

City of Sandy

Sandy Urban Renewal Plan

**Amendment:** August 2008



SANDY URBAN RENEWAL PLAN—2008 Amendment

ACKNOWLEDGMENTS

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## 100. THE URBAN RENEWAL PLAN AMENDMENT

### A. General

The Sandy Urban Renewal Plan amendment consists of Part One - Plan Amendment and Part Two – Report on the Plan Amendment. The Sandy City Council, with the addition of one representative each from the Sandy Area Chamber of Commerce and the Sandy Fire District, acts as the Urban Renewal Agency of the City of Sandy, Oregon.

The amendments to the Sandy Urban Renewal Plan have been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Sandy respectively. All such applicable laws and ordinances are made a part of this Plan Amendment, whether expressly referred to in the text or not.

The Urban Renewal Plan for the Sandy Urban Renewal Area was approved by the City Council of the City of Sandy on December 21, 1998 by Ordinance No. 98-18. This plan amendment was approved by the City Council on October 6, 2008 by Ordinance No. 2008-15.

### B. The Renewal Plan Area Boundary

No changes in the Renewal Plan Area Boundary through this amendment.

## 200. CITIZEN PARTICIPATION.

The following text is added to section 200:

*This amendment to the renewal plan was developed under the guidance of the Sandy Urban Renewal Agency Board. In the course of formulating the amendment, the Board conducted a series of public meetings, beginning in January 23, 2008. All meetings of the Committee were open to the public for discussion and comment.*

*The Sandy City Council held a public hearing on the Plan amendment on September 15, 2008. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.*

## 300. RELATIONSHIP TO LOCAL OBJECTIVES.

The following text is added to section 300:

*Since adoption of the Urban Renewal Plan in 1998, the City has adopted design standards for downtown public improvements (i.e., standards for sidewalks, lighting, benches, street trees and other streetscape improvements) and new design standards for new and remodeled buildings (Ordinance 2008-03). As part of the public input process in the adoption of the new building standards, there was strong public support for creation*

*of matching grants that would assist property owners in complying with the new standards, especially in the case of existing buildings that would benefit from renovation or expansion. The City Council agreed with this goal.*

*Also since adoption of the Urban Renewal Plan, the City has adopted a Tourism Action Plan (TAP) in cooperation with the Clackamas County Office of Tourism and Cultural Affairs. The TAP identifies the following weaknesses:*

- *Highway 26 divides city and there is a distance between retail areas that creates difficulty in establishing a core or “sense of place”*
- *Perceived minimal parking due to highway split*
- *Not a pedestrian-friendly downtown core as relates to crossing streets*

*The TAP lists as a critical success factor the “continued implementation of the community’s urban renewal projects” and lists as a priority the “Sandy Urban Renewal District” and “downtown area streetscaping, plaza, parking and beautification.”*

*The Transportation System Plan (TSP) identifies the need for additional traffic signals in downtown Sandy to improve pedestrian access and safety in crossing the busy Highway 26. Current plans call for signals at Proctor Blvd. at Alt and Shelley Avenues, and at Pioneer Blvd. at Strauss Ave. The TSP indicates the need for an additional pair of signals at Scales Ave. and Pioneer and Proctor Blvds.*

*City Council goals adopted in 2007 and updated in early 2008 include:*

- *Complete downtown projects per the Urban Renewal Plan*
- *Explore construction of a combined police/fire building*
- *Explore the extension of SandyNet fiber to the west side commercial/industrial areas*

400. PROPOSED LAND USES—no change proposed in this amendment.

#### 500. OUTLINE OF DEVELOPMENT.

The following text is added to section 500:

*To date, the Urban Renewal Agency has completed the following projects, consistent with the Urban Renewal Plan:*

*a. Project activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including streetscaping, landscaping, street lighting, and street trees. Initial improvements were made to the downtown entrance “triangles,” and in the public area in front of City Hall and the Sandy Public Library. Further improvements were in the downtown area through the relocation of utility wires, and concentrated streetscape improvements on Proctor Blvd. between Meinig and Scales Avenues.*

- b. Public parking through the acquisition of land and construction of public parking lot south of Pioneer Blvd. between Bruns and Scales Avenues.*
- c. Traffic signalization through engineering design for new signals by the Sandy Library and at Pioneer/Strauss.*
- d. Rehabilitation and renovation of properties in the renewal area, primarily in the form of preliminary architecture design and a marketing analysis for a vacant block in the downtown core west of Scales Ave.*
- e. A design plan to guide the design and development of the renewal area. This was developed in the summer of 2000 with the assistance of the consulting firm, Urban Design Studio.*
- f. Improvements to fire protection in the renewal area, including communications facilities for responding to fire and medical emergencies within the renewal area, street and sidewalk improvements in front of the Fire Hall, and improvements to the Emergency Operations Center (EOC) in the core of the renewal area.*
- g. Street improvements, including the conversion of several cross streets to one-way traffic (allowing additional on-street diagonal parking), construction of curb extensions and ramps for improved pedestrian crossings.*
- h. Construction of a public plaza in the renewal area. Land was acquired adjacent to the new Sandy Historical Museum (and across from City Hall) and initial improvements were completed in summer 2008.*

#### 600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN THROUGH THE PLAN AMENDMENT.

The following text is added to section 600:

*There are two categories of projects that require the plan amendment. The first is the completion of projects that are currently designed or in process. These include the final stages of the downtown utility undergrounding and streetscape project, and construction of two sets of downtown traffic signals on Proctor and Pioneer Boulevards.*

*The second category of projects are future projects that build on the work already accomplished by the Urban Renewal Agency and help fulfill local objectives. These include public improvements described in the original plan as well as:*

- a) Police protection improvements, including the relocation of the Police Station (possibly in conjunction with the relocation of the Fire Hall) within the urban renewal area.*
- b) Public utility improvements, including the extension of SandyNet fiber service to support commercial development within the urban renewal area.*

*All other development activities as described in the original Urban Renewal Plan, will continue to be part of the amended plan.*

Sections 700 (Property Acquisition Procedures), 800 (Property Disposition and Redeveloper's Obligations), and 900 (Amendments to the Renewal Plan) of the original plan are unchanged by this amendment.

#### 1000. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is increased from Five Million Dollars to Eighteen Million Dollars. This limit refers to the principal of debt issued, and does not include interest on indebtedness.

Sections 1100 (Financing Methods), 1200 (Relocation), and 1300 (Definitions) of the original plan are unchanged by this amendment.