



# STAFF REPORT

---

**Meeting Type:** Urban Renewal Board Meeting  
**Meeting Date:** February 20, 2024  
**From:** Tyler Deems, City Manager  
**Subject:** 39050 Pioneer Blvd Parking Lot Purchase

---

## **DECISION TO BE MADE:**

Whether to purchase the approximately 1.30 acres of land located at 39050 Pioneer Blvd.

## **PURPOSE / OBJECTIVE:**

Acquire two parcels (00659273 and 00659326) located at 39050 Pioneer Blvd, totaling approximately 1.30 acres. The existing use for these two parcels is as a parking lot containing 50 parking spaces.

## **BACKGROUND / CONTEXT:**

In May 2022 the Council and Urban Renewal Board were first made aware of the opportunity to acquire the 1.30 acres of land located at 39050 Pioneer Blvd, which is currently being used as the staff parking lot of a local business. At the time, the Council and/or Board were not interested in purchasing the two parcels due to the cost. Since that time, the asking price of the two parcels has decreased, and the immediate priorities of the Board have changed.

In December 2023 the Board met to discuss priorities for urban renewal spending. During this discussion, the opportunity for strategic investment in properties was identified as a priority. The current [Urban Renewal Plan](#), last updated in 2018, identifies property acquisition and disposition as an eligible use of funds. Additionally, the Plan identifies investments in public parking facilities as an eligible use.

## **KEY CONSIDERATIONS / ANALYSIS:**

As noted above, public parking is a project that is actively identified in the Sandy Urban Renewal Plan. The City has two public parking lots in the downtown area currently, Pioneer Parking Lot (57 spaces) and Heritage Square Parking Lot (60 spaces). While Pioneer Parking Lot is not widely used, Heritage Square Parking Lot, located directly across the street from the subject property, is.

A 2012 parking study identified several recommendations, some of which have already been implemented (two hour parking zones, wayfinding signs). The plan recommended additional off-street public parking at strategic locations and in high demand areas between the couplets. Conditions have changed since 2012 which have likely resulted in changes to the usage and demand in the downtown area; specifically, new business, reduction of on-street parking due to ODOT ADA ramp installations, and the removal of the parking minimums in the C-1 zone.

While an updated parking study has not been completed in recent years, the increase in attendance in many community events that regularly take place in Meinig Park and Centennial Plaza (Summer Sounds, Mountain Festival, Music Faire and Feast, Christmas Tree Lighting, and Winterfest) have made it abundantly clear that additional parking near our event locations would be very helpful. Additionally, with the redevelopment taking place within the R.S. Smith building, parking demands could continue to increase.

It is also important to note that in the long term, if parking needs change, this property could be redeveloped. While staff has not fully analyzed any development concepts for this site, future analysis could be conducted to determine what type of commercial development could fit in this location. Future development would create more commercial activity at the property and generate more tax revenue and downtown activity than a publicly owned parking lot.

Following discussion with the Board in December 2023, staff reached out to the seller to see whether the property was still available. Learning that it was, an appraisal was conducted to determine the value of the property. On January 31, 2024 the City Manager made an offer on the property in the amount of \$525,000 pending the completion of an environmental assessment and the approval of the Board. The offer was accepted shortly after. Hahn and Associates, Inc. Environmental Consultants has been retained to complete the environmental assessment, which should be completed no later than February 18, 2024 (the document will be added to the agenda packet upon completion). Assuming that no issues arise from the environmental assessment, the purchase price would be the full amount of the offer. If there are issues that are identified with the environmental assessment, staff would work with the seller to determine a reasonable price reduction to remediate any concerns.

#### **BUDGET IMPACT:**

This purchase was not included in the Biennium 2023-2025 budget. However, the beginning balance of the Urban Renewal Fund is approximately \$306,000 more than what was originally budgeted. There is also approximately \$2,549,000 in contingency.

In addition, staff anticipates that the demolition of the aquatic center and middle school buildings will come in under budget, although we do not yet have precise numbers.

#### **RECOMMENDATION:**

Staff recommends that the Board move to authorize the City Manager to purchase the two parcels located at 39050 Pioneer Blvd, pending the results of an environmental assessment.

#### **SUGGESTED MOTION LANGUAGE:**

"I move to authorize the City Manager to move forward with the purchase of the two parcels located at 39050 Pioneer Blvd, pending the results of an environmental assessment, for an amount not to exceed \$525,000."

#### **LIST OF ATTACHMENTS / EXHIBITS:**

- Property Map
- Environmental Assessment (to be added to the agenda packet upon completion)