



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

- 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	
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 BUN LETTUCE, HOUSE CAESAR DRESSING, PARMESAN FLAKE, GARLIC BREADCRUMBS +GRILLED CHICKEN 87
MEZZA PLATE 10 CUCUMBERS, PICKLED ONIONS, OLIVES, MARCORA GORGONZOLA, TZATZIKI, PITA +FALAFEL 6	GREEK SALAD SM 8 / LG 12 ORGANIC MIXED GREENS, CUCUMBER, PICKLED ONION, TOMATO, FETA, KALAMATA OLIVES, ITALIAN VIN +FALAFEL 6 +GRILLED CHICKEN 7
ROTATING SOUP CUP 5/BOWL 8 MADE FROM SCRATCH	BEET SALAD / 13 HOUSE PICKLED BEET, SHANNY SMITH APPLE, ORGANIC BABY BUN LETTUCE, PICKLED ONION, FETA, TOASTED PECANS, BALSAMIC GLAZE
MAC 'N CHEESE 9 A BLEND OF CHEDDAR, DRUYERE & PECORINO ROMANO, MACARONI NOODLES, MAMA'S LIL PEPPERS, GARLIC BREADCRUMBS +BACON 5\$ +CRISPY CHICKEN 8	EAT A VEGETABLE
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 5\$
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 14 HAND FORMED PATTY+, BURGER SAUCE, PICKLE & LTO ON SIDE +CHEESE 1 +BACON 3

Scooter's – READY FOR SURA REVIEW

- 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



Lumberyard Building – after



Sandy Marketplace – items repaired

- 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



General Development Projects

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

General Development projects

- 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

- 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

Cedar Park – Playground rendering



Cedar Park – Skate park & pump track rendering



More information on park development:

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

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.

