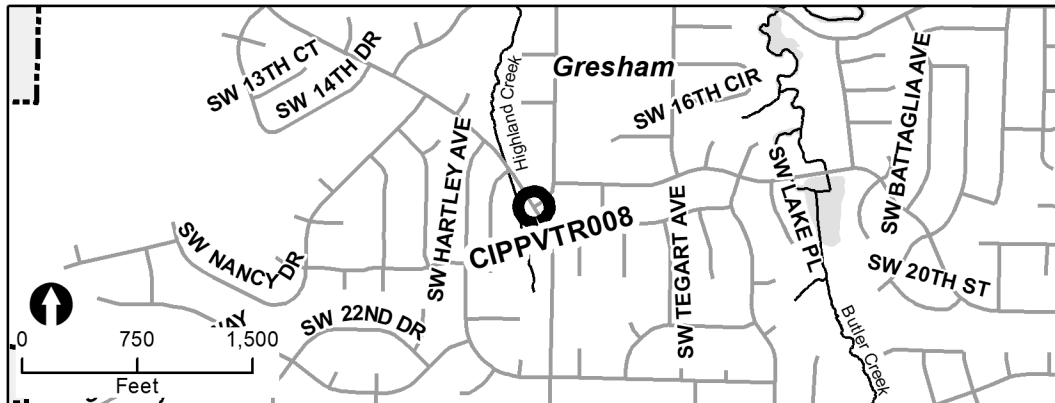
**Pleasant Valley - Transportation**

**CIPPVTR008: SE 190<sup>th</sup> @ 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

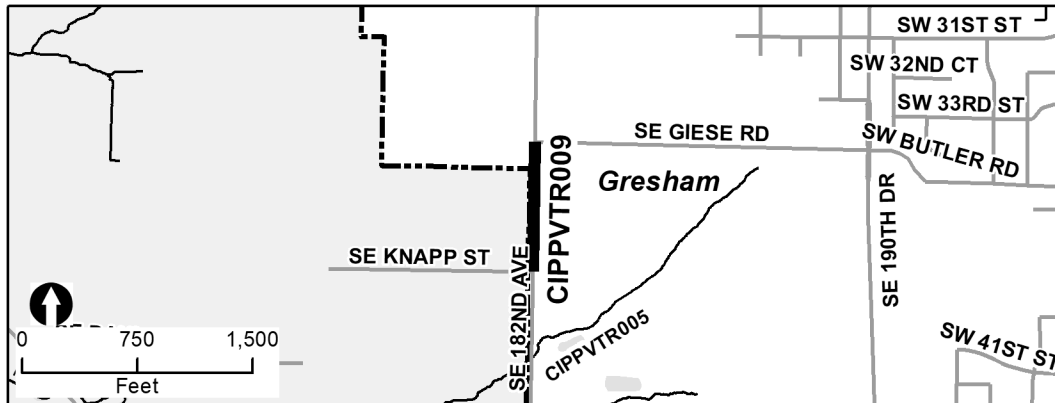
**Pleasant Valley - Transportation**

**CIPPVTR009: SE 182<sup>nd</sup> (Giese to Knapp)**

**Description:** This project will improve 182<sup>nd</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

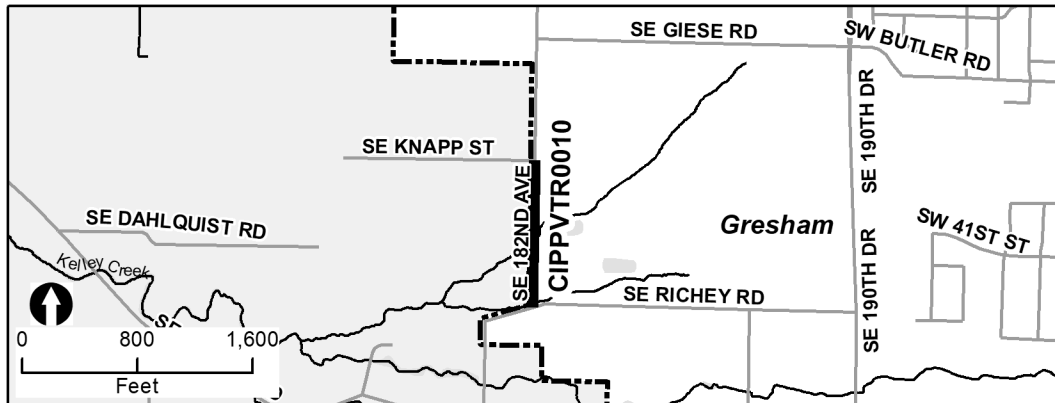
**Pleasant Valley - Transportation**

**CIPPVTR010: SE 182<sup>nd</sup>, Knapp to Richey**

**Description:** This project will improve 182<sup>nd</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

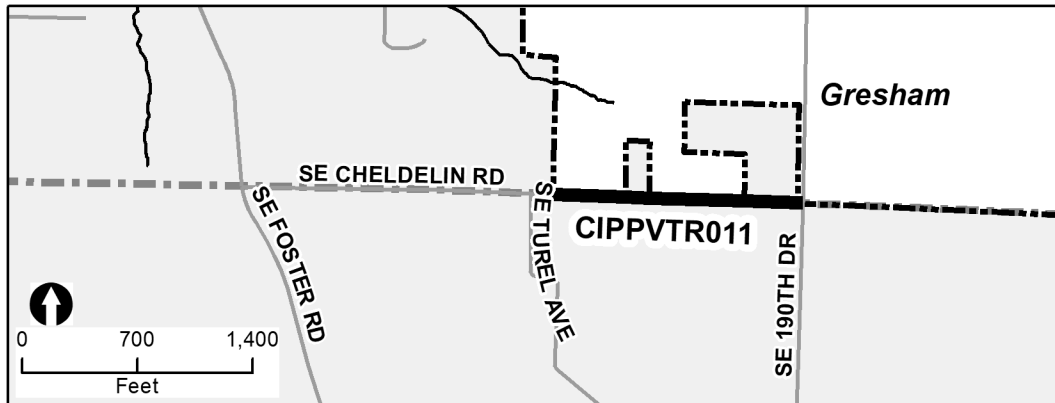
**Pleasant Valley - Transportation**

**CIPPVTR011: SE Cheldelin (190<sup>th</sup> to 1500' West)**

**Description:** This project will improve the north half of Cheldelin to a Minor Arterial standard from 190<sup>th</sup>, 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

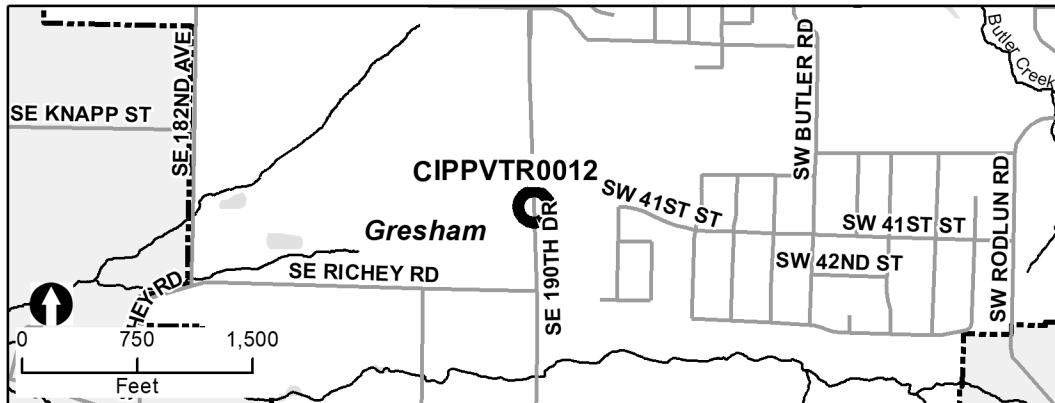
**Pleasant Valley - Transportation**

**CIPPVTR012: SE 190<sup>th</sup> @ Knapp/41<sup>st</sup>**

**Description:** This project constructs a new traffic signal at 190<sup>th</sup> and Knapp/41<sup>st</sup>. 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

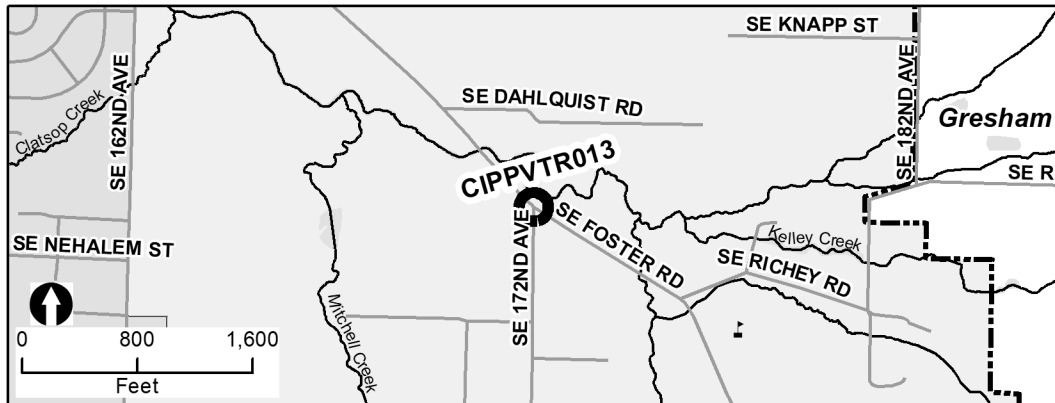
#### Pleasant Valley - Transportation

### CIPPVTR013: SE 172<sup>nd</sup> @ 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

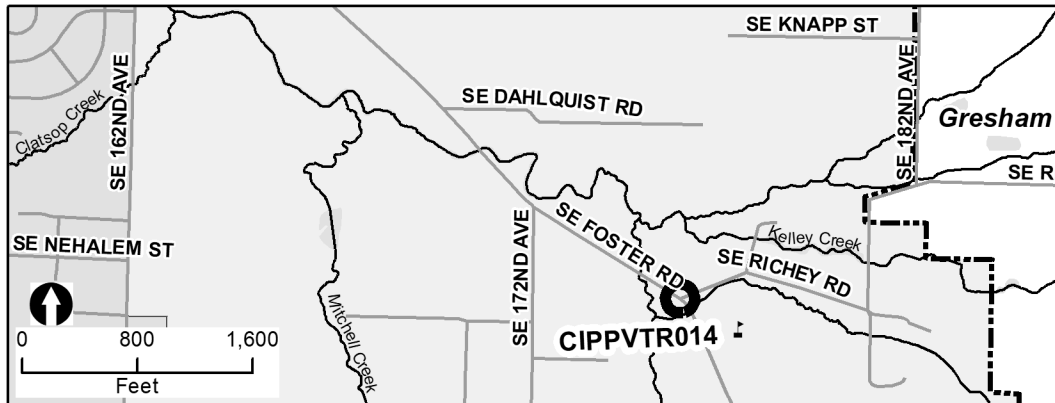
**Pleasant Valley - Transportation**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

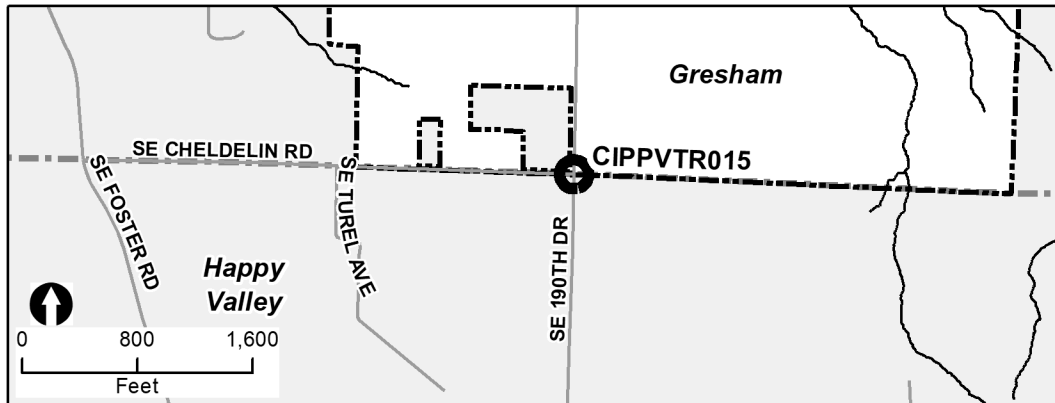
**Pleasant Valley - Transportation**

**CIPPVTR015: SE 190<sup>th</sup> @ Cheldelin**

**Description:** This project constructs a new traffic signal at 190<sup>th</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

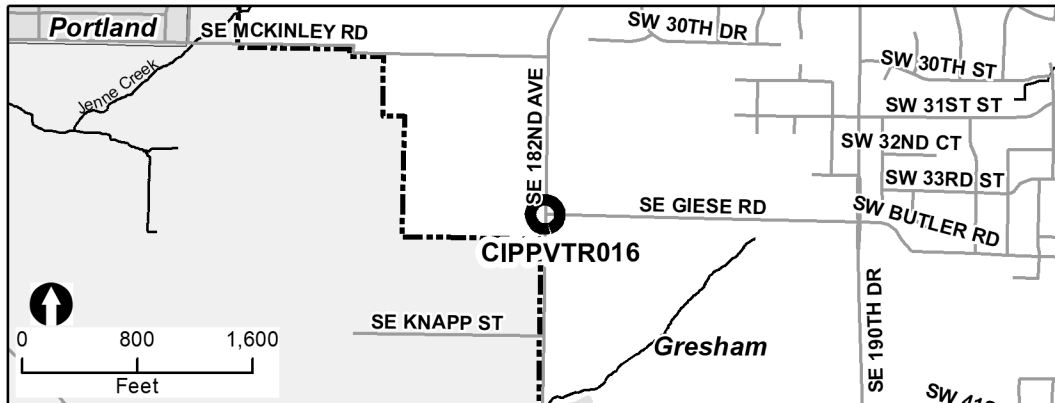
**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**CIPPVTR016: SE 182<sup>nd</sup> @ 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	242,697	242,697
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>242,697</b>	<b>242,697</b>
Expenses	Construction	0	0	0	0	0	212,892	212,892
	Admin (14%)	0	0	0	0	0	29,805	29,805
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>242,697</b>	<b>242,697</b>

**FUNDED PROJECT**

**General Development**

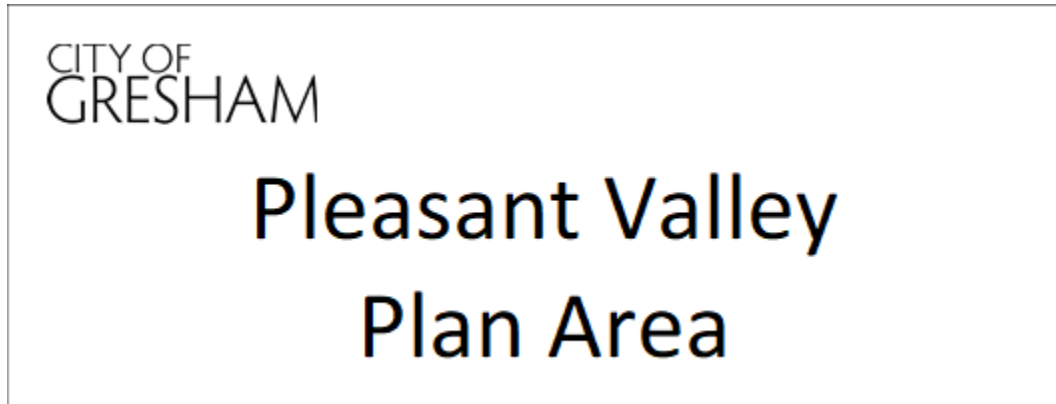
**Pleasant Valley - Transportation**

**CIPPVTR017: 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

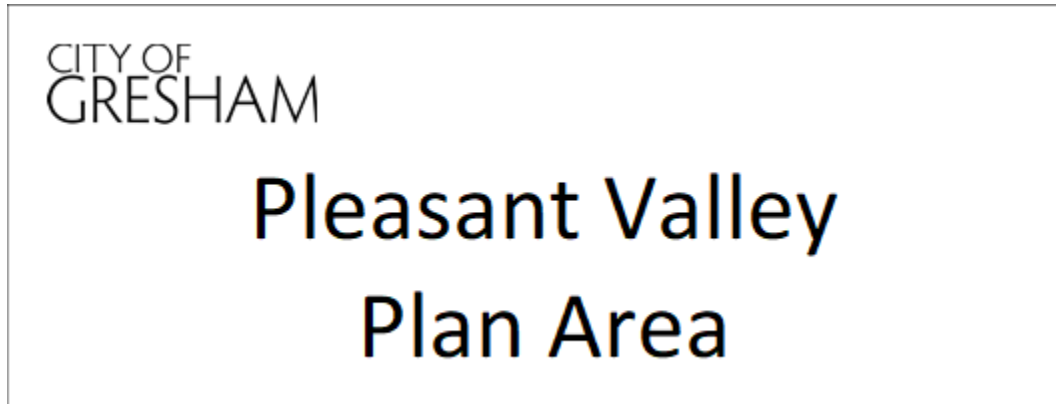
**Pleasant Valley - Parks, Trails & Open Space**

**CIPPVPK002: 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	1,370,805	50,000	0	0	0	0	1,420,805
Resources Total		1,370,805	50,000	0	0	0	0	1,420,805
Expenses	Construct/Reimburse	1,370,805	50,000	0	0	0	0	1,420,805
Expenses Total		1,370,805	50,000	0	0	0	0	1,420,805

## FUNDED PROJECT

### General Development

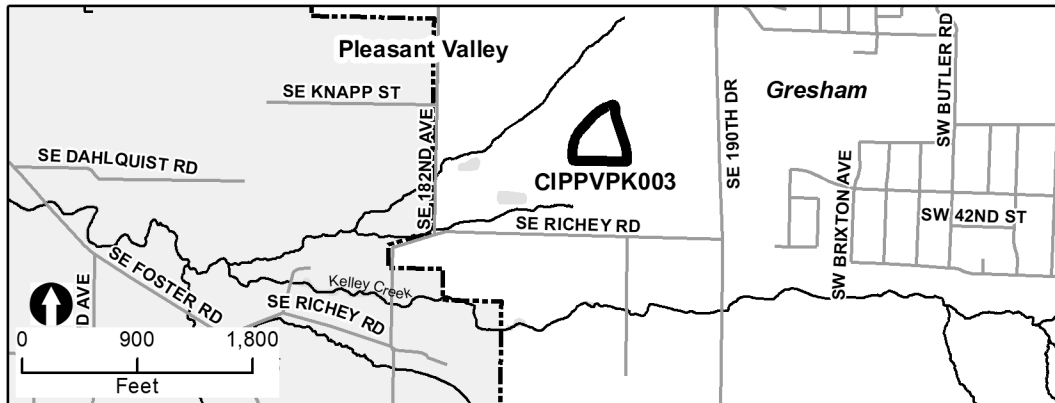
#### Pleasant Valley - Parks, Trails & Open Space

### CIPVVPK003: 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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**

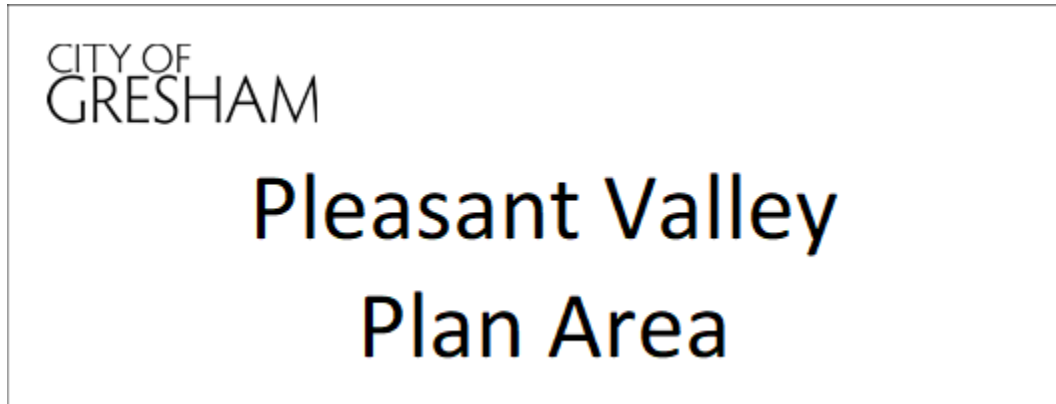
**Pleasant Valley - Stormwater**

**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:**

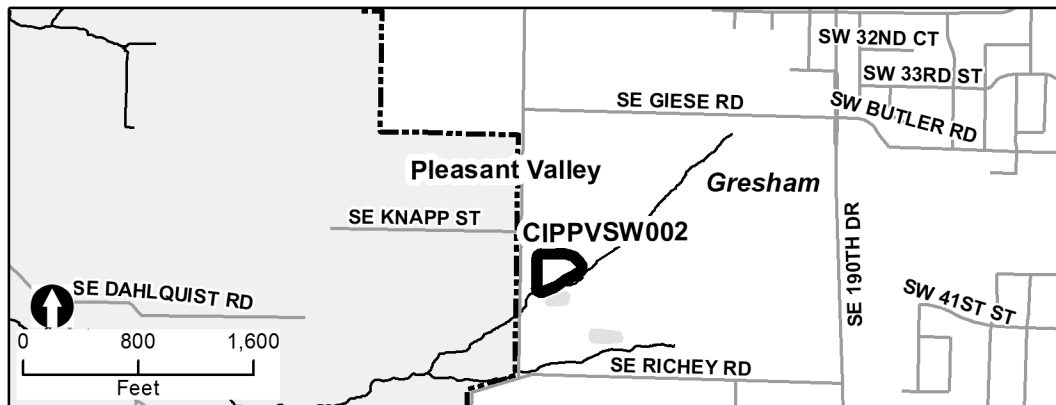
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	511,257	100,000	0	0	0	0	611,257
Resources Total		511,257	100,000	0	0	0	0	611,257
Expenses	Construct/Reimburse	511,257	100,000	0	0	0	0	611,257
Expenses Total		511,257	100,000	0	0	0	0	611,257

**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:**

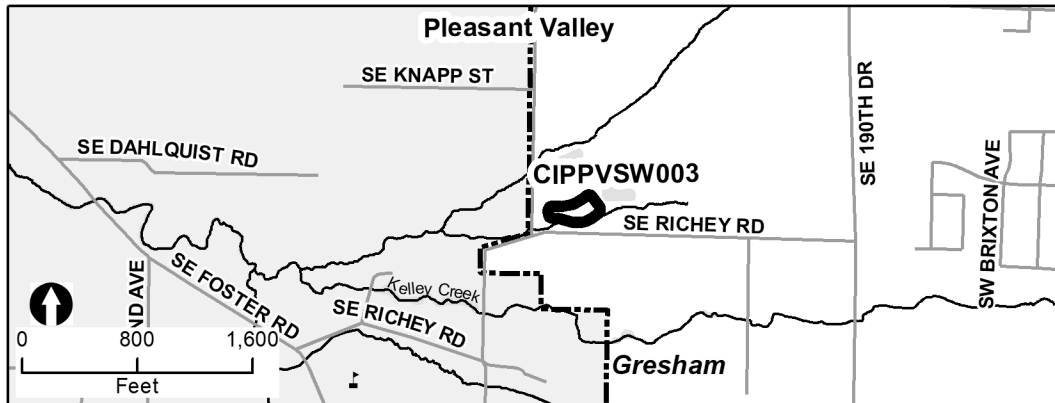
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Other	0	0	0	0	0	1,071,749	1,071,749
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,071,749</b>	<b>1,071,749</b>
Expenses	Design/Const Admin	0	0	0	0	0	441,958	441,958
	Construction	0	0	0	0	0	552,448	552,448
	Admin (14%)	0	0	0	0	0	77,343	77,343
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,071,749</b>	<b>1,071,749</b>

**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:**

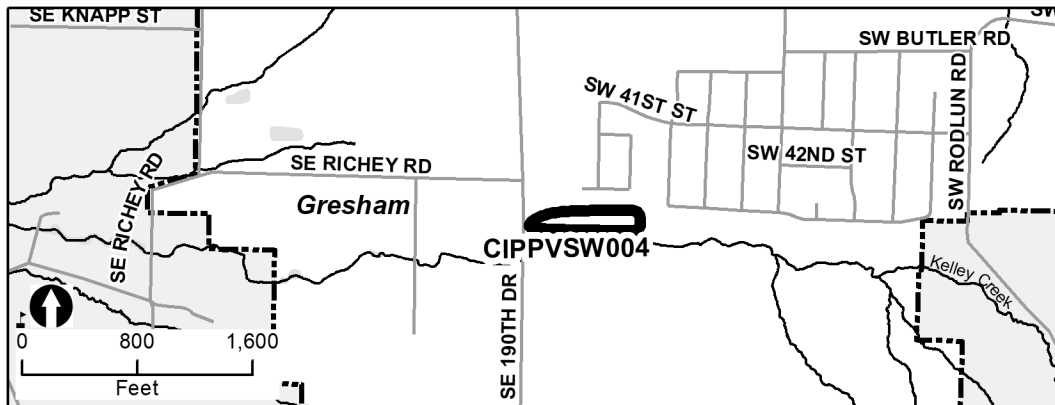
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Other	0	0	0	0	0	1,002,429	1,002,429
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,002,429</b>	<b>1,002,429</b>
Expenses	Design/Const Admin	0	0	0	0	0	413,373	413,373
	Construction	0	0	0	0	0	516,716	516,716
	Admin (14%)	0	0	0	0	0	72,340	72,340
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,002,429</b>	<b>1,002,429</b>

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Other	0	0	0	0	0	427,382	427,382
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>427,382</b>	<b>427,382</b>
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
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>427,382</b>	<b>427,382</b>

**FUNDED PROJECT**

**General Development**

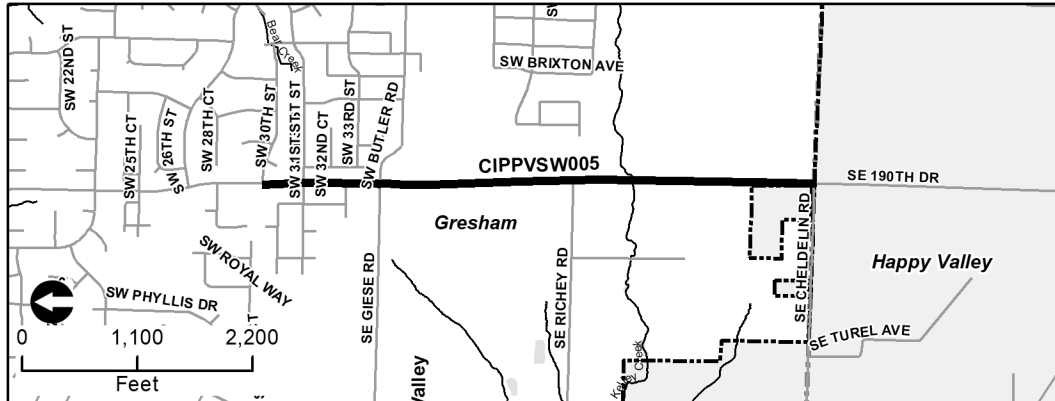
**Pleasant Valley - Stormwater**

**CIPPSW005: PV Storm Pipe 190<sup>th</sup> 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:**

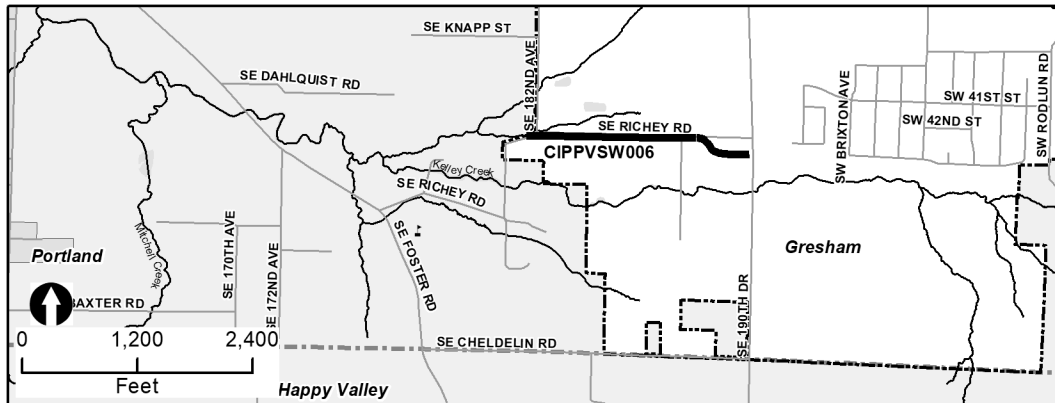
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	633,348	633,348
Resources Total		0	0	0	0	0	633,348	633,348
Expenses	Design/Const Admin	0	0	0	0	0	240,947	240,947
	Construction	0	0	0	0	0	344,211	344,211
	Admin (14%)	0	0	0	0	0	48,190	48,190
Expenses Total		0	0	0	0	0	633,348	633,348

**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Stormwater**  
**CIPPVSW006: PV Storm Pipe Richey Road, 182<sup>nd</sup> to 190<sup>th</sup>**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
<b>Resources</b>	Dev/SDC Credit	0	0	0	0	0	257,027	257,027
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>257,027</b>	<b>257,027</b>
<b>Expenses</b>	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
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>257,027</b>	<b>257,027</b>

**FUNDED PROJECT**

**General Development**

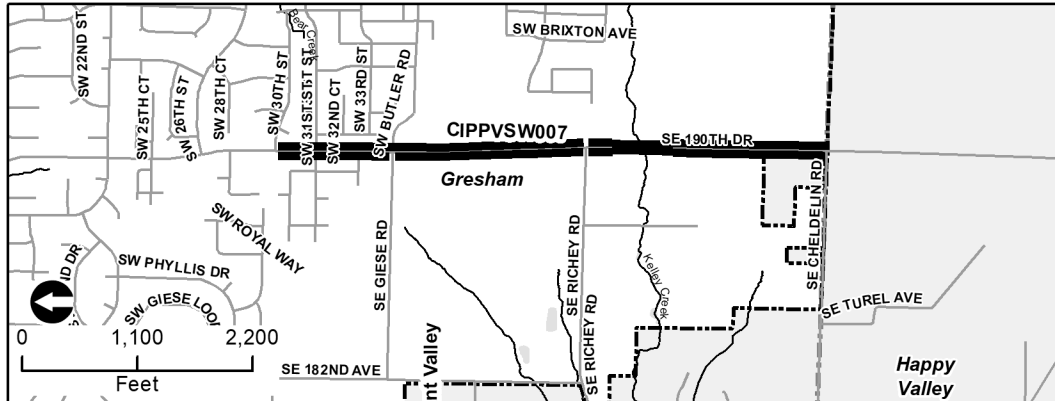
**Pleasant Valley - Stormwater**

**CIPPSW007: PV GS Plantings 190<sup>th</sup> 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	254,094	254,094
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>254,094</b>	<b>254,094</b>
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
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>254,094</b>	<b>254,094</b>

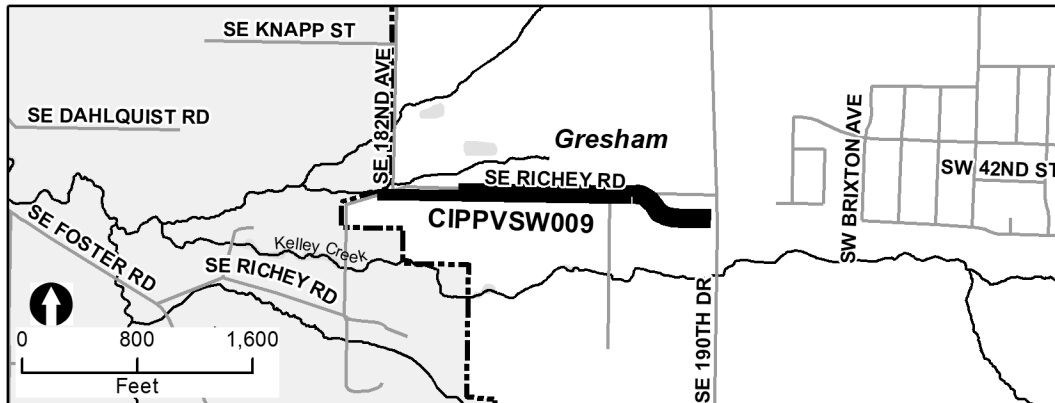


**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Stormwater**  
**CIPPVSW009: PV GS Plantings Richey Road, 182<sup>nd</sup> to 190<sup>th</sup>**

**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:**

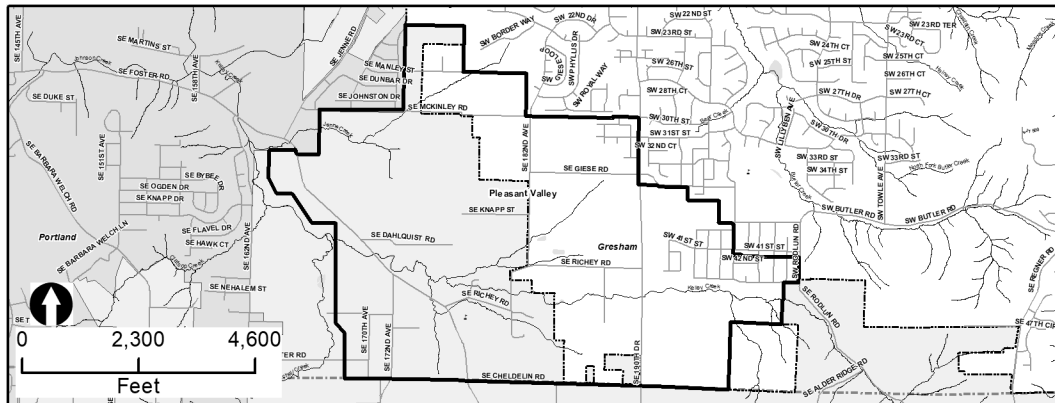
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
<b>Resources</b>	Dev/SDC Credit	0	0	0	0	0	35,092	35,092
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35,092</b>	<b>35,092</b>
<b>Expenses</b>	Design/Const Admin	0	0	0	0	0	13,350	13,350
	Construction	0	0	0	0	0	19,072	19,072
	Admin (14%)	0	0	0	0	0	2,670	2,670
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35,092</b>	<b>35,092</b>

**FUNDED PROJECT**  
**General Development**  
**Pleasant Valley - Stormwater**  
**CIPPVSW010: PV Storm Pipe Giese Road, Foster to 190<sup>th</sup>**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	814,432	814,432
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>814,432</b>	<b>814,432</b>
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
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>814,432</b>	<b>814,432</b>

**FUNDED PROJECT**

**General Development**

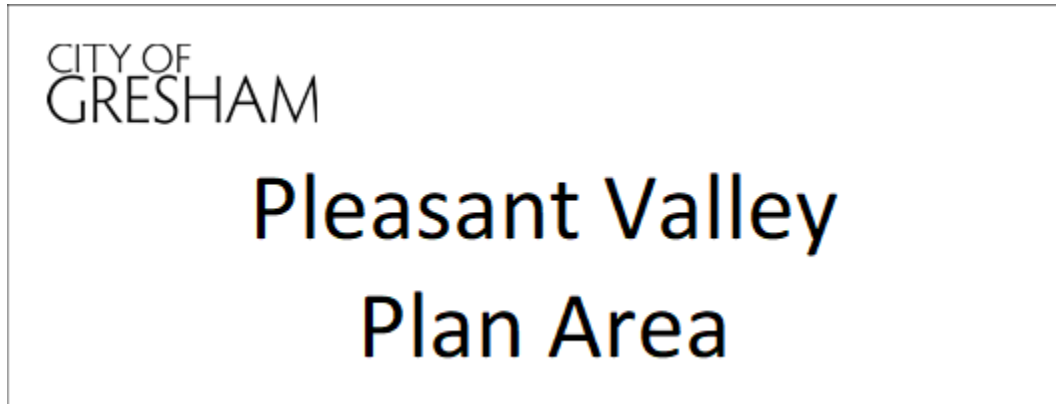
**Pleasant Valley - Stormwater**

**CIPPVSW011: 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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

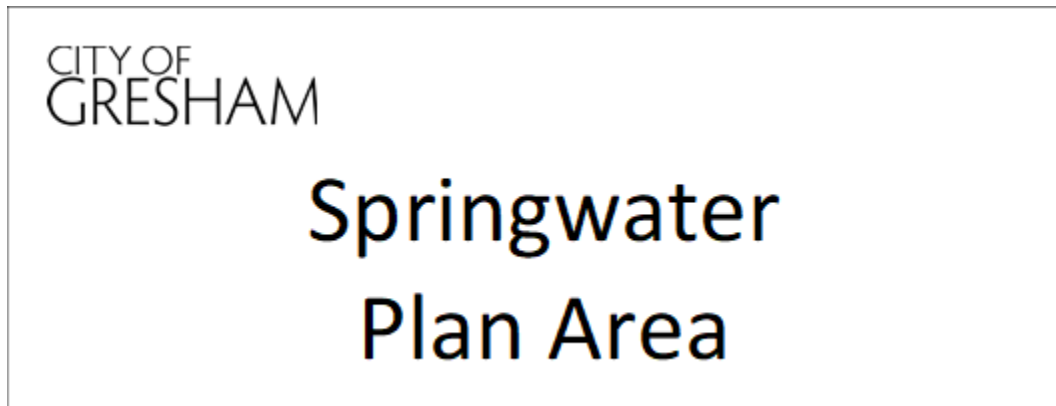
FUNDED PROJECT  
General Development  
Springwater - Wastewater

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	265,527	0	0	0	0	0	265,527
Resources Total		265,527	0	0	0	0	0	265,527
Expenses	Construct/Reimburse	265,527	0	0	0	0	0	265,527
Expenses Total		265,527	0	0	0	0	0	265,527

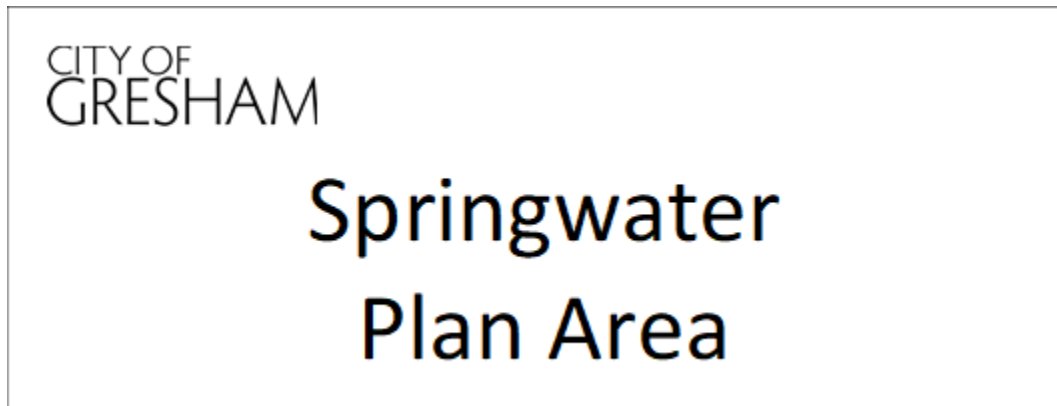
FUNDED PROJECT  
General Development  
Springwater - Water

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	285,282	0	0	0	0	0	285,282
Resources Total		285,282	0	0	0	0	0	285,282
Expenses	Construct/Reimburse	285,282	0	0	0	0	0	285,282
Expenses Total		285,282	0	0	0	0	0	285,282

**FUNDED PROJECT**

**General Development**

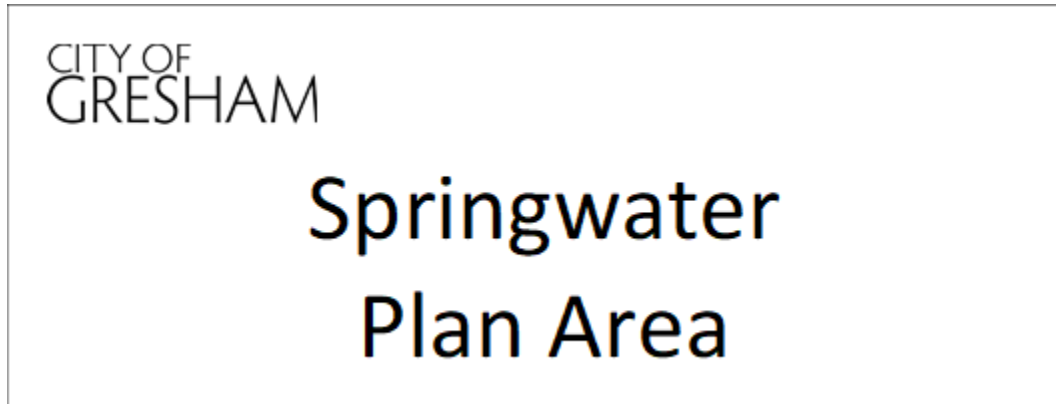
**Springwater - Transportation**

**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:**

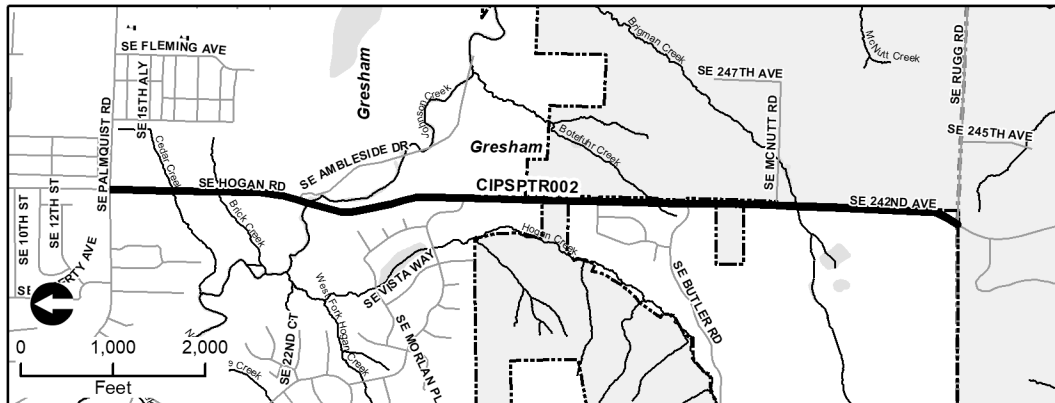
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	328,594	0	0	0	0	11,487,367	11,815,961
Resources Total		328,594	0	0	0	0	11,487,367	11,815,961
Expenses	Construct/Reimburse	328,594	0	0	0	0	11,487,367	11,815,961
Expenses Total		328,594	0	0	0	0	11,487,367	11,815,961

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,365,153	2,365,153
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,365,153</b>	<b>2,365,153</b>
Expenses	Construction	0	0	0	0	0	2,074,696	2,074,696
	Admin (14%)	0	0	0	0	0	290,457	290,457
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,365,153</b>	<b>2,365,153</b>

**FUNDED PROJECT**

**General Development**

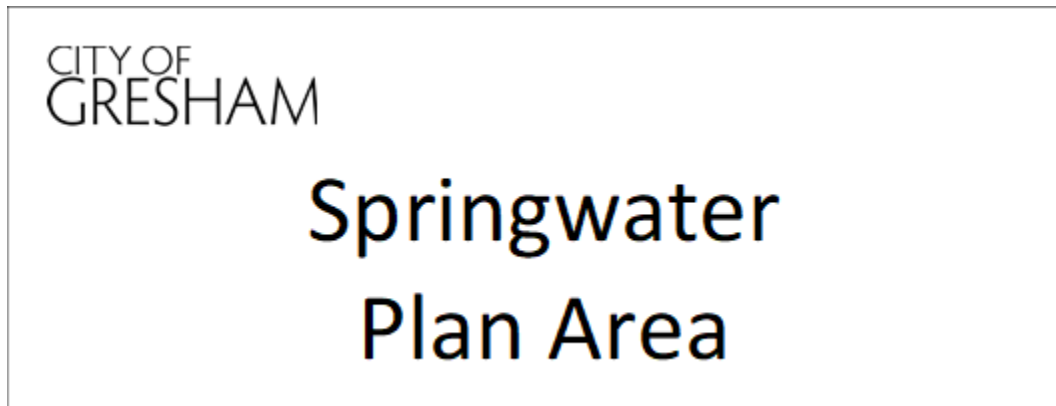
**Springwater – Parks, Trails & Open Space**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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

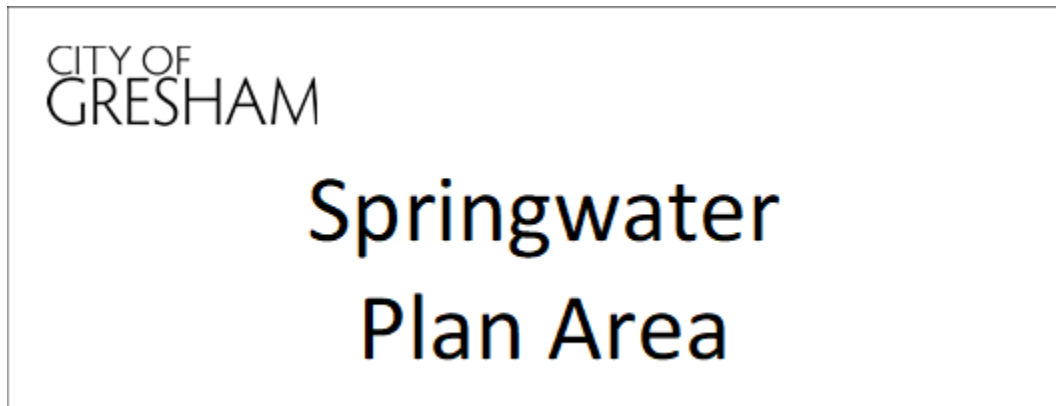
FUNDED PROJECT  
General Development  
Springwater - Stormwater

**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:**

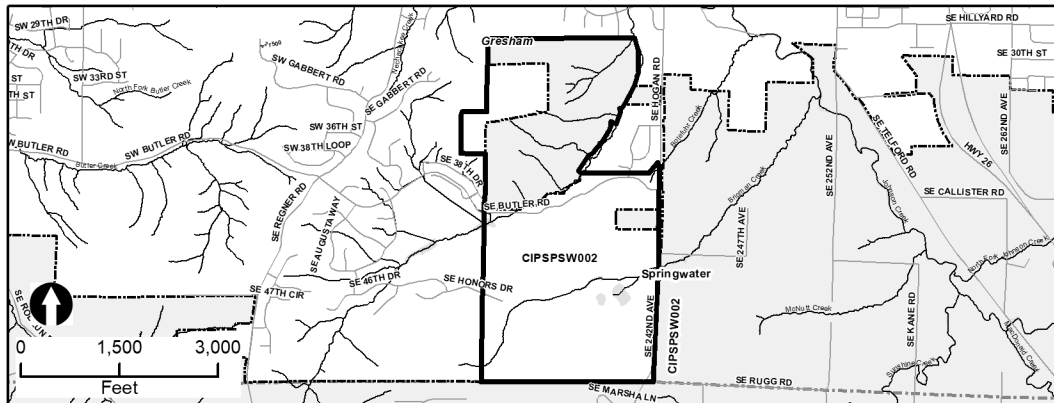
Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	255,218	0	0	0	0	0	255,218
Resources Total		255,218	0	0	0	0	0	255,218
Expenses	Construct/Reimburse	255,218	0	0	0	0	0	255,218
Expenses Total		255,218	0	0	0	0	0	255,218

**CIPSPSW002 : Springwater Phase 1 Planning Annex Area 2**

**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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	2,583,904	2,583,904
Resources Total		0	0	0	0	0	2,583,904	2,583,904
Expenses	Design/Const Admin	0	0	0	0	0	374,911	374,911
	Construction	0	0	0	0	0	1,249,702	1,249,702
	Other	0	0	0	0	0	641,970	641,970
	Admin (14%)	0	0	0	0	0	317,321	317,321
Expenses Total		0	0	0	0	0	2,583,904	2,583,904

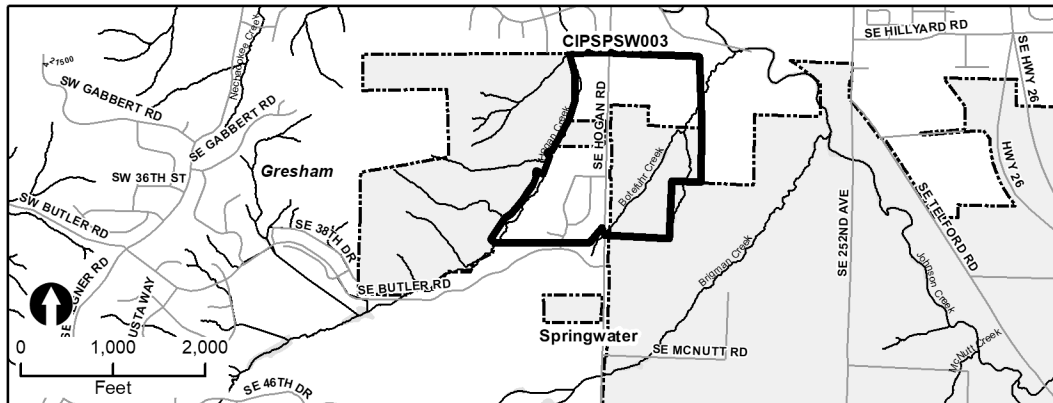
**FUNDED PROJECT**  
**General Development**  
**Springwater - Stormwater**

**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.

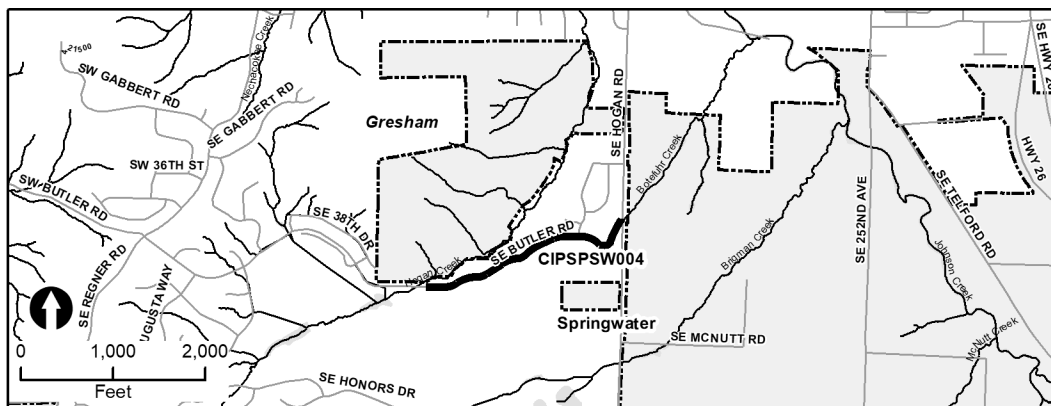


**Estimated Dollars:**

Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Dev/SDC Credit	0	0	0	0	0	1,367,807	1,367,807
<b>Resources Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,367,807</b>	<b>1,367,807</b>
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
<b>Expenses Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,367,807</b>	<b>1,367,807</b>

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

**Type of Project:** Natural Resource Protection.



Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	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	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
PV3004	Lower Giese Road Trunk	0	0	0	0	0	0	764,564
PV3006	Upper Kelley Creek Trunk	0	0	0	0	0	0	2,592,076
PV3007	Foster Road Trunk	0	0	0	0	0	0	906,957
PV4005	SW 31st Street between SE 182nd Ave.	0	0	0	0	0	0	464,944
PV4006	SE 182nd Ave. between SW 30th & 31st Streets	0	0	0	0	0	0	199,262
PV4007	SW Pleasant View Drive/190th between PV1 and SE Richey	0	0	0	0	0	0	157,366
PV4008	SE Giese Road between SE 182nd Ave. and SW Pleasant V	0	0	0	0	0	0	1,148,771
PV4009	SE Richey Road between SE 182nd and SW Pleasant View	0	0	0	0	0	0	66,420
PV4010	SE 182nd Ave. between SW 31st St. and Richey Road	0	0	0	0	0	0	1,121,181
PV4011	SW Pleasant View Drive/190th between Richey Road	0	0	0	0	0	0	1,209,104
PV4012	Extend Main West along SE McKinley Road	0	0	0	0	0	0	1,242,819
PV4013	SE Cheldelin Road between SE 182nd and SW Pleasant Vi	0	0	0	0	0	0	1,358,591
PV4014	Extend Proposed SE 182nd Ave. Main (PV4) from SE Riche	0	0	0	0	0	0	1,098,154
PV4015	SE Giese Road between SE 172nd and 182nd Avenues	0	0	0	0	0	0	1,523,824
PV4016	SE 172nd Avenue between SE Giese Road and SE Richey R	0	0	0	0	0	0	1,051,727
PV4017	SE 172nd Avenue between SE Richey and SE Cheldelin	0	0	0	0	0	0	1,245,812
PV4018	SE Cheldelin Road between SE 172nd and 182nd Avenues	0	0	0	0	0	0	1,227,452
PV4019	Pleasant Valley Reservoir (5 mg)	0	0	0	0	0	0	15,348,645
CIPPVWT002	SW Pleasant Valley Drive to SW Eastwood Ave.	0	0	0	0	0	0	2,387,937
PV5005	SE 190th @ Giese Rd.	0	0	0	0	0	0	13,998,744
PV5017	Giese Rd, City Limits to 3200' West	0	0	0	0	0	0	4,213,782
PV5018	SE Knapp, 172nd to 182nd	0	0	0	0	0	0	929,556
PV5019	SE Cheldelin, City Limits to 4500' west	0	0	0	0	0	0	913,140
PV5020	SE 182nd, City Limits to Cheldelin	0	0	0	0	0	0	6,338,628
PV5021	SE 172nd, Giese to Cheldelin	0	0	0	0	0	0	6,044,166
PV5022	SE 172nd @ Giese	0	0	0	0	0	0	218,427
PV5023	SE 172nd @ New Neighborhood Connector	0	0	0	0	0	0	218,427
PV5024	SE 172nd @ Cheldelin	0	0	0	0	0	0	218,427
PV5025	SE 182nd @ Cheldelin	0	0	0	0	0	0	218,427
PV7002	182nd Avenue Neighborhood Park	0	0	0	0	0	0	3,975,660
PV7003	Pleasant Valley Neighborhood Park #2	0	0	0	0	0	0	4,747,289
PV7004	Pleasant Valley Neighborhood Park #3	0	0	0	0	0	0	4,199,463
PV7005	Pleasant Valley Community Park	0	0	0	0	0	0	20,932,940
PV7007	East Buttes Powerline Corridor Path	0	0	0	0	0	0	3,600,638
PV7008	Kelley Creek Path	0	0	0	0	0	0	4,463,905
PV7010	Pleasant Valley Neighborhood Park #1	0	0	0	0	0	0	4,253,210
PV7011	Pleasant Valley Urban Plaza #1	0	0	0	0	0	0	2,393,515
PV7012	Pleasant Valley Urban Plaza #2	0	0	0	0	0	0	2,568,178

General Development Unfunded and Future Summary								
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
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	570,745
PV9021	PV Storm Pipe Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	651,610
PV9023	PV Storm Pipe Butler Road, East of PV boundary	0	0	0	0	0	0	219,157
PV9024	PV Storm Pipe 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	498,083
PV9025	PV Storm Pipe Knapp St, 172nd to 182nd	0	0	0	0	0	0	339,868
PV9026	PV GS Plantings 172nd Ave, Giese to Cheldelin	0	0	0	0	0	0	294,533
PV9027	PV GS Plantings Cheldelin Road, Clatsop to 190th	0	0	0	0	0	0	103,575
PV9028	PV GS Plantings Butler Road, East of PV boundary	0	0	0	0	0	0	29,923
PV9029	PV GS Plantings 182nd Ave, Giese to Cheldelin	0	0	0	0	0	0	68,005
PV9030	PV GS Plantings Knapp St, 172nd to 182nd	0	0	0	0	0	0	46,403
SW3002	Telford Road Trunk	0	0	0	0	0	0	2,349,166
SW3003	Jeanette Road Trunk	0	0	0	0	0	0	666,246
SW3004	Orient Trunk	0	0	0	0	0	0	2,009,019
SW3005	Village Center Trunk	0	0	0	0	0	0	435,780
SW3007	Rugg Road Trunk	0	0	0	0	0	0	1,850,255
CIPSPWW002	Telford Road Trunk Bore	0	0	0	0	0	0	375,643
CIPSPWW003	Jeanette Road Trunk Bore	0	0	0	0	0	0	1,393,317
CIPSPWW004	Orient Trunk Bore	0	0	0	0	0	0	1,374,904
CIPSPWW005	Village Center Trunk North Creek Crossing	0	0	0	0	0	0	306,898
CIPSPWW006	Village Center Trunk South Creek Crossing	0	0	0	0	0	0	832,308
SW4002	South Hills SE Butler Road Transmission from South Hills	0	0	0	0	0	0	280,201
SW4003	SE Hogan Road/242nd between SE Butler Road and SE Rugg Road	0	0	0	0	0	0	1,539,561
SW4004	SE Rugg Road between SE Hogan Road/242nd	0	0	0	0	0	0	1,397,933
SW4005	SE 252nd Ave. between SE McNutt Road and SE Rugg Road	0	0	0	0	0	0	1,025,500
SW4006	SE McNutt Road between SE Hogan Road/242nd Ave.	0	0	0	0	0	0	1,411,047
SW4007	Extend Proposed South Hills Distribution Piping - Butler	0	0	0	0	0	0	1,870,031

General Development Unfunded and Future Summary								
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
SW4008	Extend Proposed South Hills Distribution Piping - SE 252nd	0	0	0	0	0	0	1,022,878
SW4009	Extend Proposed South Hills Distribution Piping - SE Hogan	0	0	0	0	0	0	2,090,342
SW4010	Extend Intermediate Distribution from SE 30th Street	0	0	0	0	0	0	464,229
SW4011	SE Orient Drive Alignment Anderson and Wheeler Reservoir	0	0	0	0	0	0	2,066,736
SW4012	SE Anderson Road/267th between SE Orient and SE Jeanette	0	0	0	0	0	0	1,043,860
SW4013	SE Jeanette Road Alignment between Anderson and Wheeler	0	0	0	0	0	0	2,051,001
SW4014	SE Telford Road btwn Proposed Intermediate Dist. Piping	0	0	0	0	0	0	2,433,924
SW4015	SE McNutt Road btwn Proposed Intermediate Dist. Piping	0	0	0	0	0	0	894,464
SW4016	Barnes Road Loop Extension	0	0	0	0	0	0	867,299
SW4017	SE 247th Ave. between Proposed South Hills Dist. Piping	0	0	0	0	0	0	824,283
SW4018	SE 247th Avenue between Intermediate Dist. Piping & SE Hogan	0	0	0	0	0	0	911,478
CIPSPWT002	Wheeler North Reservoir (2 mg)	0	0	0	0	0	0	6,014,130
SW5001	SE 267th (US 26 to 33rd)	0	0	0	0	0	0	2,357,748
SW5002	Collector A, 262nd to Orient	0	0	0	0	0	0	13,072,266
SW5003	New Arterial, Orient to Jeanette	0	0	0	0	0	0	45,955,566
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 SE Hogan Rd (E Powell Blvd to SE Palmquist Rd)	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	38,213,370
SW6000	On-Street Paths	0	0	0	0	0	0	1,923,031
SW7000	Village Center Neighborhood Park	0	0	0	0	0	0	7,493,167
SW7001	Springwater Community Park	0	0	0	0	0	0	10,576,825
SW7002	East Springwater Community Park	0	0	0	0	0	0	11,872,944
SW7004	Village Center Loop Trail	0	0	0	0	0	0	1,014,831
SW7006	Park Blocks & Circle	0	0	0	0	0	0	8,887,525
SW7007	Springwater Path	0	0	0	0	0	0	1,301,262
SW7008	Springwater Trail #1	0	0	0	0	0	0	526,713
SW7009	Springwater Trail #2	0	0	0	0	0	0	126,529
SW7010	Buttes Trail	0	0	0	0	0	0	337,438
SW9000	Springwater “Shovel Ready” Infrastructure – Stormwater	0	0	0	0	0	0	13,174,498
Grand Total		0	0	0	0	0	0	352,391,942



UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley

CITY OF  
GRESHAM

# Pleasant Valley Plan Area

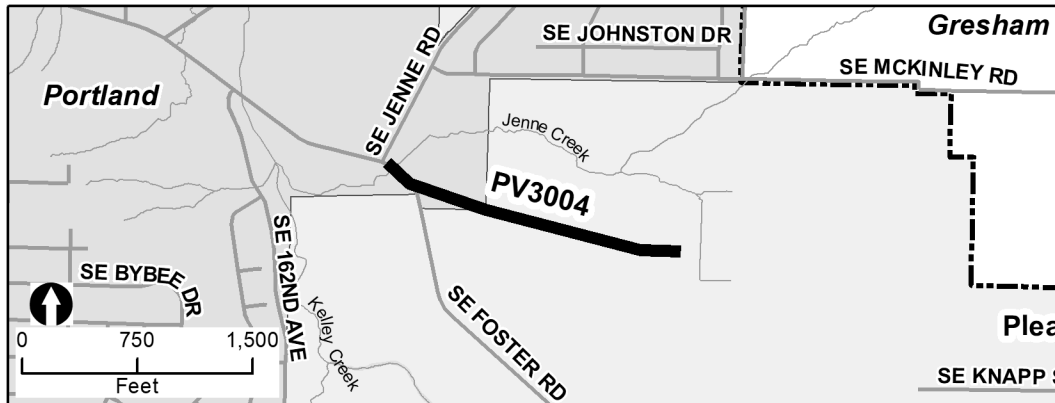
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Wastewater**

**PV3004: Lower Giese Road Trunk**

**Description:** This project extends gravity sanitary service pipe 2,040 linear feet from SE 182nd to Foster Rd. Installed pipe will be from 10" to 24" in diameter. 2020 Collection Master Plan Project PV3 (Medium Term) and SDC project #8.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
Resources	Dev/SDC Credit	764,564
<b>Resources Total</b>		<b>764,564</b>
Expenses	Design/Const Admi	91,724
	Construction	578,961
	Admin (14%)	93,879
<b>Expenses Total</b>		<b>764,564</b>

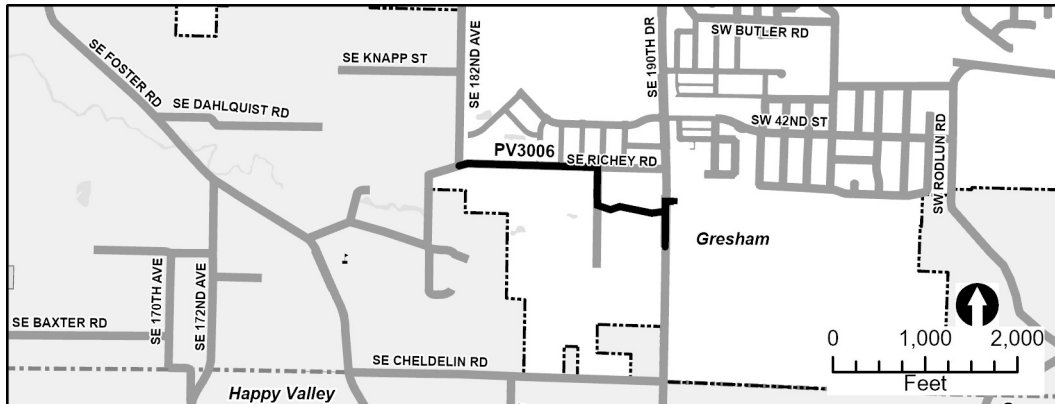
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Wastewater**

**PV3006: PV Upper Kelley Creek Trunk**

**Description:** This project extends gravity sanitary service pipe 3,560 linear feet from SE 190th to 182nd. Installed pipe will be from 10" to 12" in diameter. The project will also decommission the Brookside pump station. 2020 Collection Master Plan Project PV6 (Near Term) and SDC project #11.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	2,592,076
<b>Resources Total</b>		<b>2,592,076</b>
<b>Expenses</b>	Design/Const Admi	311,083
	Construction	1,962,625
	Admin (14%)	318,368
<b>Expenses Total</b>		<b>2,592,076</b>

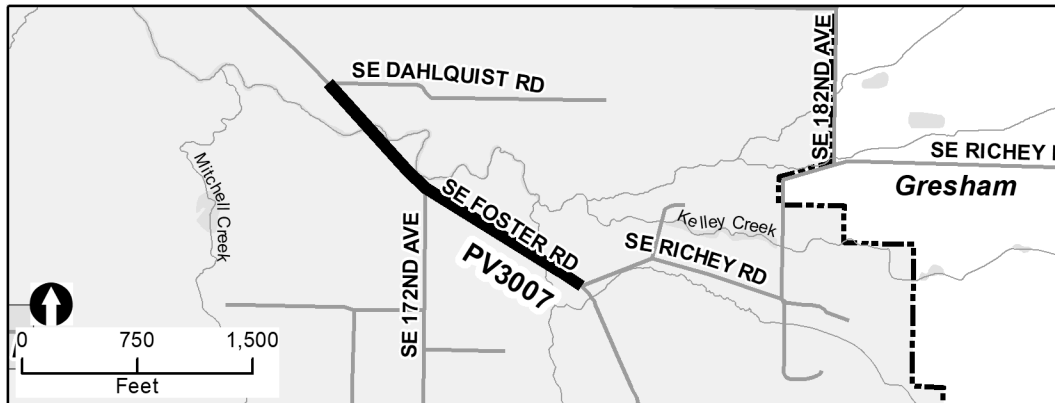
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Wastewater**

**PV3007: Foster Road Trunk**

**Description:** This project extends gravity sanitary service pipe 2,100 linear feet from SE Richey Rd to SE Dahlquist Rd. Installed pipe will be from 10" to 12" in diameter. 2020 Collection Master Plan Project PV7 (Medium Term) and SDC project #12.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	906,957
<b>Resources Total</b>		<b>906,957</b>
<b>Expenses</b>	Design/Const Admi	108,859
	Construction	686,674
	Admin (14%)	111,424
<b>Expenses Total</b>		<b>906,957</b>

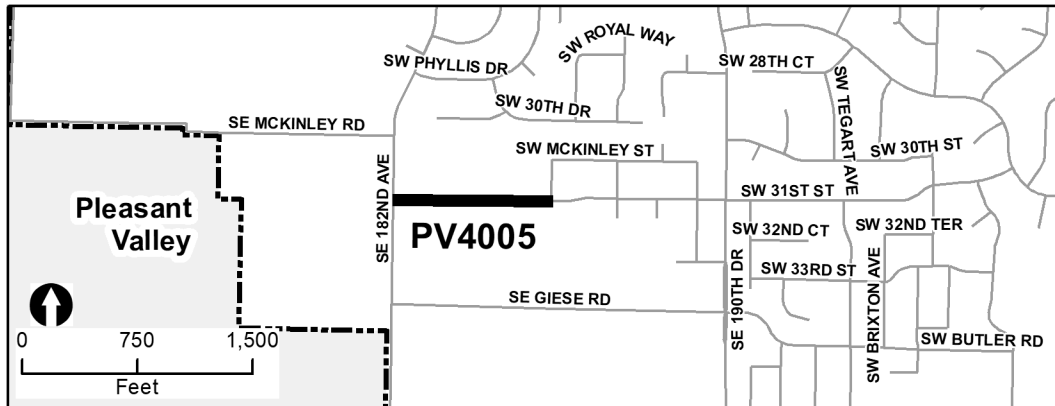
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**PV4005: SW 31st Street to SE 182nd Ave.**

**Description:** This project installs 1,050 L.F. of 12" D.I. waterline, connecting the 12" main at the west end of SW 31st Street to SE 182nd Avenue. SDC project #D-2A(PV3B).

**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	464,944
<b>Resources Total</b>		<b>464,944</b>
Expenses	Construct/Reimburs	464,944
<b>Expenses Total</b>		<b>464,944</b>

UNFUNDED and FUTURE PROJECT

General Development

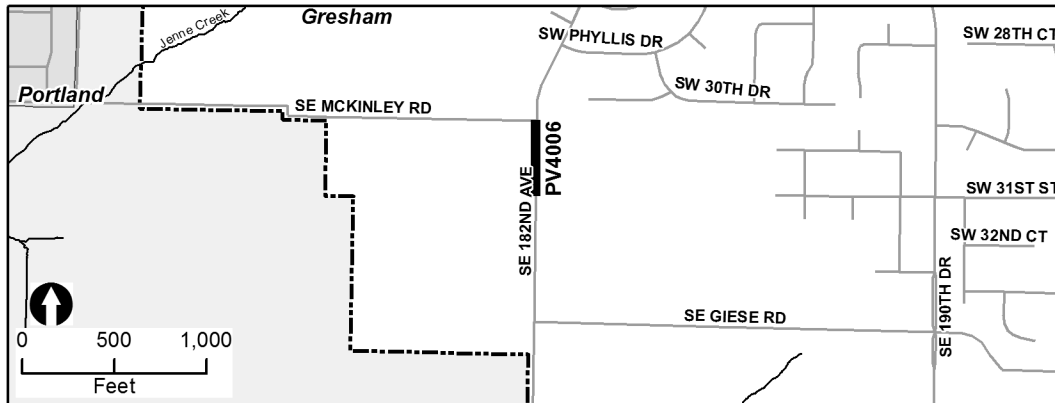
Pleasant Valley - Water

**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	199,262
Resources Total		199,262
Expenses	Construct/Reimburs	199,262
Expenses Total		199,262

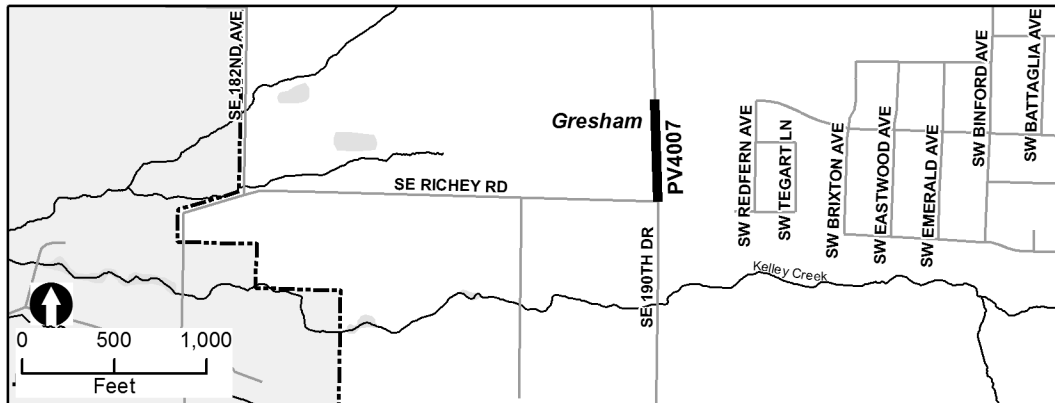
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	Dev/SDC Credit	157,366
<b>Resources Total</b>		<b>157,366</b>
Expenses	Construct/Reimburs	157,366
<b>Expenses Total</b>		<b>157,366</b>

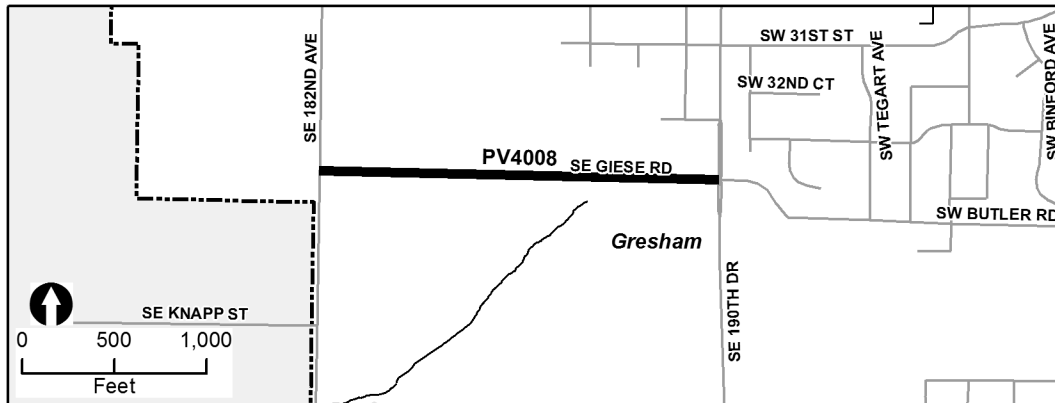
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	1,148,771
<b>Resources Total</b>		<b>1,148,771</b>
Expenses	Construct/Reimburs	1,148,771
<b>Expenses Total</b>		<b>1,148,771</b>

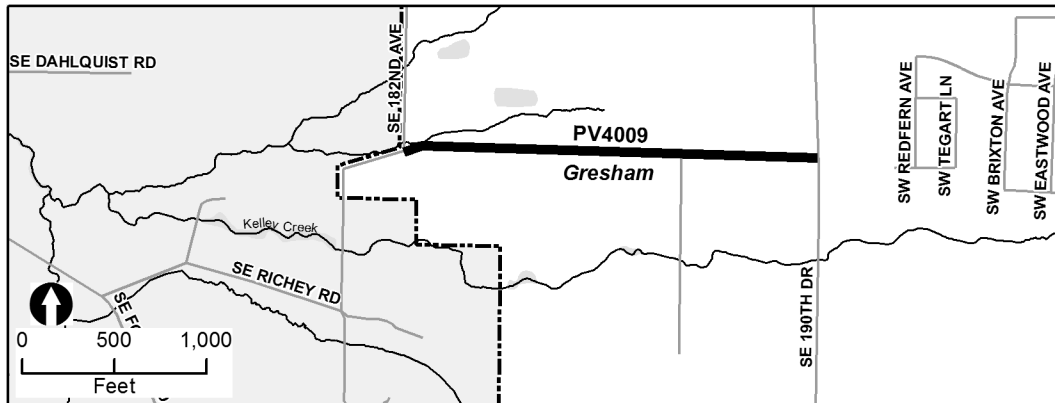
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	66,420
<b>Resources Total</b>		<b>66,420</b>
Expenses	Construct/Reimburs	66,420
<b>Expenses Total</b>		<b>66,420</b>

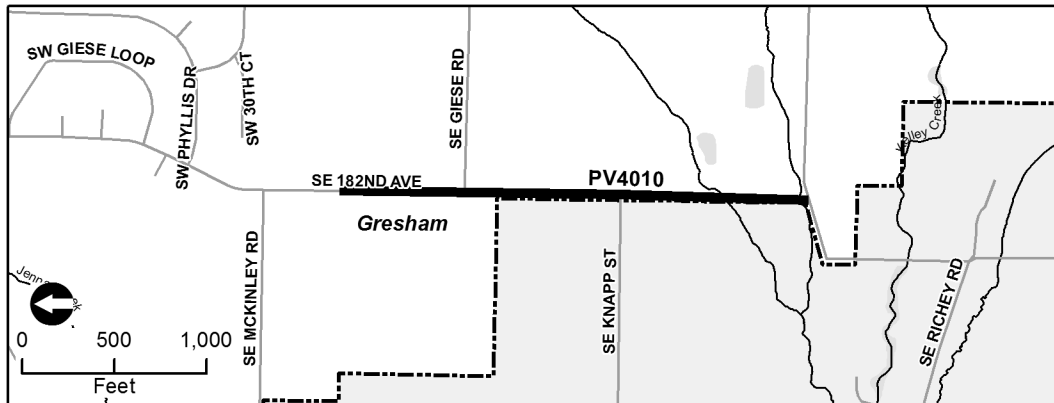
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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
Resources	Dev/SDC Credit	1,121,181
<b>Resources Total</b>		<b>1,121,181</b>
Expenses	Construct/Reimburs	1,121,181
<b>Expenses Total</b>		<b>1,121,181</b>

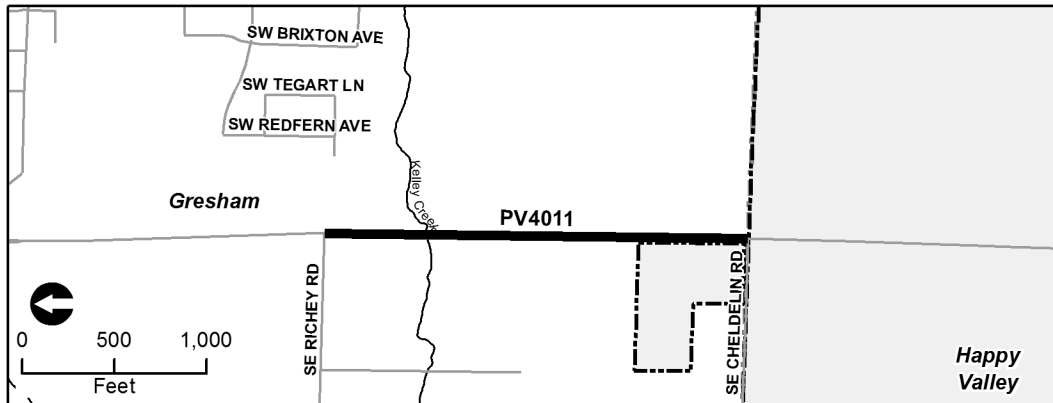
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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
Resources	Dev/SDC Credit	1,209,104
<b>Resources Total</b>		<b>1,209,104</b>
Expenses	Construct/Reimburse	1,209,104
<b>Expenses Total</b>		<b>1,209,104</b>

# UNFUNDED and FUTURE PROJECT

## General Development

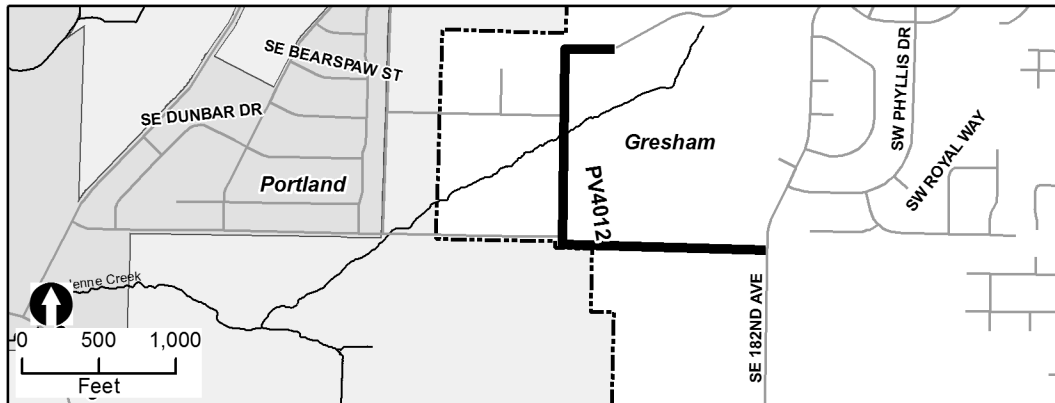
### Pleasant Valley - Water

#### 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	1,242,819
<b>Resources Total</b>		<b>1,242,819</b>
Expenses	Construct/Reimburse	1,242,819
<b>Expenses Total</b>		<b>1,242,819</b>

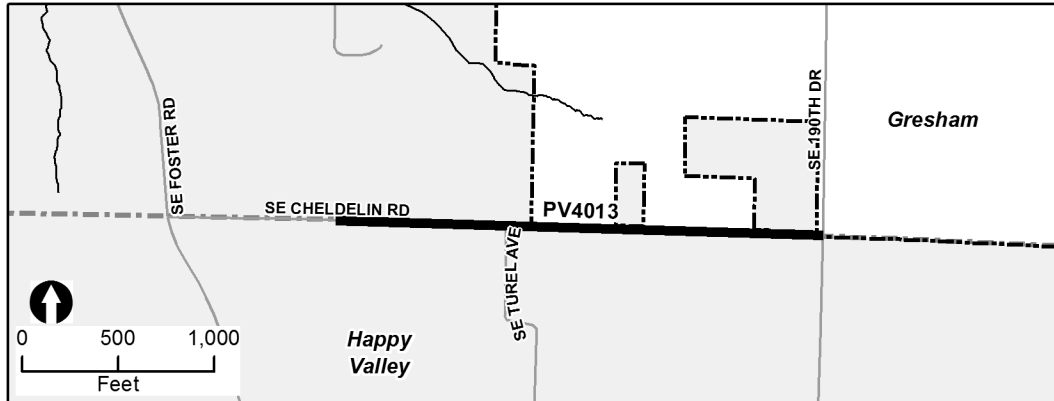
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	1,358,591
<b>Resources Total</b>		<b>1,358,591</b>
Expenses	Construct/Reimburs	1,358,591
<b>Expenses Total</b>		<b>1,358,591</b>

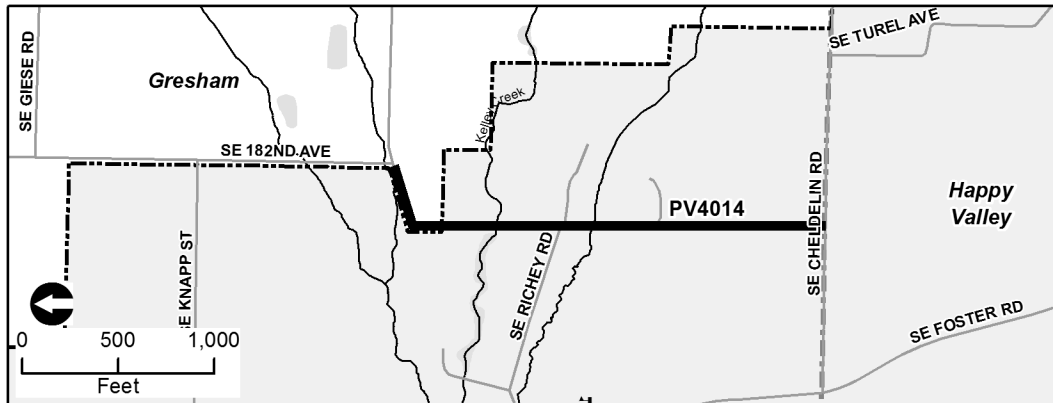
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	1,098,154
<b>Resources Total</b>		<b>1,098,154</b>
Expenses	Construct/Reimburs	1,098,154
<b>Expenses Total</b>		<b>1,098,154</b>

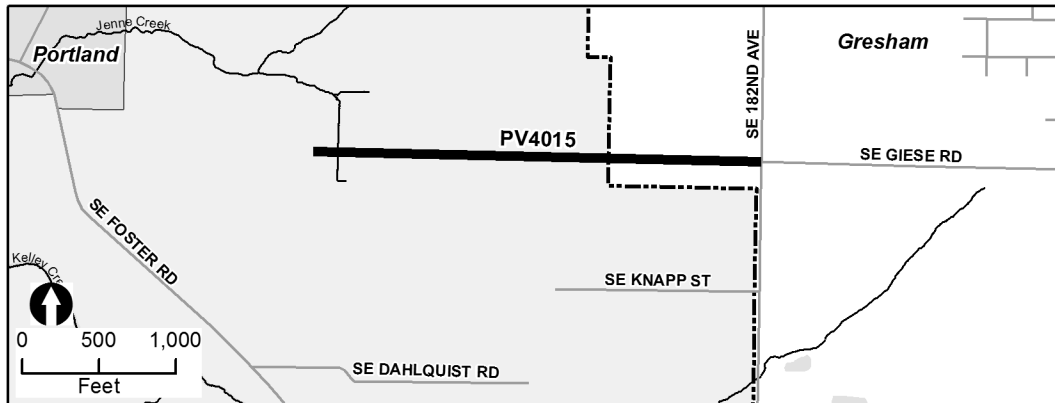
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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
Resources	Dev/SDC Credit	1,523,824
<b>Resources Total</b>		<b>1,523,824</b>
Expenses	Construct/Reimburs	1,523,824
<b>Expenses Total</b>		<b>1,523,824</b>

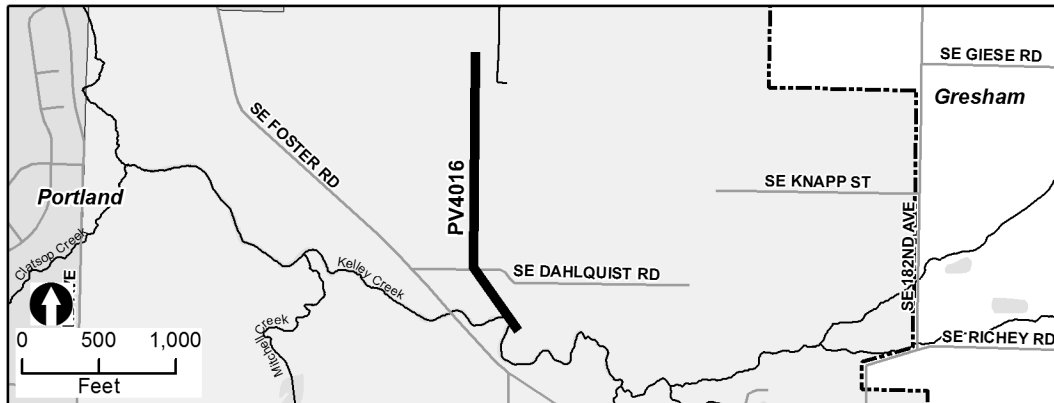
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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
Resources	Dev/SDC Credit	1,051,727
<b>Resources Total</b>		<b>1,051,727</b>
Expenses	Construct/Reimburse	1,051,727
<b>Expenses Total</b>		<b>1,051,727</b>

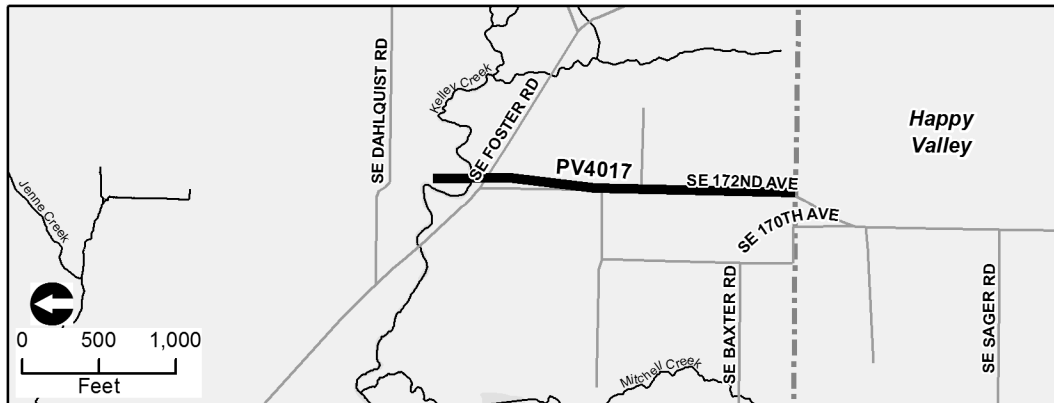
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	1,245,812
<b>Resources Total</b>		<b>1,245,812</b>
Expenses	Construct/Reimburs	1,245,812
<b>Expenses Total</b>		<b>1,245,812</b>

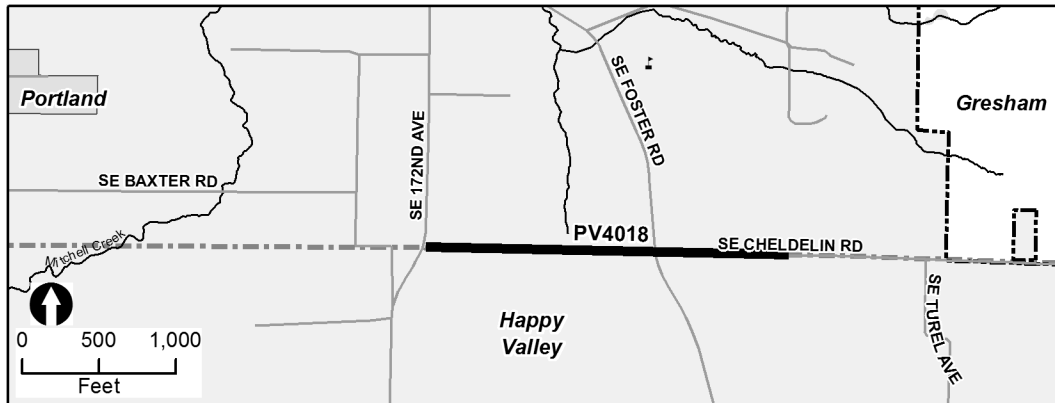
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	1,227,452
<b>Resources Total</b>		<b>1,227,452</b>
Expenses	Construct/Reimburs	1,227,452
<b>Expenses Total</b>		<b>1,227,452</b>

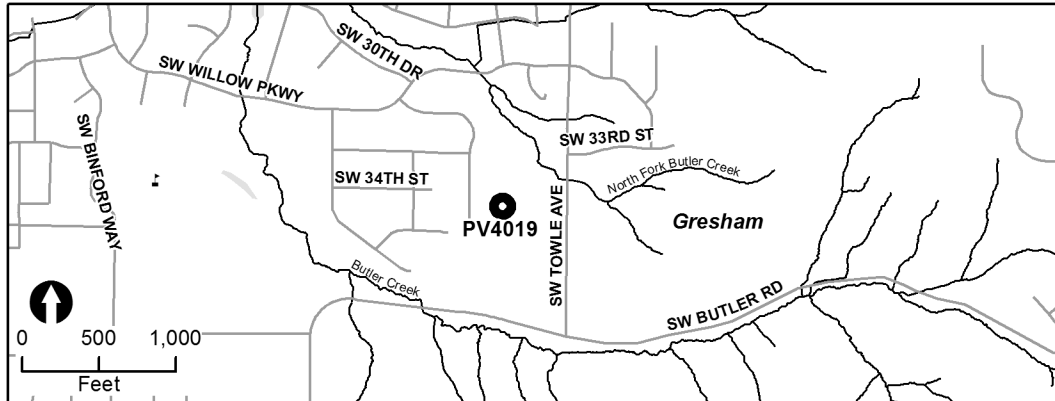
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Water**

**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	15,348,645
<b>Resources Total</b>		<b>15,348,645</b>
Expenses	Construct/Reimburse	15,348,645
<b>Expenses Total</b>		<b>15,348,645</b>

# UNFUNDED and FUTURE PROJECT

## General Development

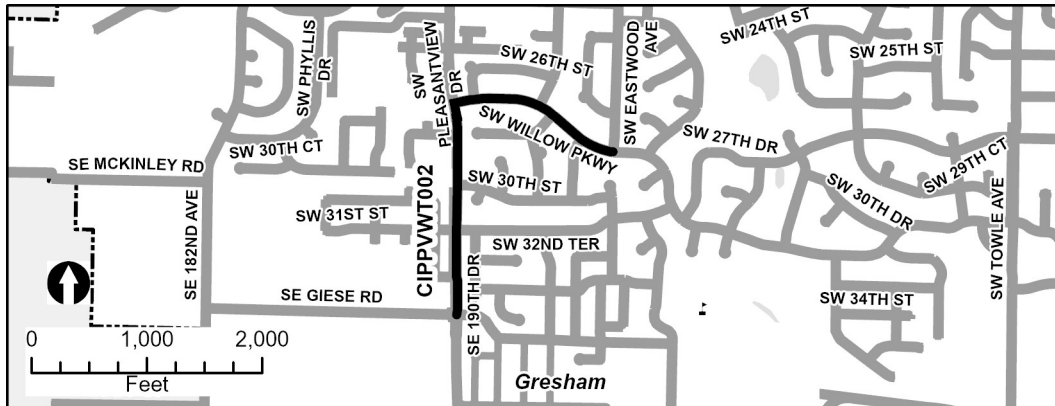
### Pleasant Valley - Water

#### CIPPVWT002: SW Pleasant Valley Drive to SW Eastwood Ave.

**Description:** This project installs 3,400 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 #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
<b>Resources</b>	SDC	2,387,937
<b>Resources Total</b>		<b>2,387,937</b>
<b>Expenses</b>	Design/Const Admi	230,850
	Construction	1,863,856
	Admin (14%)	293,231
<b>Expenses Total</b>		<b>2,387,937</b>

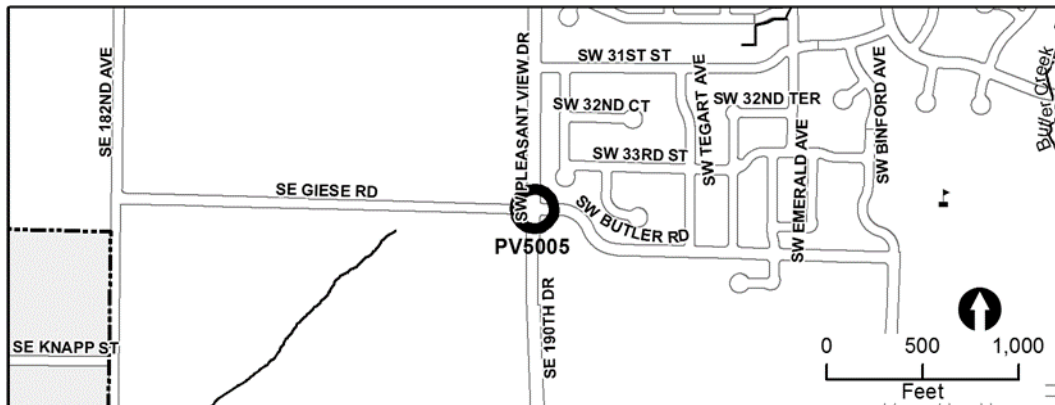
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**PV5005: SE 190th @ Giese Rd.**

**Description:** This project reconstructs the western half of the 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	13,998,744
<b>Resources Total</b>		<b>13,998,744</b>
Expenses	Construct/Reimburs	13,998,744
<b>Expenses Total</b>		<b>13,998,744</b>



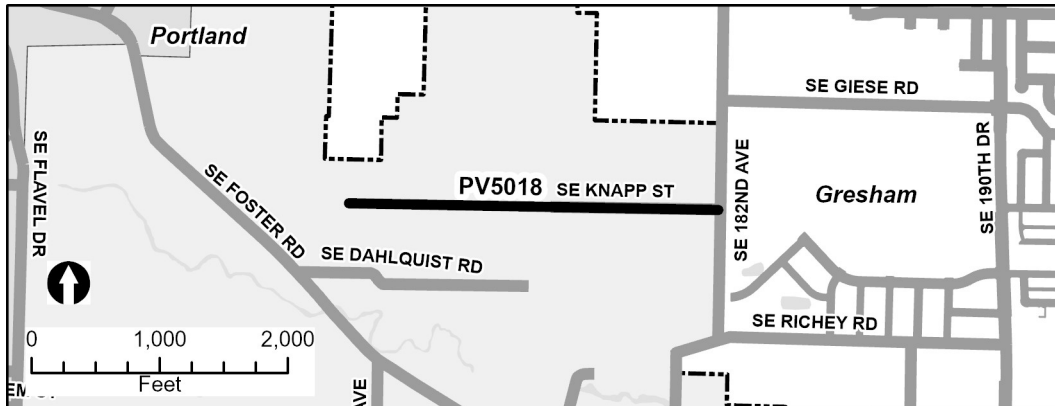
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**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. SDC projects #PV17 and PV-regrade.

**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	929,556
<b>Resources Total</b>		<b>929,556</b>
Expenses	Construct/Reimburse	929,556
<b>Expenses Total</b>		<b>929,556</b>

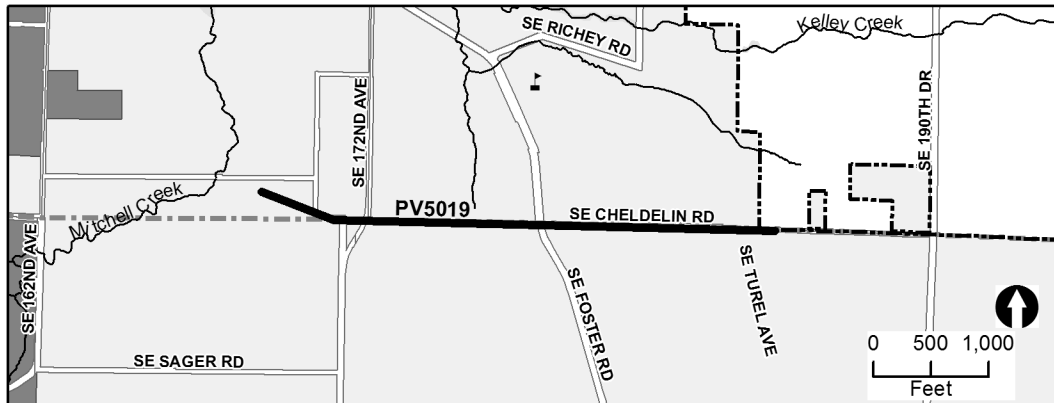
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**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 172<sup>nd</sup>. From 172<sup>nd</sup> 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. SDC projects #PV10 and PV-regrade.

**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	913,140
<b>Resources Total</b>		<b>913,140</b>
Expenses	Construct/Reimburse	913,140
<b>Expenses Total</b>		<b>913,140</b>

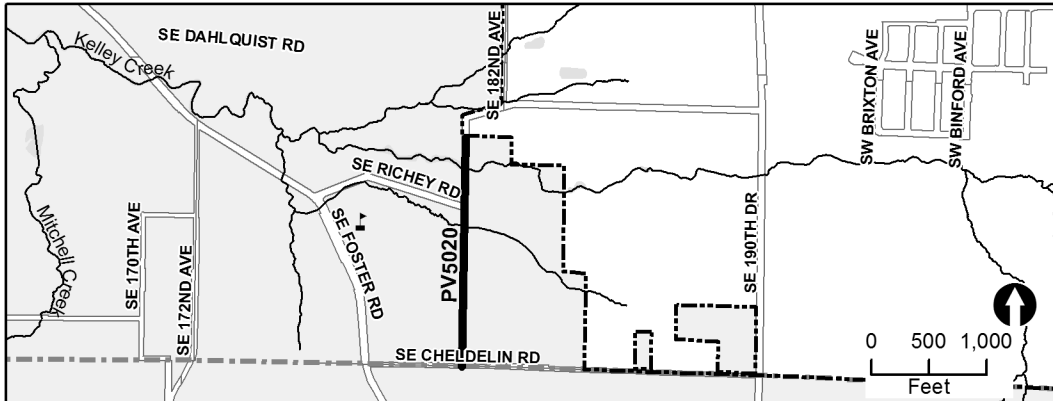
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**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. SDC project #PV03 and #PV-regrade.

**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	6,338,628
<b>Resources Total</b>		<b>6,338,628</b>
Expenses	Construct/Reimburse	6,338,628
<b>Expenses Total</b>		<b>6,338,628</b>

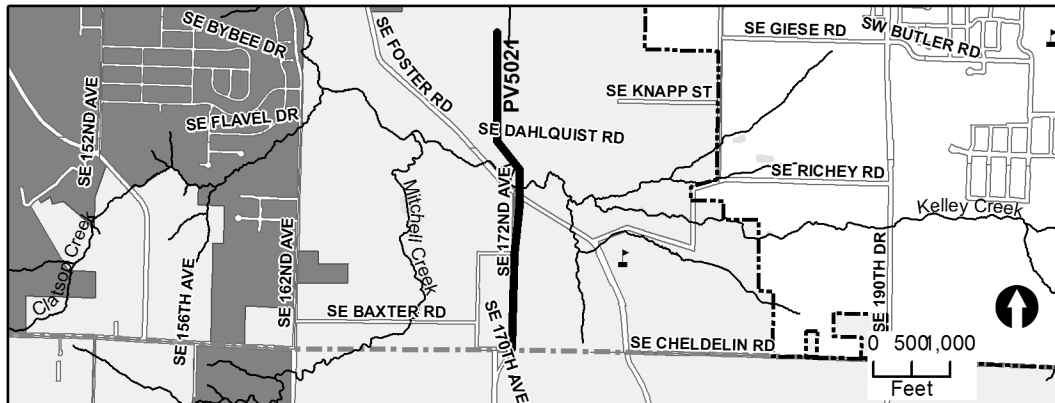
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**PV5021: SE 172<sup>nd</sup> (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. SDC projects #PV04 and #PV-regrade.

**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	6,044,166
<b>Resources Total</b>		<b>6,044,166</b>
Expenses	Construct/Reimburs	6,044,166
<b>Expenses Total</b>		<b>6,044,166</b>

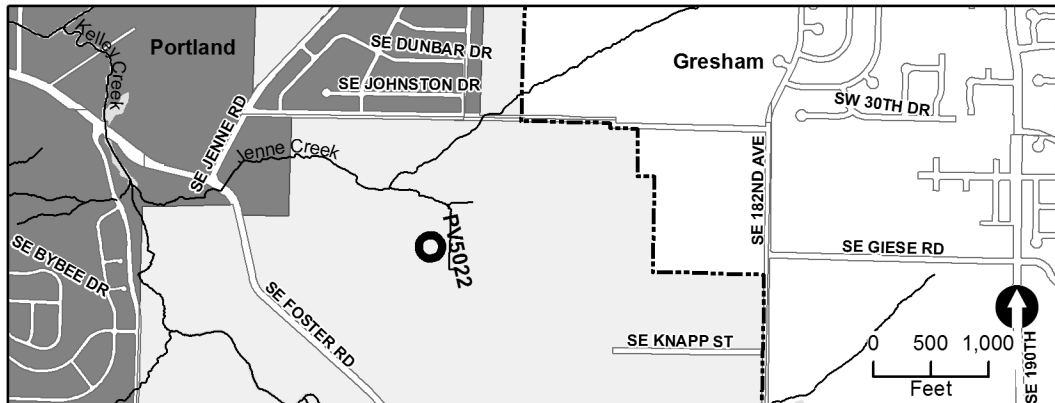
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**PV5022: SE 172<sup>nd</sup> @ Giese**

**Description:** This project constructs a new traffic signal at 172nd and Giese. The project includes intersection improvements such as curbs and ADA ramps. SDC project #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	218,427
<b>Resources Total</b>		<b>218,427</b>
Expenses	Construct/Reimburse	218,427
<b>Expenses Total</b>		<b>218,427</b>

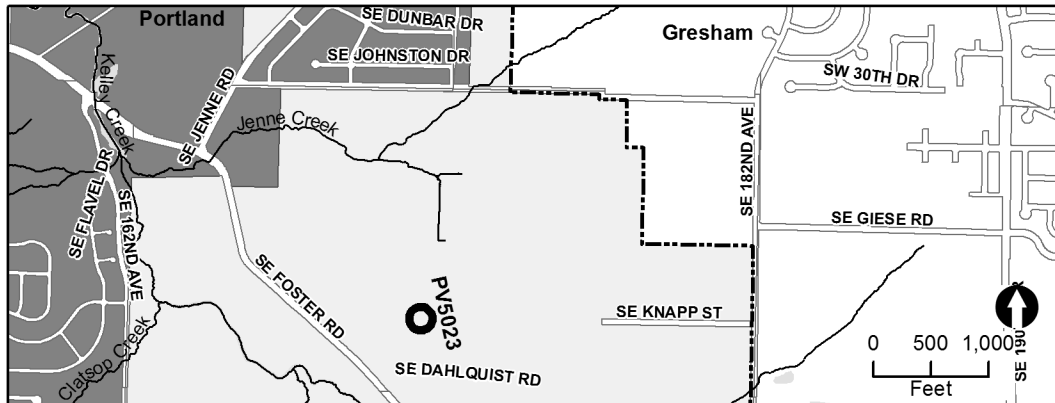
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**PV5023: SE 172<sup>nd</sup> @ 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. SDC project #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	218,427
<b>Resources Total</b>		<b>218,427</b>
Expenses	Construct/Reimburse	218,427
<b>Expenses Total</b>		<b>218,427</b>

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

**PV5024: SE 172<sup>nd</sup> @ 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. SDC project #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	218,427
<b>Resources Total</b>		<b>218,427</b>
Expenses	Construct/Reimburse	218,427
<b>Expenses Total</b>		<b>218,427</b>

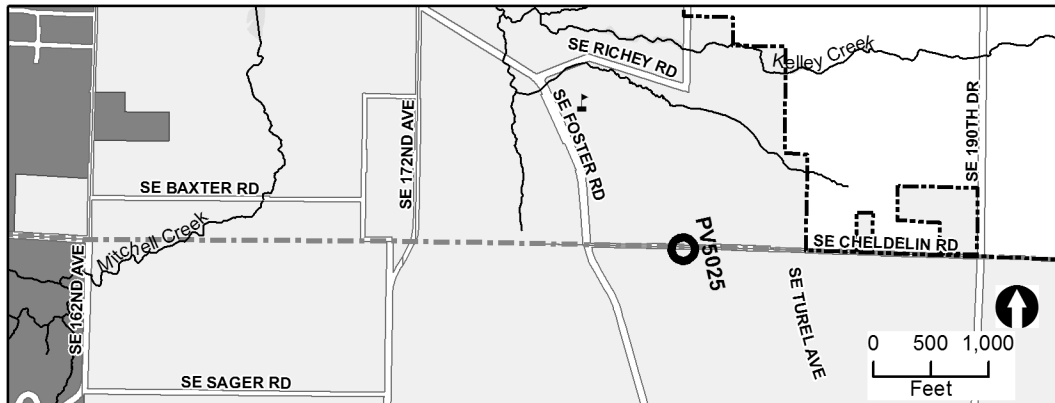
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Transportation**

**PV5025: SE 182<sup>nd</sup> @ 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. SDC project #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	218,427
<b>Resources Total</b>		<b>218,427</b>
Expenses	Construct/Reimburse	218,427
<b>Expenses Total</b>		<b>218,427</b>

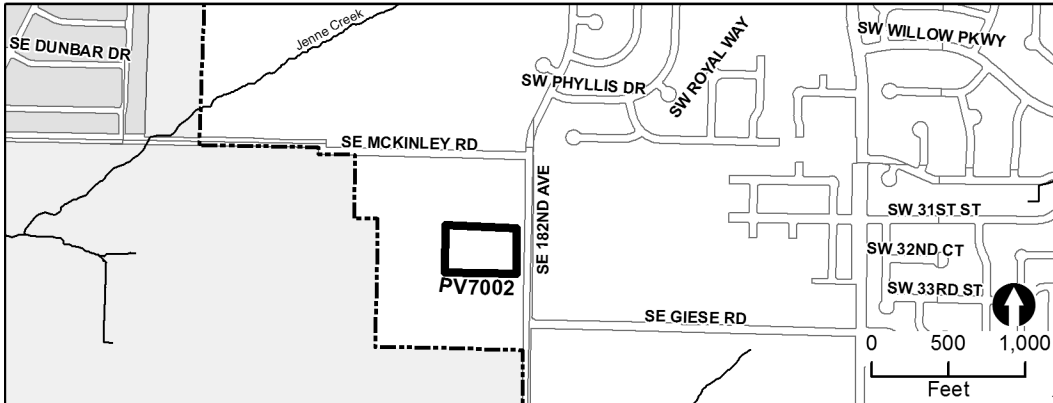
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

**PV7002: 182<sup>nd</sup> 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
<b>Resources</b>	Other	60,445
	Dev/SDC Credit	3,915,215
<b>Resources Total</b>		<b>3,975,660</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	1,806,124
	Construction	1,584,904
	Admin (14%)	488,240
<b>Expenses Total</b>		<b>3,975,660</b>

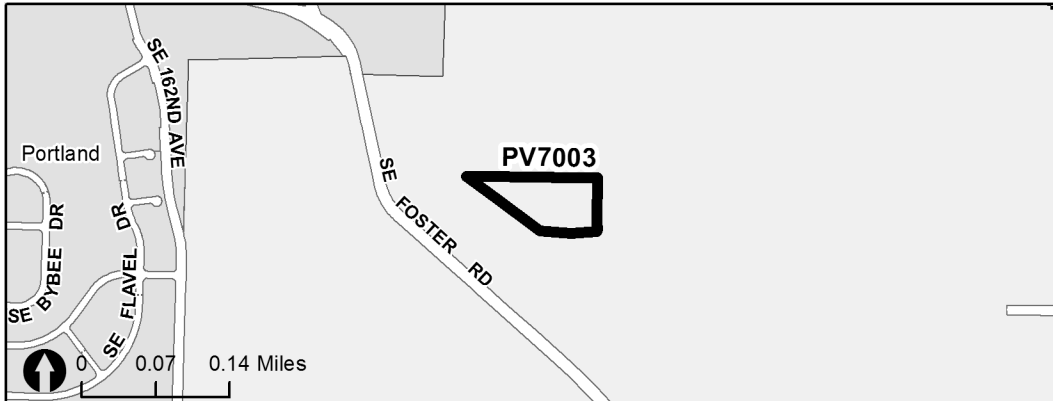
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	86,583
	Dev/SDC Credit	4,660,706
<b>Resources Total</b>		<b>4,747,289</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	1,639,632
	Construction	2,428,265
	Admin (14%)	583,000
<b>Expenses Total</b>		<b>4,747,289</b>

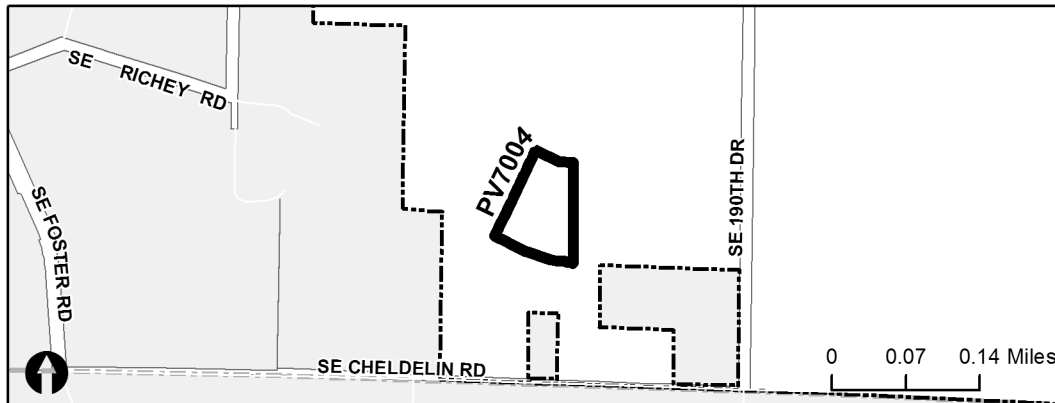
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	63,778
	Dev/SDC Credit	4,135,685
<b>Resources Total</b>		<b>4,199,463</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	1,910,322
	Construction	1,677,027
	Admin (14%)	515,722
<b>Expenses Total</b>		<b>4,199,463</b>

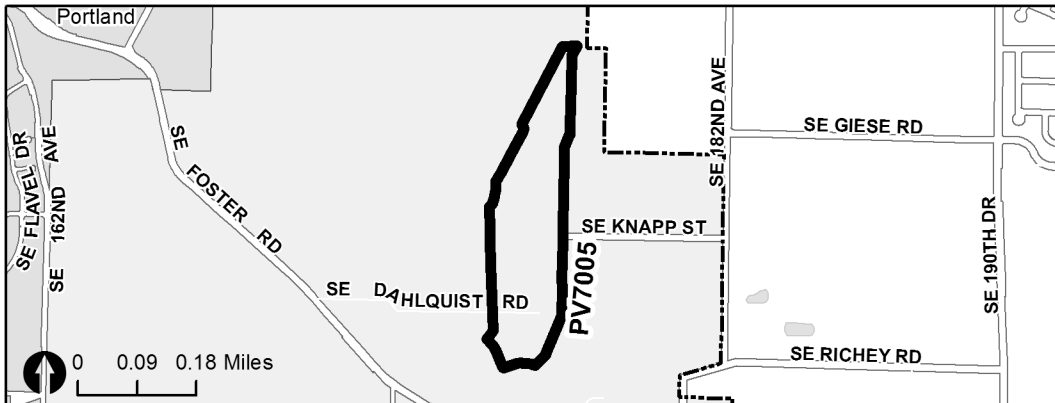
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	5,664,544
	Dev/SDC Credit	15,268,396
<b>Resources Total</b>		<b>20,932,940</b>
<b>Expenses</b>	Design/Const Admi	192,783
	Property Acq	10,809,526
	Construction	7,359,920
	Admin (14%)	2,570,711
<b>Expenses Total</b>		<b>20,932,940</b>

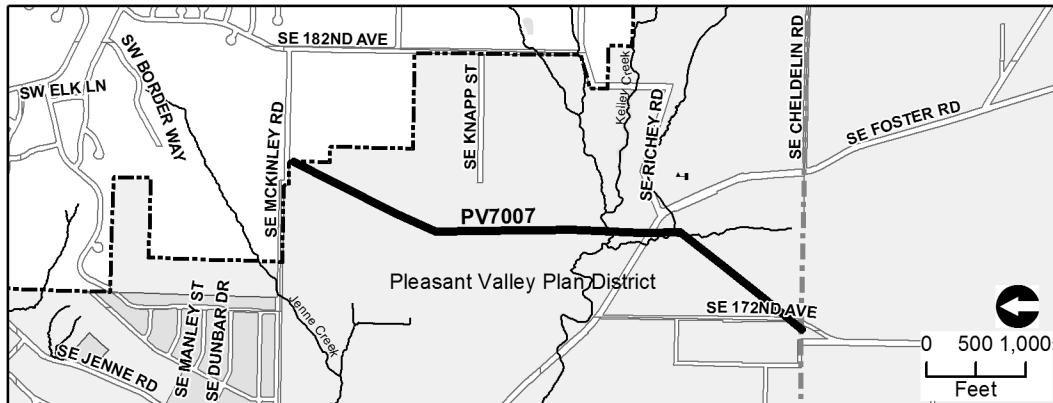
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

## 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	1,542,874
	Dev/SDC Credit	2,057,764
Resources Total		3,600,638
Expenses	Design/Const Admi	412,861
	Property Acq	1,369,398
	Construction	1,376,196
	Admin (14%)	442,183
Expenses Total		3,600,638

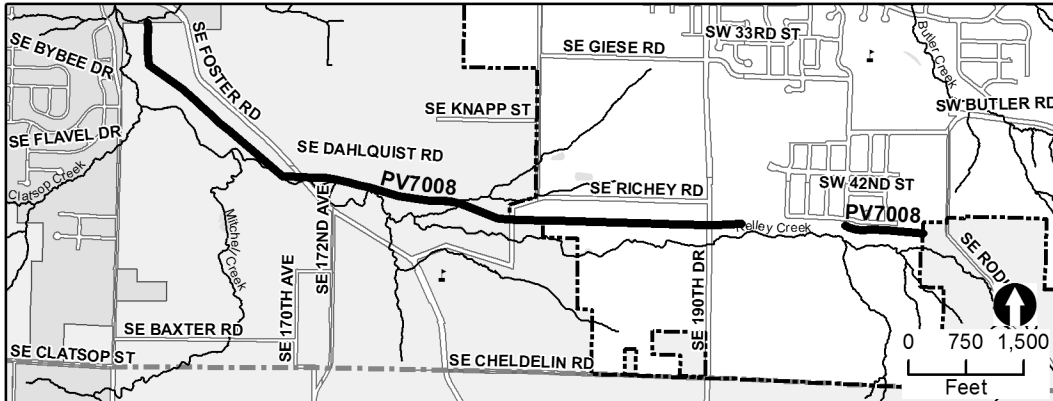
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	1,913,077
	Dev/SDC Credit	2,550,828
<b>Resources Total</b>		<b>4,463,905</b>
<b>Expenses</b>	Design/Const Admi	611,701
	Property Acq	1,265,000
	Construction	2,039,005
	Admin (14%)	548,199
<b>Expenses Total</b>		<b>4,463,905</b>

**UNFUNDED and FUTURE PROJECT  
General Development**

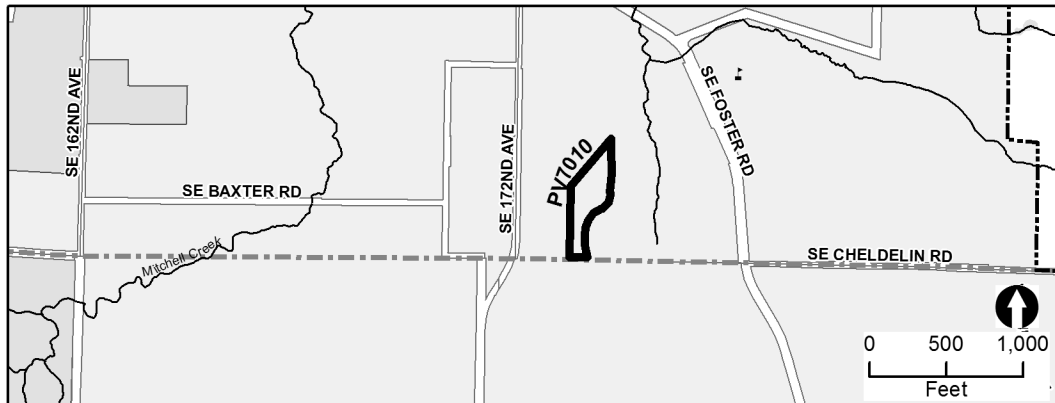
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	77,670
	Dev/SDC Credit	4,175,540
<b>Resources Total</b>		<b>4,253,210</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	1,465,449
	Construction	2,169,046
	Admin (14%)	522,323
<b>Expenses Total</b>		<b>4,253,210</b>

**UNFUNDED and FUTURE PROJECT  
General Development**

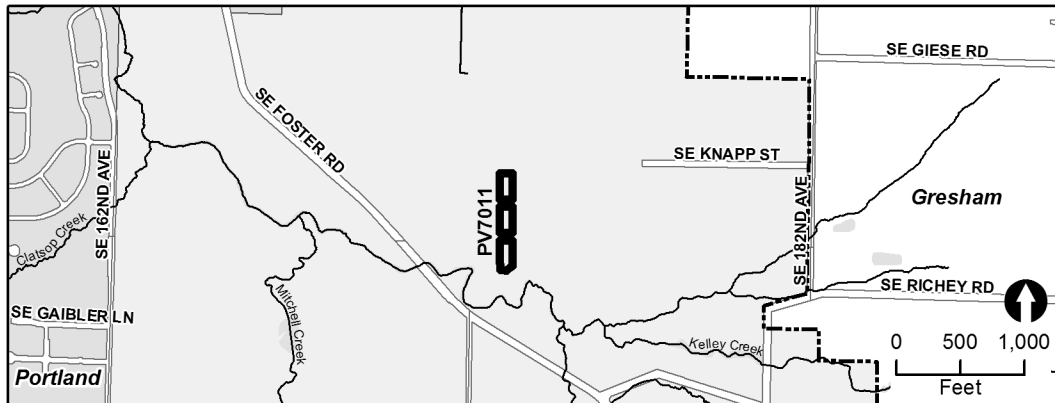
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	44,242
	Dev/SDC Credit	2,349,273
<b>Resources Total</b>		<b>2,393,515</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	805,548
	Construction	1,197,636
	Admin (14%)	293,939
<b>Expenses Total</b>		<b>2,393,515</b>

**UNFUNDED and FUTURE PROJECT  
General Development**

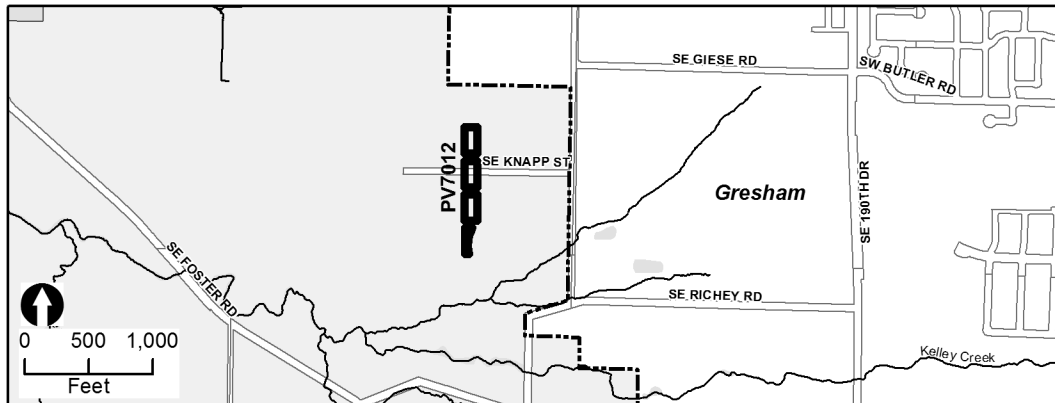
**Pleasant Valley - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	47,273
	Dev/SDC Credit	2,520,905
<b>Resources Total</b>		<b>2,568,178</b>
<b>Expenses</b>	Design/Const Admi	96,392
	Property Acq	871,406
	Construction	1,284,990
	Admin (14%)	315,390
<b>Expenses Total</b>		<b>2,568,178</b>

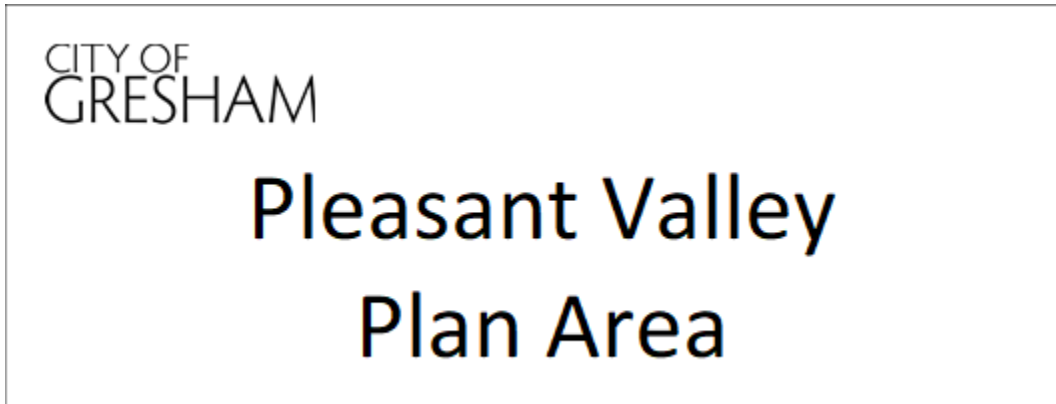
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

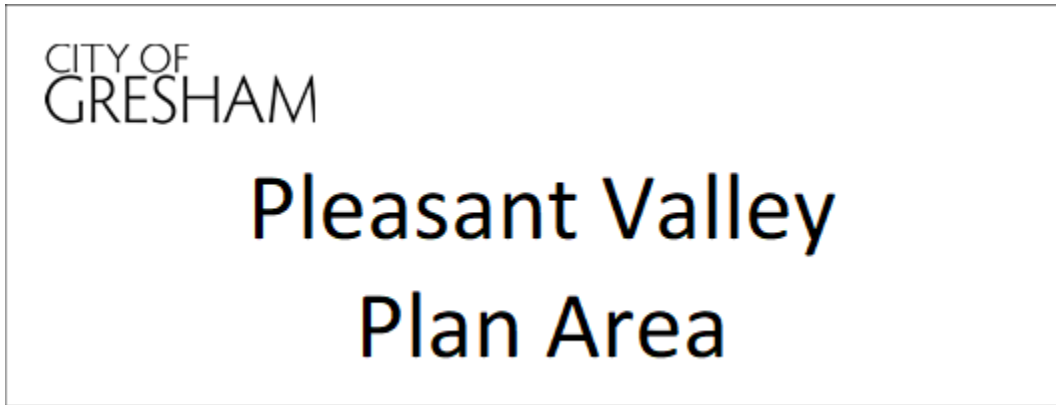
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

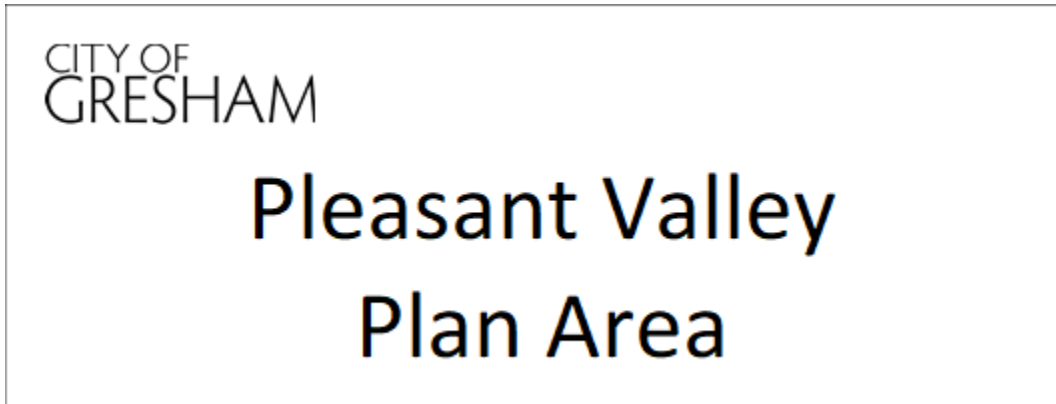
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

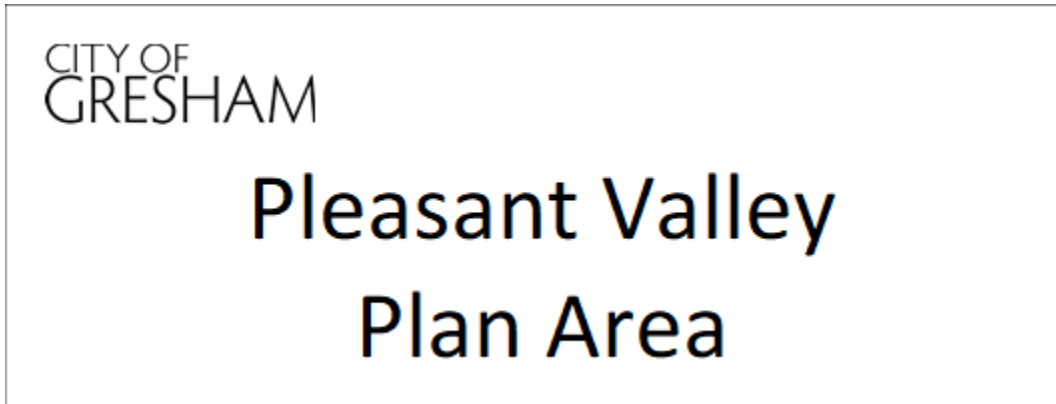
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

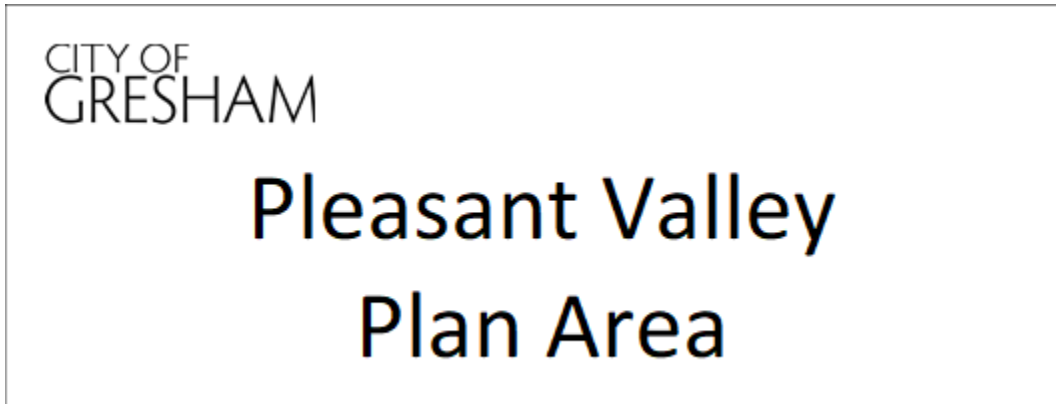
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

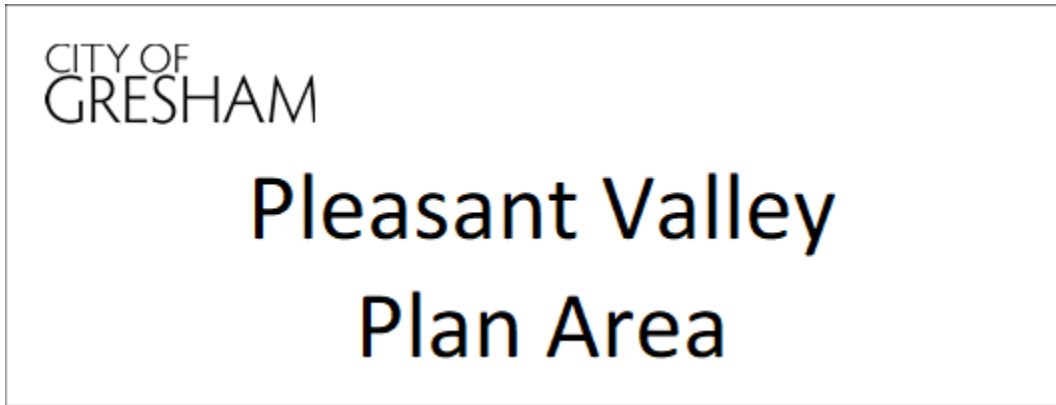
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

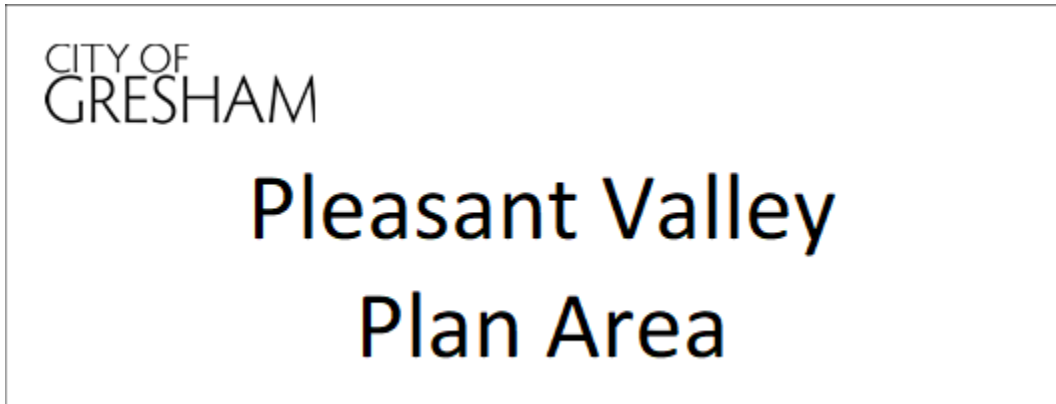
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

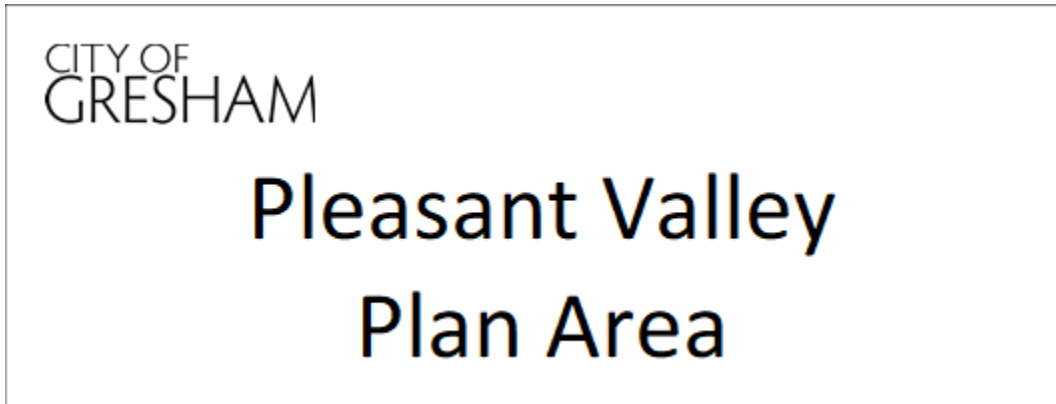
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

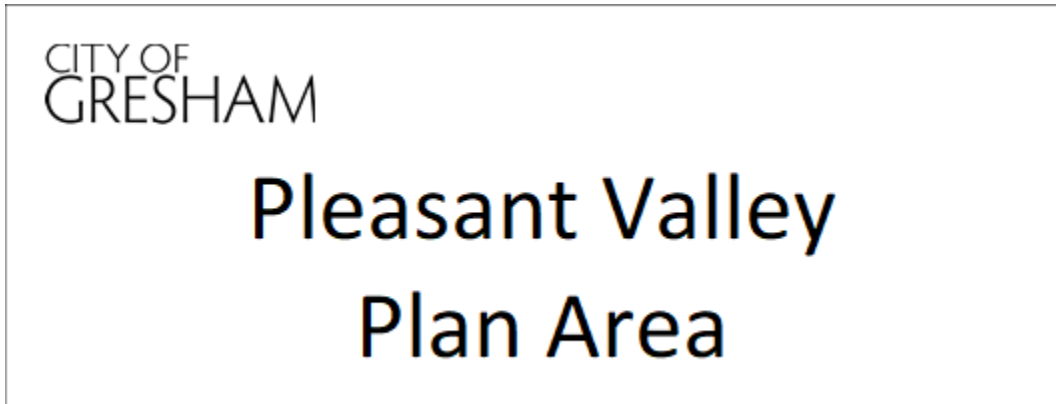
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

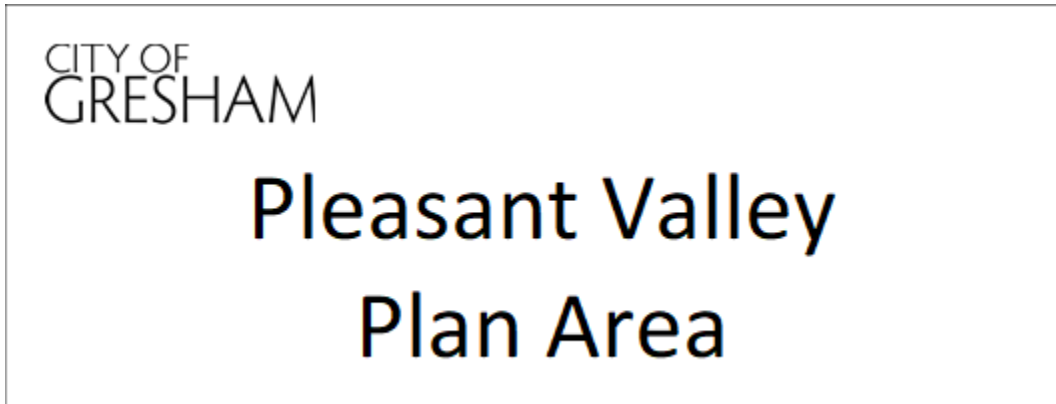
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

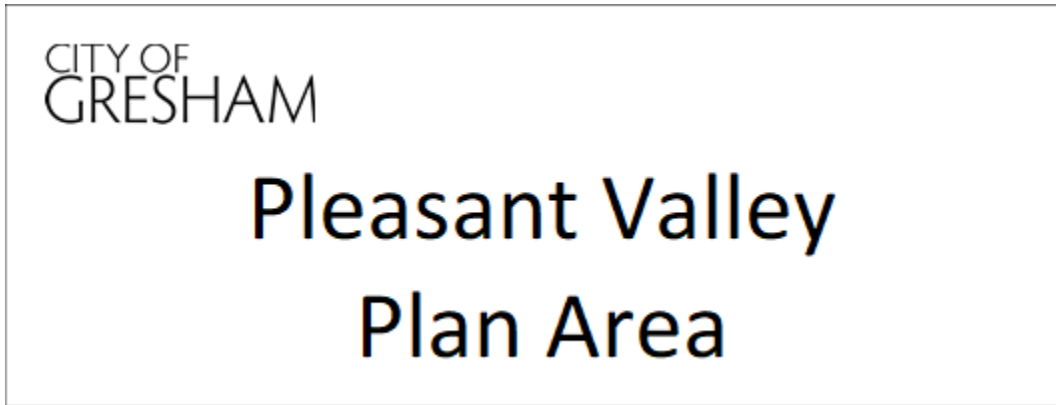
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

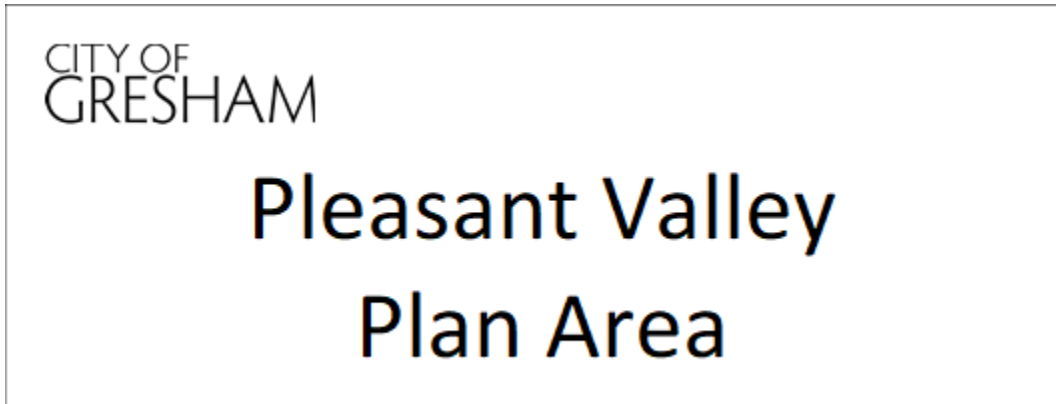
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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

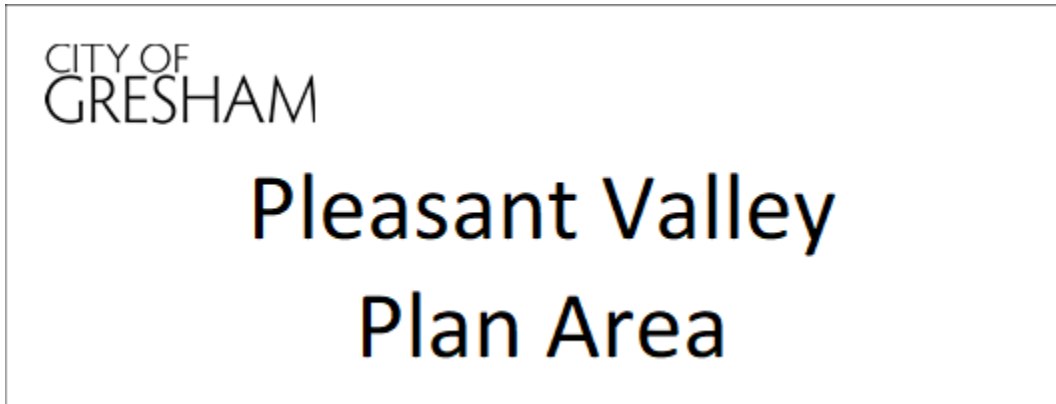
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	570,745
Resources Total		570,745
Expenses	Design/Const Admi	206,151
	Construction	294,503
	Admin (14%)	70,091
Expenses Total		570,745

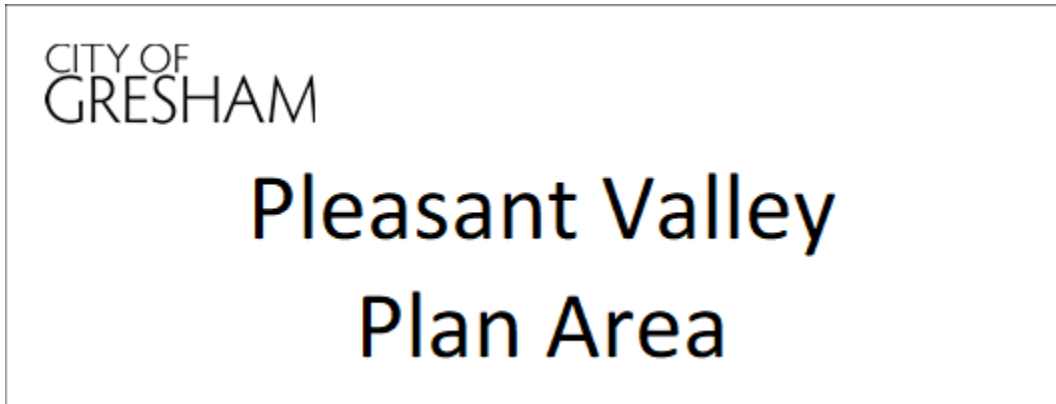
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	651,610
Resources Total		651,610
Expenses	Design/Const Admi	235,360
	Construction	336,228
	Admin (14%)	80,022
Expenses Total		651,610

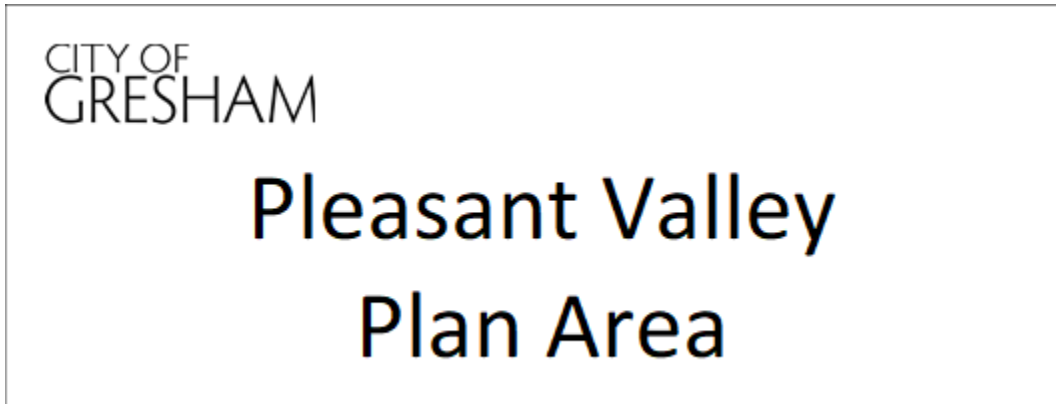
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	219,157
Resources Total		219,157
Expenses	Design/Const Admi	79,159
	Construction	113,084
	Admin (14%)	26,914
Expenses Total		219,157

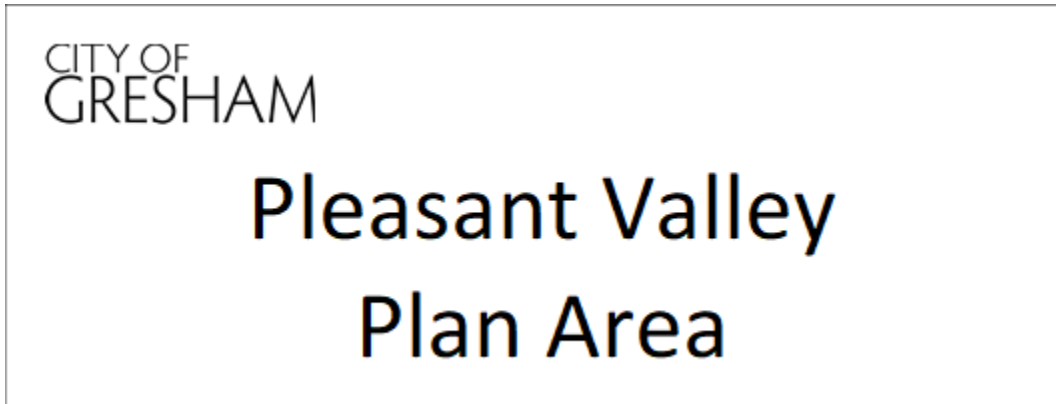
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	498,083
Resources Total		498,083
Expenses	Design/Const Admi	179,906
	Construction	257,009
	Admin (14%)	61,168
Expenses Total		498,083

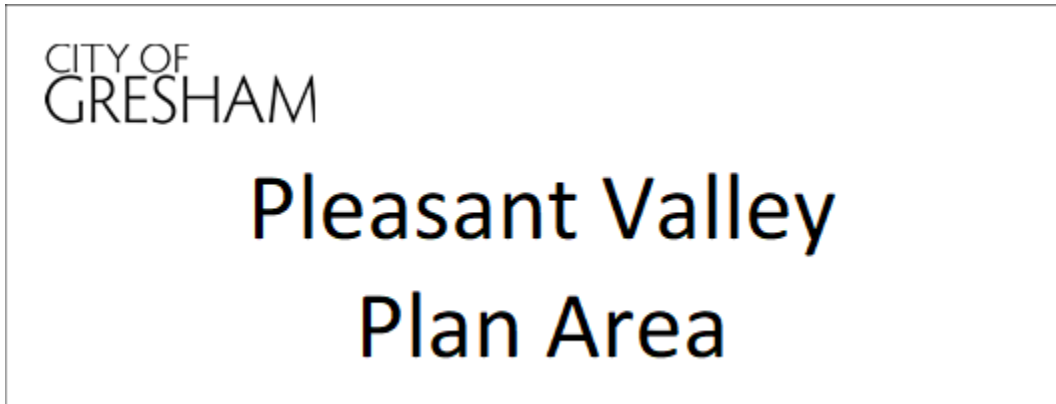
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	339,868
Resources Total		339,868
Expenses	Design/Const Admi	122,760
	Construction	175,370
	Admin (14%)	41,738
Expenses Total		339,868

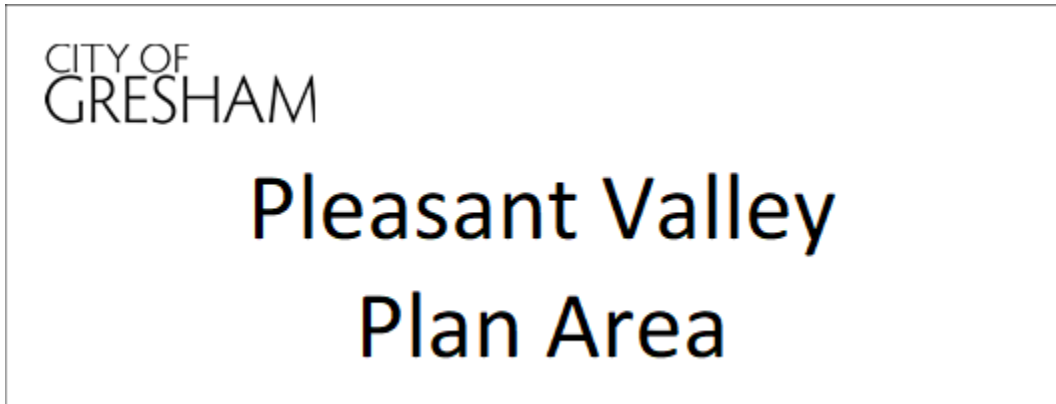
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	294,533
Resources Total		294,533
Expenses	Design/Const Admi	106,385
	Construction	151,977
	Admin (14%)	36,171
Expenses Total		294,533

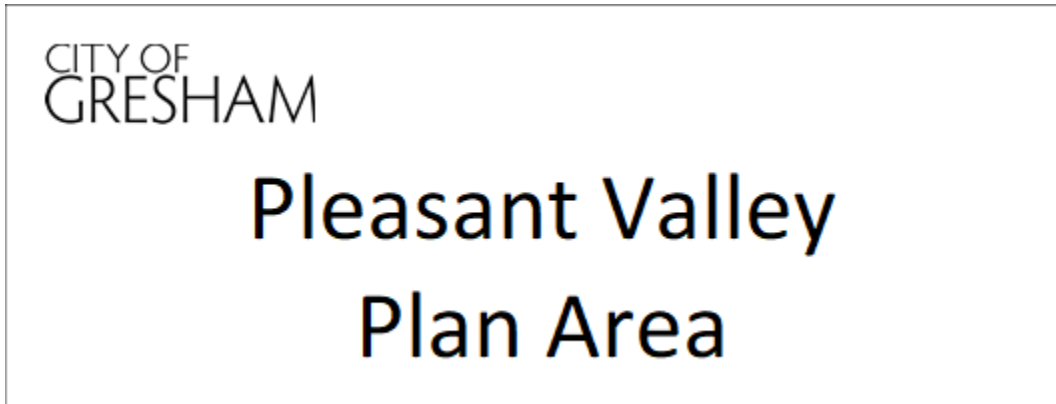
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	103,575
Resources Total		103,575
Expenses	Design/Const Admi	37,411
	Construction	53,444
	Admin (14%)	12,720
Expenses Total		103,575

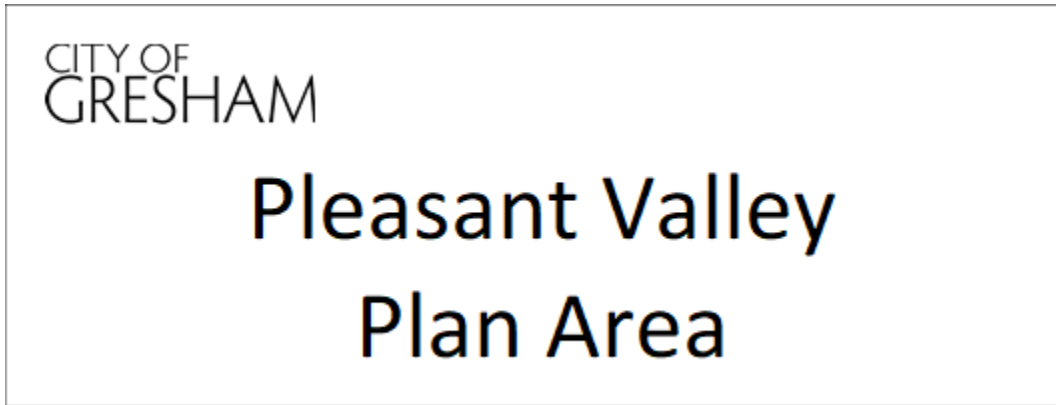
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	29,923
Resources Total		29,923
Expenses	Design/Const Admi	10,808
	Construction	15,439
	Admin (14%)	3,676
Expenses Total		29,923

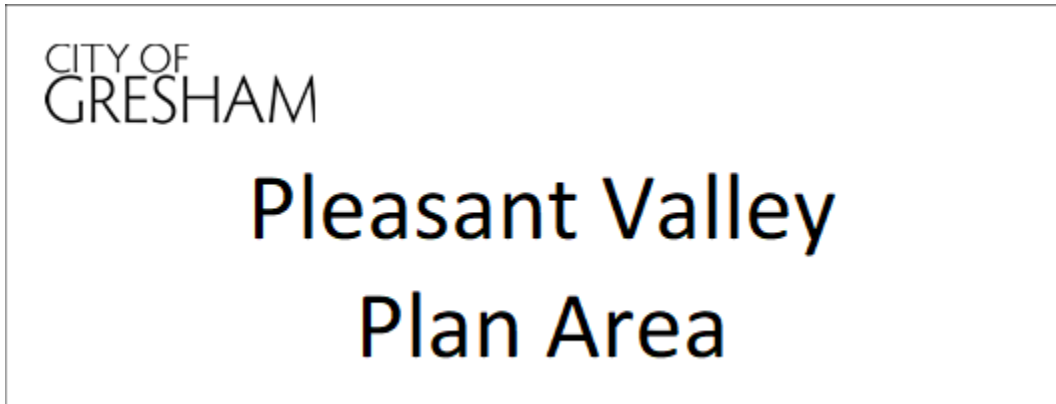
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	68,005
Resources Total		68,005
Expenses	Design/Const Admi	24,563
	Construction	35,090
	Admin (14%)	8,352
Expenses Total		68,005

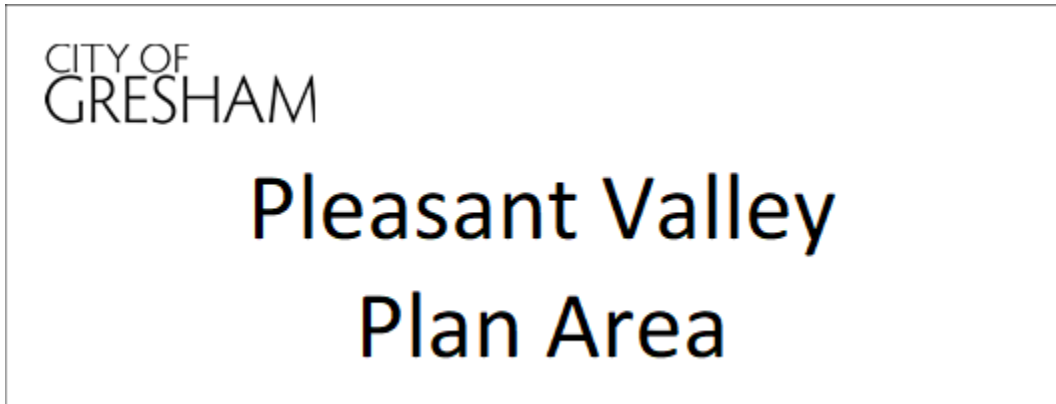
UNFUNDED and FUTURE PROJECT  
General Development  
Pleasant Valley - Stormwater

**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	46,403
Resources Total		46,403
Expenses	Design/Const Admi	16,761
	Construction	23,943
	Admin (14%)	5,699
Expenses Total		46,403

**UNFUNDED and FUTURE PROJECT**  
General Development  
Springwater

CITY OF  
GRESHAM

**Springwater  
Plan Area**

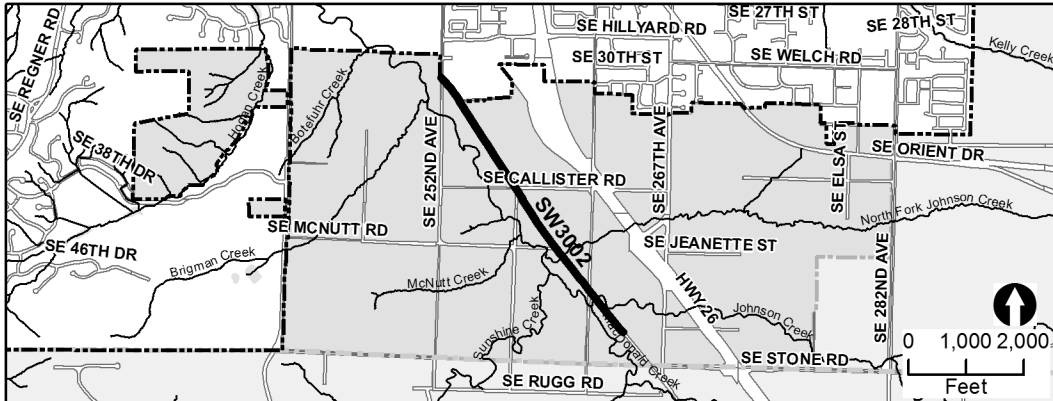
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**SW3002: Telford Road Trunk**

**Description:** This project extends gravity sanitary service pipe 5,260 linear feet from SE 252nd Ave. to 267th Ave. Installed pipe will be from 12" to 21" in diameter. 2020 Collection Master Plan Project SW1 (Medium Term) and SDC project #15-A.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	2,349,166
<b>Resources Total</b>		<b>2,349,166</b>
<b>Expenses</b>	Design/Const Admi	281,945
	Construction	1,778,710
	Admin (14%)	288,511
<b>Expenses Total</b>		<b>2,349,166</b>

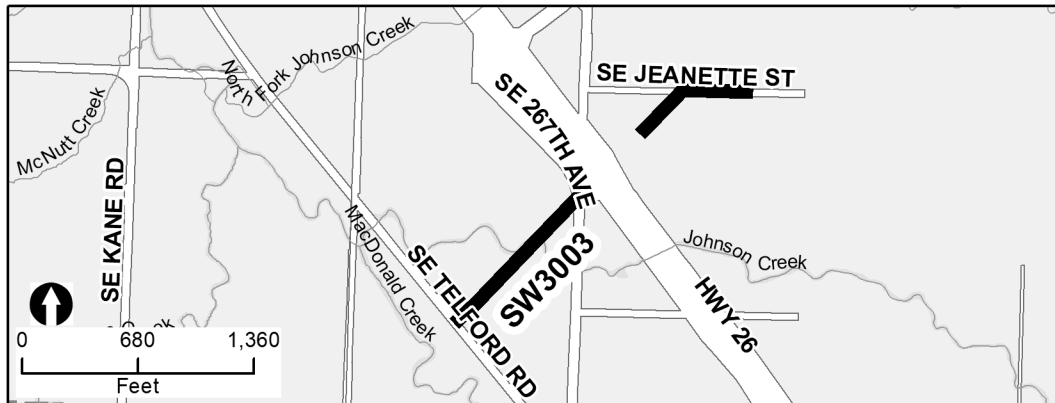
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**SW3003: Jeanette Road Trunk**

**Description:** This project extends gravity sanitary service pipe 1,970 linear feet from SE Jeanette Rd to SE Telford Rd. Installed pipe will be 12" in diameter. 2020 Collection Master Plan Project SW2 (Medium Term) and SDC project #16-A.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	666,246
<b>Resources Total</b>		<b>666,246</b>
<b>Expenses</b>	Design/Const Admi	79,925
	Construction	504,549
	Admin (14%)	81,772
<b>Expenses Total</b>		<b>666,246</b>

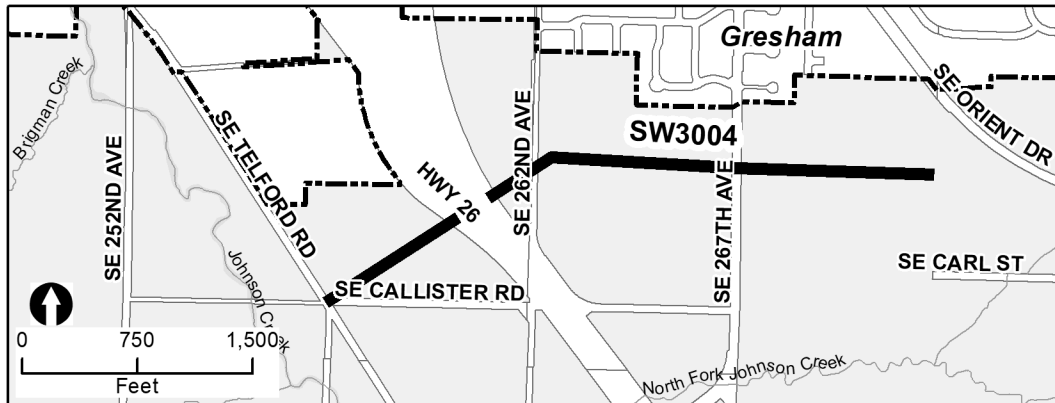
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**SW3004: Orient Trunk**

**Description:** This project extends gravity sanitary service pipe 4,020 linear feet from SE Orient Dr. to the intersection of SE Callister Rd. and SE Telford Rd. Installed pipe will be 10" in diameter. 2020 Collection Master Plan Project SW3 (Medium Term) and SDC project #17-A.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	2,009,019
<b>Resources Total</b>		<b>2,009,019</b>
<b>Expenses</b>	Design/Const Admi	241,110
	Construction	1,521,156
	Admin (14%)	246,753
<b>Expenses Total</b>		<b>2,009,019</b>

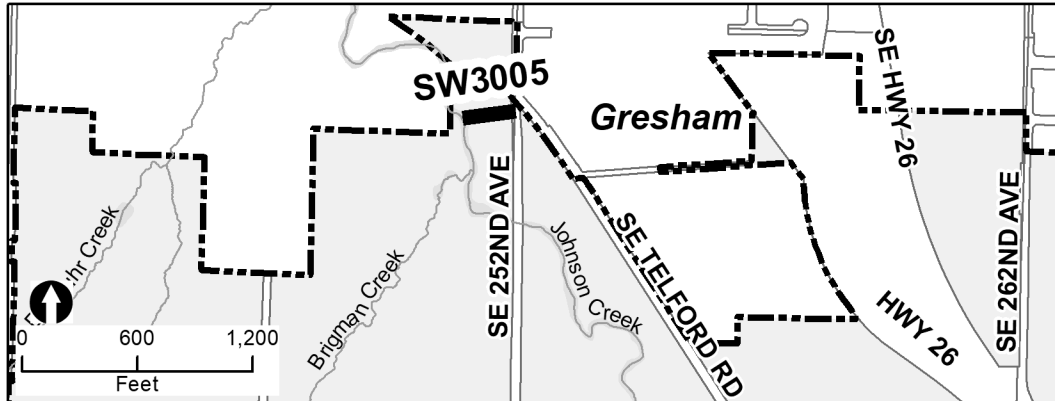
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**SW3005: Village Center Trunk**

**Description:** This project extends gravity sanitary service pipe 720 linear feet from SE 252nd Ave. to SE Telford Rd. Installed pipe will be 10" in diameter. 2020 Collection Master Plan Project SW4 (Medium Term) and SDC project #18-A.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	435,780
<b>Resources Total</b>		<b>435,780</b>
<b>Expenses</b>	Design/Const Admi	52,326
	Construction	329,897
	Admin (14%)	53,557
<b>Expenses Total</b>		<b>435,780</b>

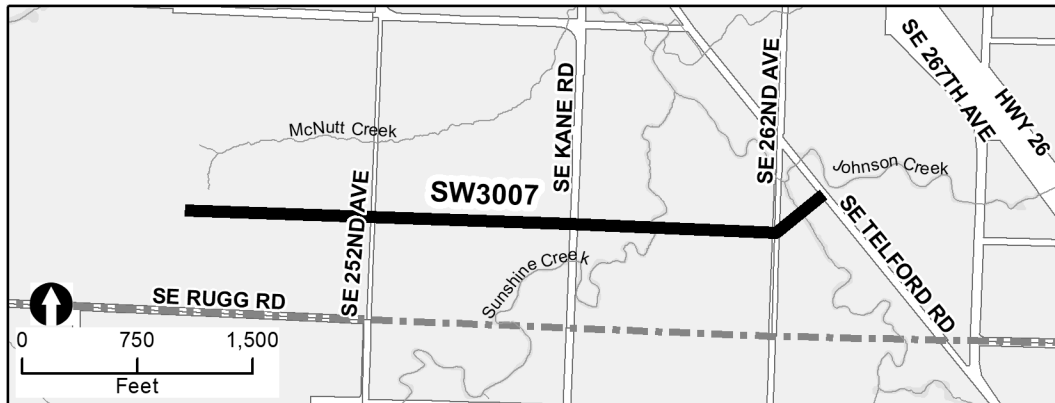
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**SW3007: Rugg Road Trunk**

**Description:** This project extends gravity sanitary service pipe 4,270 linear from SE Hogan Rd to SE Telford Rd. Installed pipe will be 10" in diameter. 2020 Collection Master Plan Project SW6 (Medium Term) and SDC project #20.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	1,850,255
<b>Resources Total</b>		<b>1,850,255</b>
<b>Expenses</b>	Design/Const Admi	222,026
	Construction	1,400,970
	Admin (14%)	227,259
<b>Expenses Total</b>		<b>1,850,255</b>

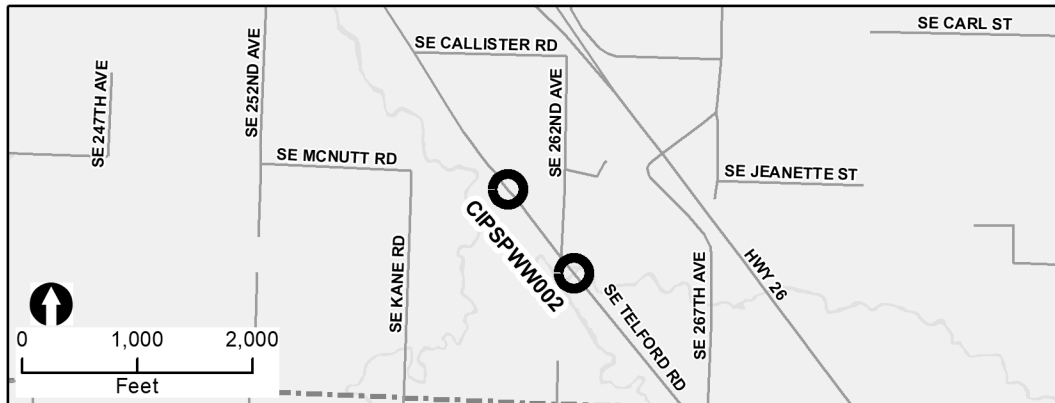
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**CIPSPWW002: Telford Road Trunk Bore**

**Description:** This project extends gravity sanitary service pipe 100 linear feet across a stream between SE Jeanette Rd and SE Orient Dr. Installed pipe will be 10" in diameter and will be installed by boring. 2020 Collection Master Plan Project SW13 (Medium Term) and SDC project #15-B.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	375,643
<b>Resources Total</b>		<b>375,643</b>
<b>Expenses</b>	Design/Const Admi	45,041
	Construction	284,432
	Admin (14%)	46,170
<b>Expenses Total</b>		<b>375,643</b>

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

**CIPSPWW003: Jeanette Road Trunk Bore**

**Description:** This project extends gravity sanitary service pipe 370 linear feet across Mt. Hood Hwy 900 feet south of SE 267th Ave. Installed pipe will be 10" in diameter and will be installed by boring. 2020 Collection Master Plan Project SW9 (Medium Term) and SDC project #16-B.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	1,393,317
<b>Resources Total</b>		<b>1,393,317</b>
<b>Expenses</b>	Design/Const Admi	167,238
	Construction	1,054,942
	Admin (14%)	171,137
<b>Expenses Total</b>		<b>1,393,317</b>

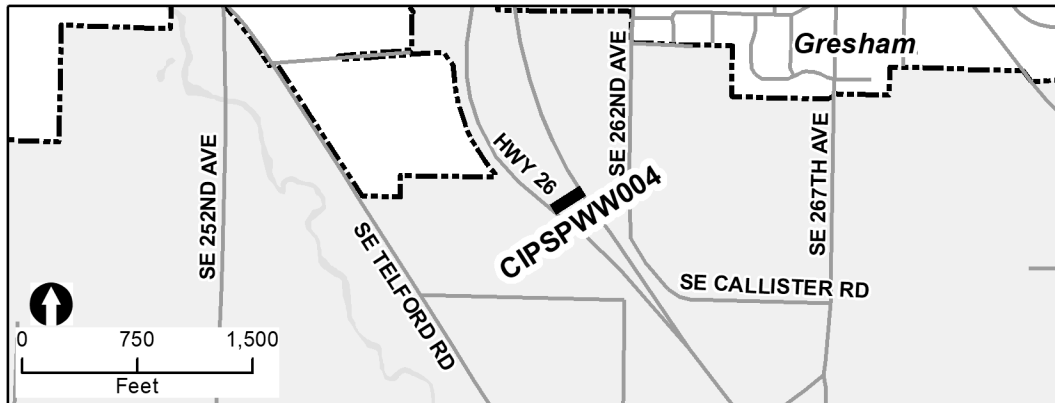
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**CIPSPWW004: Orient Trunk Bore**

**Description:** This project extends gravity sanitary service pipe 370 linear feet across Mt. Hood Hwy 700 feet north of the intersection of SE Callister Rd. and SE Telford Rd. Installed pipe will be 12" in diameter and will be installed by boring. 2020 Collection Master Plan Project SW8 (Medium Term) and SDC project #17-B.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	1,374,904
<b>Resources Total</b>		<b>1,374,904</b>
<b>Expenses</b>	Design/Const Admi	164,981
	Construction	1,041,043
	Admin (14%)	168,880
<b>Expenses Total</b>		<b>1,374,904</b>

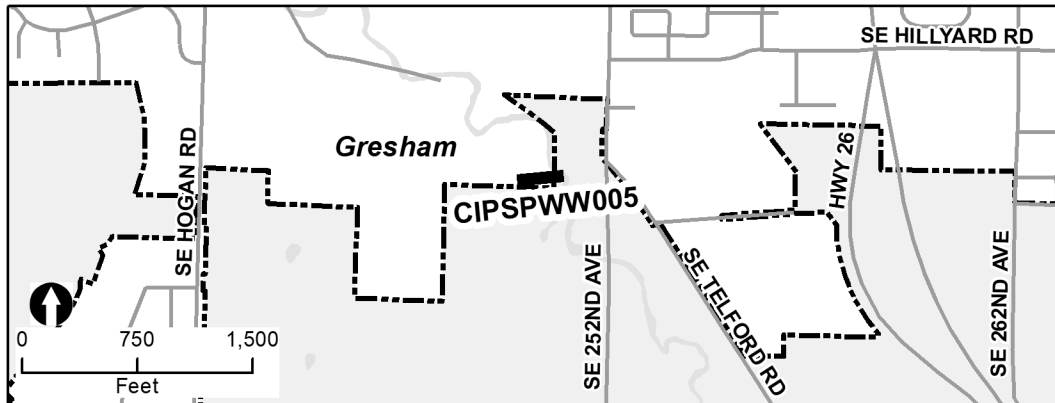
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**CIPSPWW005: Village Center Trunk North Creek Crossing**

**Description:** This project extends gravity sanitary service pipe 80 linear feet across a stream 300 feet east of SE 252nd Ave and Springwater Corridor. Installed pipe will be 10" in diameter and installed by boring. 2020 Collection Master Plan Project SW11 (Medium Term) and SDC project #18-B.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	306,898
<b>Resources Total</b>		<b>306,898</b>
<b>Expenses</b>	Design/Const Admi	36,833
	Construction	232,411
	Admin (14%)	37,654
<b>Expenses Total</b>		<b>306,898</b>

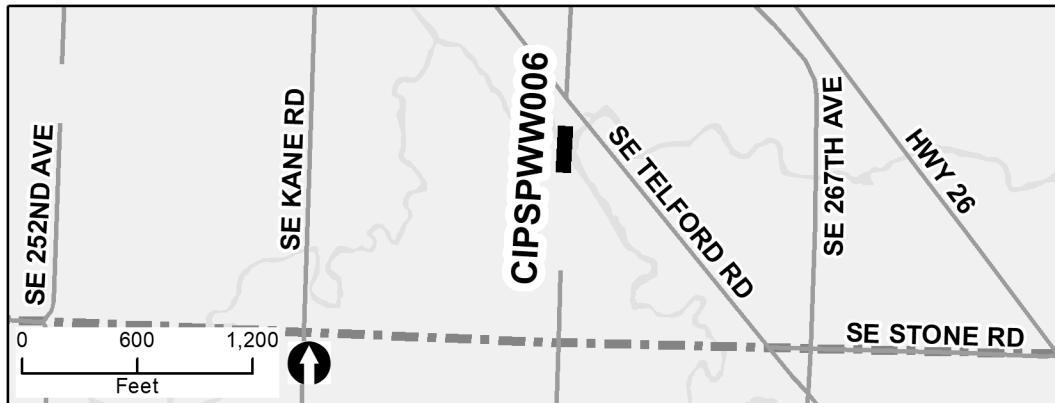
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Wastewater**

**CIPSPWW006: Village Center Trunk South Creek Crossing**

**Description:** This project extends gravity sanitary service pipe 220 linear feet across a stream 300 feet south of SE 252nd Ave and SE Telford Rd. Installed pipe will be 10" in diameter and installed by boring. 2020 Collection Master Plan Project SW12 (Medium Term) and SDC project #18-C.

**Justification:** Service extension for future growth.

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



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Dev/SDC Credit	832,308
<b>Resources Total</b>		<b>832,308</b>
<b>Expenses</b>	Design/Const Admi	99,830
	Construction	630,288
	Admin (14%)	102,190
<b>Expenses Total</b>		<b>832,308</b>

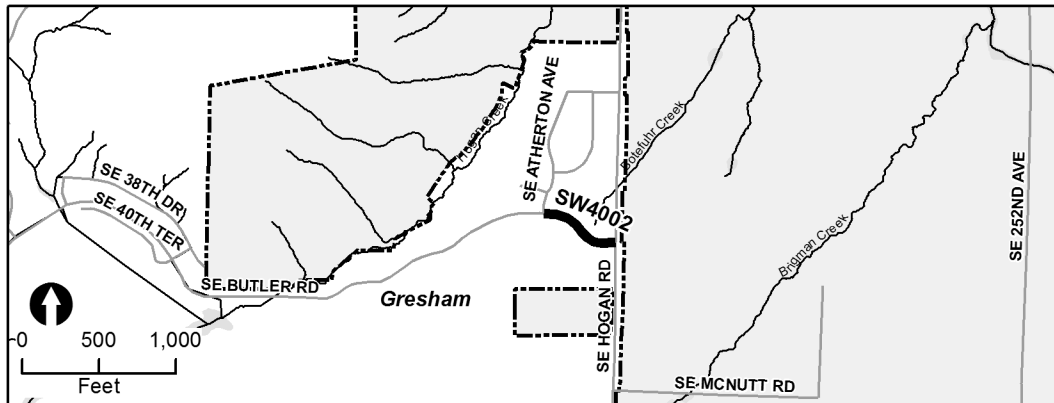
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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.



<b>Estimated Dollars:</b>	Funds <input type="text"/> Description Total		
	Resources	Dev/SDC Credit	280,201
	<b>Resources Total</b>		<b>280,201</b>
	Expenses	Construct/Reimburs	280,201
	<b>Expenses Total</b>		<b>280,201</b>

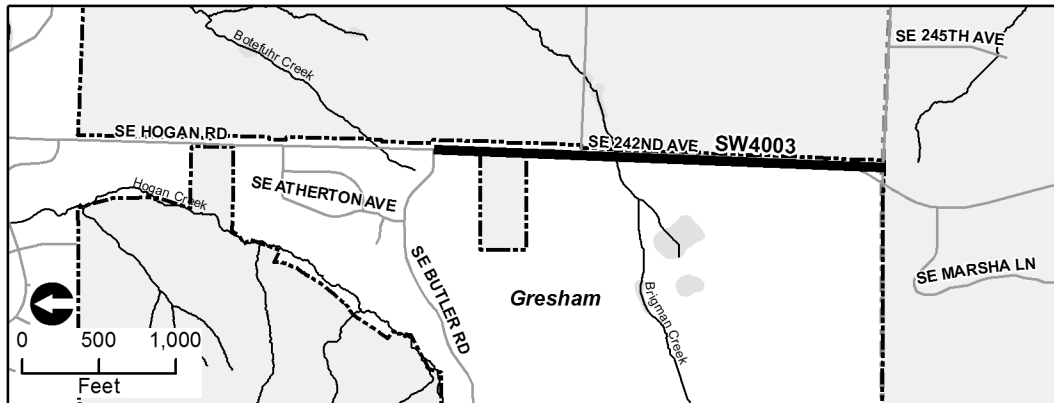
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
Resources	Dev/SDC Credit	1,539,561
<b>Resources Total</b>		<b>1,539,561</b>
Expenses	Construct/Reimburse	1,539,561
<b>Expenses Total</b>		<b>1,539,561</b>

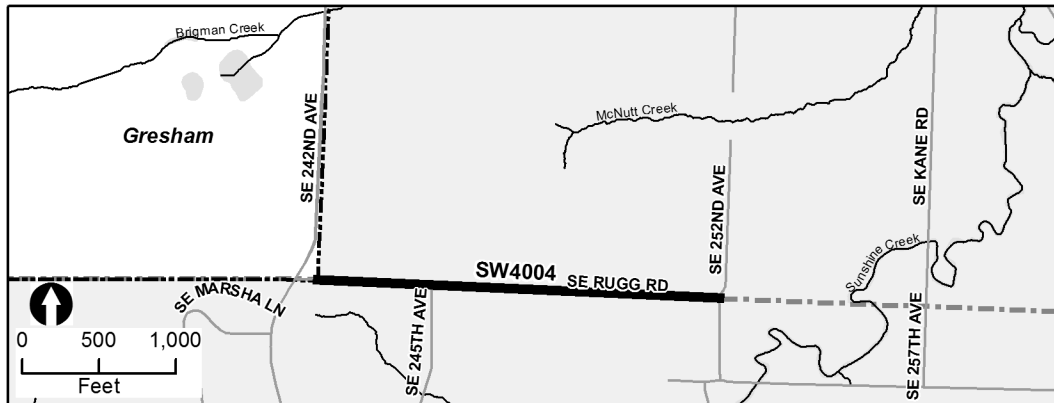
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	1,397,933
<b>Resources Total</b>		<b>1,397,933</b>
Expenses	Construct/Reimburse	1,397,933
<b>Expenses Total</b>		<b>1,397,933</b>

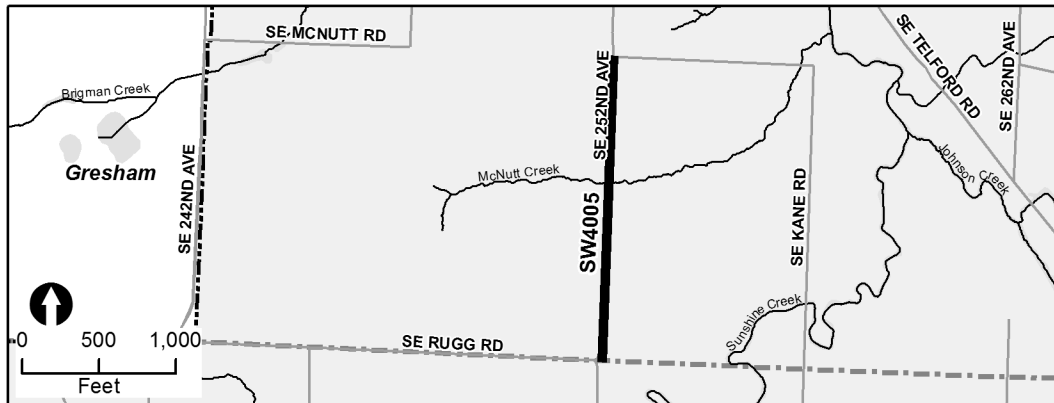
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	1,025,500
<b>Resources Total</b>		<b>1,025,500</b>
Expenses	Construct/Reimburs	1,025,500
<b>Expenses Total</b>		<b>1,025,500</b>

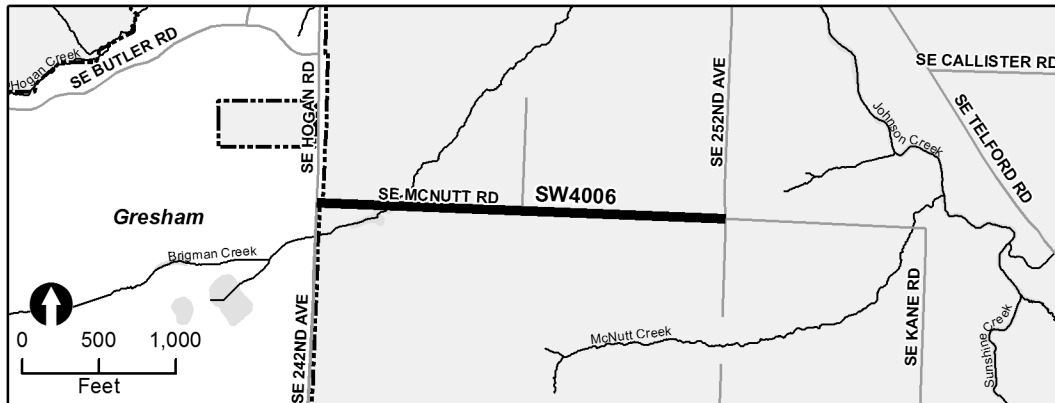
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
Resources	Dev/SDC Credit	1,411,047
<b>Resources Total</b>		<b>1,411,047</b>
Expenses	Construct/Reimburse	1,411,047
<b>Expenses Total</b>		<b>1,411,047</b>

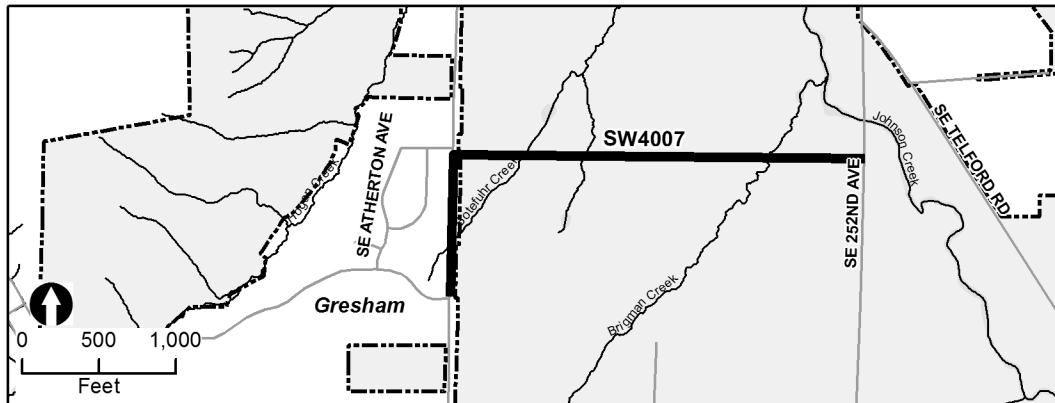
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
Resources	Dev/SDC Credit	1,870,031
<b>Resources Total</b>		<b>1,870,031</b>
Expenses	Construct/Reimburs	1,870,031
<b>Expenses Total</b>		<b>1,870,031</b>

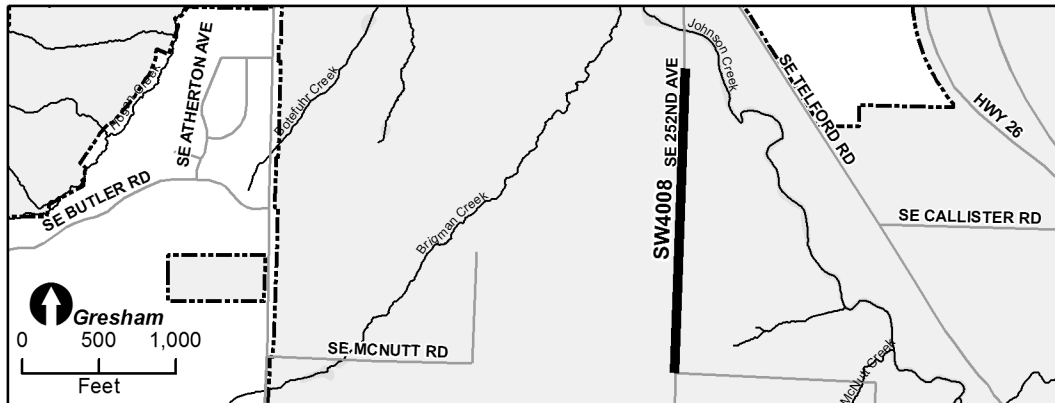
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	1,022,878
<b>Resources Total</b>		<b>1,022,878</b>
Expenses	Construct/Reimburse	1,022,878
<b>Expenses Total</b>		<b>1,022,878</b>

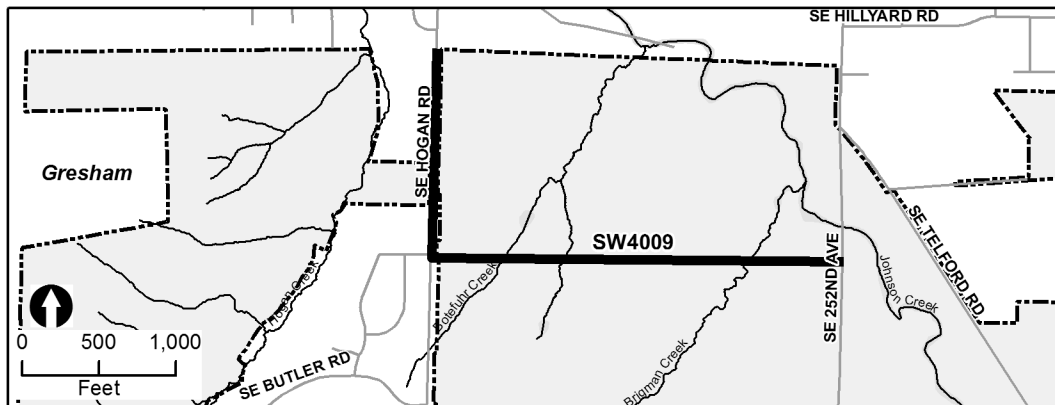
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
				Dev/SDC Credit	2,090,342
	<b>Resources Total</b>				<b>2,090,342</b>
				Construct/Reimburse	2,090,342
	<b>Expenses Total</b>				<b>2,090,342</b>

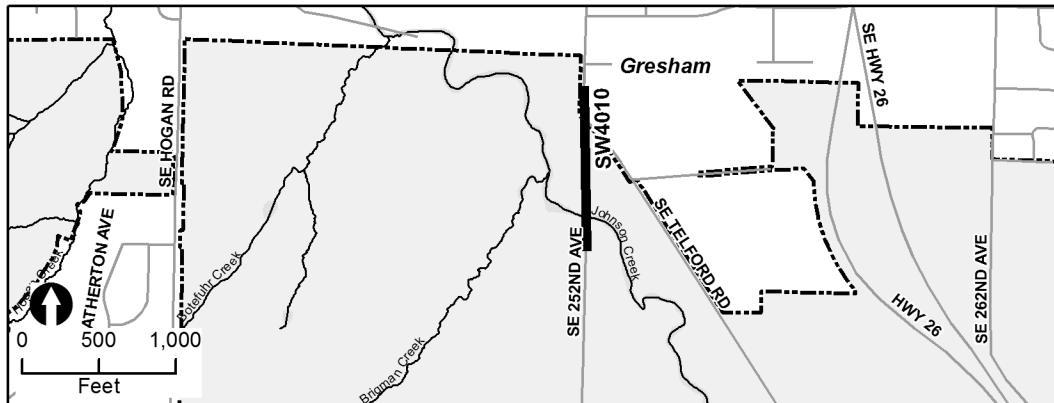
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	464,229
<b>Resources Total</b>		<b>464,229</b>
Expenses	Construct/Reimburse	464,229
<b>Expenses Total</b>		<b>464,229</b>

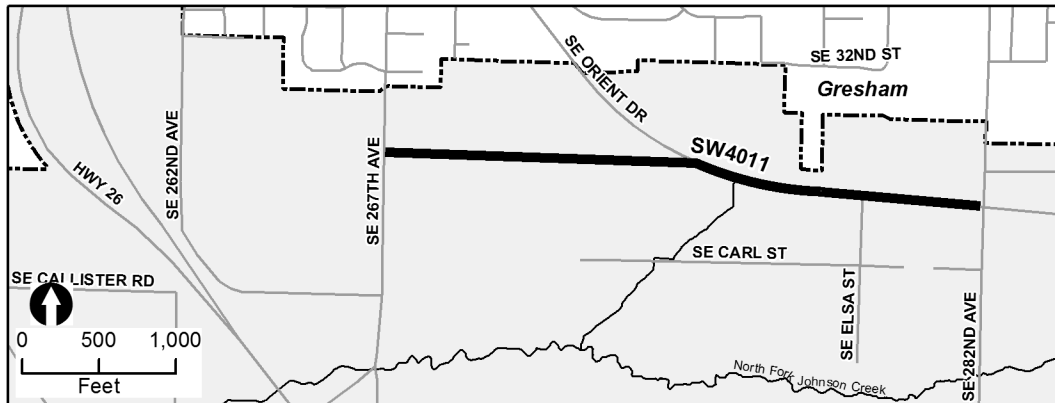
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	2,066,736
<b>Resources Total</b>		<b>2,066,736</b>
Expenses	Construct/Reimburs	2,066,736
<b>Expenses Total</b>		<b>2,066,736</b>

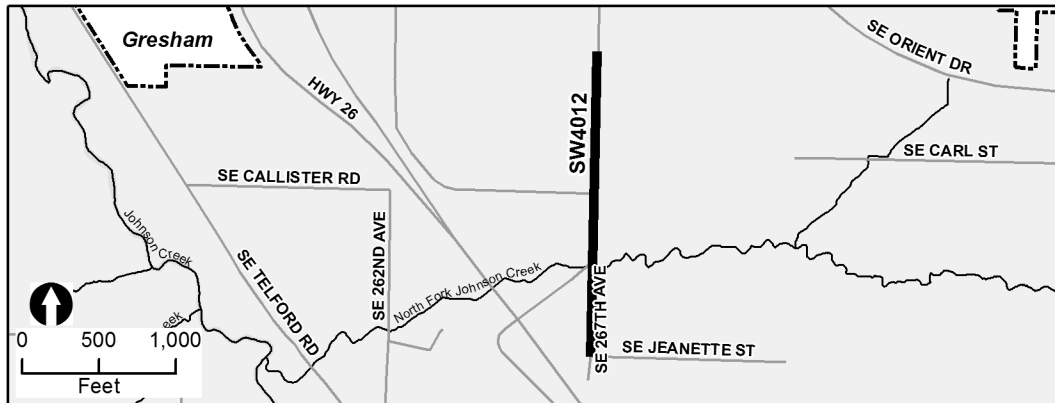
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	1,043,860
<b>Resources Total</b>		<b>1,043,860</b>
Expenses	Construct/Reimburse	1,043,860
<b>Expenses Total</b>		<b>1,043,860</b>

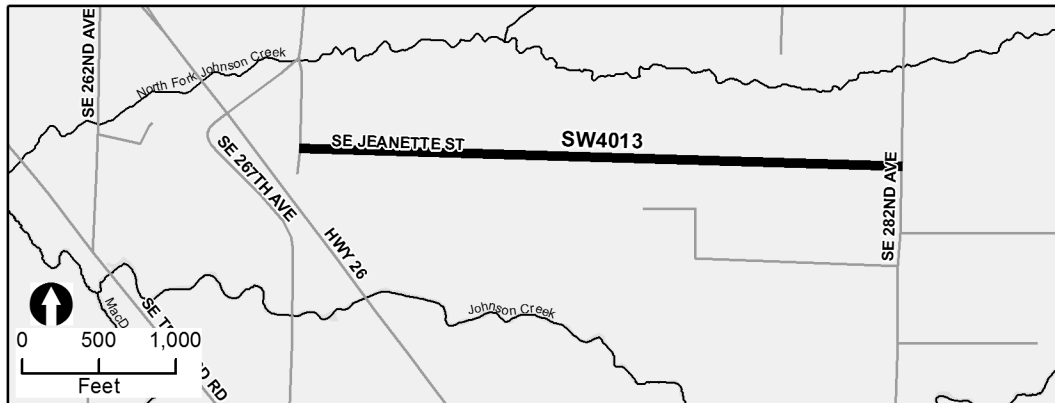
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
Resources	Dev/SDC Credit	2,051,001
<b>Resources Total</b>		<b>2,051,001</b>
Expenses	Construct/Reimburse	2,051,001
<b>Expenses Total</b>		<b>2,051,001</b>

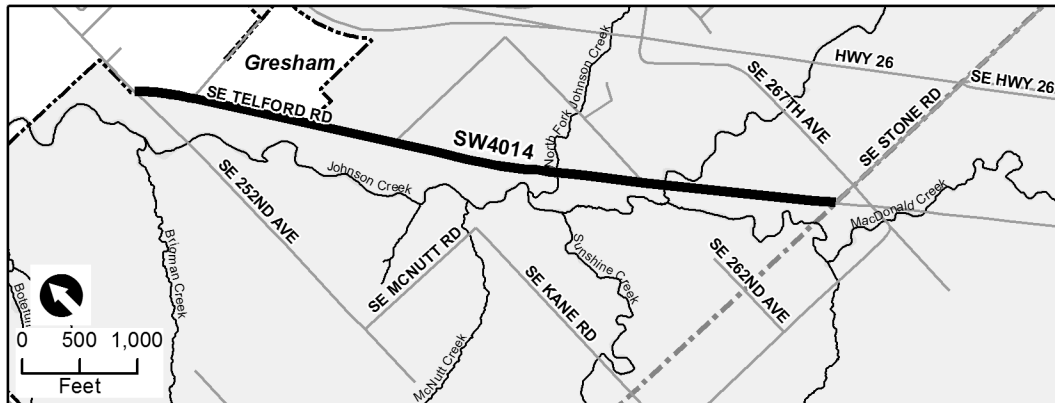
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	2,433,924
<b>Resources Total</b>		<b>2,433,924</b>
Expenses	Construct/Reimburse	2,433,924
<b>Expenses Total</b>		<b>2,433,924</b>

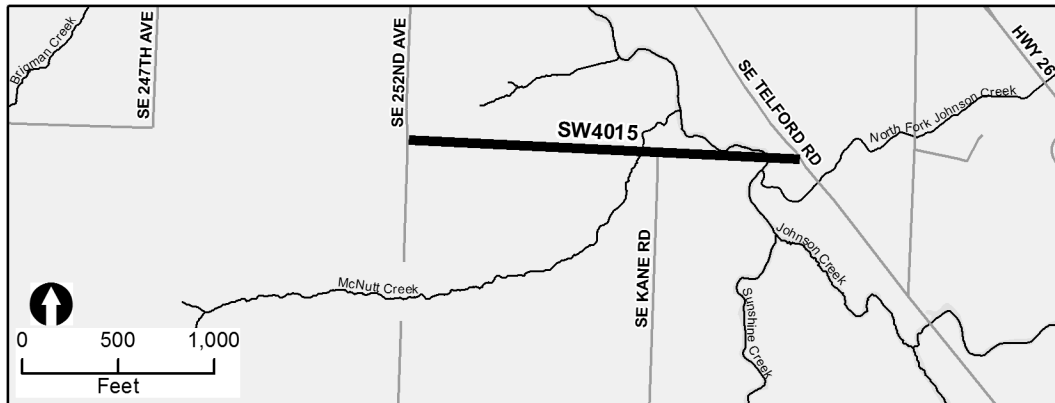
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	894,464
<b>Resources Total</b>		<b>894,464</b>
Expenses	Construct/Reimburs	894,464
<b>Expenses Total</b>		<b>894,464</b>

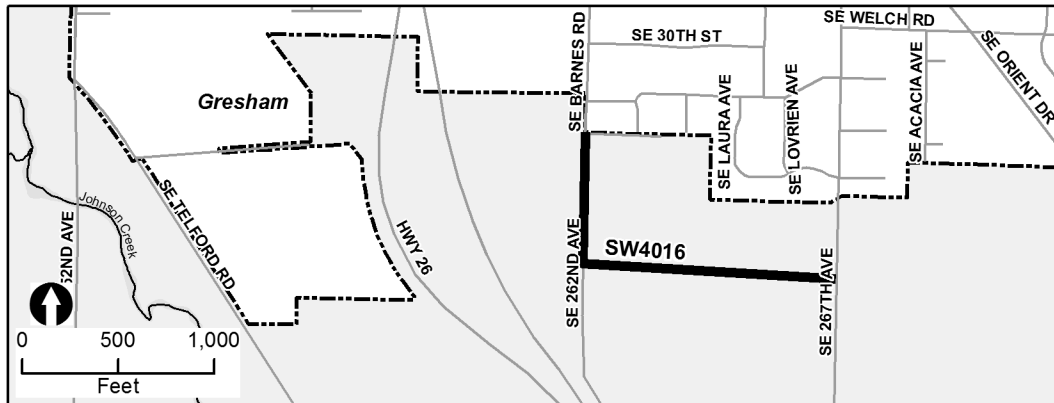
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	867,299
<b>Resources Total</b>		<b>867,299</b>
Expenses	Construct/Reimburs	867,299
<b>Expenses Total</b>		<b>867,299</b>

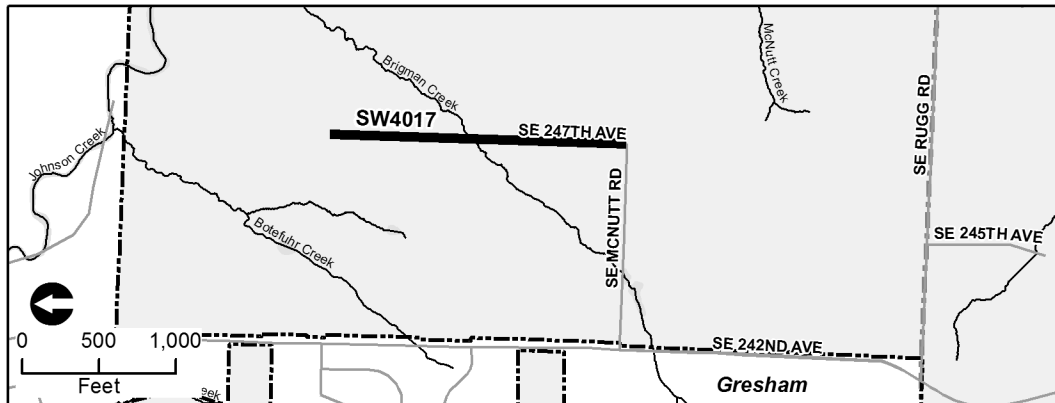
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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	824,283
<b>Resources Total</b>		<b>824,283</b>
Expenses	Construct/Reimburs	824,283
<b>Expenses Total</b>		<b>824,283</b>

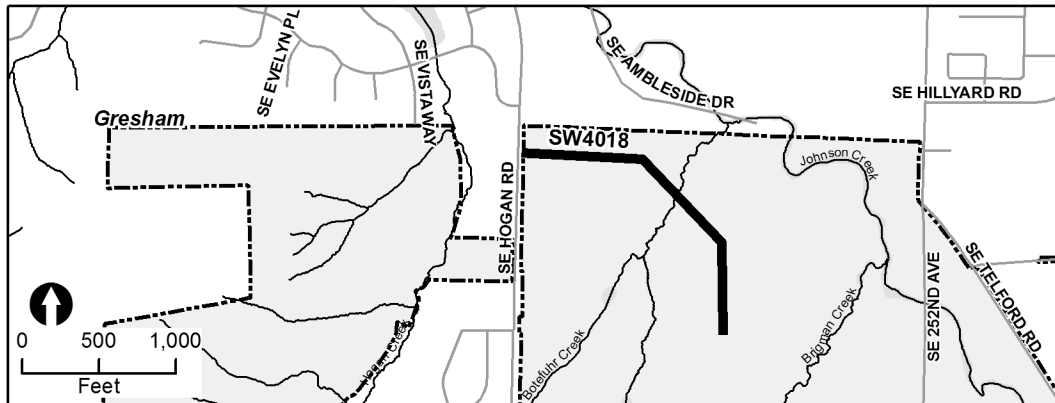
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Water**

**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
Resources	Dev/SDC Credit	911,478
<b>Resources Total</b>		<b>911,478</b>
Expenses	Construct/Reimburse	911,478
<b>Expenses Total</b>		<b>911,478</b>

**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
<b>Resources</b>	SDC	6,014,130
<b>Resources Total</b>		<b>6,014,130</b>
<b>Expenses</b>	Design/Const Admi	589,950
	Construction	4,685,563
	Admin (14%)	738,617
<b>Expenses Total</b>		<b>6,014,130</b>

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

**SW5001: SE 267th (US 26 to 33<sup>rd</sup>)**

**Description:** This project improves SE 267<sup>th</sup> 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. SDC project #SW15.

**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	2,357,748
<b>Resources Total</b>		<b>2,357,748</b>
Expenses	Construct/Reimburs	2,357,748
<b>Expenses Total</b>		<b>2,357,748</b>

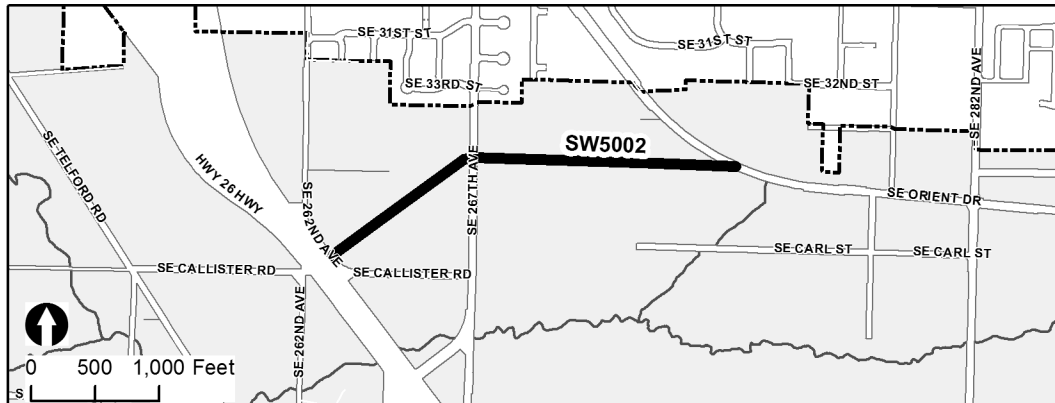
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Transportation**

**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. SDC project #SW9.

**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	13,072,266
<b>Resources Total</b>		<b>13,072,266</b>
Expenses	Construct/Reimburse	13,072,266
<b>Expenses Total</b>		<b>13,072,266</b>

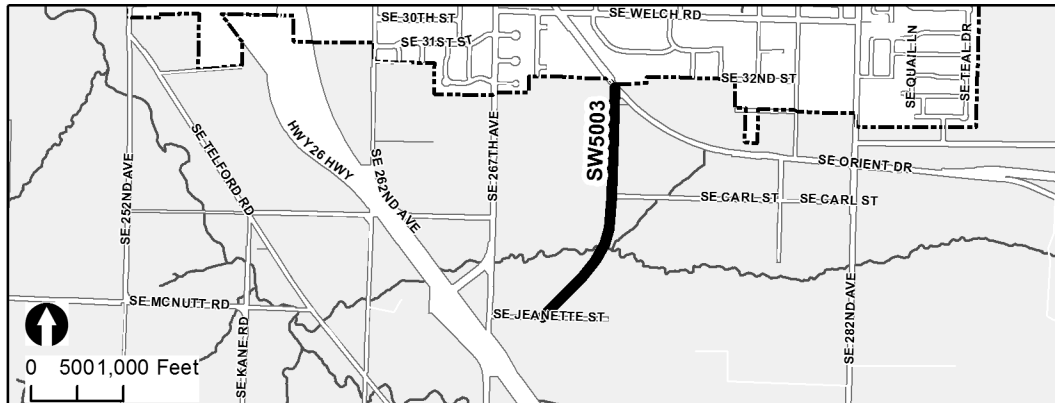
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Transportation**

**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. SDC project #SW1.

**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	45,955,566
<b>Resources Total</b>		<b>45,955,566</b>
Expenses	Construct/Reimburse	45,955,566
<b>Expenses Total</b>		<b>45,955,566</b>

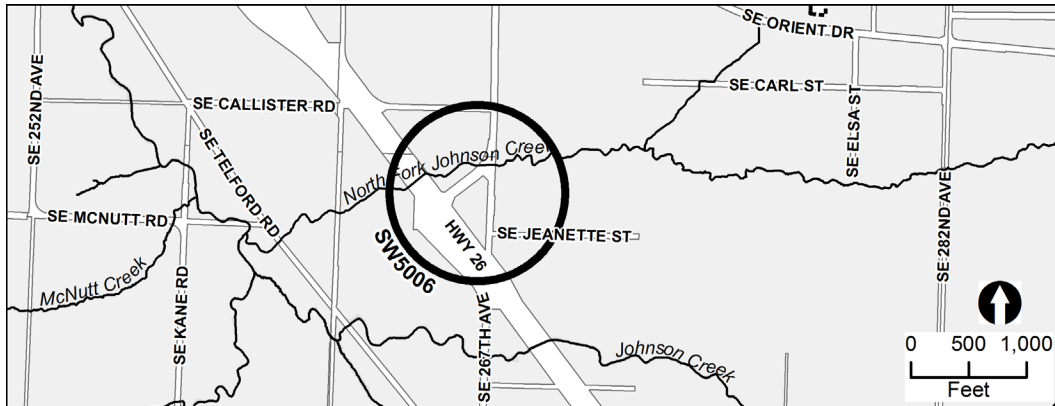
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Transportation**

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

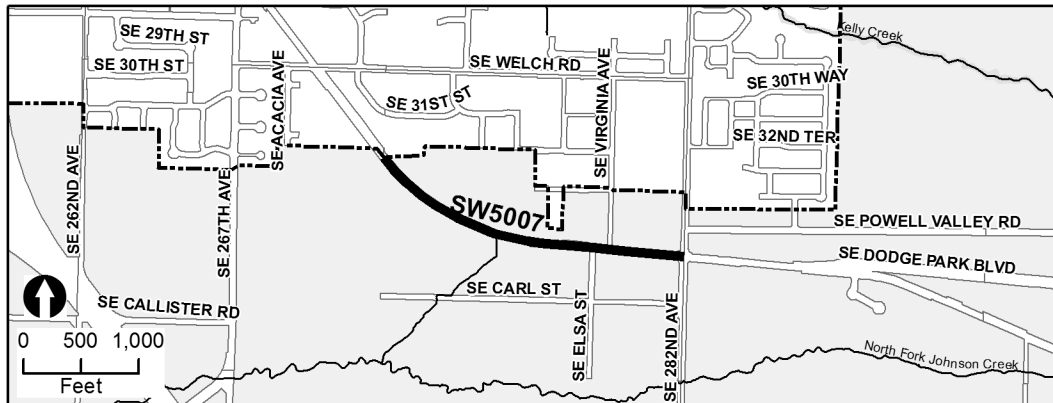
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Transportation**

**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
<b>Resources Total</b>		<b>3,252,480</b>
Expenses	Design/Const Admin	95,000
	Property Acq	100,000
	Construction	2,658,053
	Admin (14%)	399,427
<b>Expenses Total</b>		<b>3,252,480</b>

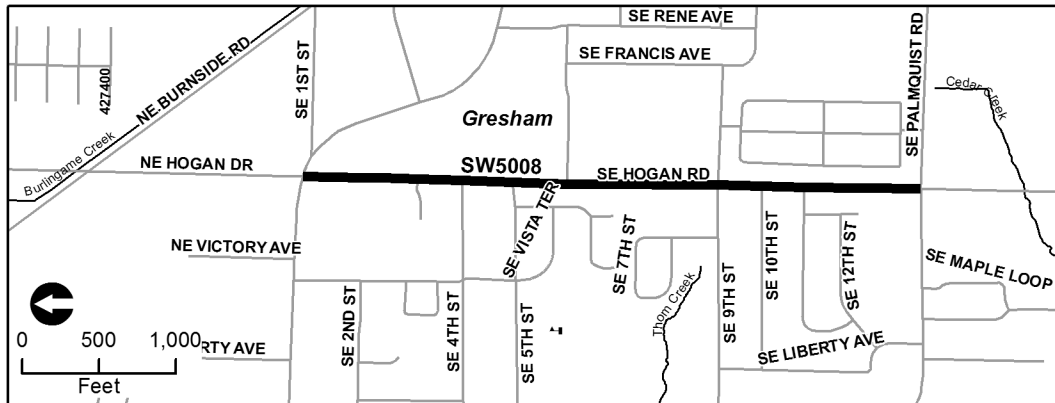
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Transportation**

**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. SDC projects #EC20 and S1.

**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
<b>Resources</b>	Dev/SDC Credit	19,106,172
	Grant	19,107,198
<b>Resources Total</b>		<b>38,213,370</b>
<b>Expenses</b>	Design/Const Admi	4,585,604
	Property Acq	9,234,000
	Construction	19,700,945
	Admin (14%)	4,692,821
<b>Expenses Total</b>		<b>38,213,370</b>

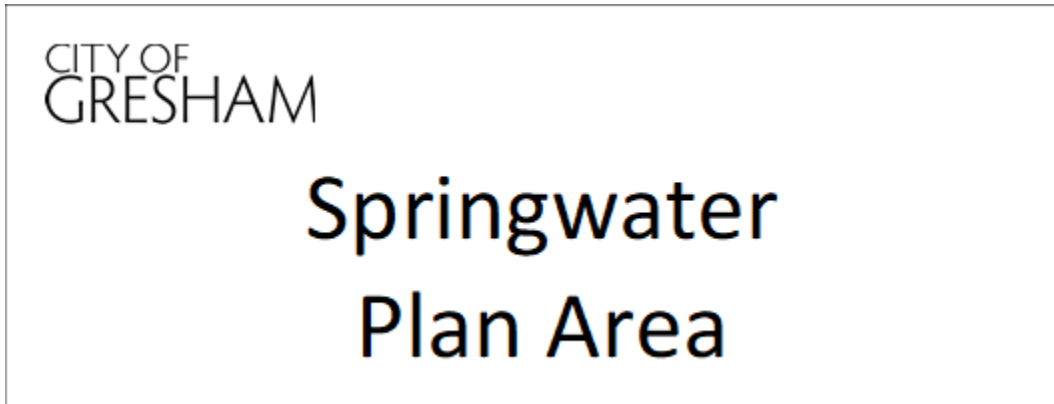
UNFUNDED and FUTURE PROJECT  
General Development  
Springwater - Footpaths

**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	1,923,031
Resources Total		1,923,031
Expenses	Design/Const Admi	120,945
	Construction	1,565,880
	Admin (14%)	236,206
Expenses Total		1,923,031

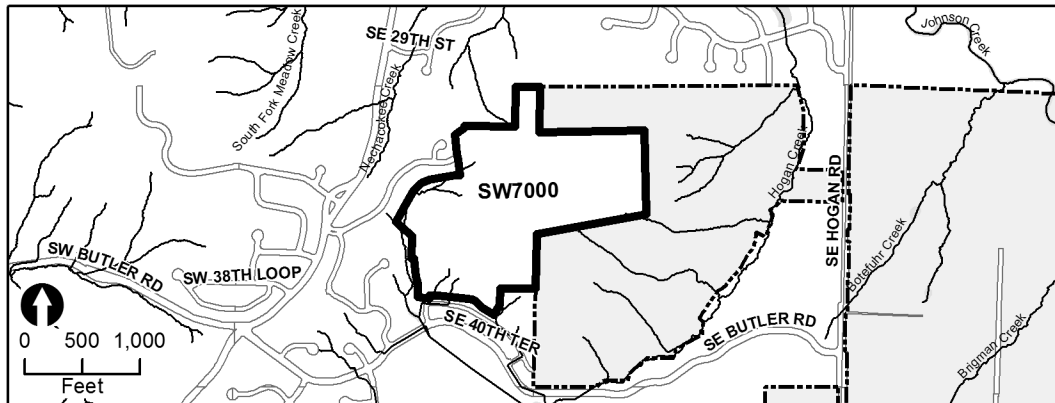
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	608,032
	Dev/SDC Credit	6,885,135
<b>Resources Total</b>		<b>7,493,167</b>
<b>Expenses</b>	Design/Const Admi	128,522
	Property Acq	3,428,857
	Construction	3,015,575
	Admin (14%)	920,213
<b>Expenses Total</b>		<b>7,493,167</b>

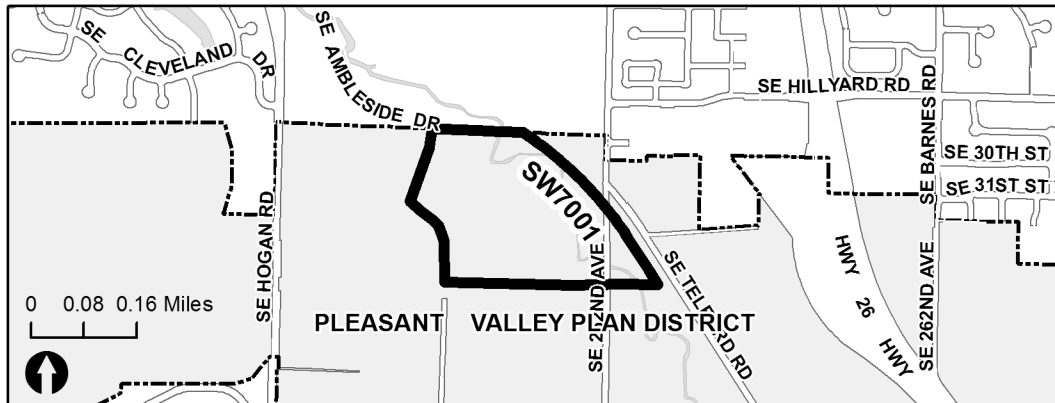
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

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

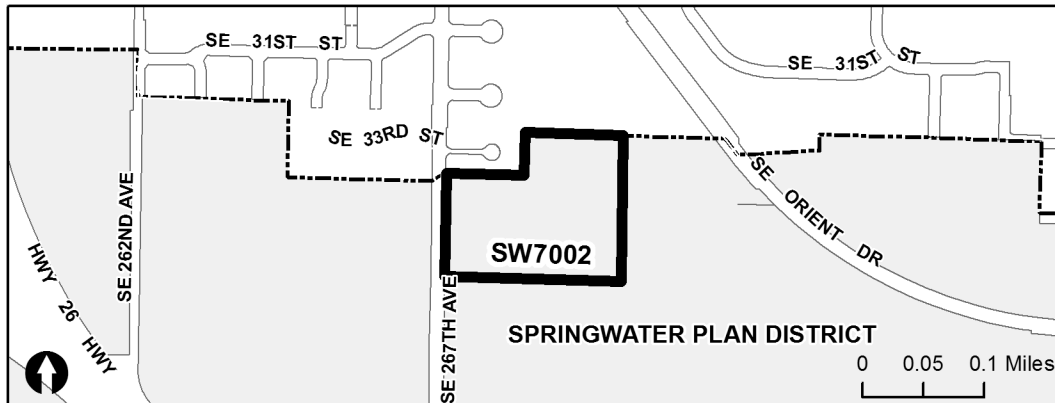
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	3,600,614
	Dev/SDC Credit	8,272,330
<b>Resources Total</b>		<b>11,872,944</b>
<b>Expenses</b>	Design/Const Admi	192,783
	Property Acq	5,438,090
	Construction	4,783,991
	Admin (14%)	1,458,080
<b>Expenses Total</b>		<b>11,872,944</b>

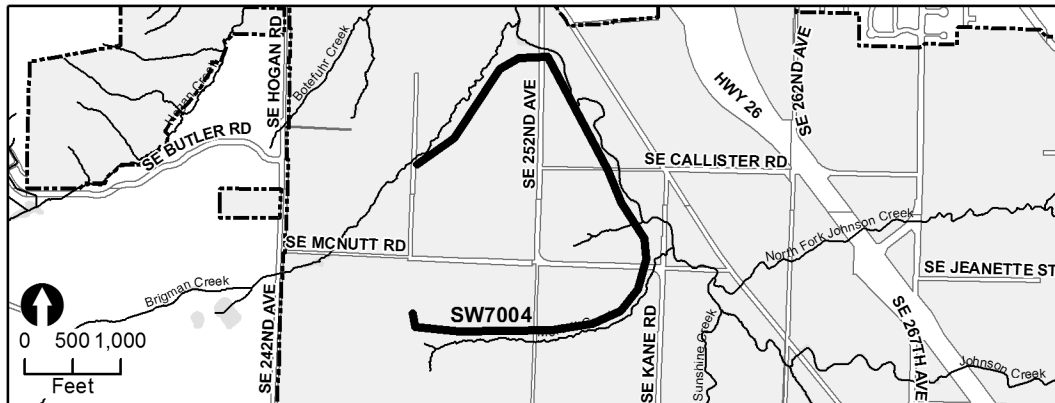
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	434,855
	Dev/SDC Credit	579,976
<b>Resources Total</b>		<b>1,014,831</b>
<b>Expenses</b>	Design/Const Admi	179,633
	Property Acq	111,747
	Construction	598,829
	Admin (14%)	124,622
<b>Expenses Total</b>		<b>1,014,831</b>

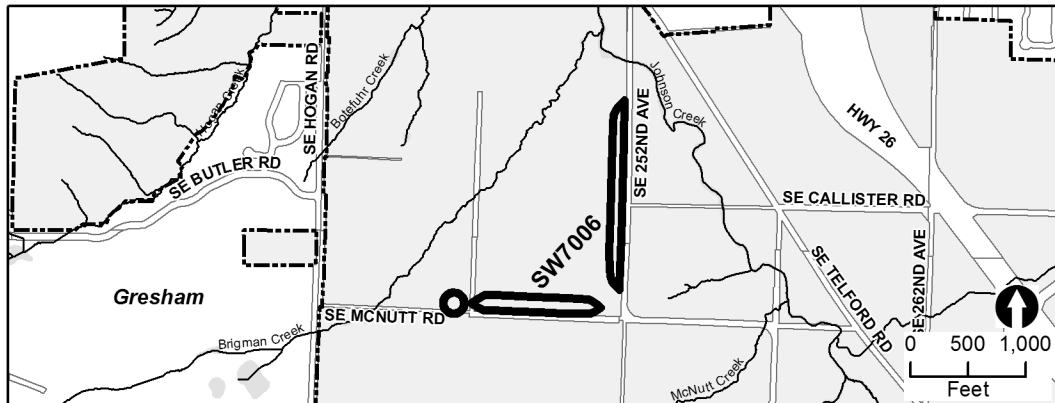
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	721,177
	Dev/SDC Credit	8,166,348
<b>Resources Total</b>		<b>8,887,525</b>
<b>Expenses</b>	Design/Const Admi	192,783
	Property Acq	4,048,128
	Construction	3,555,165
	Admin (14%)	1,091,449
<b>Expenses Total</b>		<b>8,887,525</b>

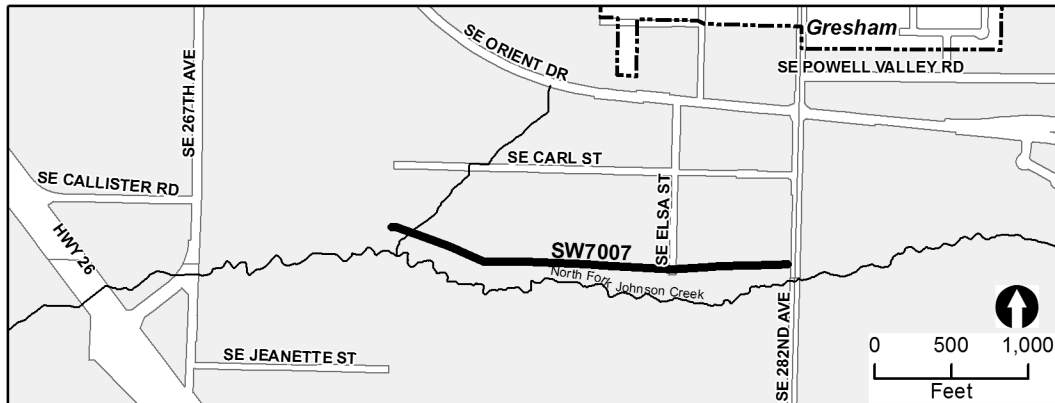
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	557,651
	Dev/SDC Credit	743,611
<b>Resources Total</b>		<b>1,301,262</b>
<b>Expenses</b>	Design/Const Admi	173,022
	Property Acq	391,770
	Construction	576,655
	Admin (14%)	159,815
<b>Expenses Total</b>		<b>1,301,262</b>

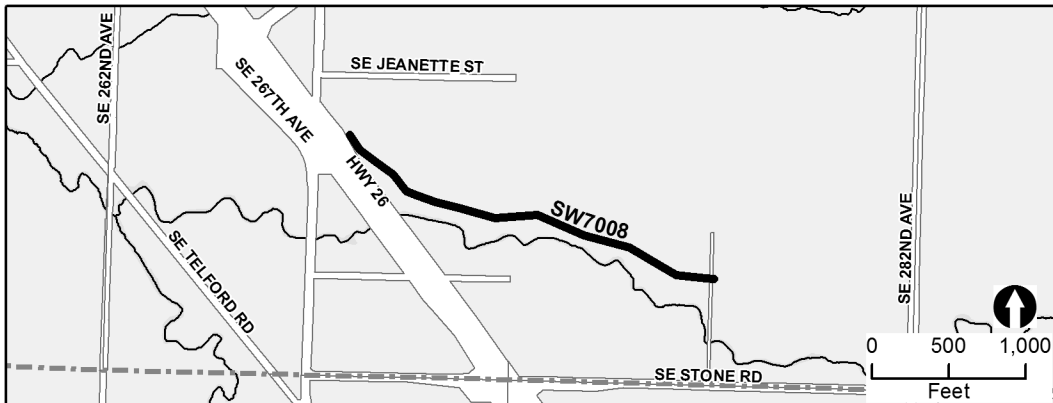
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	225,697
	Dev/SDC Credit	301,016
<b>Resources Total</b>		<b>526,713</b>
<b>Expenses</b>	Design/Const Admi	66,388
	Property Acq	174,316
	Construction	221,329
	Admin (14%)	64,680
<b>Expenses Total</b>		<b>526,713</b>

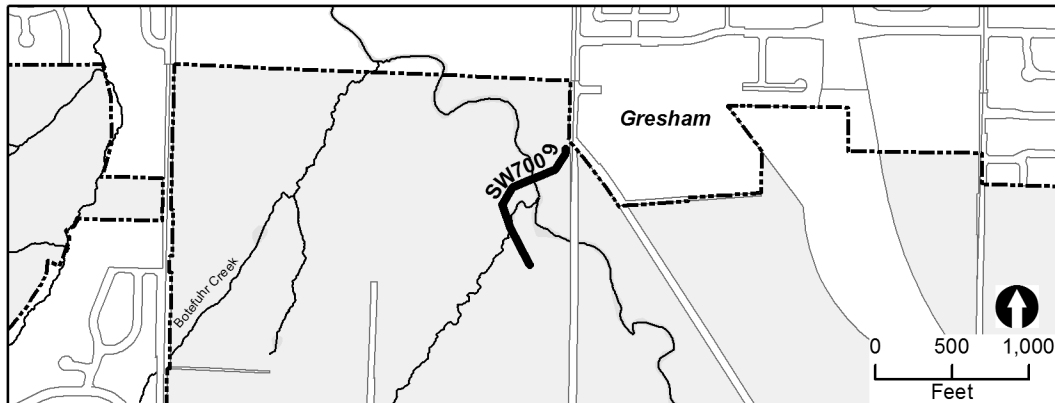
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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	54,217
	Dev/SDC Credit	72,312
<b>Resources Total</b>		<b>126,529</b>
Expenses	Design/Const Admi	25,613
	Construction	85,378
	Admin (14%)	15,538
<b>Expenses Total</b>		<b>126,529</b>

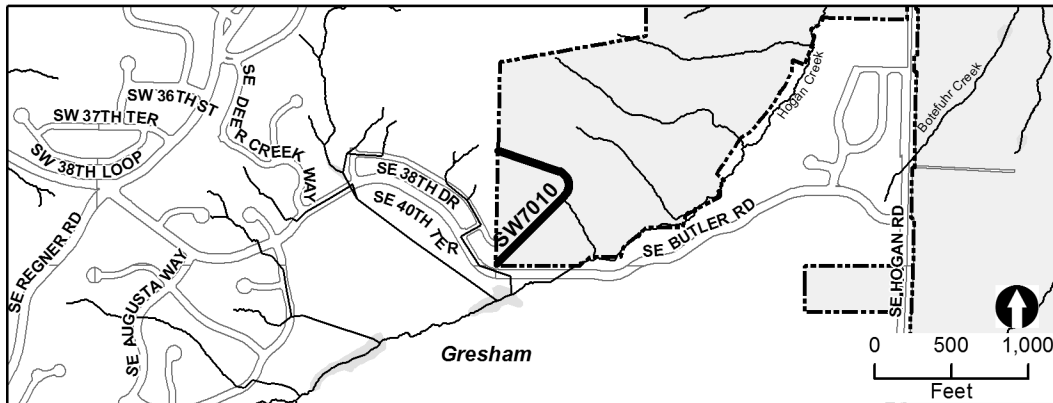
**UNFUNDED and FUTURE PROJECT**  
**General Development**  
**Springwater - Parks, Trails, & Open Space**

**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
<b>Resources</b>	Other	144,593
	Dev/SDC Credit	192,845
<b>Resources Total</b>		<b>337,438</b>
<b>Expenses</b>	Design/Const Admi	30,650
	Property Acq	163,115
	Construction	102,243
	Admin (14%)	41,430
<b>Expenses Total</b>		<b>337,438</b>

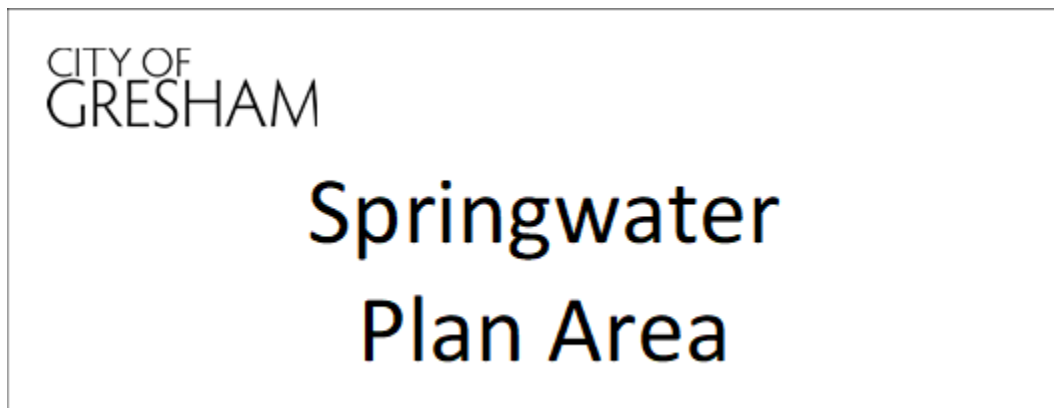
UNFUNDED and FUTURE PROJECT  
General Development  
Springwater - Stormwater

**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	13,174,498
	Resources Total		13,174,498
	Expenses	Construction	11,556,577
		Admin (14%)	1,617,921
	Expenses Total		13,174,498

