



Department of Land Conservation and Development

2025-27 TECHNICAL ASSISTANCE GRANT APPLICATION

Please complete each section in the form below. Type or write requested information in the spaces provided. **Submit completed applications by October 10, 2025.**

Date of Application: October 09, 2025

Applicant: City of Sandy

(If council of governments, please also include the recipient jurisdiction name if applicable)

Street Address: 39250 Pioneer Blvd

City: Sandy

Zip: 97055

Contact name and title: Kelly O'Neill Jr., Development Services Director

Contact e-mail address: koneill@ci.sandy.or.us and rmarkham@ci.sandy.or.us

Contact phone number: 503-489-2160

Grant request amount (in whole dollars): \$75,000

Local Contribution (recommended but not required): \$25,000

Project Title:

City of Sandy Infrastructure Mapping Plan for Bell Street and 362nd Drive for Promoting Economic Development Growth

Project summary: (Summarize the project and products in 50 words or fewer)

"Building the Gateway to Sandy's Future Workforce"

The Bell Street and 362nd Drive Infrastructure Mapping Plan is more than a road project—it's a foundation for opportunity. By identifying utility, transportation, and land-readiness needs in this emerging corridor, the City of Sandy is preparing prime sites for new employers, advanced manufacturing, and local workforce expansion. This plan ensures that every foot of roadway supports shovel-ready land, streamlined permitting, and direct access for companies ready to invest and hire locally.

Grant Type:

Direct Grant: Will this be a direct grant? Yes ☒ No ☐

If yes, will a consultant be retained to assist in completing grant products? Yes ☒ No ☐

DLCD-provided Consultant: Do you want DLCD to provide and manage a consultant to assist in completing grant products? Yes ☐ No ☒

Project Description & Work Program

Please describe the proposed project, addressing each of the following in an attachment.

A. Goals and Objectives.

State the goals or overall purpose of the project. Describe particular objective(s) the community hopes to accomplish. Please indicate whether this is a stand-alone project or is part of a longer multi-year program. If it is the latter, describe any previous work completed, subsequent phases and expected results, and how work beyond this project will be funded.

The primary goal of this project is to remove regulatory development barriers for economic development, provide vital tools for large scale retail commercial and manufacturing development and help prepare the 80 acres of land to be market ready and ultimately create jobs. The infrastructure mapping plan will identify utilities (water, sanitary sewer, storm, PGE electric, NW Natural gas lines, SandyNet fiber, etc.) and their relative pipe/transmission sizes, and the constraints (slopes over 25%, wetland buffers, creek buffers, BPA transmission lines, etc.). We think absent this document, there are too many unknowns for prospective developers and for staff to be helpful in moving development forward. This large area of vacant land is vital for job creation in Sandy.

The project is intended to boost economic growth within the commercial and manufacturing business sectors, which were identified as target industry based on the City's 2024 Economic Opportunity Analysis (EOA). By giving this tool to potential developers, it "moves the needle" on economic development growth, leading to more revenue for the state, county, and city. More importantly, it will help create jobs on land in the core of Sandy.

Creating jobs on vacant land involves strategic planning and significant investment. Oregon's planning Goal 9 ensures cities plan for and maintain an adequate supply of land to accommodate economic development and job growth. With that said, Sandy feels an obligation to prepare this land to accommodate large scale commercial and manufacturing development that creates jobs and tariff resilient products.

Based on some of our prior models of the industrial/commercial sites, the ~80 acres could support between 870,000 and 1.39 million square feet of commercial/industrial space. This level of development is preliminarily estimated to create 870 to 2,000 jobs, generate \$50–\$140 million in annual payroll, and return \$1.5–\$3.5 million in annual property taxes for the city, county, and local districts. State income tax revenues would also increase by an estimated \$3.6–\$9.8 million annually, not including corporate income taxes or induced spending impacts.

The utility plan is a strategy that uses mapping and data analysis to connect infrastructure projects with economic growth goals. By creating a clear, visual representation of Bell Street and 362nd Drive's assets and needs, it will help inform strategic decisions and ultimately, development opportunities. As noted in the City's EOA under "public facilities and services", it clearly states "one

of the primary considerations about developing a site is whether it has infrastructure to or near the site”. This is important when a possible developer doesn’t know if the infrastructure available can support the new commercial development. The EOA also recommended that the City align its goals for economic development with infrastructure development. This mapping plan clearly meets this recommendation.

The intention is to create development opportunities, identify critical needs, and to use the map to simplify planning, engineering, and regulatory processes. This will reduce hurdles, project timelines, and remove the regulatory uncertainty that worries some large-scale commercial developers during unpredictable times.

It is important to note that the City is developing an Equivalent Residential Unit (ERU) distribution program for additional sewer capacity that will be allocated from the U.S. EPA in late 2025 or 2026. The additional capacity allowance will allow development around Bell Street and 362nd Avenue while the City continues to work through solutions for the ongoing sanitary sewer moratorium.

Also important, Sandy is sited independently from other cities in Clackamas County, making it challenging, if not impossible to collaborate and share funding costs for infrastructure projects with other jurisdictions. The grant funding requested will make a difference in our community as living wage jobs and economic growth is needed and the grant funds are necessary to achieve this.

Lastly, the plan will integrate environmental data to identify green infrastructure opportunities, mitigate ecological risks, and promote sustainable practices. The GIS platform could also help us visualize emission sources and climate related risks.

Please indicate whether this is a stand-alone project or is part of a longer multi-year program:

This project is both a stand-alone project and part of a longer multi-year program since Bell Street and 362nd Drive will continue to grow and develop for years to come. The infrastructure mapping plan will be a stand-alone project to reduce regulatory barriers, timelines, and determine the basic infrastructure demands, constraints, and requirements for large scale commercial and manufacturing development. This will be a tremendous step forward in achieving goals listed in the City of Sandy’s Economic Development Strategic Plan (EDSP) set for adoption in the next few months.

Previous work related to this project was the construction of two new roads in 2023 which opened 80 acres of commercial zoned property for development. Work beyond this project will continue as the area is developed. This is a beginning step towards further growth and economic development expansion, making this first step very instrumental in marketing this land for large retail commercial and manufacturing businesses. The two roads will eventually continue to develop further to the north to Kelso Road and to the west to Orient Drive.

Program Priorities:

Our request for grant funding corresponds directly with “program priorities” #1 (promote economic development) and # 4 (update a local government plan) from page 3 of the grant application packet. Specifically, it will promote economic development by giving future commercial and manufacturing developers clear utility infrastructure location and size information, land constraints, and where ecological assets are located. Without a clear understanding of the required infrastructure and land

constraints, it will be difficult in an already challenging situation with the sanitary sewer moratorium for a developer to risk investing in Sandy. The development of this open land is imperative for future development revenue and the workforce needed for the community.

According to Sandy's 2024 adopted Comprehensive Plan, it was noted that the city's population doubled in the last two decades from 2000 – 2021 and based on the Housing Capacity Analysis (HCA), the Urban Growth Boundary (UGB) is also forecasted to grow from 13,877 to 20,227 by 2043, with Sandy expected to have over 8,000 employees by 2043. To meet the anticipated growth in employment, Sandy needs to invest in vacant land that can be developed into commercial and manufacturing businesses that can provide workforce jobs in the community.

According to the EOA, adopted April 2024, most new employment will require new commercial land for development. Without the City facilitating the creation of a utility and constraints map and related KMZ/CAD files, the development of the available property could be stagnant and disregarded by future large commercial developers' due to unknowns.

In addition, one of the EOA key recommendations states *"Sandy should align its goals for economic development with planning for infrastructure"*. It also says, *"the city can support economic development through planning for and developing infrastructure"*. A slowing economy in 2025, high interest rates, the sanitary sewer moratorium, and trade uncertainty weighing on commercial developers, Sandy needs to do the best it can to incentivize economic development.

Reducing Environmental Impacts:

By creating the mapping plan and related KMZ/CAD files for land constraints it will also minimize environmental impacts of construction by preventing accidental damage, contamination, and habitat destruction through precise planning and reduced excavation. Detailed mapping reduces the need for extensive disruptive excavations which preserves the integrity of underground environments and protects the soil health. This plan also allows for optimized project designs that lead to more efficient construction methods, reducing resource consumption. Lastly, mapping enables the integration of new technologies and sustainable solutions, such as underground renewable energy systems, while minimizing impacts on the environment.

Priority Populations Inclusion:

This project will give the City the opportunity to have inclusive outreach and engagement practices with priority populations, giving them an open opportunity to have a voice in their local government process. This project would include community outreach targeting key priority populations in the city of Sandy. Our priority populations will benefit from new economic growth, bringing new living wage jobs to our city and helping to eliminate their concerns over transportation and commuting issues.

NOTE: The City received the "2025 Achievement in Community Engagement Award" for the Envision Sandy 2050 Comprehensive Plan showing our commitment to inclusion, especially for priority populations.

B. Products and Outcomes.

Clearly describe the product(s) and outcome(s) expected from the proposed project. Briefly describe any anticipated significant effect the project would have on development, livability, regulatory streamlining, and compliance with federal requirements, socioeconomic gains, and other relevant factors.

The “products” needed for a successful project to enhance our future economic development growth will include hiring a consultant to assist staff with gathering data and getting utility companies to determine existing constraints to develop 80 acres of vacant commercial and manufacturing development. The plan and related KMZ/CAD files will also include ecological constraints on the site to ensure eco-friendly development.

Outcomes

This project would expand future opportunities for a broad scale of our population, creating living wage jobs, and improving Sandy’s overall economic resiliency. Sandy staff intend to use this utility mapping plan and related KMZ/CAD files to streamline our process for developers and build upon our recently adopted Comprehensive Plan and EOA, both of which encouraged economic growth and infrastructure planning.

Goal 1 in Sandy’s Economic Development Strategic Plan (EDSP) states “*improve systems to ensure broad and durable access to economic opportunity and maintain Sandy’s high quality of life*”. We can improve our systems by creating the infrastructure mapping plan on the largest vacant land available in Sandy for commercial development. It will remove hurdles, improve timelines, and answer questions that would have cost time and money for potential developers. To improve the quality of life in Sandy, we need living wage jobs in the community.

Also noted in the EDSP strategies was a need to “*identify and market opportunity sites for expansion of lodging and supportive retail connected to Mt. Hood vicinity opportunities*”. Strategy 6.1 also states “*leverage undeveloped areas to support larger retail business expansion*”. The utility mapping plan and related KMZ/CAD files is an action item directly related to these strategies.

Furthermore, under *Action 1.1.4* in the EDSP it states, “*expand accessible and affordable childcare facilities to increase available workforce for local businesses and ensure greater economic mobility for working families*”. The mapping plan will have a direct domino effect by encouraging development while also creating more need locally for affordable childcare. The more local economic development of living wage jobs, the more it will create the need for additional local daycare facilities in the community.

Under *Goal 6, Action 6.1.1* in Sandy’s EDSP, it specifies “*secure large anchor retail business to the 362nd Avenue and Bell Street area or otherwise align recruitment activities with long term plans for the area*”. This *Action* item links directly to our grant funding request to create an infrastructure utility map and related KMZ/CAD files which also aligns with DLCD’s “program priorities #1” encouraging and promoting economic development. Again, this removes obstacles for future commercial and manufacturing developers, allowing for a clear understanding of requirements and constraints. It also helps market the area, thus encouraging development.

More still, under the “*362nd Drive and Bell Street Concept Plan*” that was discussed at a City Council

work session on February 6, 2023, “infrastructure planning” was a key component for our next steps in the economic development of the land on Bell Street and 362nd Drive. Without the details of the utility infrastructure needs, pipe and transmission sizes, and the constraints of the property with slopes, wetlands, BPA lines and creek buffers, it leaves many unknown variables for a developer to consider moving forward with development.

The socioeconomic gain achieved through this grant will include:

- **Infrastructure Development.** This leads to significant socioeconomic gains by fostering economic growth, improving productivity, creating jobs, and raising the standard of living.
- **Workforce jobs** (*job creation and higher wages*). Increase the community’s quality of life by increasing the number of jobs that pay a living wage and provide benefits.
- **Increased resources and opportunities.** Economic Development attracts new industries, creates jobs, and increases demand for labor across the local economy.
- **Skill development.** Boosting individual productivity, creativity, and earning potential while simultaneously driving economic growth through increased innovation and skilled workforce.
- **Better health outcomes.** This is strongly linked to increased socioeconomic gains because a healthy population is more productive. More workforce job opportunities cut down on commute time and more time at home with family and friends.

Outcomes Expected:

- Identify utilities (water, sanitary sewer, storm, PGE electric, NW Natural gas lines, SandyNet fiber, etc.) and their relative pipe/transmission sizes, and the constraints also identified (slopes over 25%, wetland buffers, creek buffers, BPA transmission lines, etc.).
- Identify potential right-of-ways and easements.
- Tariff resilience, a priority from RST (Regional Solutions Team), if in fact we can see more manufacturing jobs created on this noted property.
- Boost large commercial and manufacturing development leading to living wage jobs.
- Removing barriers for large economic development.
- Increase economic productivity while bringing down costs for companies making our land in Sandy more desirable.
- Increase number of rate payers and SDC revenue. The increase in rate payers and SDC revenue will provide funds for increasing our water and wastewater capacity.
- Streamlines project timelines for new economic development: Improves project planning and execution by eliminating the guesswork associated with subsurface infrastructure.
- Mapping of protected ecological assets to ensure protection of those assets when commercial development is planned.
- Job creation. The map and related KMZ/CAD files will help cut through regulatory uncertainty for future developers and help the land use development process.

Significant Effects:

1. Job Creation.
2. Boost in economy (revenue for State, County, and City).
3. Lower the timelines for development by having the utility infrastructure already mapped.

4. Updated environmental data and constraints mapped.
5. Increase water and wastewater capacity by increasing the rate payers and collecting more SDC revenue.
6. Priority populations that have transportation challenges would have access to local jobs paying living wages, some with benefits.
7. Decreases regulatory barriers and burdens.
8. Fosters collaboration with economic development opportunities.

C. Equity and Inclusion Considerations.

Using the [TA Grant Equity Guidance](#), identify priority populations in the project planning area. Describe the anticipated impact of your proposed project on priority populations. Describe a preliminary outreach and engagement plan with specific goals and outcomes for participation of priority populations in the project. Include specific tasks and products related to the outreach and engagement plan in sections D and E.

The City of Sandy has a commitment to diversity, equity, and inclusion and will work on a community engagement plan targeting priority populations, including persons of color, people with disabilities, low income, residents with limited English, and the homeless population.

During the procurement process for a consultant, the ability to conduct outreach and engagement will be part of the evaluation criteria. Sandy staff will request that the selected firm from the procurement process do the following:

1. Identify priority populations that have historically been underrepresented or marginalized within the City of Sandy
2. Create an outreach and public engagement plan that presents a transparent process targeting priority populations to gather information:
 - * The outreach will include collecting feedback, contact information where applicable, and any other pertinent information.*
 - * Provide information on the mapping plan process in verbal and written formats. Sandy staff will also advertise that we can provide handouts in other languages as requested.*
3. Post-plan evaluation of engagement with priority populations

The City of Sandy has a commitment to promote diversity and equity with intention of providing an excellent quality of life for all residents. The City also hopes that our commitment and our work towards infrastructure utility mapping will bring more options for employment to our more vulnerable, low income, and more diverse populations.

The requested grant funding is the first step towards making the land market ready for large scale economic development that will benefit all, including our identified priority population. When the 80 acres of commercial land develops, it will have an enormous benefit to this population that also tends to disproportionately be affected by transportation constraints, daycare needs, and the ability to make a living wage.

D. Work Program, Timeline & Payment.

- 1. Tasks and Products:** List and describe the major tasks and subtasks:

- **TITLE OF TASK:** Create an ***Infrastructure Utility Mapping Plan*** and related KMZ/CAD files for the recently available commercial property (80 acres) located off the newly constructed road at Bell Street and 362nd Drive.
- **STEPS TO COMPLETE TASK (subtasks):**
 1. **Post a Request for Procurement (RFQ)** to hire a consultant that can assist the City in mapping the target area and pulling data in order to have a comprehensive utility map and related KMZ/CAD files.
 2. **Evaluate RFP applications and hire a consultant.**
 3. **Community Engagement with Priority Populations.** Consultant to identify priority population with a goal of collecting feedback, contact information where applicable, and other pertinent information.
 4. **Contact utilities** (water, sewer, stormwater, electrical, gas, and cable/fiber) to assist and give their feedback and requirements for each utility.
 5. **Map environmental constraints.**
 6. **Create draft map and related KMZ/CAD files for review.**
 7. **Finalize mapping and related KMZ/CAD files.**
- **THE INTERIM AND FINAL PRODUCTS FOR EACH TASK:**
 1. **Interim Product** will be a draft version and submittal of the infrastructure utility map and constraints map (and related KMZ/CAD files) for review.
 2. **Final Product** will be the final completed infrastructure utility map and constraints map (and related KMZ/CAD files).

2. Timeline: *List all dates for the project including tentative start date after the contract is signed, task completion dates, and project completion date. If the project is part of a multi-year program, provide an overview of the expected timelines in sequence of expected start dates and completion date for each phase and describe subsequent phases to be completed.*

- **January 2026:** City issues Request for Proposal
- **February 2026:** Proposals Received and Evaluated
- **March 2026:** Contract with selected consultant signed and project starts
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- **April 2026:** Community Engagement with Priority Populations
- **May 2026:** Utility Companies to Evaluate Target Properties for Infrastructure needs
- **Summer 2026:** Draft Maps created for review
- **End of Summer 2026:** Final Maps created

3. Payment Schedule: *Develop a requested payment schedule showing amount of interim and final payments. Include the products that will be provided with each payment request. The payment schedule should generally include no more than two payments – an interim and final payment.*

- **First and only payment: September 2026 when Final Map is completed**

E. Evaluation Criteria.

Include a statement in the narrative that addresses the program priorities and evaluation criteria presented in the application instructions ("Eligible Projects and Evaluation Criteria").

This project unequivocally meets the grant program priorities and could be considered the highest priority under "promoting economic development". This plan will also:

- Boost economic development (*priority #1, program priorities, page 3 of grant application packet*), by clearing barriers and regulatory regulations for large retail commercial and manufacturing businesses which can speed up land use development applications and processing. This will identify utilities (water, sanitary sewer, storm, PGE electric, NW Natural gas lines, SandyNet fiber, etc.) and their relative pipe/transmission sizes, and the constraints will also be identified (slopes over 25%, wetland buffers, creek buffers, BPA transmission lines, etc.)

It can also assist the applicant in determining building placement in order to use the land in the most efficient way possible as well as knowing any unforeseen environmental factors.

- Update local government plan for public facilities needed for future projected growth (*priority #4, program priorities, page 3 of grant application packet*). The mapping plan will be invaluable over the years as continued development occurs and more public facilities and infrastructure is required. The plan will save money and time for economic land developers.
- Focus on reducing greenhouse gas emissions. This meets "evaluation criteria #2" under "plan for resilience to natural hazards and climate change" as well as #7 for "planning for identification and protection of environmental resources".
- Advocate for living wage jobs and economic development of "workforce" employment opportunities that allow Sandy citizens to live and work inside their own community. More workforce employment opportunities will eventually drive more need for local daycare sites. Creating an infrastructure utility map and related KMZ/CAD files will also assist in the most efficient layout of the buildings that will eventually be constructed. (*program priority #1*)
- The creation of maps and related KMZ/CAD files will show Sandy's commitment to a future with strong economic growth that includes jobs for priority populations and all community members that need a localized job that provides a living wage and potentially benefits. (*program priority #1*)
- The maps and related KMZ/CAD files will also identify areas that may have more environmental implications (streams, wetlands, slopes, etc.) which could save the developer time and money knowing these constraints up front. This will also help save costs and streamline development of construction documents. (*priority #4*)

- Focus on outreach to priority populations to assist the City by promoting more economic development and industrial jobs that could benefit all citizens. *(equity & inclusion)*

F. Project Partners. *List any other public or private entities that will participate in the project, including federal and state agencies, council of governments, city and county governments, and special districts. Briefly describe the role of each (e.g., will perform work under the grant; will advise; will contribute information or services, etc.)*

- The City of Sandy is the stand-alone entity requesting grant funding to assist in our Economic Development needs.

G. Advisory Committees. *List any advisory committee or other committees that will participate in the project to satisfy the local citizen involvement program. Include specific goals for participation by priority populations in advisory committees.*

Sandy will have the following opportunities for advisory participation:

- The City will conduct outreach to priority populations, including persons of color, persons with disabilities, non-English speaking residents, low-income citizens, and homeless individuals so they can share, participate, advise, and comment on a project that could lead to job development on the land along Bell Street and 362nd Drive.
- The City will also create a staff advisory committee to oversee and discuss specifics, concerns, and timelines, including the hired consultants.

H. Cost-Sharing and Local Contribution. *DLCD funds are only a part of overall project costs; please identify sources and amounts of other funds or services that will contribute to the project's success. Cost-sharing (match) is not required but could be a contributing factor to the success of the application.*

- The City expects the overall project will cost up to \$100,000, of which \$75,000 is requested from DLCD via this technical assistance grant program. The remaining \$25,000 will come from the City of Sandy General Fund.

I. Grantee Capacity: Past performances on recent successful grant funding from DLCD

- **Comprehensive Plan**
 1. Awarded Grant on November 23, 2021
 2. Comprehensive Plan Adopted October 2024
 3. Received Achievement in Community Engagement Award (2025)
- **Housing Production Strategy (HPS)**
 1. Awarded Grant on September 8, 2023
 2. HPS will be adopted by the end of 2025
- **Mass Timber**
 1. Awarded Grant on September 11, 2023

2. Mass Timber Administrative code modifications will be adopted by the end of 2025

Local Official Support

*The application **must include a resolution or letter from the governing body** of the city, county, district, or tribe demonstrating support for the project. If the applicant is a council of governments on behalf of a city, a letter or resolution from the city council supporting the application must be included. The application will not be complete if it does not include this item. The letter of support may be received by DLCD after the application submittal deadline, but it must be received before a grant is awarded.*

The letter of support will be submitted to DLCD after the application submittal deadline.

Product Request Summary

Product		Grant Request		Local Contribution		Total Budget
Infrastructure Utility Mapping Plan/ Hire Consultant	\$	<u>75,000</u>	\$	<u>25,000</u>	\$	<u>100,000</u>
2	\$	_____	\$	_____	\$	_____
3	\$	_____	\$	_____	\$	_____
4	\$	_____	\$	_____	\$	_____
5	\$	_____	\$	_____	\$	_____
6	\$	_____	\$	_____	\$	_____
7	\$	_____	\$	_____	\$	_____
8	\$	_____	\$	_____	\$	_____
TOTAL	\$	<u>75,000</u>	\$	<u>25,000</u>	\$	<u>100,000</u>

Submit your application with all supplemental information to:

DLCD's Grant Administrator

E-mail (required): DLCD.GFGrant@dlcd.oregon.gov

Mail: Department of Land Conservation and Development
635 Capitol Street N.E., Suite 150
Salem, OR 97301

Phone: 971-239-2901

APPLICATION DEADLINE: October 10, 2025