



GOVERNANCE AND GROWTH MANAGEMENT

In 2050, Sandy is home to desirable neighborhoods and a strong workforce. Thriving commercial and industrial districts provide balanced employment opportunities at all levels. A variety of businesses meet the daily needs of residents and contribute to Sandy's sense of place. A strong tourism industry provides opportunities for businesses and supports the local economy. Sandy's workers have access to a variety of housing choices that allow residents to move in, move up or age in place, ensuring families can live, work, and thrive in Sandy across multiple generations. Balanced housing choices contribute to safe, walkable, family-friendly neighborhoods that connect residents to nearby parks, trails, businesses and key destinations.

ECONOMIC DEVELOPMENT

Goal 1: Provide opportunities for a diverse range of businesses to thrive in Sandy, ensuring broader access to economic opportunity and maintaining Sandy's high quality of life.

- Policy 1.1 Coordinate economic development efforts with other jurisdictions and agencies such as Clackamas County, Metro, the Port of Portland, the Oregon Economic Development Department, and the Oregon Department of Transportation to identify and support expansion of existing industries and attraction of new industries to the community.
- Policy 1.2 Foster entrepreneurship and new business creation by leveraging investments in technology, strengthening economic development partnerships, and connecting businesses to resources.
- Policy 1.3 Attract businesses offering jobs that pay higher than Clackamas County's average wage, to provide opportunities for people to live and work in Sandy, focusing on industries such as metals fabrication,

- outdoor tools manufacturing, and related professional services.
- Policy 1.4 Partner with local and regional organizations such as Mount Hood Community College, Clackamas Community College, AntFarm Youth Services, Oregon Trail School District, and Clackamas Workforce Partnership to support workforce development, especially for youth and disadvantaged workers, aligning with Sandy's economic development goals and the needs of local businesses.
- Policy 1.5 Ensure that Sandy's residents have access to healthcare, childcare, job training, and support systems.

Commercial

Goal 2: Foster vibrant commercial zones with a mix of retail options that serve the needs of regional residents and enhance destination appeal.

- Policy 2.1 Invest in the development of a lively, walkable downtown to support a mixture of commercial and retail uses.
- Policy 2.2 Support and encourage infill and redevelopment, particularly in downtown along Pioneer Boulevard, Proctor Boulevard, and Pleasant Street, as a way to use land and existing infrastructure more efficiently.
- Policy 2.3 Use large undeveloped commercial areas to support a range of retail businesses, with an emphasis on ensuring the availability of space for large retailers integrated with smaller commercial uses.
- Policy 2.4 Encourage and support a variety of retail, restaurant, and recreational services to draw visitors and enhance community well-being for residents through strategic investments in hospitality, place-based tourism, and community development.
- Policy 2.5 Monitor land development and update the buildable lands inventory on a regular basis to ensure that there is enough vacant commercial land to accommodate expected growth.

Industrial

Goal 3: Promote sustainable and non-polluting industrial growth that diversifies Sandy’s economic base, supports high-wage job creation, and cultivates innovation.

- Policy 3.1 Ensure that Sandy has sufficient industrial land to provide industrial growth opportunities, with a variety of characteristics and sizes and with adequate access to transportation and utility facilities, but avoiding conflicts with incompatible adjacent uses.
- Policy 3.2 Preserve and protect industrial lands in locations with direct access to the highway, particularly parcels 10 acres and larger, so that this land is more likely to be used for traded-sector industrial uses. Limit commercial development in industrial areas to uses which are clearly ancillary and subordinate to industrial development.
- Policy 3.3 Work with economic development partners to support the development of metals fabrication and related industries in Sandy and to establish Sandy as a hub for metals fabrication.
- Policy 3.4 Encourage collaboration between businesses and innovators in specialty food and beverage industries to strengthen Sandy’s food storage and processing sector.
- Policy 3.5 Monitor industrial land development and update the buildable lands inventory on a regular basis to ensure that there is enough vacant industrial land to accommodate expected growth.

Infrastructure

Goal 4: Ensure that Sandy has sufficient infrastructure capacity to support a variety of employment opportunities, ensuring that land can be developed within a reasonable time period.

- Policy 4.1 Coordinate capital improvement planning with economic development planning to ensure infrastructure availability to employment lands.
- Policy 4.2 Invest in SandyNet and other resources and infrastructure that support and attract a home-based workforce.