



Pleasant Street Reinvestment Study Work Session

October 5, 2026

Why this work session?

On September 19, 2022, the City Council held a [work session](#) to discuss the Pleasant Street Master Plan and provided input to staff. A synopsis of that input can be found in the [minutes](#) from that meeting in September 2022.

Most recently, the City Council adopted a new goal for the 2025-2027 biennium that stated, “Revisit the Pleasant Street Master Plan with minimal reliance on consulting services.”



Figure 1 - Original project area in red



Figure 2 - Proposed project area in red

PLEASANT STREET



STRAUSS AVENUE



Figure 8 - Alt Avenue design

BRUNS & SMITH AVENUES



Figure 3 - Bruns Avenue



Figure 4 - Smith Avenue





PGE POLE ISSUES



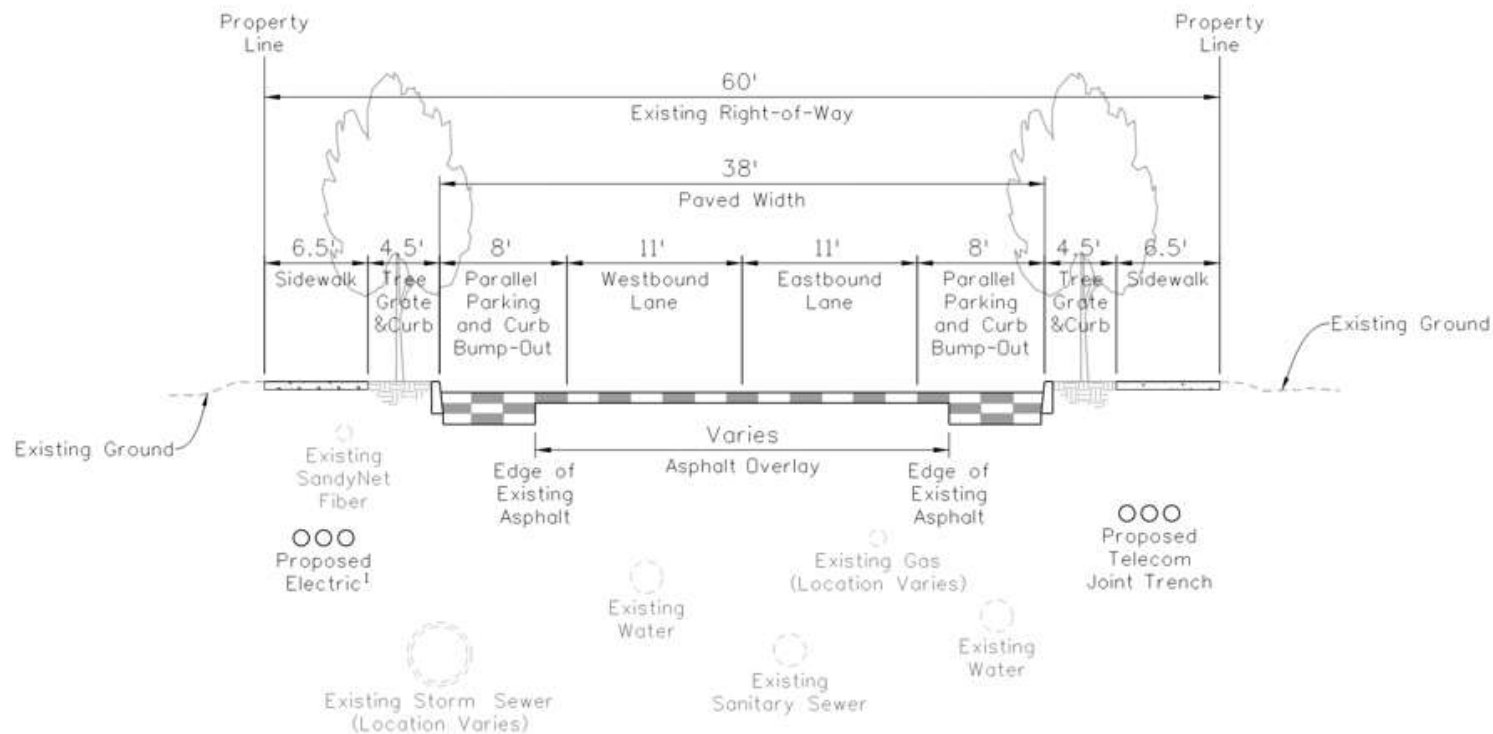


Figure 7 - Planned new street section for Pleasant Street

Pleasant Street & Strauss Avenue Street Improvements
PRELIMINARY COST ESTIMATE
September 2026, MacKay

Item No.	Description	Quantity	Unit	Unit Price	Total
Site Preparation					
1	Mobilization & Traffic Control Measures	All	LS	\$ 142,000	\$ 142,000
2	Common Excavation (Est. Depth 18")	3,750	CY	50	187,500
3	Tree Removal and Stump Grinding	1	EA	4,000	4,000
4	Striping Improvements	All	LS	25,000	25,000
5	Sawcut AC & Concrete Surfaces	200	LF	7.50	1,500
6	Site Restoration, Erosion & Sediment Control	All	LS	50,000	50,000
Subtotal					\$ 410,000
Paving & Surfacing					
7	1"-0" Crushed Rock Base (10" deep)	3,000	CY	\$ 50	\$ 150,000
8	Standard Concrete Curb & Gutter	1,750	LF	70	\$ 122,500
9	6" Concrete Residential Driveway	650	SY	150	\$ 97,500
10	4" Concrete Sidewalk including Excavation and 2" Leveling Rock	1,200	SY	150	\$ 180,000
11	ADA Ramp Installations	29	EA	10,000	\$ 290,000
12	½" Dense Mix ACP, Level II (3.5" depth)	2,100	Tons	150	\$ 315,000
Subtotal					\$ 1,155,000
Storm Drain					
13	10" HDPE Pipe	250	LF	120	\$ 30,000
14	24" HDPE Perforated Pipe	750	LF	200	\$ 150,000
15	Curb Inlet Catch Basin	10	EA	4,500	\$ 45,000
16	48" Standard Manhole	3	EA	10,000	\$ 30,000
Subtotal					\$ 255,000
TOTAL					\$ 1,820,000
*PGE Utility Poles					\$ 100,000
Contingency/ENG 25%					\$ 460,000
TOTAL ESTIMATED COST					\$ 2,380,000

**We do not have estimates from PGE at this time. This value will depend on final design.*

Is the Council still interested in moving forward with reinvestment along Pleasant Street and some of the other local streets in downtown Sandy?

- Is the revised project area in Figure 2, correct?

Which improvement approach should be pursued?

1. Focus only on the areas of improvement that are highlighted within the standard [city-wide pavement management report](#)
2. Short-term strategy to repave the immediate areas of need on Pleasant Street in addition to the applicable improvements identified in the [Safe Routes to Schools plan](#)
3. Complete the \$2,380,000 worth of reinvestment work surrounding Pleasant Street identified in Figure 5 (including sidewalks, ramps, street repaving, etc.)
4. Complete the reinvestment work surrounding Pleasant Street identified in Figure 5 **including** new street furniture, new street lighting, wider sidewalks, street trees, planter beds, and other optional extras