



**Economic Development Committee
September 2020 update**

As we take one more month off from convening this committee due to the start of school and the completion of the summer vacation season, our chair asked me to update members on the unprecedented amount of commercial development currently underway within city limits.

The following commercial construction projects are currently in process in Sandy:

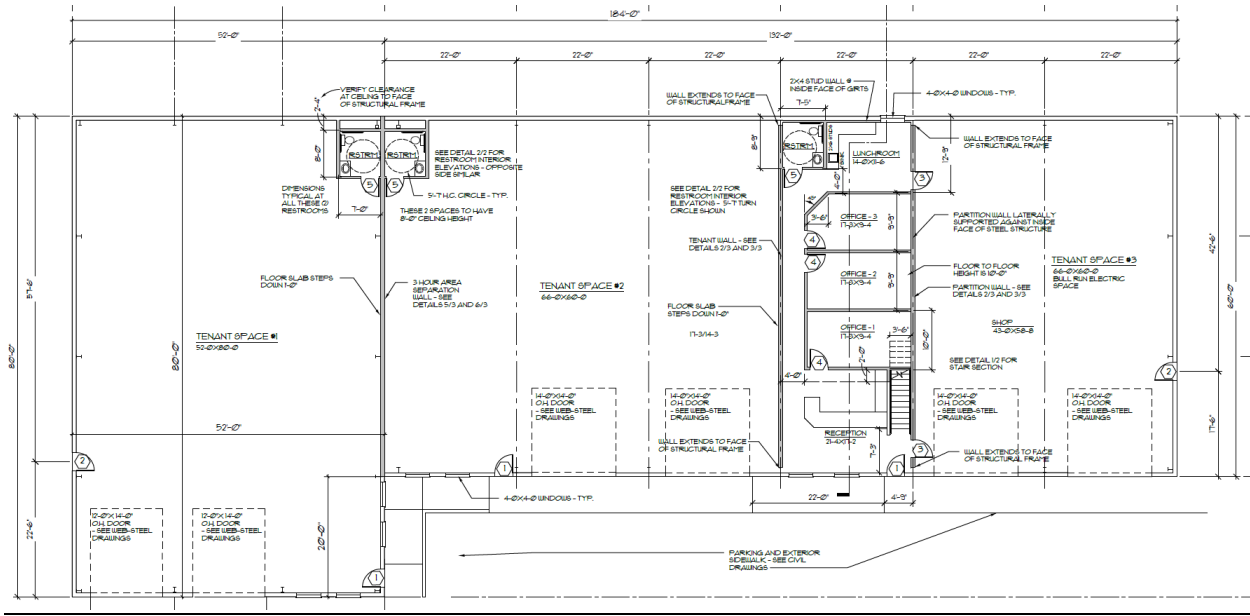
New construction in Sandy – in process

- **Clackamas County Health:** I'm sure you all noticed the demolition of the old Oregon's Wild Harvest building on Highway 26 next to the Sandy Police Department. This property was recently purchased by Clackamas County to build a new health clinic and needed office space to better serve our community. Development Services is currently working with ClackCo Community Development to refine the building design to include a few more Sandy Style elements, but the County has been very amenable to our requests and we don't anticipate any major hurdles to clear. Construction to begin sometime in 2021.



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- **Bull Run Electric Building:** Bull Run Electric is another Sandy business that has grown to the point in recent years that they have decided to build a new HQ. Owner Kyle Ruthardt purchased the lot between Michael Maiden's complex and OTSD's offices on Industrial Way, and will be constructing the metal pre-fab building below, which includes two 4,000 square foot light

industrial spaces for lease. Mr. Ruthardt wisely contacted the Ec Dev office to pre-emptively list these two new spaces on the City’s Available Commercial Properties database prior to their projected March 2021 availability date – no word yet on prospective future tenants, but U.S. Metal Works built some similar spaces for lease on their current site down the street and was able to find tenants for them within weeks. While COVID-19 might affect future prospects somewhat, this is undoubtedly a good sign.



- Space Age:** The construction of Sandy’s newest gas station is well underway – the picture below was taken on September 9th. Sandy’s Konell Construction has completed the dirt work, and contractors are now working on framing the primary structure. Nothing official from the developer, but we believe the target opening is currently scheduled to happen before the end of 2020. Stay tuned.



- **Joe's Donuts – loading dock:** Back in 2018, the City of Sandy Urban Renewal Agency completed a much needed Façade project to rehabilitate Sandy's most popular retail business. As a courtesy to the long time owners of Joe's, we also offered to underground the electric service to the building for them. In addition to providing a needed upgrade to the building's extremely dated internal electrical infrastructure, this project eliminated the ugly overhead line going to the building as well as an unnecessary utility pole on the corner of Meinig Avenue and Pioneer Blvd. It also eliminated the possibility of losing electrical service due to weather damage (ice) or a vehicle hitting the pole. Unfortunately, the placement of the transformer required for this project made it difficult for their supply trucks to access the loading door at the back of the building. The business had been purchased by new owners during this time, and they requested City assistance with mitigating this problem.

To rectify this situation, the UR agency hired local contractor Mountain View Contracting to create a loading dock for Joe's. Mountain View has worked on numerous UR projects for us in the past (Meinig Park entry arch, Bornstedt Park canopies, Shell Station Façade project) and has done exemplary work for us – they also have unique design capabilities that allowed them to design a custom crafted loading dock that meets the requirements of this unusual space. Below is a picture of the welded steel framing that is being installed now – this framing was designed to withstand semi-trucks backing into it on a fairly regular basis and should more than meet the needs of our friends at Joe's. Mountain View is currently installing the framing for this dock as I type this and should complete the project by the end of September.



New construction in Sandy – coming soon

- **Barlow Trail Vet Clinic**: Shan Hill, the owner of Barlow Trail Veterinary Clinic on Proctor Boulevard, has purchased three of the four lots on Pioneer Boulevard next door to the Sandy Action Center in preparation for building a new home for his clinic and possibly some new spaces available for commercial lease. Mr. Hill has already had a pre-application meeting with Development Services and is currently working on site preparation and building design. We anticipate construction to start sometime in 2021.
 - **Hood Street daycare**: Development Services has also recently had a pre-application meeting with property owner Rick Minor regarding a currently vacant lot on Hood Street across from the track at Cedar Ridge Middle School. Mr. Minor (a part-owner of Gartner’s Meats!) has already applied for a Façade Improvement AND a Tenant Improvement grant for this building and intends to build a commercial space for a future daycare, a business type badly needed in Sandy. Construction anticipated to start later this year.
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To follow up on the general discussion we had about future urban renewal expenditures in our last in-person meeting and the virtual meeting we had in August....I cannot stress enough just how helpful this has been to our Chair and the other elected officials on this committee. We are excited to continue this discussion at our next virtual meeting in October.

I have included the list of potential UR expense priorities that has guided our discussion to this point below. As you think about this topic in preparation for our October meeting, please use this list to organize your thoughts and identify what you believe would help the City of Sandy achieve the best return on its investment. And if there is an item that isn’t on this list that should be, feel free to bring it to the committee’s attention for discussion.

Urban Renewal focus areas:

- ❖ Public improvements (infrastructure)
 - Pleasant Street Master Plan/Downtown Walkability Plan
 - 362nd extension
 - 362nd extension – utilities and civic spaces
 - Sidewalk improvements/Safe Routes to Schools program
 - Add streetscape improvements/parking/landscaping in C-1
 - Aquatic/Recreation Center – Sandy Community Campus
 - City Hall frontage remodel – add Sandy Style improvements
 - Add public parking lot to C-1
 - Downtown beautification – Gateway plan, monument signage, wayfinding signage, etc.
- ❖ Preservation, Rehabilitation, and (Re)Development
 - Preservation
 - Smith (Studebaker) Building

- Development
 - West Sandy Commercial properties (362nd extension/Bell St)
 - Sandy Community Campus
- Rehabilitation/Redevelopment
 - Pleasant Street (pool) parking lot – Sandy Community Campus
 - Old La Bamba Building
 - Community Center Building and lot
 - Heritage Square parking lot - resurfacing
 - Tenant Improvement Program/Façade Improvement Program
- ❖ Property Acquisition/Disposition
 - Redevelopment opportunities
 - La Bamba Building
 - Smith Building – teardown & redevelop