



# STAFF REPORT

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**Meeting Type:** Sandy Urban Renewal Board  
**Meeting Date:** August 7<sup>th</sup>, 2023  
**From:** David Snider, Economic Development Manager  
**Subject:** Approval of Façade Grant Application: Sandbar BBQ ADA Parking Project

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## **DECISION TO BE MADE:**

Whether to approve Façade Grant project #23-001 FAC, to create two accessible parking spaces and an access aisle at Sandbar BBQ.

## **BACKGROUND / CONTEXT:**

Now that we have officially entered the 2023-2025 biennium, staff is processing new Sandy Urban Renewal Agency grant applications, pending certain programmatic changes currently being considered by the agency board. The following project proposal is the first application we have received for this biennium that is now ready for Board review.

Project #23-001 FAC is a proposal to install two ADA parking spaces and an access aisle to the Sandbar BBQ parking lot, located in the old Red Shed Public House location on Highway 26. When the new business was moving in back in April of this year, the City's Building Official noted during the standard fire/life safety inspection that the site did not have the minimum number of ADA parking spaces for a restaurant of that size and required the new business to correct this. In order to receive a certificate of occupancy for the site, the property owner entered a legal agreement with the City of Sandy to rectify this situation within a certain time frame. That agreement is included as an attachment to this report below.

## **KEY CONSIDERATIONS / ANALYSIS:**

This project calls for the installation of two (2) ADA compliant parking spaces with an access aisle between them in the area directly north of the existing outdoor covered structure to the east of the primary building entrance. The site would be excavated to create a flat surface for the parking spots. A concrete or asphalt surface would then be installed (either 4" of concrete over 4" of compacted rock/gravel, OR 2" of asphalt over 6" of compacted rock/gravel), followed by the striping of two ADA parking spaces and an access aisle, wheel stop bars for both spaces, and the installation of all ADA parking signage and pavement markings as required by law. The Oregon Transportation Commission requirements for this specific accessible parking layout are included as an attachment to this report to show additional detail. The completion of this project, if approved, would bring the parking lot at this site fully into compliance with the Americans with Disabilities Act.

While the application also proposes a covered deck in the front of the restaurant, City staff and the applicant agreed after a brief discussion at the grant application meeting that the best path forward for

this project was to eliminate the proposed deck and focus solely on the ADA parking issue. The applicant may opt to apply for a second façade grant in 2024 to complete the deck described in this application.

Official grant program guidelines show the sixth listed eligible improvement covered by the Façade Improvement Program as “Removal of barriers to access for people with disabilities.” It is the view of staff that adding ADA parking capacity and infrastructure where current amenities are legally inadequate meets this eligibility criterion.

While it is impossible to know at this time what price the winning bid will come in at, staff estimates the total project cost to be between \$16,000 and \$30,000, which translates to \$9,500 to \$16,500 in urban renewal grant expenditures. We will bring this project back before the SURA Board if the project is more than 110% of this estimate (i.e., greater than \$33,000 in total project costs).

**BUDGET IMPACT:**

Staff estimates that the SURA grant funding required to complete this project to be between \$9,500 and \$16,500. If the winning bid exceeds \$33,000 in project costs, we will bring the project back before the SURA for additional approval.

**RECOMMENDATION:**

Staff recommends SURA Board approval of project #23-001 FAC.

**SUGGESTED MOTION LANGUAGE:**

“I move to approve project #23-001 FAC as proposed in the agenda packet.”

**LIST OF ATTACHMENTS / EXHIBITS:**

- Sandbar BBQ – façade application
- Agreement between Sandbar BBQ and the Development Services Department requiring the addition of ADA parking and associated amenities by September 29<sup>th</sup>, 2023.
- Scope of work for this project (includes a site map)
- ADA – double access parking flyer from the Oregon Transportation Commission
- Presentation Slides