



ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING - MAY 2024

Wednesday, May 01, 2024 at 6:30 PM
Sandy City Hall and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/84478986791>

Or by phone: (253) 215-8782; Meeting ID: 84478986791

ROLL CALL

1. Mayor Pulliam has stepped down from the EDAB and has selected Councilor Walker to fill his seat.

PUBLIC COMMENT

APPROVAL OF MINUTES

- [2.](#) Approval of Minutes - February 2024

ROUNDTABLE DISCUSSION

3. Shout outs: Updates from Board members

EC DEV OFFICE UPDATES

- [4.](#) Staff will provide a PowerPoint presentation updating current projects relating to commercial development in Sandy.

NEW BUSINESS

5. Chris Blakney and Nicole Underwood of ECONorthwest will provide a status update on the progress of the retail market report they are currently under contract to develop on behalf of the City.

ADJOURN

8:00 PM

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING - FEBRUARY 2024

Wednesday, February 07, 2024 at 6:30 PM
Sandy City Hall and via Zoom

MINUTES

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/83533463648>

Or by phone: (253) 215-8782; Meeting ID: 83533463648

ROLL CALL

Present: Pietzold, Mayton, Jones, Trimble, Wegener, Brache, Schwartz

(Board Member Wipper notified the staff liaison that he would be absent more than 24 hours in advance – absence excused)

PUBLIC COMMENT

None

APPROVAL OF MINUTES

1. Approval of Minutes - December 2023

Motion to approve made by Mayton, seconded by Schwartz, approved 6-0 (Pietzold, Mayton, Jones, Brache, Wegener, Schwartz = Aye; Trimble = Abstain)

ROUNDTABLE DISCUSSION

2. Shout outs - Updates from Board members
 - Schwartz – Boring Brewing had a good January (surprising); new landlord is catching up on maintenance issues; Super Bowl Sunday potluck at the brewery.

- Brache – Was nice to see how many businesses participated in the Xmas lights.
- General board discussion – Stocking Stroll was a fantastic success.
- Wegener – First meeting; introduced himself as new Chair of the Planning Commission
- Chair asked for general board introductions due to the new members

EC DEV OFFICE UPDATES

- Pool and Cedar Ridge demolitions are underway; pool is mostly complete; Building 1 of Cedar Ridge will start shortly; all demos should be complete by end of March.

NEW BUSINESS

3. Library Outreach Vehicle - Sandy Public Library staff will present a requested letter of support to the EDAB for their signature to help fund a library outreach vehicle.
 - A PowerPoint presentation was given by library staff (Smith, Hanset)
 - Libraries are investing in bookmobiles again → large population but also large area to cover, so bringing services to the people is helpful → Vehicle will provide PC classes, make PCs/internet available to community, offer Storytime at daycares/preschools; offer STEAM (Science, tech, engineering, art, math) classes at City events, parks, etc.
 - Hope is to increase early literacy activities for kids, summer reading programs, STEAM learning activities, PC sessions and classes, and # of library card holders & regular library users → picture of proposed vehicle was passed around
 - Board had limited questions and unanimously supported a letter of support for this outreach vehicle. Staff liaison agreed to draft a letter of board support within the next few weeks for Chair to sign.
4. Comp Plan Update - Nicole Underwood of ECONorthwest will provide a project update and request input from the board with regard to the current draft of Sandy's Comprehensive Plan. The presentation will focus on reviewing draft updates to the economic development goals and policies in Block 3 of the Comprehensive Plan. These changes are largely based on the information in the Economic Opportunities Analysis and City's new Economic Development Strategic Plan.
 - A PowerPoint presentation was given by Nicole Underwood & Beth Goodman from ECONorthwest regarding providing a final Board review of the *Governance and Growth Management* goals and policies for the Comprehensive Plan → the four goals and underlying policies relate broadly to Economic Development, with some specific focus on commercial businesses, industrial businesses and infrastructure
 - Pietzold: Why no other utilities other than SandyNet called out? → Goodman: called out in other reports; electricity is something that is outside of the City's control → Mayton: These goals/policies are generic enough to incorporate changes made by Oregon Legislature → Pietzold: general sense of the Board is that no changes are needed; EDAB generally approves → Goodman: this will go to Council and PC next.

5. Retail market report - Review the final scope of work and project timeline from ECONorthwest for the retail market report. Provide board input on preferred comparator cities for case study analysis.
- Underwood: Presented the scope of work for the 2024 retail market report for the board → For Task 6 (the case study analysis), input was requested from the Board as to what cities we should focus on
 - Staff liaison suggested Hood River and McMinnville as potential cities to look at → ECONorthwest suggested Ridgefield, WA and also liked McMinnville; also possibly Oregon City → Jones: likes Madras/Redmond, Hood River also, but really interested in looking at downtown Lebanon, OR → Pietzold: Estacada has changed their downtown a lot lately →
 - Staff liaison will think about this a bit more; possibly put together a list of cities for board members to vote on in the near future

ADJOURN

Meeting adjourned at 7:56 PM

Jeremy Pietzold, Chair



Item # 4.

City of Sandy Ec Dev Advisory Board

Current Projects – May 2024

Urban Renewal grant projects

Sandbar BBQ, Sandy Underground, Scooter's TI

Sandbar BBQ – COMPLETE

Item # 4.

- In addition to bringing the number of ADA parking spots into compliance, we:
 - Added a small retaining wall to provide additional protection for ADA vehicles
 - Added all required ADA striping, signage and a proper loading zone
 - Required the entire lot to be restriped per SMC requirements
 - Required the addition of nine new street trees at the north edge of the parking lot (to be watered daily with City flower baskets in 2024)
 - Added gravel to the muddy overflow parking area at the west end of the lot.



Sandy Underground – IN PROCESS

- The basement floor of this property, formerly the Sandy VFW, was leased by Yvonne Haney & Chris Larsen, former owners of “Yvonne’s” and “818 Lounge” in Oregon City.
- The concept is a “speakeasy” -- a unique cocktail list and a menu loaded with comfort food in a modern but muted environment.
- Projected completion date: Fall 2024
- Tenant Improvement Project #23-002 TI

FOOD MENU		Item # 4.
ASK ABOUT OUR GLUTEN FREE OPTIONS!		
	FRIES OR TOTS 6 CRISPY POTATOES WITH HOMEMADE RANCH & KETCHUP	CRISPY BRUSSELS 9 CRISPY FRIED BRUSSELS SPROUTS, SHERRY VIN, GARLIC AIOLI
	HOUSE PICKLES 4 ASSORTED HOUSE PICKLES	CAESAR SALAD SM 8 / LG 12 LITTLE REN-LETTUCE, HOUSE CAESAR DRESSING, PARMESAN FLAKE, GARLIC BREADCRUMBS +GRILLED CHICKEN 87
	MEZZA PLATE 10 CUCUMBERS, PICKLED ONIONS, OLIVES, MARCORA GEMURDS, TZATZIKI, PITA +PALAFEL 6	GREEK SALAD SM 8 / LG 12 ORGANIC MIXED GREENS, CUCUMBER, PICKLED ONION, TOMATO, FETA, KALAMATA OLIVES, ITALIAN VIN +PALAFEL 6 +GRILLED CHICKEN 7
	ROTATING SOUP CUP 5/BOWL 8 MADE FROM SCRATCH	BEET SALAD / 13 HOUSE PICKLED BEET, SHANNY SMITH APPLE, ORGANIC BABY GEM LETTUCE, PICKLED ONION, FETA, TOASTED PECANS, SALSANIC GLAZE
SNACKS	MAC 'N CHEESE 9 A BLEND OF CHEDDAR, DRUYERE & PECORINO ROMANO, MACARONI NOODLES, MAMA'S LIL PEPPERS, GARLIC BREADCRUMBS +BACON 55 +CRISPY CHICKEN 8	
	LOADED GRAVY FRIES 10 CRISPY FRENCH FRIES, CHOICE OF SAUSAGE OR MUSHROOM GRAVY, CHEDDAR CHEESE, GREEN ONION +BACON 5	SERVED ON A PUN-BUN WITH FRIES, TOTS OR SALAD
	YVONNE'S BISCUITS & GRAVY 9 HOUSE MADE BUTTERMILK BISCUITS, CHOICE OF SAUSAGE OR MUSHROOM COUNTRY GRAVY +2 EGGS+ 4 +CRISPY CHICKEN 8	PESTO GRILLED CHEESE 13 RUSTIC SOURDOUGH, HOUSE PESTO, CHEDDAR, PEPPERJACK, TOMATO
	PESTO GNOCCHI 12 FRESH GNOCCHI, TOASTED GARLIC, PESTO, CREAM, GARLIC BREADCRUMBS	FALAFEL BURGER 14 FALAFEL PATTY, TZATZIKI, LTO, FETA +BACON 55
	SCRATCH MADE CHEESECAKE 7 IT'S A MEAL IF YOU WANT IT TO BE	CRISPY CHICKEN 15 CRISPY CHICKEN BREAST, FENNEL APPLE SLAW, PICKLE, CHIPOTLE MAYO MAKE IT SPICY!
		SANDWICHES
		JUST A BURGER HAND FORMED PATTY+, BURGER SAUCE, PICKLE & LTO ON SIDE +CHEESE 1 +BACON 3

Scooter's – READY FOR SURA REVIEW

Item # 4.

- Scooter's owner Jeremy Klein applied for a TI grant to replace his floors with concrete and improve the restrooms at this business in the fall of 2023.
- After the 1st round of bidding, the project was more expensive than projected – Jeremy has pared the project back to just the restrooms and is in the process of getting adjusted bids.
- Projected completion date: Fall/Winter 2024
- Tenant Improvement project #23-001 TI



Code Enforcement Projects

Old Sandy Lumberyard Building, Sandy Marketplace

Lumberyard Building – before

Item # 4.



Lumberyard Building – after

Item # 4.



Sandy Marketplace – items repaired

Item # 4.

- Broken Spanish roof tiles -- replaced
- Failing garbage enclosure in the parking lot -- replaced
- Broken curbs around landscaping islands -- replaced
- Dead landscaping plants -- trimmed back or removed
- All potholes have been filled, and some failing surface areas in parking lot have been cut out and replaced
- Broken planter box outside of the old Pho restaurant -- repaired
- The entry path and ADA ramp at Scooters -- replaced
- Pending:
 - Multiple lights in monument sign need to be replaced - both sides
 - Full complex tri-tone paint job - complex owners are getting bids now



Item # 4.



General Development Projects

“New Orleans” Building, 38756 Pioneer, 38888 Pioneer, new store @ Sandy Marketplace, Cedar Park

General Development projects

Item # 4.

- 38888 Pioneer Blvd: This property (formerly Red Boot Branding, Grandma's House daycare) was purchased by a business owner in Estacada and is in the process of being redeveloped as a new daycare facility.
- 38756 Pioneer Blvd: This property has been looked at by multiple parties in the last few months.
- Sandy Marketplace: There are new tenants (two of them, actually) moving into this suite by summer of 2024.
- The "New Orleans" Building: This property on Proctor Blvd (formerly the Clackamas County Health Clinic & WIC offices) was recently purchased by Todd Hoffman for retail development.





Cedar Park – Sandy’s future downtown park

Item # 4.

- Sandy’s new downtown park is currently being constructed at the Sandy Community Campus (SCC) – pool and middle school building demo is now complete
- Total project cost: **\$3.812 million**
- 10.5-acre park design includes a covered structure, new modern skate park, all-abilities playground, bicycle pump track and a new mountain bike trail connecting to Sandy River Park.
- Estimated project completion date: January 2025 (or sooner)

PARK MASTER PLAN



PARK AMENITIES

- 1 PEDESTRIAN ENTRY
- 2 PEDESTRIAN AND STREET IMPROVEMENTS
- 3 ENTRY PLAZA WITH OVERLOOK
- 4 PICNIC SHELTER WITH RESTROOM
- 5 SOFT SURFACE TRAIL
- 6 PICNIC TABLE, TYP
- 7 PLAY AREA WITH EMBANKMENT SLIDE
- 8 SLOPED LAWN
- 9 SKATE PARK
- 10 PUMP TRACK
- 11 JUMP LINE
- 12 PEDESTRIAN PATH, TYP
- 13 OPEN LAWN
- 14 PARKING
- 15 SANDY RIVER PARK TRAIL CONNECTION
- 16 FUTURE PICNIC SHELTER, TYP
- 17 FUTURE SOFT SURFACE TRAIL
- 18 FUTURE OFF-SITE PARK CONNECTION

COMMUNITY CAMPUS PARK DEVELOPMENT PLAN

Jango hansen LAND

19

NDY
LANDSCAPE ARCHITECTS

Cedar Park – Playground rendering

Item # 4.



Cedar Park – Skate park & pump track rendering

Item # 4.



More information on park development:
<https://www.ci.sandy.or.us/parks-rec/page/cedar-park-development-0>

Item # 4.

Sandy Community Campus Park Development Plan

Preferred Draft Design Plan | March 2023



Ec Dev Strategic Plan work

Retail market report, wayfinding signage, 24/7 urgent care clinic

Ec Dev Strategic Plan work

- **Action 6.1.2:** Commission a new retail market analysis to determine specific targets appropriate for the expansion of Sandy's retail business sector.
- **Action 1.1.1:** communicate Sandy's anticipated needs and advocate for expansion of local health care facilities that ensure health services, with a specific focus on 24/7 urgent care.
- **Action 5.3.3:** Improve signage and marketing of Meinig Memorial Park and Mt. Hood Scenic Byway - Jonsrud Viewpoint to leverage it more fully as a tourist attraction.

