

TROUTDALE RIVERFRONT RENEWAL PLAN PRELIMINARY PROJECT ESTIMATES

The attached tables list the Committee's recommended projects for the redevelopment of the former STP site and adjacent properties.

Tashman Johnson LLC (Preliminary Project Estimates)

Table 1: Minimum Improvements

Minimum Project Elements	Cost
Southern Access Under RR	\$250,000
Internal Road from Southern Access to Chelsea	\$700,000
Site Prep and Clean Up	\$900,000
257 th Way	\$360,000
Right-of-Way, 257 th , from Chelsea	\$2,230,000
Subtotal	\$4,440,000
Parks Department Relocation	\$450,000
Minimum Project Total	\$4,890,000

Projected proceeds from sale of land after necessary public improvements along with developer contributions would fund the minimum improvements.

Table 2: Full Vision Project Costs

Additional Elements for Full Vision	Cost
Riverfront Park and Plaza	\$4,000,000
Pedestrian Crossing from Historic Columbia River Highway	\$2,500,000
Public Parking	\$4,000,000
Additional Full Vision Costs	\$10,500,000
Full Vision Grand Total	\$15,390,000

Projected proceeds from sale of land after necessary public improvements, developer contributions plus projected tax increment revenues would fund most of the full vision project costs. Additional resources may also be possible through the creation of a Local Improvement District (LID) and the utilization of System Development Charges (SDC's) where appropriate.